

# Te Tī Tūtahi - Newmarket Laneways Teed Street Upgrade Concept Design Report

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## Introduction

Newmarket - Te Ti Tutahi is one of Auckland's premier retail centres. Recent public realm upgrades guided by the Waitemata Local Board's Newmarket Laneways Plan have progressively greatly improved the pedestrian environment of the areas streets and lanes.

The main street shopping environment of Broadway is complemented by a network of side streets and lanes increasingly occupied by boutique retail, cafe - restaurants, with commercial tenancies above. This together with planned residential and mixed-use developments, the nearby development of the Lion Brewery site by Auckland University, and the effective public transport links is creating a thriving, distinctive urban destination.

This report presents concept design proposals for the streetscape upgrade of Teed, Street. It follows a Findings and Feasibility Design study that identified options for delivery of a \$2.7mil budget allocated streetscape upgrade that best achieves the following principles outlined in the Newmarket Laneways Plan:

- prioritising the movement of people
- developing a dynamic local economy
- improving our places
- feeling and being safer
- reinforcing local distinctiveness
- streets are social spaces
- the street network
- human geography - street users
- sustainability
- child friendly public realm
- historic and cultural heritage
- te aranga design principles

The result of the Findings and Feasibility Design Report was the selection of Teed Street to take forward to detail design and construction.

This report presents a concept design for Teed Street that prioritises pedestrians while retaining car parking provision and circulation. The pedestrian environment is improved through generous footpaths, street furniture, street trees, pedestrian scale lighting and areas dedicated for outdoor dining clear of movement routes. It recognises Teed Street as one of a network of side streets off Broadway in an area thriving on its laneway character. The concept design seeks to continue the quality outcomes of recent streetscape upgrades to form an integral part of the Newmarket urban environment.

## Newmarket Laneways Plan (2015) | Principles

### 1. Prioritising the movement of people

Realising Auckland's vision to become a more walkable and rideable city, while having an awareness of the wider transport network.

### 2. Developing a dynamic local economy

Linking local businesses and activating streets and spaces.

### 3. Improving our places

Creating quality public realm and streetscapes that are clean, safe, healthy, accessible and pleasant – places where we live, visit and enjoy, that everyone can be proud and feel ownership of.

### 4. Feeling and being safer

Tackling the underlying causes of actual safety issues and the perceptions that make people feel unsafe.

### 5. Reinforcing local distinctiveness

Any locally distinctive character should be identified and celebrated as part of Newmarket's sense of place. Where possible, materials that contribute to the sense of place will be salvaged and reused.

### 6. Streets are social spaces

Roads and streets are often purely appreciated for their traffic function. Typically road design promotes safe and efficient traffic flow, with little regard given to other users and the wider function of the street as a place where people live, work and socialise. Activating streets is key to a vibrant public realm and creates a valued destination.

### 7. The street network

Streets should not be considered in isolation. They are part of a network. Good design should reinforce a quality network for all users and link streets both for ease of movement for all users and aesthetically for wayfinding and sense of place.

### 8. Human geography - street users

Understanding how and why people and vehicles use the public realm and streets informs decisions about space allocation and public realm design.

### 9. Sustainability

Where possible source materials from local suppliers and ensure that suppliers uphold accepted standards of ethical business practice. Incorporate sustainability measures and environmental protection including suitable low impact sensitive stormwater practices.

### 10. Child friendly public realm

Consider how the public realm looks and feels to a child. Utilise colour, incorporate random play opportunities and consider accessibility for pushchairs in design.

### 11. Historic and cultural heritage

Protect, recognise and interpret the historic and cultural heritage of Newmarket.

