

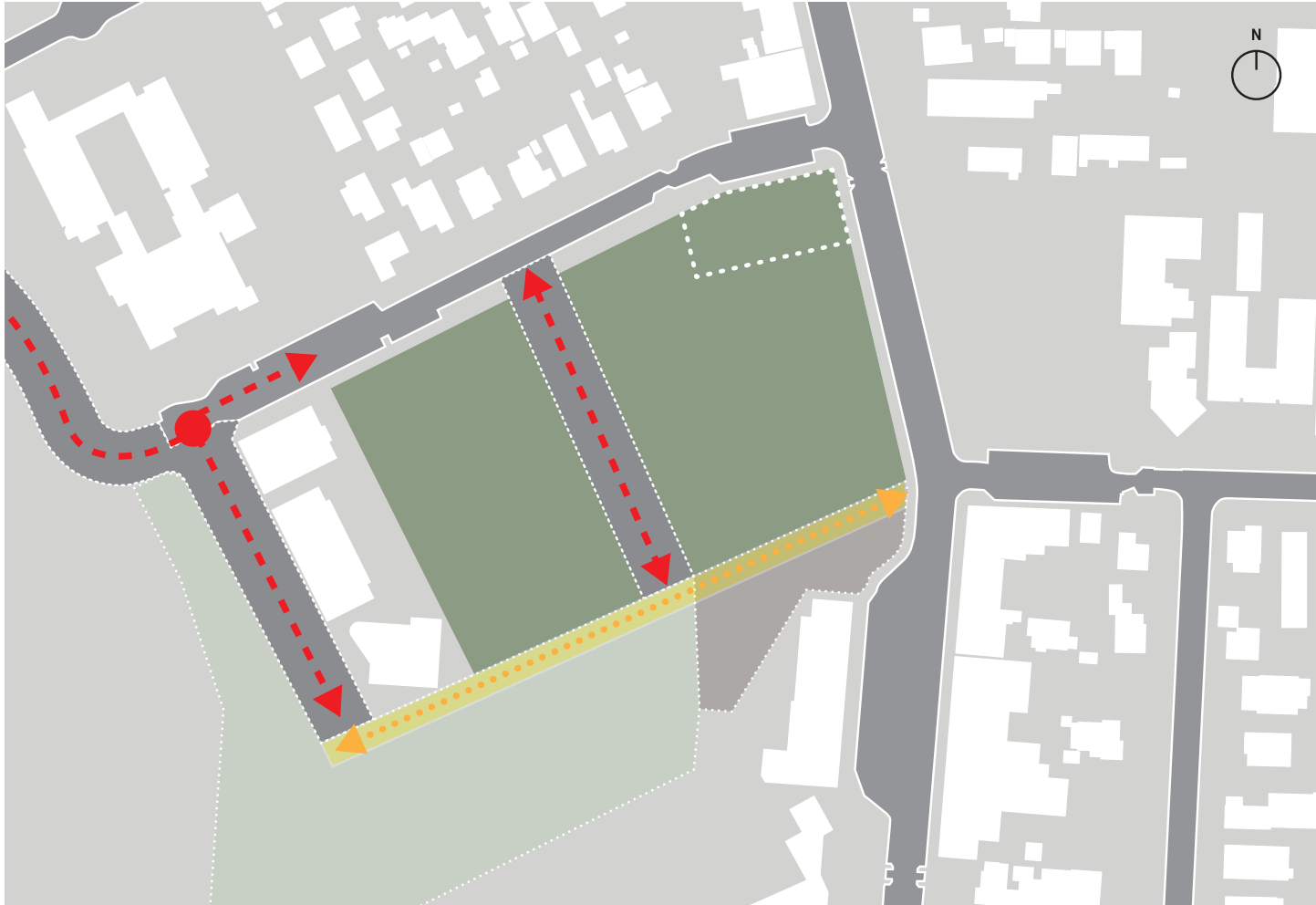
## Appendix 3: Site Analysis



### Existing Site: Key Features.

- Great Views to the Waitakare Ranges.
- 5 Minute walk to the Avondale Train Station.
- Recent development 'The Set' in-between 10 Racecourse Road and the Avondale Racecourse.
- Great North Road adjacent to the site.
- Park/reserve on southern edge.
- Weekly food markets at the racecourse.

