

## Design Principle 4: Create Self Sustained & Connected Communities

With self-servicing local amenity and a central community heart/hub

There is potential for Te Pūtahi Ladies Mile to provide strengthened community facilities and amenity for the new community, and also for the existing communities across State Highway 6.

The design allows for a vibrant community heart, with the Town Centre to the north of SH-6, and a Community and Sports Hub to the south connected via underpass and eventually, signalised crossings. The Town Centre is a mixed use area with the ability to grow in commercial use depending on demand. Medium/High density living creates a critical mass of people to support shared amenity including parks, play spaces, shared parking and community gardens. Density and the supporting shared spaces encourage social interaction, moments for connection and ability to know your neighbours.

## **Key Moves**

- Establish a community and commercial heart for both existing and new neighbourhoods.
- · Provide places for community interaction and shared amenity.



## **Town Centre**

The Town Centre is in the middle of the development area, across the State Highway from the Community and Sports Hub. The zoning supports Commercial and Residential use. The Town Centre area is large enough to future proof for growth in population and commercial demand. It enables a mix of commercial, retail and hospitality use typically on the ground floor with the opportunity for office spaces and residential apartments above.

Play area

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Stormwater Area

Community Park

Stormwater Wetland

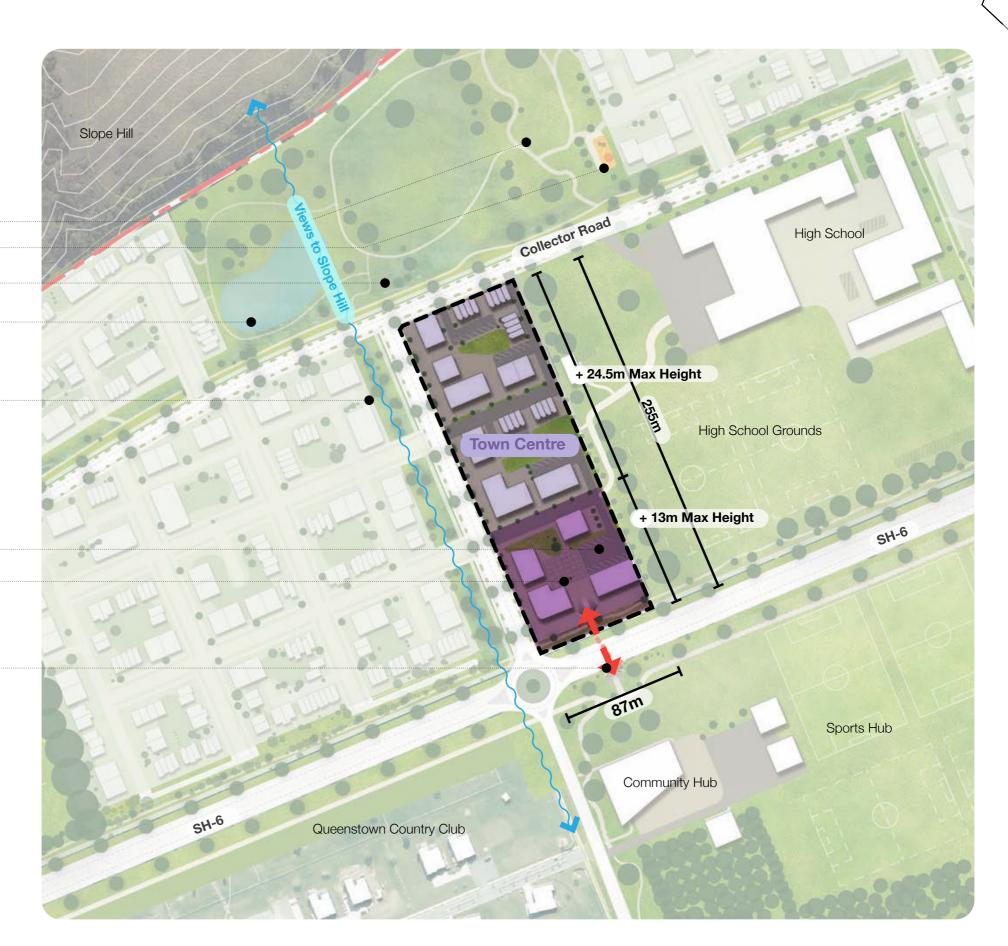
Swale Network

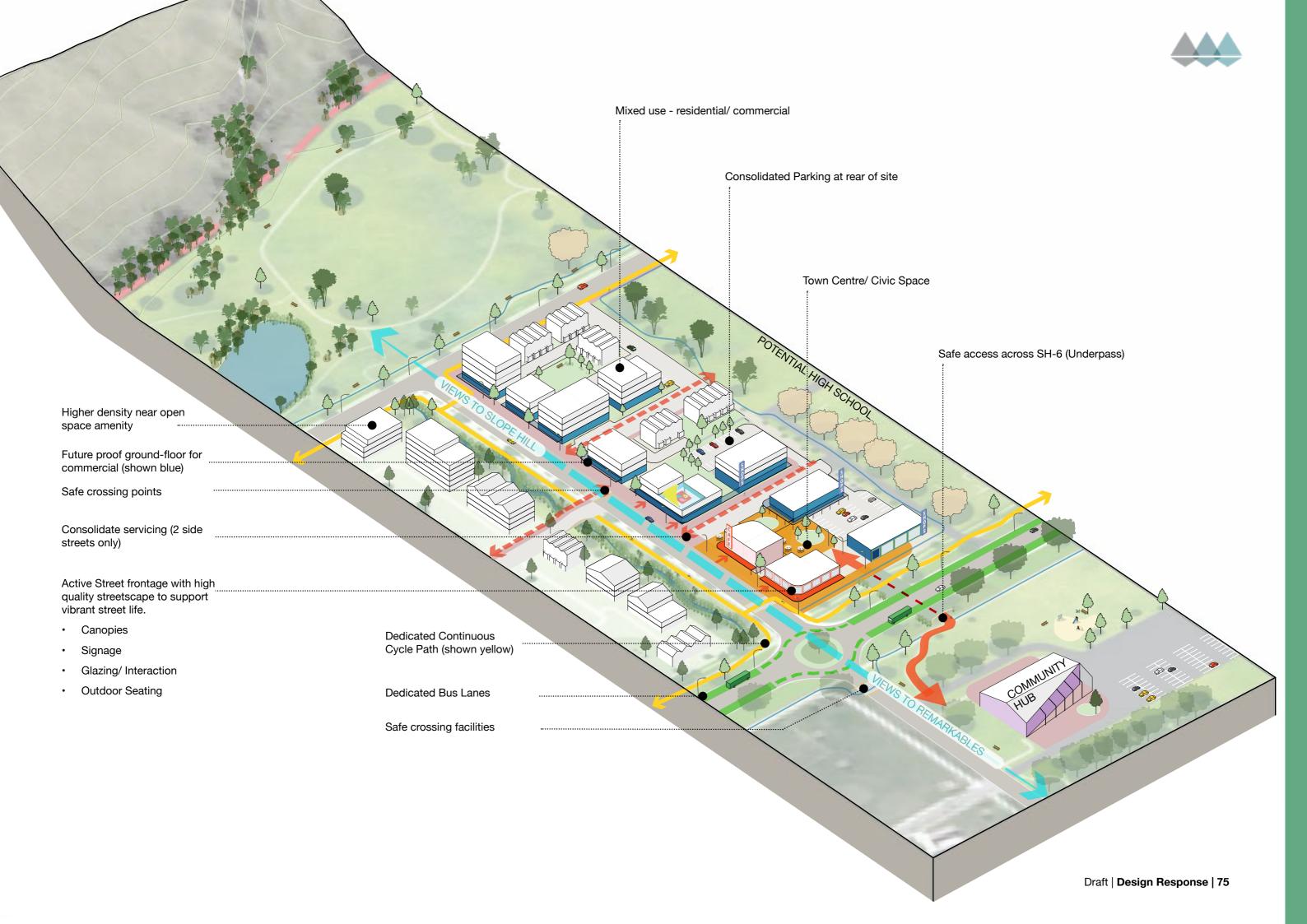
Consolidated parking in Town Centre

Town Centre Civic Space

Safe Crossing via Underpass

Note: The illustrative school locations and layouts are indicative only and are subject to confirmation by Ministry of Education





## **Town Centre Visualisation**

The Town Centre is a vibrant community heart for both the new development area and surrounding communities. The street alongside the town centre has dedicated two way cycle way and planted swale, which provides an active link through the site. Along the street there are multiple safe crossings that link across to links over the swale to adjacent swales.

The commercial street frontage activated with glazing, outdoor seating and continuous canopies provide cover. Consolidated parking is provided off street and behind the main street frontage.

Slope Hill views	
Activated street frontage	
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Shared streets support vibrant street life	2 2
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Future proofed ground floor for commercial use	W 03 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8
Consolidated parking at rear	
Dedicated continuous cycle way	
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Safe street crossings at regular intervals	
Active links across swale to adjacent housing	
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