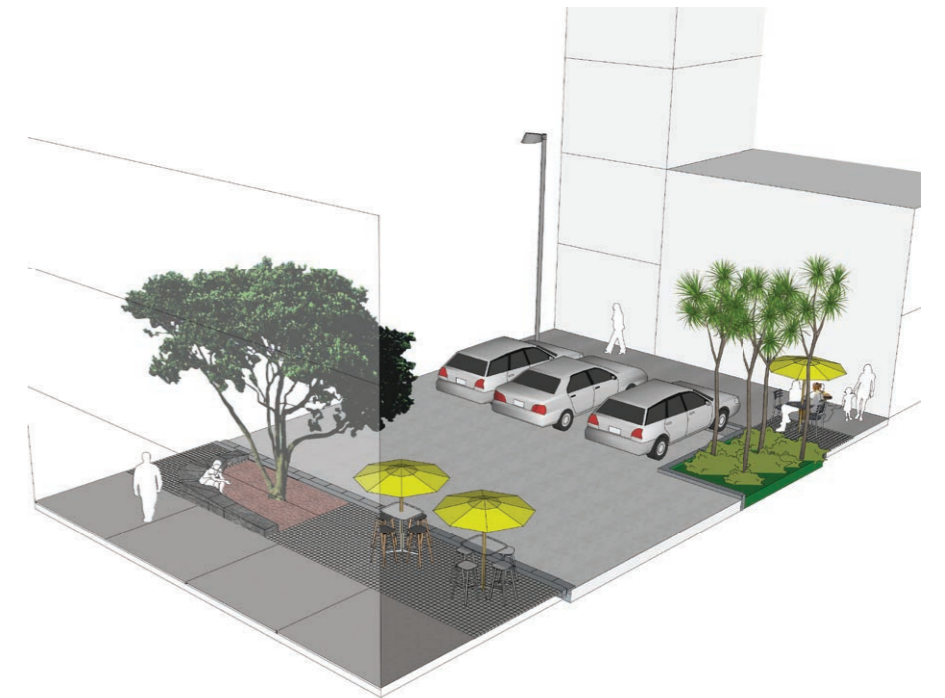
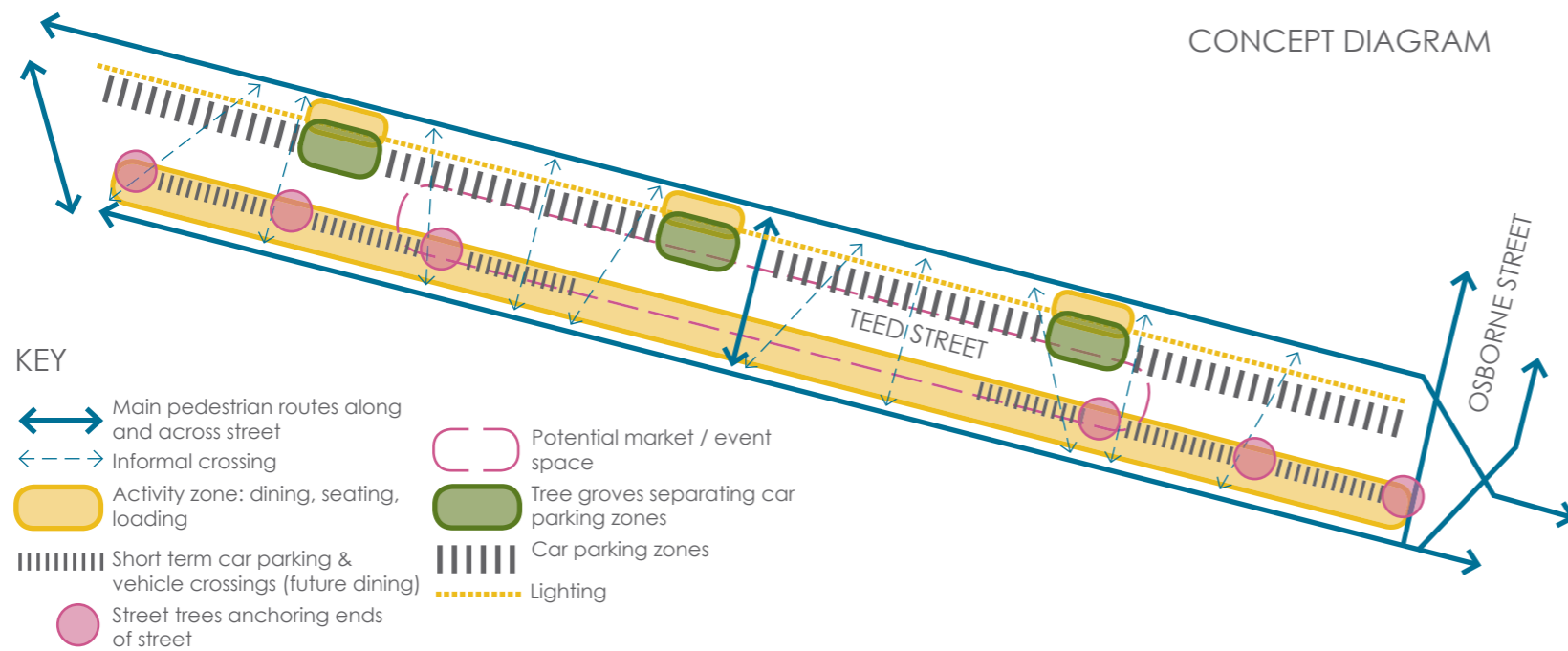
### 12. Te Aranga Design Principles

