

## What is happening on this site?

In 2006, Council purchased the site at 254 Ponsonby Road to provide an urban square in the heart of the Ponsonby business area for community gatherings and events. The purchase of this site was to be off-set by a sensible development of the rear portion of the site.

The site is 2,347m<sup>2</sup> and comprises a split in zoning with a business zone applying to the eastern portion of the site fronting Ponsonby Road, and the Residential 1 zone applying to the western portion of the site. The proposed zoning under the Unitary Plan (March draft) follows this pattern, with the eastern portion of the site fronting Ponsonby Road to be included in the Town Centre zone and the western portion of the site proposed as Single House zone.

## Waitematā Local Board wants to hear your views on the draft concept plans for 254 Ponsonby Road.

We value input from residents, park users and other stakeholders and welcome your feedback on the design options.

### To have your say you can:

- come to an open day at All Saints Church Hall, 284 Ponsonby Road, Ponsonby on Saturday 18 October, 11am - 1pm.
- complete the online survey by 5pm, Monday 1 December 2014 at [www.shapeauckland.co.nz](http://www.shapeauckland.co.nz)

drop us a line at [waitematalocalboard@aucklandcouncil.govt.nz](mailto:waitematalocalboard@aucklandcouncil.govt.nz)

or visit the Waitematā Local Board facebook page at <https://www.facebook.com/waitemata>

Find out more: phone 09 301 0101 or visit [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

### Option 1:



### Option 2:



### Option 3:



#### LEGEND

##### open space

- soft landscape
- hard landscape/footpaths
- play space

##### residential

- residential

##### commercial

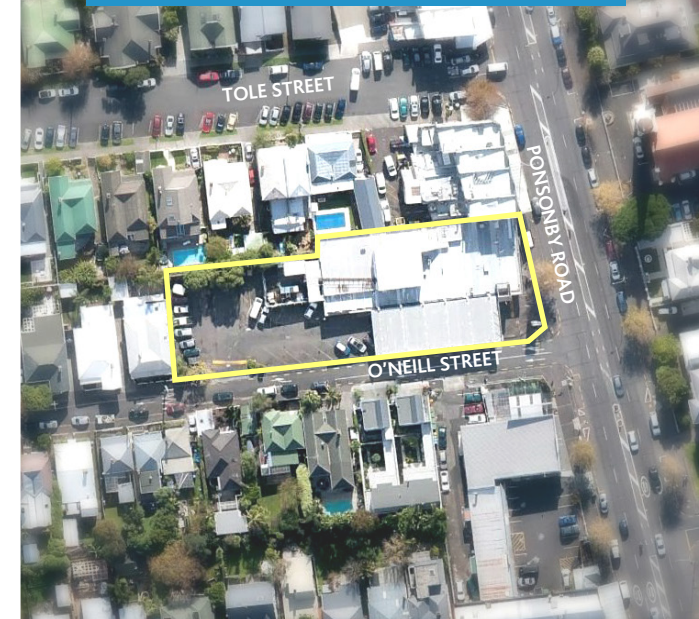
- retail/café
- offices



- potential glass pavilion/ café

## What do you think of the draft concept options for 254 Ponsonby Road?

The Waitematā Local Board is gathering feedback on the draft concept options for 254 Ponsonby Road. This is your opportunity to have your say.



## Option 1:



### Open space

- a flexible, small open space (around 700m<sup>2</sup>) which can offer a variety of uses
- creates an urban space along Ponsonby Road and a small green space on O'Neill Street

### Active edges

- incorporates retail activities and cafés on the ground floor of the commercial development
- addresses the continuity of retail along Ponsonby Road through the incorporation of the glazed kiosk

### Safety

- the upper floors of the commercial development and the glazed kiosk will provide additional passive surveillance of the public space and streetscape
- the glazed building on the corner may obscure surveillance of the open space from Ponsonby Road

### Public art

- opportunities to incorporate artwork in the open space and glazed building design

### Play

- opportunities to integrate play into the open space

How quickly would the site be developed? **immediately (3-5years)**

What would it cost to build the park? **\$1,100,000 - \$1,200,000**

What funds will be generated from the sale of the development opportunity? **\$5,000,000 - \$6,000,000**

What funds are available to develop the site in the 2014/2015 financial year? **\$492,000**

Is the budget available to develop the open space? **Partially available**

## Option 2:



### Open space

- a medium-sized open space that can be utilised for a variety of open space use and can provide for events (around 1455m<sup>2</sup>)

### Active edges

- no new active edges are provided, relies on neighbouring café opening up to the park
- the open space will result in a setback that disrupts the continuity of retail activities along Ponsonby Road

### Safety

- the residential development to the south may provide some passive surveillance of the public space

### Public art

- provides a variety of opportunities to incorporate artwork

### Play

- provides space for a small-sized children's play space

How quickly would the site be developed? **immediately (3-5 years)**

What would it cost to build the park? **\$2,100,000 - \$2,500,000**

What funds will be generated from the sale of the development opportunity? **\$1,500,000 - \$2,000,000**

What funds are available to develop the site in the 2014/2015 financial year? **\$492,000**

Is the budget available to develop the open space? **Partially available**

## Option 3:



### Open space

- a large open space that can be utilised for events and a variety of open space activities and casual recreation (around 2347m<sup>2</sup>)

### Active edges

- no new active edges are provided, relies on neighbouring café opening up to the park
- the open space will result in a setback that disrupts the continuity of retail activities along Ponsonby Road

### Safety

- the rear corner of the site may attract antisocial behaviour as it is isolated from the busyness of Ponsonby Road

### Public art

- provides a variety of opportunities to incorporate artwork

### Play

- provides space for a medium-sized children's play space

How quickly would the site be developed? **Development dependent on future Waitemata Local Board Long Term Plan Budget (10 years+)**

What would it cost to build the park? **\$3,300,000 - \$3,500,000**

What funds will be generated from the sale of the development opportunity? **Nil**

What funds are available to develop the site in the 2014/2015 financial year? **\$492,000**

Is the budget available to develop the open space? **Partially available**