## Appendix 3: Site Analysis



### New Infrastructure: Key Moves.

- New roads created for vehicle access into the new residential and mixed use developments.
- Upgrade to town square.
- Cycle and walkway along the southern edge.
- Upgrades to Avondale Central Reserve.

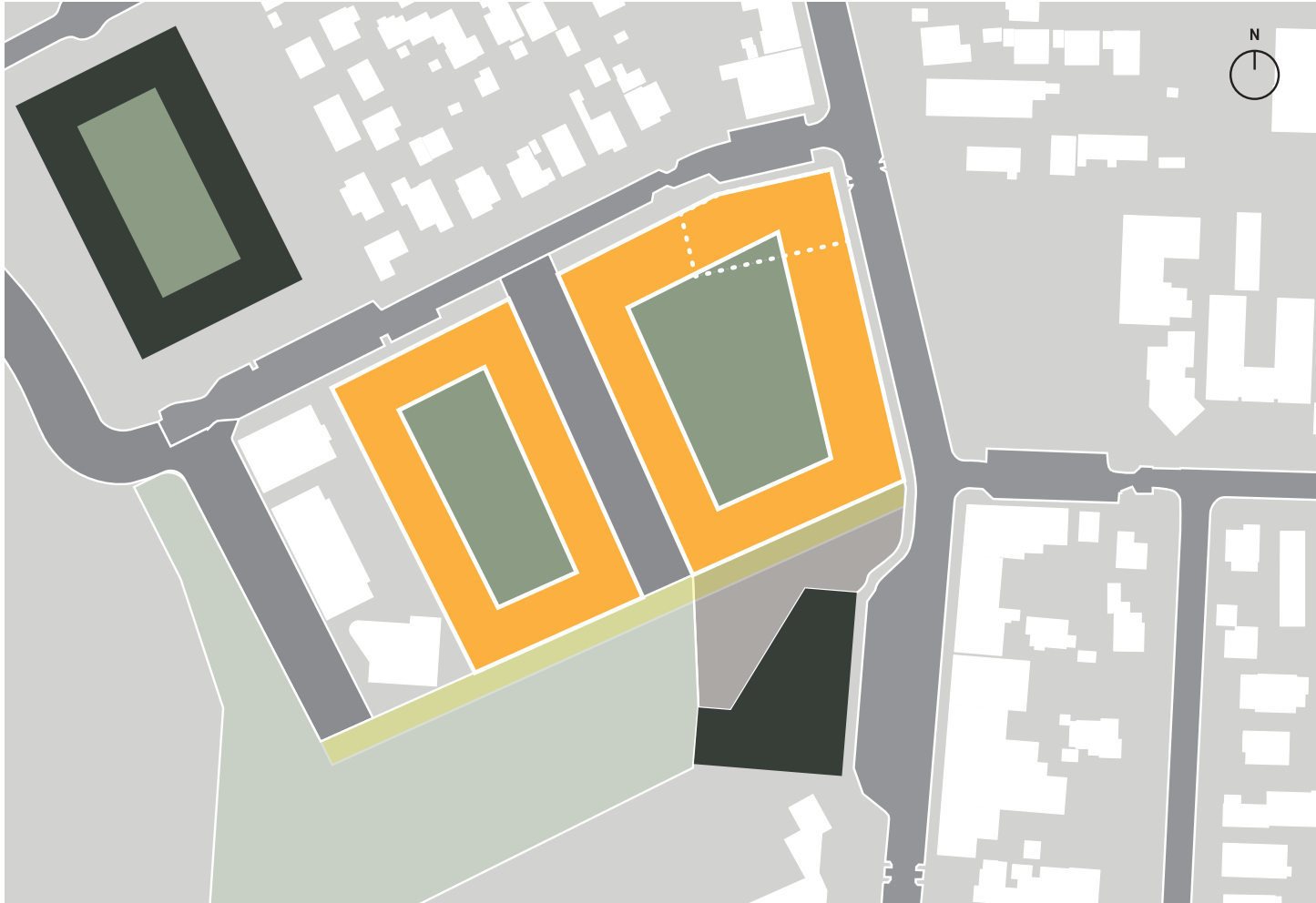
## Appendix 3: Site Analysis



### New Buildings: Key Upgrades.

- Anchor project (Library & Community Centre) built first to enliven the heart of Avondale.
- Town Square upgraded alongside Library/Community Centre.
- Kāinga Ora development near the 10 Racecourse Road and Avondale Central Site.