Adhere to the Te Aranga Design Principles.

Design Principle	Design Team Response	Opportunity
<p><b>Mana Rangatiratanga Authority</b> The status of iwi and hapu as mana whenua is recognised and respected.</p>	<p><i>The design team recognise and respect the status of iwi and hapu as mana whenua and seek to positively engage with mana whenua for the benefit of the place, environment, people and community.</i></p>	<p>What are the potential opportunities that can enhance the mana and authority of mana whenua within the Newmarket Laneways project?</p> <ul style="list-style-type: none"> <li>• Site walk over with mana whenua to be scheduled</li> </ul>
<p><b>Whakapapa Names &amp; Naming</b> Maori names are celebrated.</p>	<p><i>The design team welcome the opportunity to express maori names, naming and narrative within the project. The design team recognise the Maori name Te Ti Tutahi as identifying the Newmarket area.</i></p>	<p>How can the many layers of whakapapa and historical narratives inform and enhance this laneway environment?</p>
<p><b>Taiao The Natural Environment</b> The natural environment is protected, restored or enhanced.</p>	<p><i>The selection of native street tree and groundcover species, where appropriate to the site specific conditions, is integral to the design response.</i></p> <p><i>Retaining the mature Pohutukawa (at western end of Teed and Kent Streets), with additional native species street trees incorporated within the upgraded street environment.</i></p> <p><i>Re-use of the existing basalt kerbs along York Street. Explore the potential to source reclaimed basalt kerb stones for Teed and Kent.</i></p>	<p>Are there opportunities to strengthen the planting proposed to further sustain and enhance the natural environment &amp;/or to recognise cultural associations with the site and surroundings?</p> <ul style="list-style-type: none"> <li>• The selection of Ti Kouka Cabbage tree as a street tree planted in groves in reference to the areas name Te Ti Tutahi.</li> </ul>
<p><b>Mauri Tu Environmental Health</b> Environmental health is protected, maintained and / or enhanced.</p>	<p><i>Community wellbeing is enhanced through the aim to provide a pedestrian priority street environment, that encourages street life and activity. The upgraded street environment will provide public seating, cycle parking and associated facilities.</i></p> <p><i>Improving water quality through the proposed integration of raingardens and/or proprietary stormwater filters.</i></p> <p><i>Robust and cost effective predominantly concrete pavement materials utilising local aggregates are proposed for longevity and sustainability.</i></p>	<p>Are there opportunities to protect, maintain and enhance the site's mauri?</p> <ul style="list-style-type: none"> <li>• Water quality improvement fundamental to upgrade, with raingardens preferred by mana whenua, proprietary stormwater filters if raingardens not technically &amp;/or financially feasible.</li> </ul>
<p><b>Mahi Toi Creative Expression</b> Iwi/hapu narratives are captured and expressed creatively and appropriately.</p>	<p><i>Opportunities exist for creative expression of iwi / hapu narratives; including but not limited to pavement details, tree and plant material selection, signage and art integration.</i></p>	<p>Are there opportunities for creatively reinscribing mana whenua cultural values and local historical narratives into the design?</p> <ul style="list-style-type: none"> <li>• Identified opportunity to make more visible the areas connection to the cabbage tree Te Ti Tutahi.</li> </ul>
<p><b>Tohu The Wider Cultural Landscape</b> Mana whenua significant sites and cultural landmarks are acknowledged.</p>	<p><i>Recognition of the location of Newmarket within the volcanic field of Tamaki Makaurau. Acknowledgement of the presence of basalt outcrops in the area and the potential for expression of this within the design response. Recognition of the importance of the cabbage tree from which the name Te Ti Tutahi stems.</i></p>	<p>Are there opportunities to celebrate local and wider unique cultural heritage, landmarks and community characteristics that reinforce sense of place and identity?</p> <ul style="list-style-type: none"> <li>• Site walk over with mana whenua to identify further opportunities</li> </ul>
<p><b>Ahi Ka The Living Presence</b> Iwi/hapu have a living and enduring presence and are secure and valued within their rohe.</p>	<p><i>The development of pedestrian priority streets and spaces encourages community use.</i></p>	<p>How can mana whenua establish a presence within the Newmarket laneways?</p>



