

DRAFT

OFF-STREET AREA FINAL CONCEPT DESIGN (Fagan Place area)
Wood Street Revitalisation Project

Revision C | March 2024

Prepared By:



Prepared For:



OFF-STREET AREA FINAL CONCEPT DESIGN

(Fagan Place area) | Wood Street Revitalisation Project

Document Quality Statement

Report Number: Revision C

Prepared for: Kaipara District Council

Document Author: Resilio Studio

Reviewed by: Elliot Richmond
Resilio Studio

Authorised for Issue: Jack Haldane-Willis
Director Resilio Studio

Document Control

The following person(s) shall receive a copy of this document upon each subsequent release:

Name	Title/Group	Organisation
Tim Manning	Project Manager	Kaipara District Council

REVISION HISTORY

Version	Publication date
Revision C	March 2024

LIMITATIONS

This report has been prepared exclusively for Client Name on the basis of the brief received by Resilio Studio. Information, opinions and recommendations contained within it cannot be used by any other entity without the review and written consent of Resilio Studio. Resilio Studio accepts no liability or responsibility whatsoever for the use or reliance upon this report by any unauthorised third party. NOTE: ALL FALL ZONE COMPLIANCES TO BE CONFIRMED THROUGH DETAILED DESIGN. NOT FOR CONSTRUCTION.

Prepared by



Resilio Studio

21 Scanlan Street
Grey Lynn
Auckland 1021

www.resilio.nz

info@resilio.nz



SITE CONTEXT

Mangawhai Heads

Mangawhai heads is a largely residential area of the Mangawhai region. Wood St, the main retail/commercial hub of the heads is accessed via Molesworth Drive.

Mangawhai Central

Mangawhai Central is a large scale development currently under construction. It sits between the already established Village & Heads townships, connected through the shared path project. The development will see a number of retail premises including a new petrol station and supermarket.

Mangawhai Village

Mangawhai Village is a residential / and commercial hub centred around a main state highway junction. The town centre upgrade project has been completed; which included the installation of two large roundabouts to ease the congestion on the townships two main intersections. It also included footpath improvements which tie into the southern end of the shared path project.

Shared Path

The proposed shared path connects Mangawhai Heads to Mangawhai village via the central development. At then northern end of the path, it is intended to run through Wood Street. Parts of the shared path have been completed including Te Ara o Te Whai.



SITE LOCATION

Mangawhai Heads sits at the northern end of the Mangawhai region and hosts the largest portion of residential development within the greater Mangawhai area.

Wood Street is the main road through the heads township, it hosts a number of retail premises ranging from petrol station, supermarket and eateries.

During peak holiday seasons, Wood streets struggles to manage the number of visitors, who arrive predominantly by private car. Traffic can come to a stand still as holiday makers search for car parking, usually leading to illegal/undesirable parking over driveways, footpaths and berms.

A number of adjacent residential streets are affected during these swells as they become overflow parking locations, leading to unsafe pedestrian experiences.

The rear of the Wood St shops currently has an existing playground that is separated by a large busy car park. This has very little connection to the central shops.

Wood St and surrounding streets currently has an innovative streets temporary installation that looks to resolve some of the issues that arise.



WOOD STREET REVITALISATION CONSULTATION

These key design moves are drawn from the wider Wood Street concept design. These frame up the wider design and have enabled the rear of Wood Street to be re-imagined. Through this design process and workshops with the community it was decided that a re-arrangement of the rear car parking would create a more effective layout and place the playground closer to the existing shops.

Community Workshops

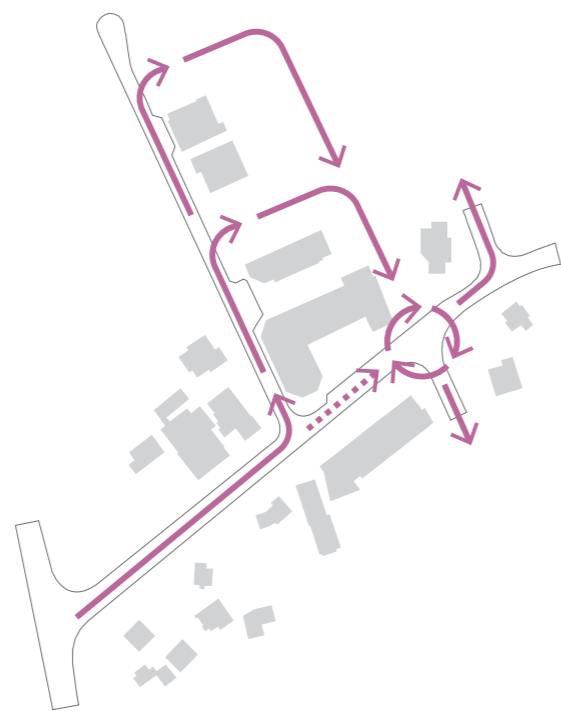
Several community workshops were held in Mangawhai to brainstorm opportunities, constraints and outcomes that the local community may like to see in the design updates.