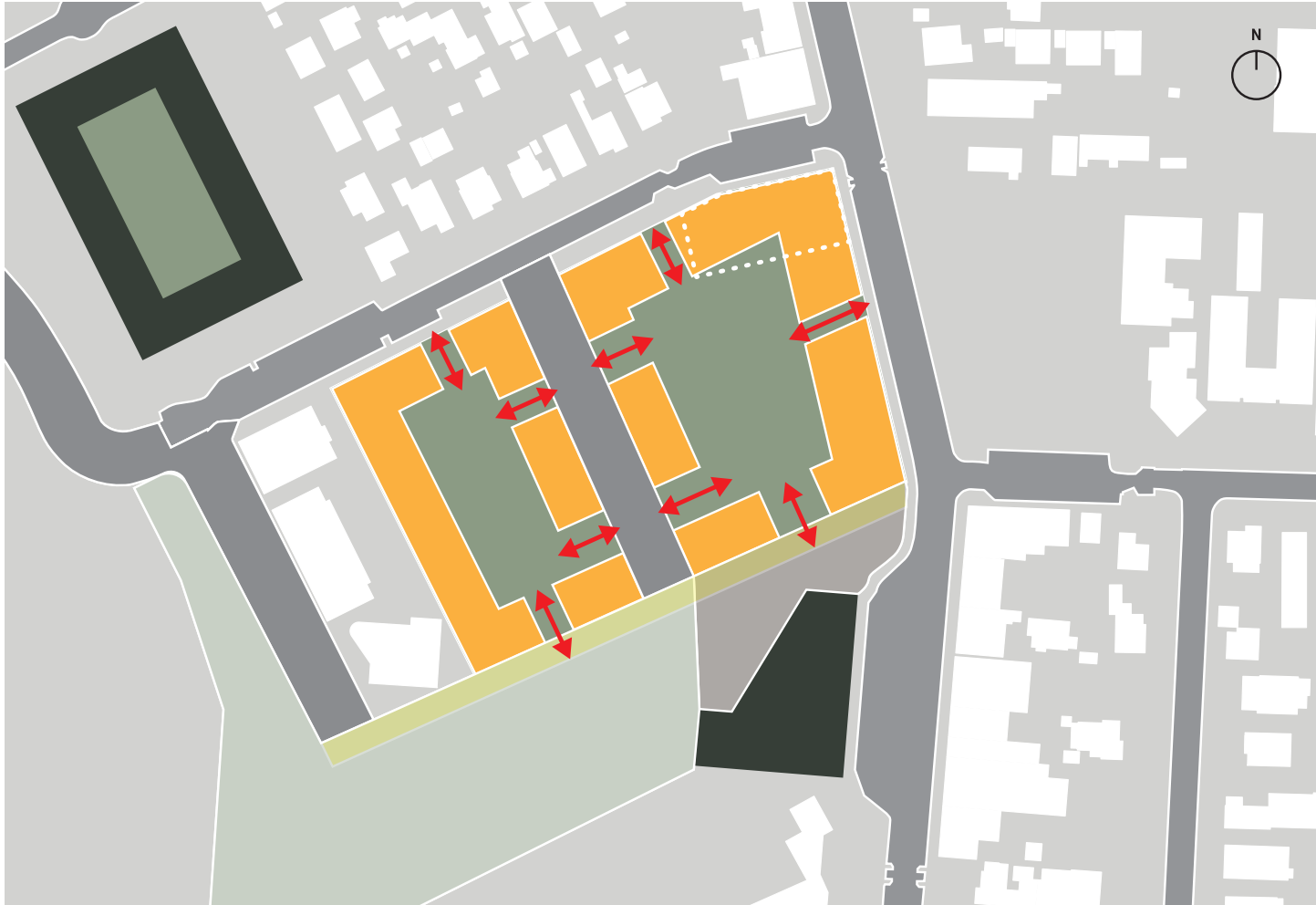
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### Courtyards: Key Moves.