## CONCEPT DIAGRAM



### Teed Street

- Generous footpath widths, 3.8m to north, 5.5m to south
- Existing concrete carriageway retained
- New stone kerb and channel
- Concrete footpaths, with stone detailing
- 90° car parking to north side, short term and loading to south
- New street furniture (seating, bins, cycle stands)
- New street lighting to north side
- New street trees to both sides, retaining existing Pohutukawa
- Stormwater filter to improve water quality

### Footpaths

North footpath width equivalent to Nuffield Street. South footpath width equivalent to Broadway (Smith & Caughey), wider than Ponsonby and Osborne (s), narrower than Osborne (n).

### Street Life

Generous space for outdoor dining, street furniture to south. Facilitates outdoor dining against tree plantings to north side. Potential street / night market location along carriageway.

### Car Parking

46 car parks, incl 2 mobility and 8 short term parallel (64 existing)



### DESIGN CUES

Pohutukawa overhanging basalt cliff (Mortimer Pass), interpreted as low wall seating occupying the length of the active zone



Te Ti Tutahi - Newmarket collected in groves, forming marker points along the street

Extent of works



**KEY**

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li>1 1930's concrete carriageway</li> <li>2 Raised table at intersection of Osborne &amp; Teed Streets</li> <li>3 Widened footpaths, concrete and stone paved, with stone kerb &amp; channel</li> <li>4 Outdoor dining zone, small unit stone paved</li> <li>5 Short term parking, parallel, small unit stone paved</li> </ul> | <ul style="list-style-type: none"> <li>6 Basalt &amp; timber seat walls</li> <li>7 Pohutukawa street trees</li> <li>8 Cabbage tree grove within buildouts</li> <li>9 Existing street tree (Pohutukawa)</li> <li>10 Stone paved footpath (existing)</li> <li>11 Concrete carriageway (existing)</li> <li>12 Asphalt carriageway</li> </ul> | <ul style="list-style-type: none"> <li>13 Mid block crossing point, uncontrolled</li> <li>14 Seat bench (CBD furniture palette)</li> <li>15 Rubbish bin (CBD furniture palette)</li> <li>16 Cycle stand (CBD furniture palette)</li> <li>17 Lighting column, 8.5m tall</li> <li>18 Parking meter</li> <li>19 Loading zone</li> <li>20 Extended kerb buildouts at crossing</li> </ul> |
|--|---|--|







**View 1: Looking along the south footpath.** Generous footpath width surfaced in concrete and stone extends along the length of Teed Street. Outdoor dining, street furniture, street trees and short term parking occupy the stone paved zone adjacent to low profile kerb.

Pohutukawa street trees, located clear of building verandas, with basalt and timber seat walls and resin bound scoria aggregate characterise the streetscape, and combined with the cabbage tree groves opposite provide for amenity and shade.





**View 2: Looking along the north footpath from Osborne Street.** Increased pedestrian amenity is provided through a widened footpath surfaced in concrete, defined by stone kerb and channel, providing for easy movement along the street. Cabbage tree groves separate zones of 90° car parking and enable areas of outdoor dining to be accommodated.