Through the redesign of the rear car park of Wood Street it became clear that in order to create the best car park arrangement, relocating the playspace would benefit the overall outcome. Through the consolidation of the parking areas, the overall space provided for car parking was increased.



The community worked through several options for the playspace location and majority saw the space behind Gringas provided the best outcome for both the playspace, car parking and overall connections to Wood St.



1 Improve Alignment








2 Improve Circulation

-  Preferred vehicular route
-  Low speed / volume shared zone






3 Increase Active Transport Safety

-  Shared Path Connection
-  Shared Street Zone
-  Crossing Locations
-  3.5m Footpath
-  2.5m Footpath



4 Upgrade Blue/Green Infrastructure

-  Proposed surface water flow
-  Amenity garden bed
-  Rain garden



5 Decant Car Parking



Concept Design

The community workshops were held in small groups with several overview maps of the lower Wood Street area. The aim of the previous workshop was to organize the best special layout for the rear area. The different groups present a multitude of ideas with several commonalities.

The key outcomes were:

- Consolidate the parking
- Move the playspace (rear of Gringas)
- Maintain access to the current Medical Center
- Place accessible parking closer to the central retail spaces

This plan represents the key feedback we heard at the workshops and looks to balance the key ideas with the functional requirements of a parking space.



KEY

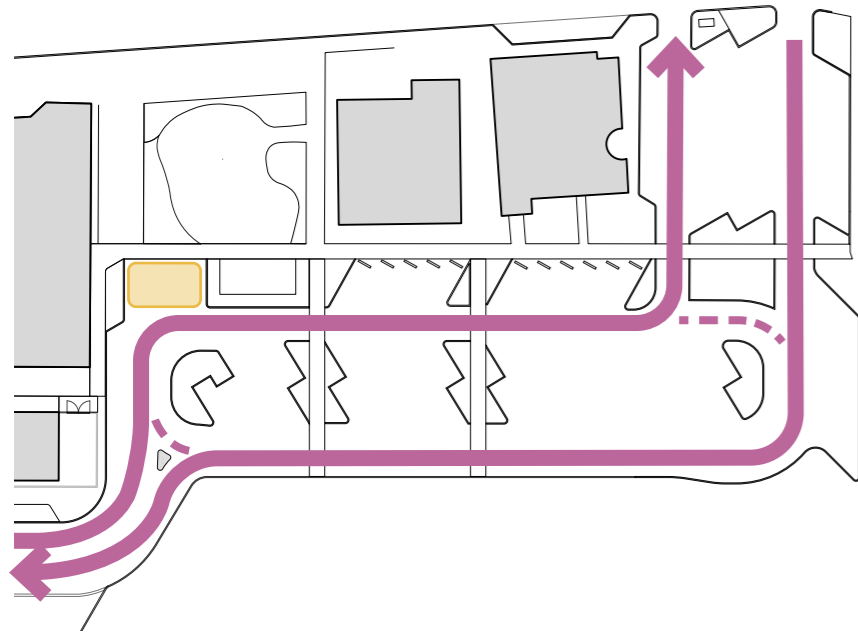
- ① Gringas Restaurant
- ② Current Medical Centre
- ③ Proposed Playspace
- ④ Proposed Car Parking Reconfiguration
- ⑤ Potential Future Toilet

