

TARADALE TOWN CENTRE: Urban Design Assessment

Prepared for Napier City Council by Urban Perspectives Ltd
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TARADALE TOWN CENTRE
Urban Design Assessment
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1. INTRODUCTION

Background

Napier City Council is in the process of developing a long-term vision and plan for Taradale. To help achieve this the Council has initiated an urban design assessment of the Taradale Town Centre as part of a wider consultative design process.

Purpose of the Urban Design Assessment

The purpose of the urban design assessment is two-fold:

- first, to investigate and evaluate the existing urban design elements of the Taradale Town Centre; and
- secondly, to identify how these elements can be enhanced in the future.

Key Objectives

A key objective of the urban design assessment is to provide an understanding of Taradale's present 'character and soul' with a particular focus on those special features and elements that give the area a sense of identity and distinguish it from other places. This is to inform the development of a long-term vision for the area and guide future improvements to its form and character.

Urban Perspectives Ltd were engaged to carry out the urban design assessment of the Taradale Town Centre. This report summarises the central issues, ideas and considerations of the assessment. The findings and recommendations contained in the report are based on a field study and expert (urban design) observation of the area, discussions with Council staff and familiarisation with related studies and documents.



Taradale Town Centre 2005

2. OVERALL CONTEXT

Taradale is a distinctive community and an important and integral part of Napier City. It is located at the south-west end of the city and accounts for approximately one-third of its population.

Taradale Town Centre, subject to this urban design assessment, is situated to the south of the Gloucester/Elbourne Street junction. The Town Centre covers an area of approximately 10ha, bounded by Lee Road to the east, Symons Lane and Taradale Park to the west and goes down to the Lee Road/Gloucester Street Intersection to the south. The northern end of the area is marked by the Clock Tower.

The immediate proximity of Taradale Park and Bledisloe Sports Park, together with the other parks and reserves further afield, provide a range of recreational opportunities that enhance the character and amenity of the area as a whole.

The surrounding Hills and Tutaekuri River, part of the wider context, are important natural elements contributing to the area's sense of place. The Hills have strong visual presence providing a sense of enclosure and creating a distinctive green backdrop to the west.

The Eastern Institute of Technology, at the southern end of Gloucester Street, is a major activity focus and an integral part of the wider activity patterns within the area.



Taradale Town Centre: immediate context

3. SUCCESSFUL TOWN CENTRES

What makes a successful town centre?

Practice shows that there are a number of essential qualities often attributed to successful and prosperous town centres.

An accessible and compact urban structure with a developed network of connections between important destinations promotes walkability and stimulates pedestrian experience. Clarity of routes and the presence of distinctive landmarks create friendly environments, helping people to easily find their way around.

Diverse places offering variety of choice and activities attract large numbers of people of various ages and background, as well as investment.

Finally, there are those tangible and intangible qualities that are unique for each place and help to differentiate it from other places - qualities that create a sense of identity, a sense of being somewhere special. Memorable settings with a distinctive image and a strong sense of place attract visitors and strengthen community life.



Diverse places with a choice of activities attract people

Qualities of Successful Town Centres

In summary, the qualities which collectively contribute to successful and vibrant Town Centres are:

CONNECTIONS/COMPACTNESS/WALKABILITY

a walkable town centre with a compact structure, and a well connected network of streets, pedestrian lanes and spaces, accessible for all modes of traffic

CHOICE AND DIVERSITY

a town centre with a diverse character that promotes a mixture of uses, offers a variety of things to do and a choice of complementary activities

CHARACTER, IMAGE & IDENTITY

a town centre with a distinctive character, strong identity and a strong sense of place



Taradale Town Centre: Local Identity

4. URBAN DESIGN ASSESSMENT

This section of the report provides an urban design assessment of the Taradale Town Centre. The assessment is a high level overview of the place, identifying its major urban design elements and suggesting ways of enhancing them. The assessment is carried out with reference to the 'key qualities of successful town centres' outlined in section 3 of this report.

Compactness/Walkability/Connections/Access

Compactness is dependent on the scale, form and spatial structure of the place, including streets and open spaces.