Street lighting columns are set back off the kerb clear of car bonnet overhang leaving a 2.8m clear footpath width. A mid point crossing point is provided for in the vicinity of car park building exit.





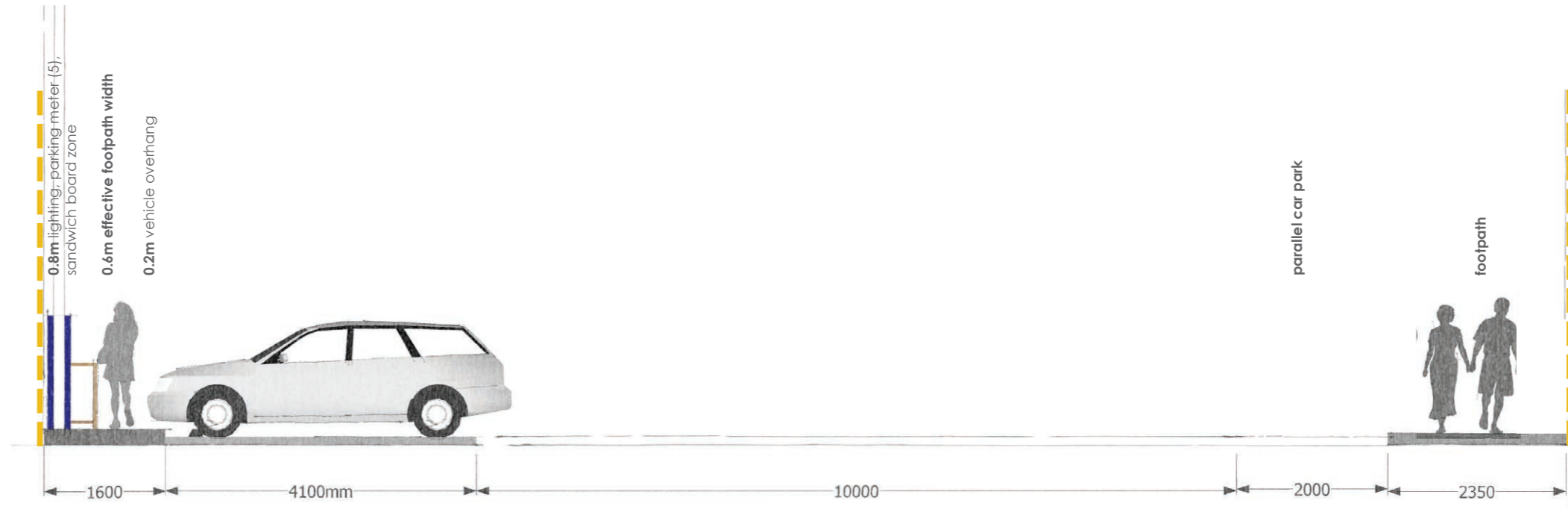
Looking west along the length of Teed Street from the intersection with Osborne Street.