- Two housing/mixed use blocks creating private greenspace/courtyards for all residents.
- Allows maximum sunlight into the surrounding buildings.
- Provides a place to interact (BBQ's, kid's play areas, sport and gardens (urban food production), etc.)
- Wide street through centre of development to allow parking around peripheries.

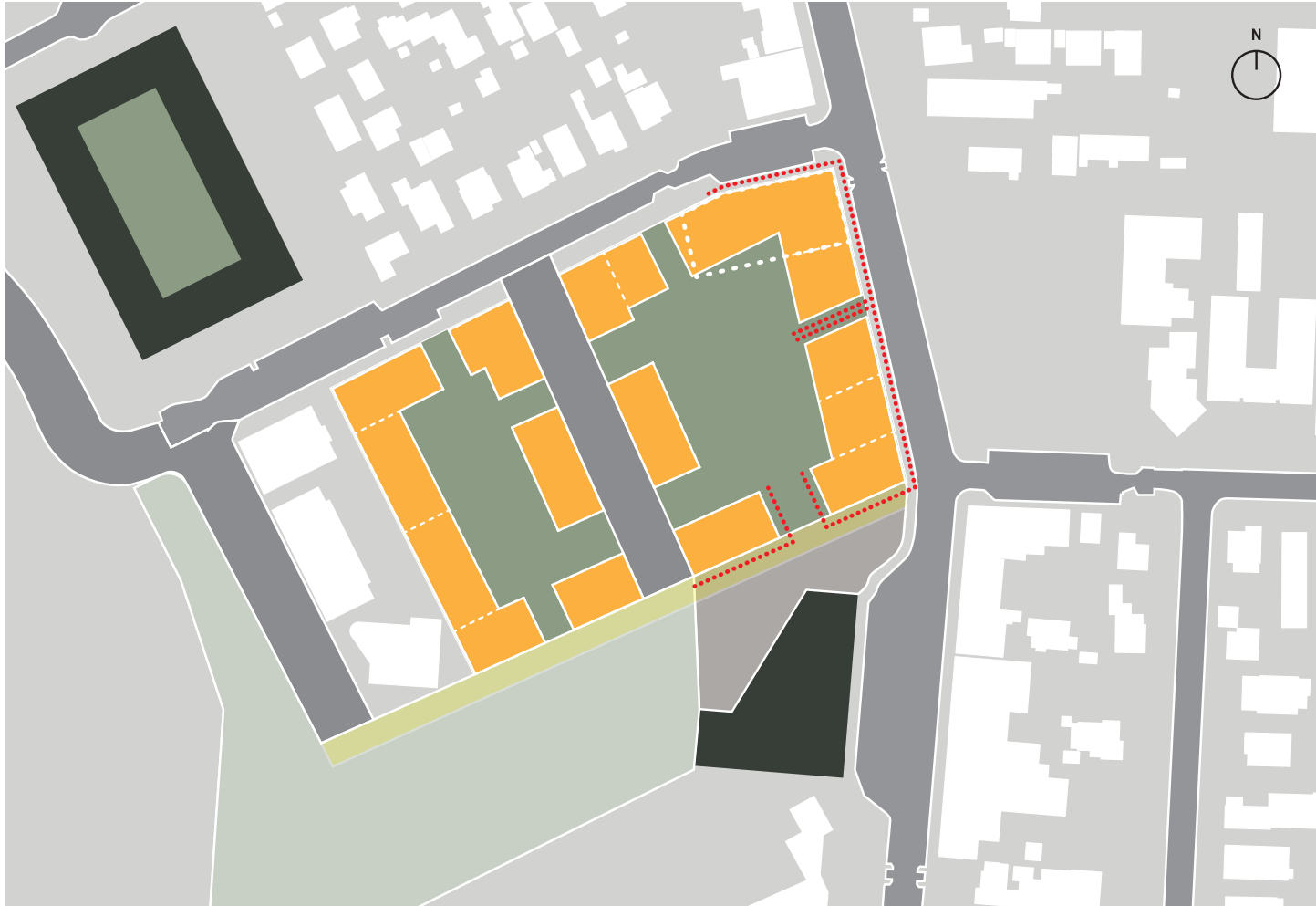
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### Pedestrian Routes: Key Moves.