Wood Street Playspace Concept Design



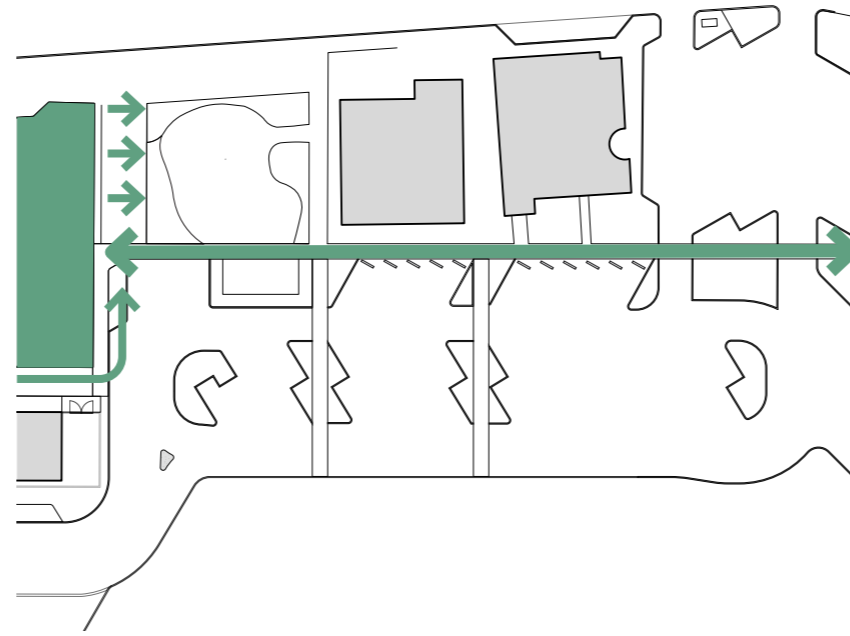
OFF STREET CONCEPT DESIGN DRIVERS

KEY DESIGN MOVES



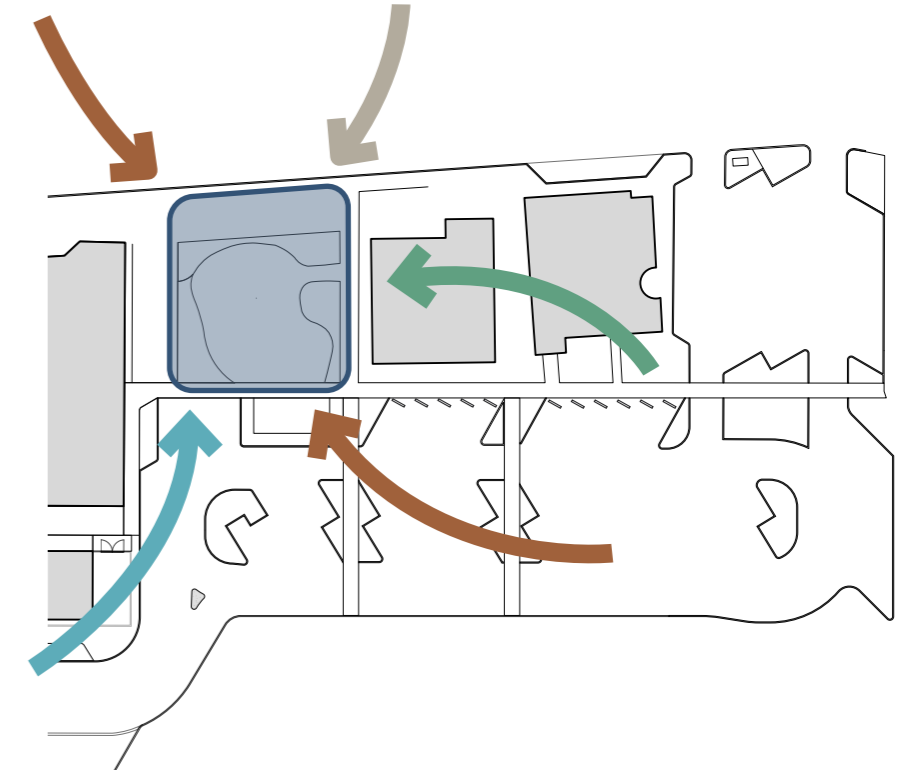
1 Create an effective and consolidated parking zone

→ Proposed Vehicle Movement → Accessible and Parental Parking



2 Create safer connections to retail area

→ Key Retail/ Pedestrian Links



3 Create a Playspace that is of Mangawhai

CONTEXTUAL DRIVERS



PLAYSPACE CONCEPT DESIGN

The playspace looks to recycle some of the old equipment in the existing playspace, whilst creating a rejuvenated space for the local community. The space forms an open seating area the retail/ hospitality stores can spill out onto and activate the rear of the Mangawhai Heads shops. The overall playspace takes inspiration from the natural environment surrounding the coastal town; a large dune form, rolling lawn, caves and rock formations create a sense of Mangawhai within the playspace.