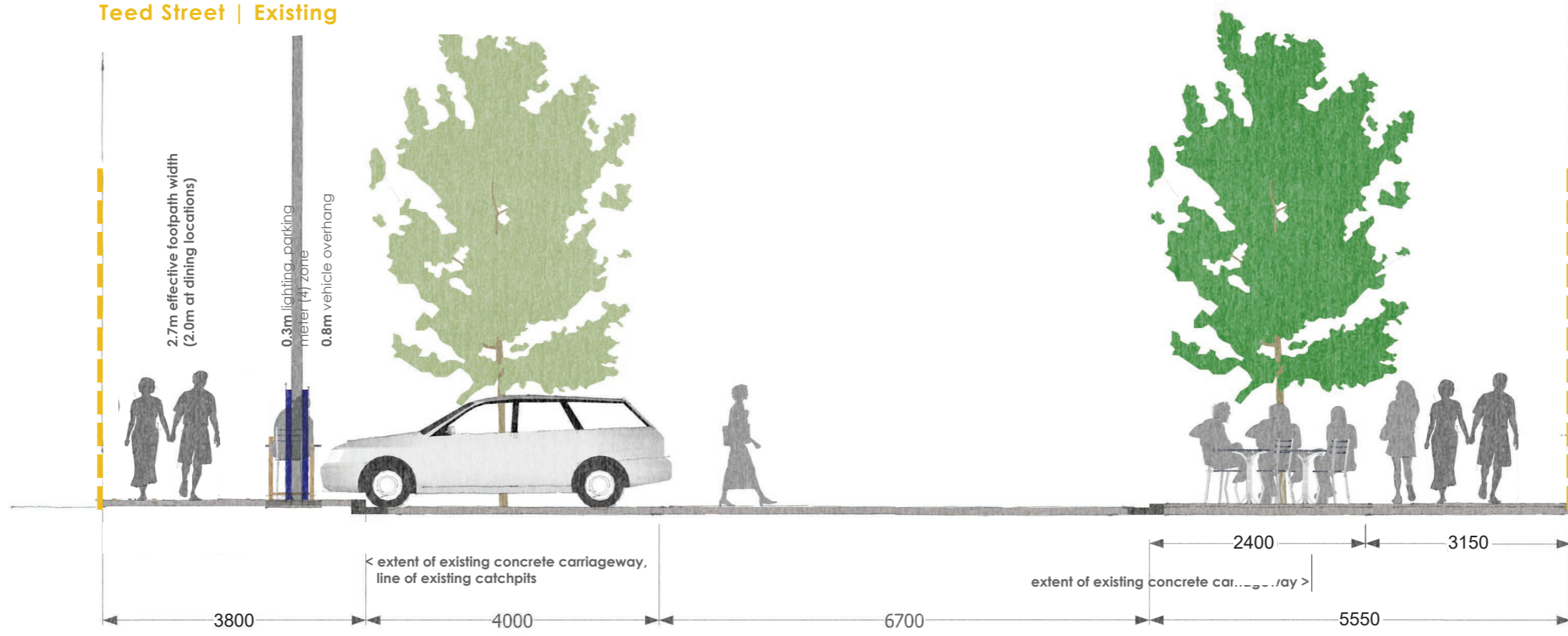
Outdoor dining, street furniture, street trees and short term parking zone to south footpath.



Looking east along Teed Street from intersection with Crowhurst Street.



Teed Street | Existing



Teed Street | Proposed





Basalt seat walls (height varies), with timber insets, located adjacent to Pohutukawa street trees with bound scoria mix gravel surface beneath.

#### Paving

Stone paving modules selected from surrounding streetscape (Broadway and Osborne Streets) palette. G3027 stone in modules

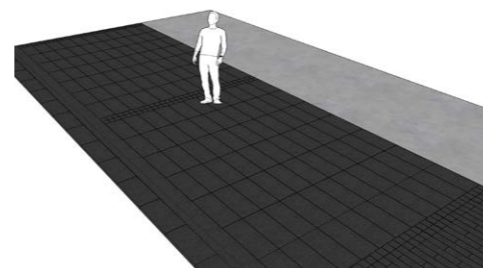
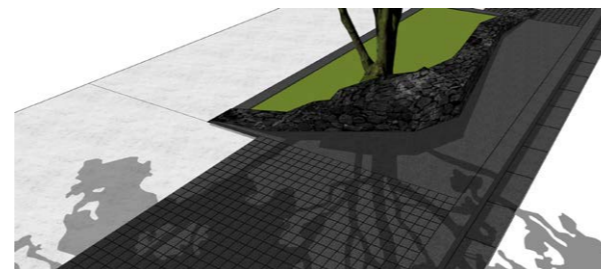
- 100x100mm stone setts
- 300x300mm stone pavers
- 300x600mm stone pavers

Textured stone band separating areas of stone setts (dining & and short term parking zone) from the concrete surfaced movement route adjacent to the shop frontages.

Concrete paving 10mm basalt chip, with 8kg/m<sup>3</sup> black oxide, light exposed aggregate surface finish, sawcut.