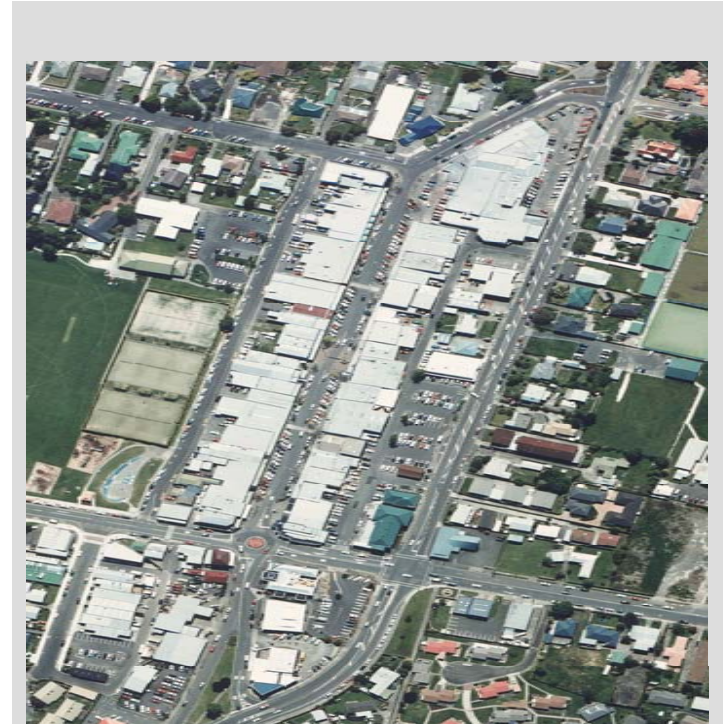
FORM AND STRUCTURE

Taradale Town Centre has a linear structure centered along Gloucester Street - a traditional main shopping street. The northern end, around the Gloucester Street/Avondale Street junction, is defined by one of the key landmarks of the area - the Clock Tower. The southern end, at the Gloucester Street/Lee Road intersection is less prominent, defined by a green reserve area, including several mature trees. The distance between the Clock Tower and the southern end of the Town Centre is approximately 600m.

The Town Centre is in two parts or activity precincts:

- the main shopping area, north of Meeanee Road - the 'pedestrian core'; and
- the more vehicle-oriented area to the south of Meeanee Road.

The area to the south of Meeanee Road is occupied primarily by vehicle-oriented commercial activities. Its overall character, in terms of building types and scale of activities, differs from the pedestrian atmosphere of the main shopping area of the Town Centre.



Taradale Town Centre
compact structure centred around Gloucester Street

The 'pedestrian core' stretches between White Street and Meeanee Road. It includes two long blocks bounded by Lee Road to the east and Symons Lane to the west. The distance between White Street and Meeanee Road is 300m. Good urban design practice suggests that a distance of 300m, which equals approximately 5min walking time, is the optimal distance supporting a cohesive and comfortable pedestrian experience.

COMPACTNESS & WALKABILITY

An area, contained within a circle with a 300m diameter, is a 'test' for a compact and walkable structure. Taradale Town Centre successfully passes this 'test' (see diagram).

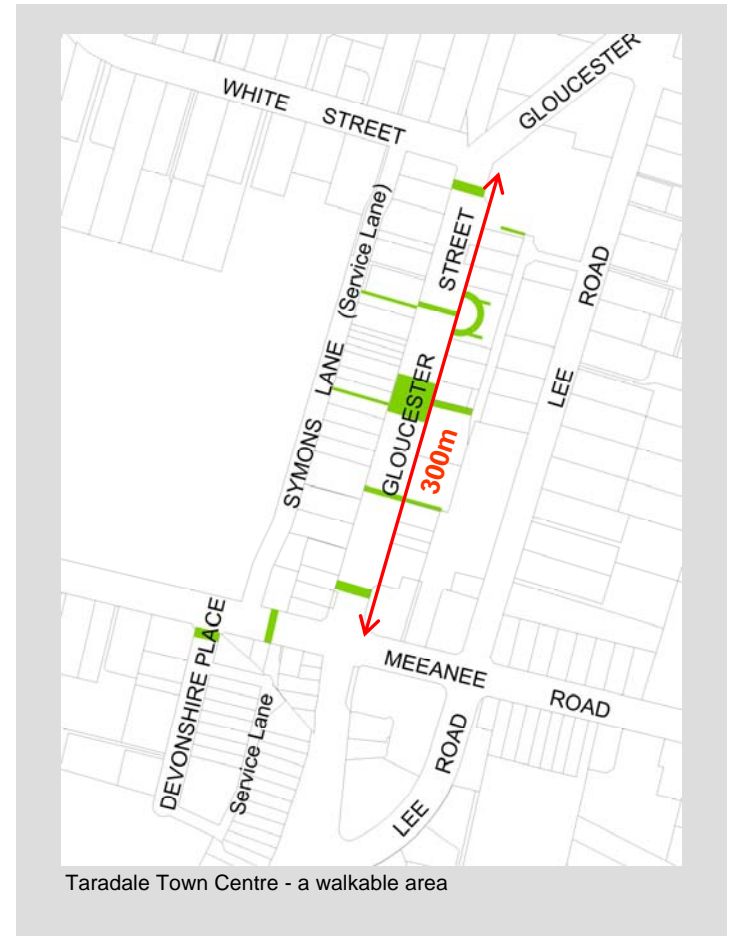
CONNECTIONS / ACCESSIBILITY

The Town Centre area as a whole has a good level of accessibility. Main vehicle access is via Gloucester Street, Lee Road and White Street. Overall, it appears that in traffic terms these major routes function well, however Lee Road is being reviewed to look at an on-going capacity upgrade.

Apart from parking opportunities along the main street, the major carparks, along with servicing, are appropriately located at the rear of the main street buildings.

