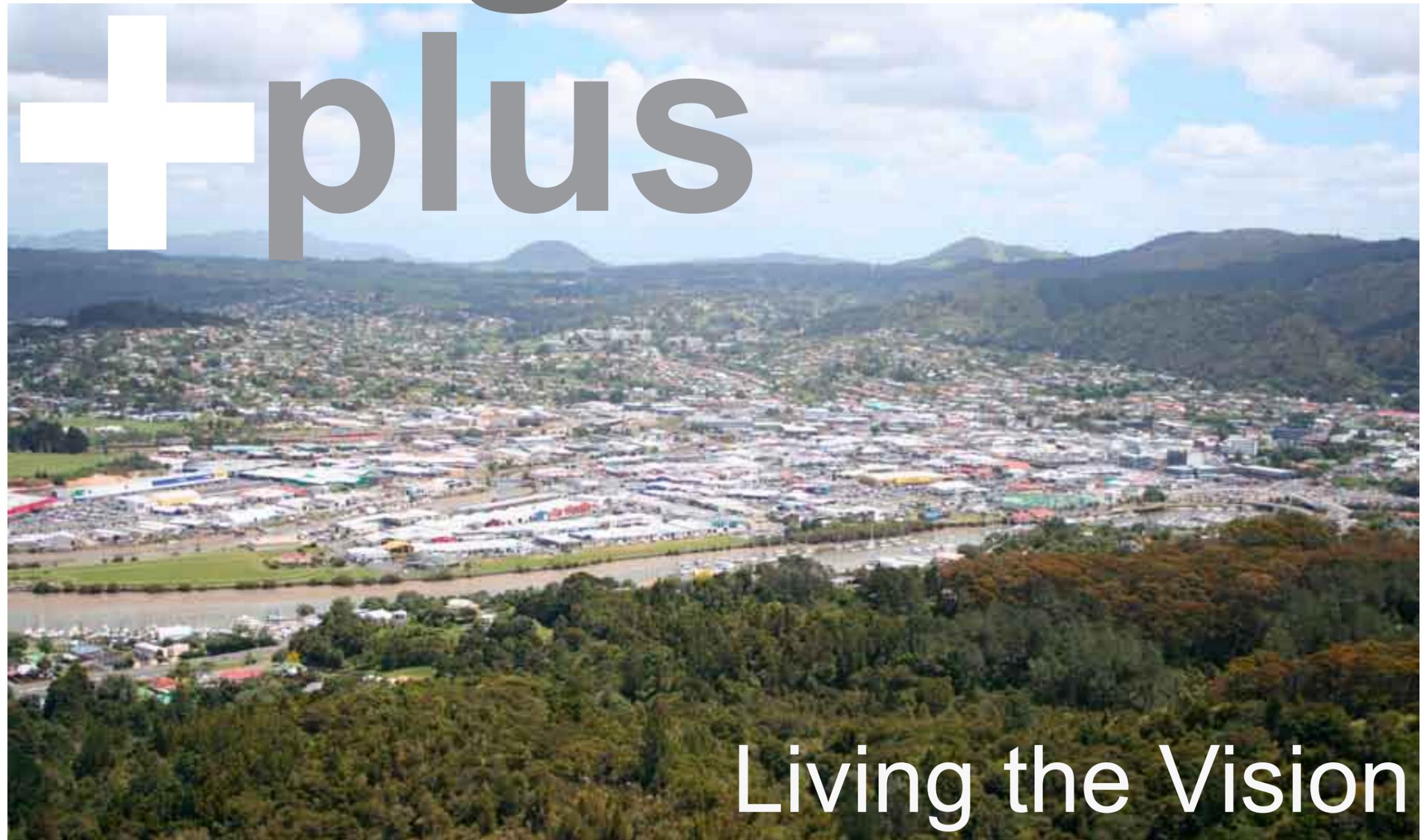


# Whangarei 20/20 +plus



Living the Vision

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## EXECUTIVE SUMMARY

Whangarei city centre is the regional centre for Northland. Backdropped by dramatic bush clad mountains, the city also enjoys extensive harbour and river edges. The vision for this project is to connect these strong elements into a vibrant pedestrian orientated city centre with a broad mix of destination activities and facilities to create an exceptional living environment. This vision is in alignment with the adopted urban growth strategy for the city, which identifies the consolidation of the existing CBD as the number one objective.

This document builds the first steps towards these goals by aiming to provide a wide-ranging discussion and inspiring design concepts. It begins by studying a broader central area than previous work and making analysis of the structural elements of the city's urban form. The conclusions of this study recall that the inception of the city was never planned and therefore has a number of inherent weaknesses in its form that will have to be overcome.

Taking a design led approach and drawing on urban planning models which can identify schemes and devices, a combination of new strategies have been proposed to create a conceptual framework for the larger CBD area. The plan is based on a series of six pedestrian scaled character precincts, each has at least one facility catalyst for development. A key element is the "green necklace" of continuous public walkways that connect to the surrounding hills and to celebrate the rivers edge. New canals are featured as another distinctive element to the CBD development.

Significant population growth can be accommodated in the inner city area, providing additional important social and economic development. A three dimensional height model is also proposed to create enframed streets, highlighted nodes and landmark buildings.

The Town Basin precinct is developed in greater detail to display how each area within the precinct could be further explored. A series of four option plans explore the extreme range of possibilities from a largely open space option to a built-out version. Possibilities for a major public museum and a grand canal are canvassed as iconic destinations.

Implementing a comprehensive development program over a ten year period for such a large area will take much cooperation and focused commitment. The diagram 'Development Structure' featured in this report displays an integrated system of alignment with national and regional protocol. It embeds a program with planning regulations, integrates consultation and provides for review mechanisms, to ensure a successful living vision for the Whangarei community.

*This document has been developed in association with Whangarei District Council, urban designers Isthmus Group, landscape architects Littoralis and engineers Traffic Design Group.  
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