

A place of social and material exchange where the community comes together.



ABOVE FIG. 4-1: Artist impression of the neighbourhood centre.

SECTION 4 - THE NEIGHBOURHOOD CENTRE

The masterplan includes a 'neighbourhood centre' in the location indicated for the suburban centre in the Peacocke Structure Plan, on the intersection of Peacockes Road and a projected east-west road. This road will be extended into the Site and become the 'main street', which will intersect with the local road running from north to south through the masterplan.

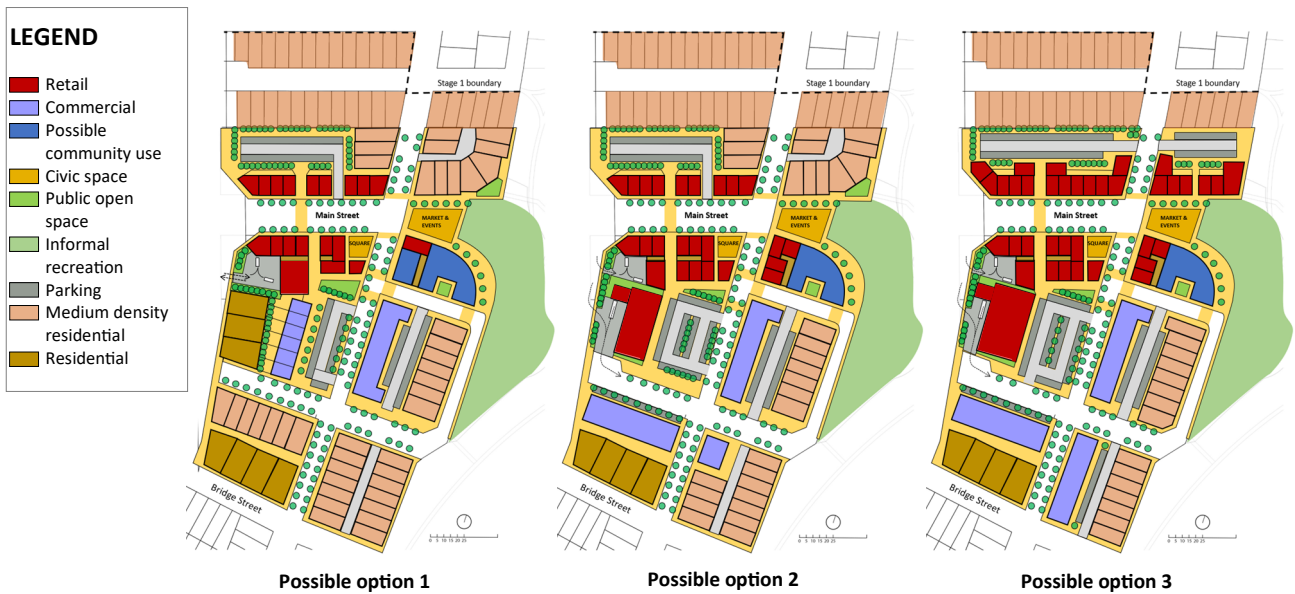
The subdivision application does not include a specific design for the neighbourhood centre, but includes two 'superlots' located on either side of the north-south road. These have been derived from design concepts for the neighbourhood centre, based on commercial advice around Gross Floor Areas (GFAs) of retail and employment uses.

The neighbourhood centre will provide valuable non-residential amenity to complement the living environment. The design approach for the neighbourhood centre has been as follows:

- A rich mixture of uses will be combined in the neighbourhood centre.
- The neighbourhood centre will be walkable and also easily accessible by bike and private vehicle.
- The public realm consisting of streets, walkways and plazas will be vibrant and safe, due to their active edges.
- Neighbourhood centre open spaces and streets will be inclusive and multi-functional.



ABOVE FIG. 4-2: Indicative neighbourhood centre structure.



ABOVE FIG. 4-3: Indicative neighbourhood centre concepts.

NOTE:

The design of the neighbourhood centre and its open spaces are illustrative only, this area is defined by two superblocks in the subdivision application, and will be dealt with through a future application.

4.1 Retail and Employment Uses

The masterplan design for the neighbourhood centre allows for a range of potential options for retail and commercial uses, in addition to medium or higher density housing. This is depicted in **Figure 4-3** as potential options 1, 2 and 3, with 3,000m², 4,600m² and 6,600m² respectively of GFA retail, and 2,100m², 2,800m² and 3,300m² GFA commercial uses.

The masterplan allow for a combination of specialty retail, as well as possibly an anchor store immediately off the main street. Commercial uses can be located immediately adjacent to retail uses in order to create attractive settings for businesses.

Buildings will line street edges, walkways, and public open spaces. Large expanses of off-street car parking in highly visible locations will be avoided. Instead parking will be dispersed and arranged in the form of on-street parking. Possible necessary off-street parking will be located behind buildings with safe and well-overlooked walkways connecting to entrances located on the street. The visual impact of both on- and off-street parking will be softened by trees and other vegetation. The service area for a possible anchor store will be out of direct view by locating it behind buildings and screening it by vegetation.

4.2 Neighbourhood Centre Open Spaces

Open spaces will function as visual focal points and areas for community interaction and events. At the eastern end of the main street an open space will also provide longer distance views of the gully and the landscape along the river, providing the neighbourhood centre with an attractive setting and a clear sense of place. This space, likely featuring a mixture of hard and soft landscaping, will connect through to the larger, more vegetated public open space on the gully edge, as discussed above.

4.3 Community Uses

The masterplan allows for a community use. This could take the form of a hall for hire by the community, possibly with a commercial component, i.e. a restaurant, pub, or café. The setting of this facility on the edge of the proposed public market and event space, would make it an ideal location for small community events, while a possible commercial use could be enriched by outdoor seating.

4.4 Residential Uses in the Neighbourhood Centre

Retail and employment buildings in the neighbourhood centre could have apartments above, if the market allows for this type of development and its parking demand can be met in a way not detracting from the public realm quality in and around the centre.

Additionally, the neighbourhood centre will likely provide an incentive for medium density housing immediately adjacent to retail and employment. The estimated capacity of this is shown in the potential options 1, 2, and 3 in **Figure 4-3**, ranging from 50 dwellings for option 1, 65 dwellings for option 2, to 78 dwellings for option 3.

4.5 Neighbourhood Centre Urban Design Guidance

The urban design guidance for the neighbourhood centre will be agreed at the time of submitting the resource consent for this part of the development. The guidance will ensure active edges to streets and public spaces and a high degree of connectivity, resulting in safety and high vitality in the public realm.

References:

PEACOCKE STRUCTURE PLAN:

- Objective 3.4.1.3: Develop only on suitable slopes and avoid modification of landforms.
- Objective 3.4.1.4: Integrate movement routes with surrounding neighbourhoods.
- Objective 3.4.1.5: Ensure that higher density development is linked to social and natural amenity.
- Objective 3.4.1.6: Encourage an overlapping mix of land uses.
- Objective 3.4.1.7: Provide a public edge to the gully and river.
- Objective 3.4.1.8: Utilise natural promontories and edges to develop distinct urban areas.
- Objective 3.4.1.9: Locate neighbourhood centres within walking distance to recreational areas.
- Objective 3.4.1.10: Future-proof the Peacocke Structure Plan area.
- Objective: 3.4.1.11: Locate large recreation areas on flat sites at the periphery of dense urban areas.
- Objective 3.4.1.12: Develop the neighbourhood as the building block of the area.
- Objective 3.4.1.14: Regenerate existing suburbs through shared amenities.