Recycled materials include:

- Rope elements
- Slide set
- Play bark

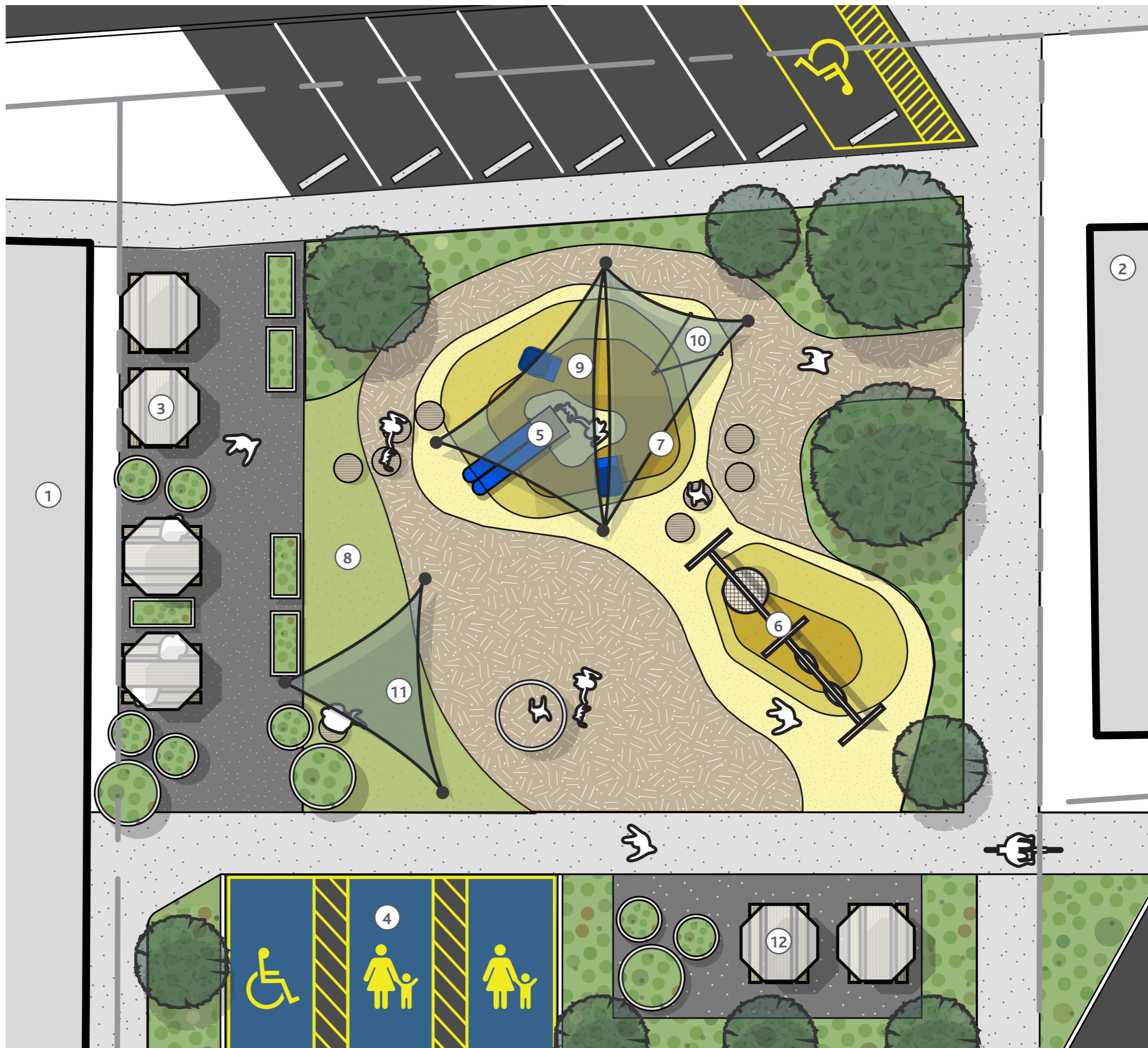
KEY

- ① Gringas
- ② Current Medical Centre
- ③ Extended Al Fresco Area
- ④ Parental & Accessible Parking
- ⑤ Double Slide
- ⑥ Triple Swing Set w Accessible Basket
- ⑦ Dune Mound
- ⑧ Lawn area
- ⑨ Tunnel
- ⑩ Re-purposed Climbing Rope
- ⑪ Playground Shade
- ⑫ Space for Potential Future Toilet