- Introduce laneways to activate the town square.
- A porous perimeter allows air and light to permeate across site.
- Maintain a larger opening onto town square to increase midday light on southern edge.
- Increase connectivity and activity throughout the site and surrounding area.

## Appendix 3: Site Analysis



### Height Variation: Key Moves.

- Smaller buildings break down the scale of the development. With larger separation of buildings along the southern edge to allow more light through to park and town square.
- Each building to vary in height with the taller buildings on the Southern and Eastern edges to enable maximum sun into the development and create a varied building form.
- Active edges to attract people into the area - retail and hospitality.
- Predominantly active in the town square attracting a lively atmosphere avoiding the space reducing to a thoroughfare.

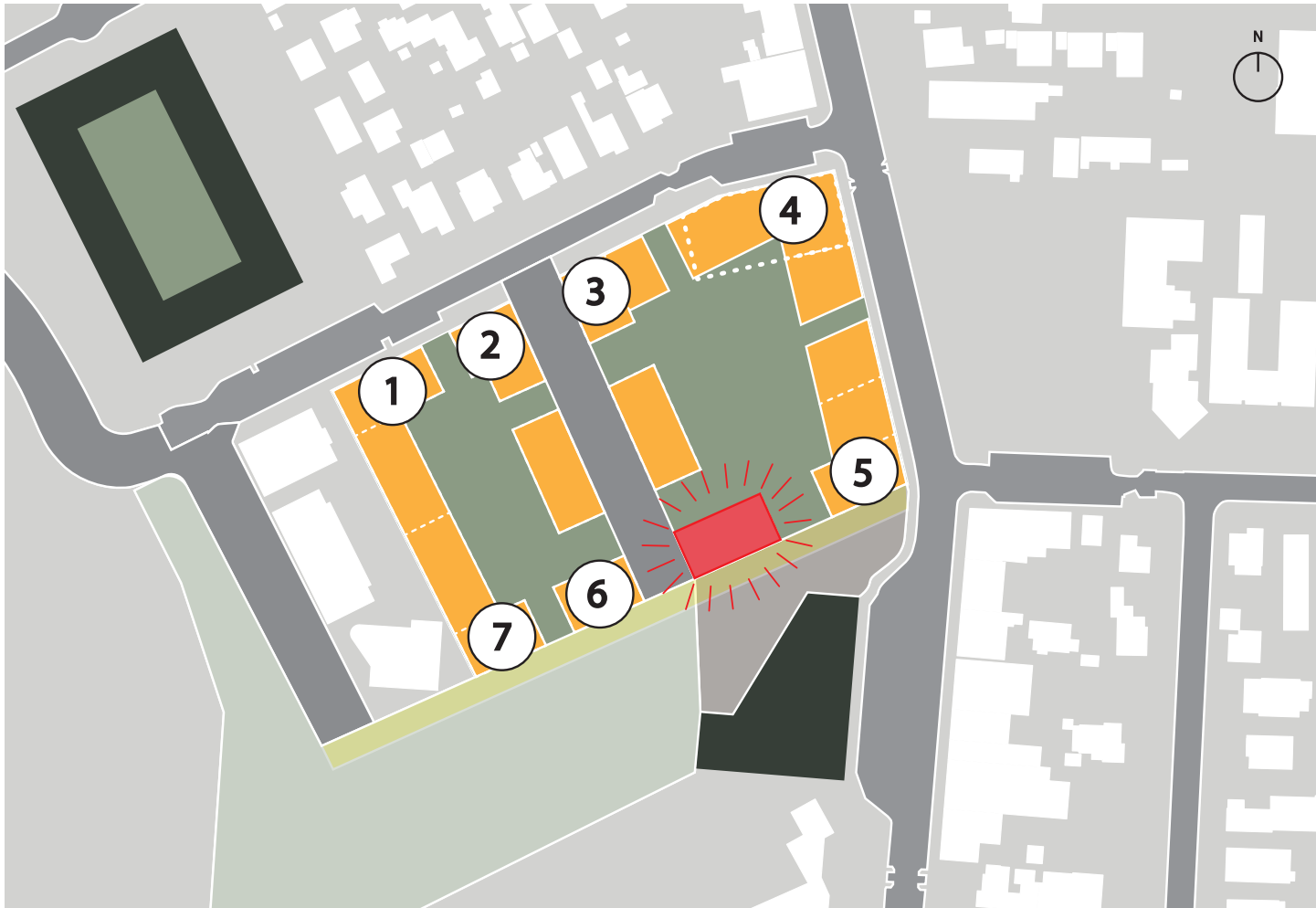
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### Building Objectives.