#### Kerb & Channel

- Stone kerb 200mm wide to match Teed St (east) / Osborne Street
- Stone / concrete channel 300mm wide



Paving module studies

#### Planting

Pohutukawa *Metrosideros excelsa* multistem with scoria mix bound aggregate surface beneath.

Ti kouka, Cabbage tree, *Cordyline australis* planted in groves with groundcover beneath.

Groundcover species:

- *Muehlenbeckia axillaris*
- *Carex virgata*
- *Pimelia prostrata*

#### Furniture

Basalt seat walls with hardwood timber insets as described.

CBD street furniture palette items:

- Seat bench with back and arm rest
- Cycle stand
- Rubbish bin (single or double tbc)

#### Street Lighting

8 - 8.5m high columns in single row, Iguzzini Woody luminaire or similar.

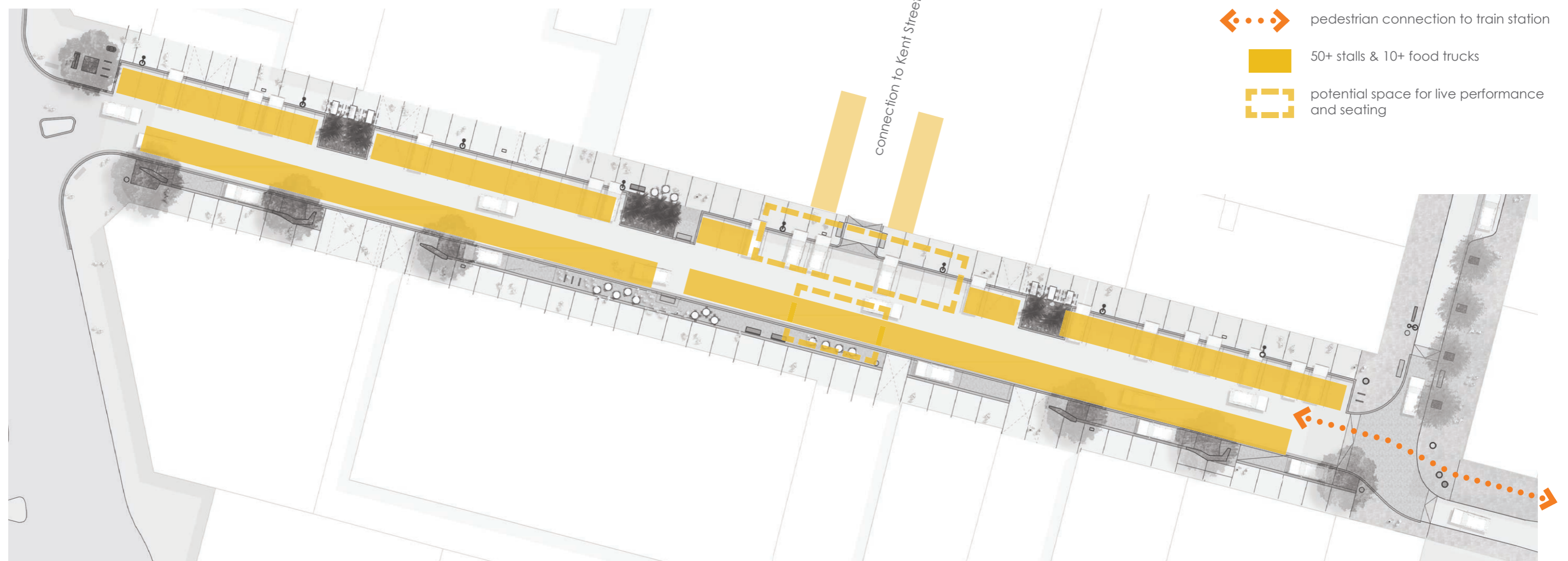


## Street Activation Ideas

The history of Newmarket as a market place is embedded in its name. The laneways precinct is an area with a history of commerce and industry including the cattle markets once located opposite Highwic House to the east side of Broadway.

Teed Street previously named Market Street offers a unique opportunity for the establishment of a street market, potentially a night market. With transportation links via the train station on Broadway, the bus network on the surrounding streets and the areas street and building based car parking provision.