NOTE: ALL FALL ZONE COMPLIANCES TO BE CONFIRMED THROUGH DETAILED DESIGN. NOT FOR CONSTRUCTION.



SCALE 1:125 @ A3



CURRENT COAST TO COAST HEALTH
CARE MANGAWHAI MEDICAL CENTRE

◀ FAGAN PL ▶

GRINGAS



Concept Design

PLAYSPACE | RENDER



Concept Design

PLAYSPACE | RENDER





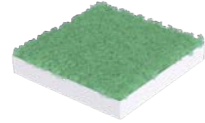
PLAYSPACE HARDSCAPE + FURNITURE STRATEGY

Hardscape

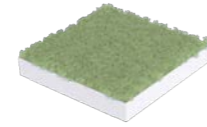


CO-01 | Concrete Dark

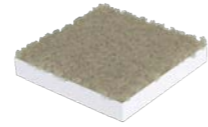
Exposed Agg Concrete
8% Black oxide
Chip aggregate
Mid exposure



PP-01 | Pour n' Play



LW | Lawn



BR | Playground Bark

Furniture



PL-01 | Rectangular Planter

Supplier: Recycled
Material: Concrete
Size: 700x1800mm
Quantity: 5



PL-02 | Round Planter Small

Supplier: Recycled
Material: Concrete
Size: 1300mm dia
Quantity: 8



PL-03 | Round Planter Large

Supplier: Recycled
Material: Concrete
Size: 2000mm dia
Quantity: 5



PL-04 | Round Seat

Supplier: Recycled
Material: Concrete
Size: 900mm dia
Quantity: 11



PB | Picnic Bench + Umbrella

Supplier: Recycled
Material: Timber
Size: Various
Quantity: Varies

Play Equipment



SS | Stepping Stones

Supplier: Numat
Material: Rubber
Size: Various
Quantity: 10



**WW | Wobbly Wood Family
Carousel**

Supplier: Playground Centre
Material: Timber
Quantity: 1



SS | Flying Saucer Swing Set

Supplier: Playground Centre
Material: Timber
Quantity: 1



SD | Double Slide

Supplier: Recycled
Material: Plastic
Quantity: 1



TU | Tunnel

Supplier: Playground Centre
Material: Plastic
Quantity: 1

PLANTING STRATEGY

SPECIES LIST

Amenity Mix

No.	Māori / Common Name	Botanical Name	Size	Centres (mm)
1	Emerald Gem	<i>Phormium cookianum - Emerald Gem</i>	PB5	500
2	Pūkio	<i>Carex virgata</i>	PB5	500
3	Oioi	<i>Apodasmia similis</i>	PB5	500
4	Tūhara / Pēpepe	<i>Machaerina sinclairii</i>	PB5	500
5	Purei	<i>Carex secta</i>	PB5	1000

Urban Swale Mix

No.	Māori / Common Name	Botanical Name	Size	Centres (mm)
1	Emerald Gem	<i>Phormium cookianum</i>	PB5	500
2	Pūkio	<i>Carex virgata</i>	PB5	500
3	Oioi	<i>Apodasmia similis</i>	PB5	500
4	Tūhara / Pēpepe	<i>Machaerina sinclairii</i>	PB5	500
5	Purei	<i>Carex secta</i>	PB5	1000
6	Koromiko	<i>Hebe stricta</i>	PB5	1000

Specimen Trees

No.	Māori / Common Name	Botanical Name	Size	Centres (mm)
7	Pohutakawa (mistal)	<i>Metrosideros excelsa</i>	250L	N/A

Final planting palettes to be determined at developed design stage through consultation with stormwater engineers. Chosen species to be considered for their hardiness in coastal environment.

Final chosen specimen tree species to ensure pedestrian/vehicle visibility. (high canopy, single stem etc).