- Maximise density to allow land/build cost ratio to be as economical as possible allowing high commons content. Take advantage of the height limit, while also being conscious of overshadowing and view shafts for the rest of the development and immediate context.
- Create a building with the minimum amount of residents needed to create an effective community.
- Maximum exposure to northern sunlight.
- Active ground floor incorporating commons areas for resident use as well as wider community. Commercial activity such as a cafe, co-working and community workshop is suggested.
- Engage with public space as much as possible, and integrate with context. (Don't create an enclosed fenced off island like the neighbouring development).
- Reduce the need for car parking through shared cars, promotion of public transport and cycling.

## Appendix 3: Site Analysis



### Location Options: Reasoning for NOT choosing any of the other sites available for this community-focused development:

1. Location doesn't maximise the community benefits and connectivity on the ground floor, over shadowing and obscured views would effect a lot of adjacent residential. Scale relationship to residential on north side of Racecourse Parade wouldn't be complementary. A higher building would be best suited on the southern side of the development. Staging of the whole centre would mean this would possibly be one of the last buildings built.
2. As per location 1.
3. As per location 1.
4. As per location 1. This is a prominent corner which will have different design emphasis than what this development is trying to achieve. GRN building mass should remain at a medium sized scale.
5. As per location 4. The commercial aspect needed along GNR is beyond the scope of this project?
6. No connection to town square and would overshadow the park area.
7. As per 6. A dead edge adjacent to Ockham development.



## Appendix 3: Site Analysis



### Chosen Location: Reasoning for why the chosen site (in red) is preferred for the community-focused development:

- Creates an active connection with public space, namely the community centre, the library and the town square, by delivering an active ground floor.
- The southern facade of the building would be composed in a way that increases activity through placement of circulation and common spaces that look over the town square on multiple levels of the building. This vertical core, along with the active ground floor, will provide passive surveillance over the community space.
- Dual access to building from north and south sides will also help in the activation of the public space.
- Laneways created around our building enable the community-aspects to be enhanced.
- The building being constructed at the same time as the public space could allow better co-ordination between the public and private developments. As well as completing an active edge to the town square early in the development.
- Our community based development model will compliment the community-building objectives Panuku has for the town square and help through neighbourhood establishment as the co-design process is undertaken for the site.
- Views for all other buildings within the development still have views to the Waitakare Ranges.
- The ten stories next to the town centre acts as a beacon/way finder signifying the location of the town square.
- This position will not visually overpower the whole context as it sits behind and is broken down by the building mass along GNR and the large mass of the library.
- A 10 story building is going to create shadowing. To mitigate this and minimise the impact as much as possible the building is situated along the southern edge with wide spaces between buildings. This allows light as well as good connection and integration of public and private areas. The building creates shadow over the public space at certain times of the day (based on equinox), however there is good light in the morning, midday and early afternoon with the majority of overshadowing in the evening. This overshadowing is reduced slightly with a smaller building but not significantly due to the depth of the town square. In summer there is a good amount of sun at different stages throughout the day. In depth sun studies with the designed building form to be explored further, in the next stage, to maximise high quality urban spaces.