**Imagine a destination Newmarket Night Market.**



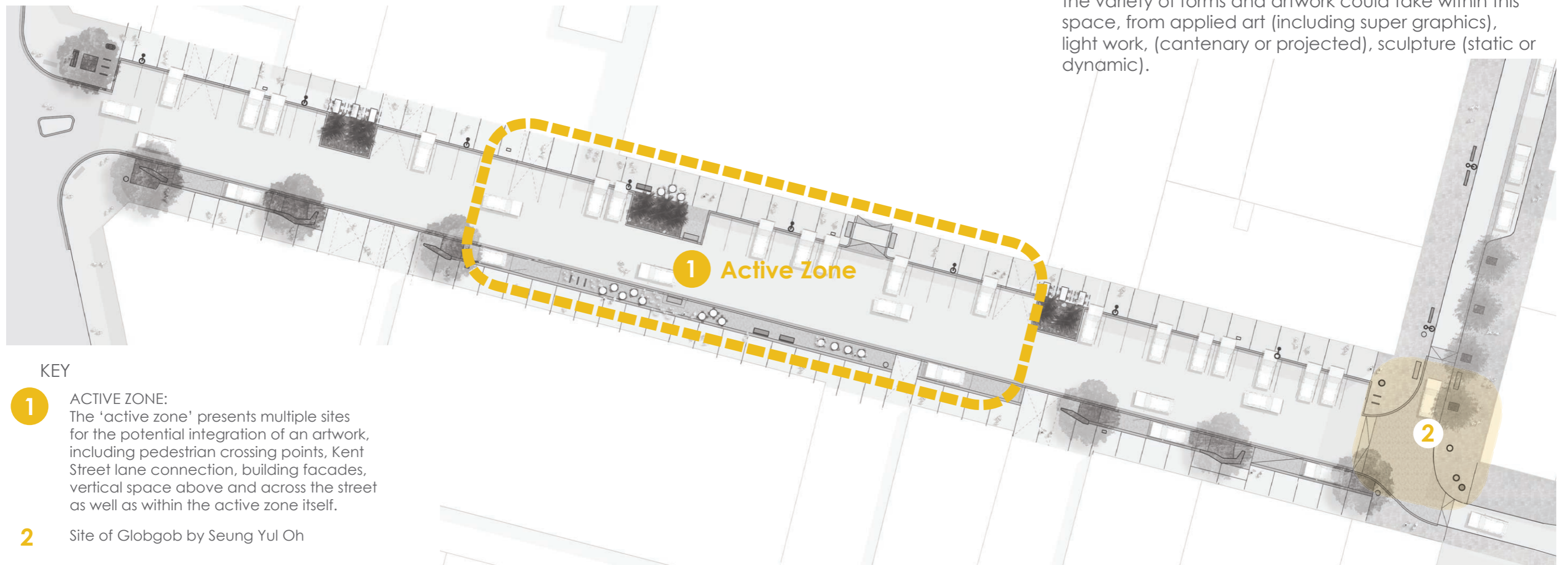




## Public Art Integration

The Newmarket Arts Trust's commitment to the integration of public art is clearly visible within the areas varied streetscapes. This can be seen in a number of the trust's commissioned works located along Broadway including Terry Stinger's *The World Grasped* and Virginia Kings' *Silver*, as well as Ruben Patterson's *Andale Andale* on Remuera Rd and *Globglob* by Seung Yul Oh which is located on the intersection of Osborne and Teed St.

The Arts Trust sees a potential opportunity within the Teed St upgrade for further integration of public art. The location highlighted below is not an exclusive area but indicates a potential opportunity for an artwork within the new streetscape. The images shown opposite indicate the variety of forms and artwork could take within this space, from applied art (including super graphics), light work, (cantenary or projected), sculpture (static or dynamic).



### KEY

- 1** ACTIVE ZONE:  
The 'active zone' presents multiple sites for the potential integration of an artwork, including pedestrian crossing points, Kent Street lane connection, building facades, vertical space above and across the street as well as within the active zone itself.
- 2** Site of *Globglob* by Seung Yul Oh