There are a number of pedestrian cross-block links connecting the pedestrian core to Symons Lane/Taradale Park and Lee Road and the carparks respectively. For 300m long blocks, as those defining the pedestrian core, these links are essential. They facilitate pedestrian movement through the area and enhance its 'permeability'. In addition, there are some internal cross-connections through some of the buildings.

The quality of the cross-block links is poor however, and needs attention. Some existing links run along 'blank' walls and are too narrow. Their presence is not visually enhanced and for a visitor walking along the street for the first time these links are not obvious. They also appear unsafe as some of them terminate in enclosed hiding places at the rear of buildings and within areas that are poorly maintained.



Cross links through the eastern block of the Town Centre are particularly important in relation to the existing bus stops along Lee Road. Improving the quality of all existing cross links and encouraging new links is an important urban design objective.

Considerations: improve quality/safety of existing pedestrian links - to this end consider a Council-led initiative of purchasing an existing building, preferably on the western side of the Gloucester Street, adjacent to one of the lanes, and improving its quality or creating a new link, can be an effective way to promote desired outcomes

GRAIN AND SCALE OF DEVELOPMENT

The pedestrian core has human-scale created by low buildings, mostly single storey with relatively narrow frontages, giving the area a fine grain of development. The only significant exception to this pattern is the current New World Supermarket, occupying a large site at the north/east end of the Town Centre.

The character of the areas beyond the pedestrian core is different, including large areas of carparking and larger-scale activities that do not encourage street definition.

Considerations: maintain existing pattern of small-scale development, initiate 'landscaping' of the large carparking areas facing Lee Road, enhance the street edge definition along Lee Road via consistent tree planting.

STREETS

The two major streets - Gloucester Street and Lee Road - are very different. This reflects the different activity patterns and the role each street plays within the wider street/roading network.



Existing cross-block links need improvement



Pedestrian-oriented character

Gloucester Street - Gloucester Street (the main street) has a pedestrian feel. It provides a good sense of enclosure with a consistently defined 'active' street edge and street corners marked by distinctive buildings. There are well established street trees. Other streetscape elements include lights, seating, planters and bollards. This is complemented by well presented shop fronts with multiple doors, display windows and outdoor seating.

The section of Gloucester Street to the south of Meeanee Road, because of its traffic function and activity pattern, has characteristics similar to those along the western side of Lee Road.

***Considerations:** enhance the street edge definition along the western side of Gloucester Street, to the north of the existing Police Station and along the southern edge of the New World Supermarket (as part of the future redevelopment of the entire site); consider an up-grade of the pedestrian core to up-lift its collective image; 'soften' the edge of Gloucester Street, to the south of Meeanee Road, via consistent planting.*

Lee Road - Lee Road, in contrast to the pedestrian-oriented part of Gloucester Street, is traffic dominated, acting as a major vehicle thoroughfare parallel to the main street. Most of its western edge is poorly defined, opening views to backs of buildings and large areas of carparking.

The eastern edge has a strongly expressed residential character with some notable old dwellings, many of which have front gardens with distinctive mature vegetation.

***Considerations:** enhance the image of Lee Road with consistent tree planting to create a 'boulevard' feel; encourage low fencing and front gardens for the dwellings on the eastern side. This would have to occur outside the legal road corridor.*



The image of Lee Road needs enhancement

Symons Lane

Running along the western boundary of the Town Centre, Symons Lane looks and functions as a service lane. Immediately to the west, Symons Lane is bordered by Taradale Park. However, within its present arrangement, the Town Centre has turned its back to the park. The edge treatment of Symons Lane is poor with service areas and backs of buildings facing the park. In addition, the dense planting and fencing along the boundaries of the tennis courts creates a barrier, blocking views to the park and disconnecting it from the Town Centre. Improving the relationship to the Town Centre is an issue that needs to be addressed.

Considerations: develop the rear of the sites along Symons Lane to face the park, review the current planting/fencing arrangement along the tennis courts, consider providing pedestrian access through the tennis courts' area to improve cross connections to the park.

White Street

White Street, while a residential street, is also an important route to the Town Centre. The southern side of the street provides a pedestrian link from the Town Centre to the Library. At the same time, the properties along the southern side of the street, and particularly those fronting the park, have a direct influence on the safety, circulation patterns and use of the park. However, thought needs to be given to rear servicing of the retail core and public safety.

To this end, White Street, and particularly its southern side, has a special importance for the future development and growth of the Town Centre. This is due to the proximity of the street to the pedestrian core and its adjacency to the park.

Considerations: consider landscape improvements (e.g. tree planting, paving) to promote the southern edge of White Street as a major pedestrian route to the Library; consider change of zoning for the properties along the southern edge of White Street, between Symons Lane and the Library, to encourage activity along the edge of the park (e.g. mixed use development facing the park); encourage public through access/pedestrian lanes from White Street to the park.



Symons Lane - new development facing the park



White Street provides a link to the Library

OPEN SPACE

The two primary public spaces within the Taradale Town Centre include:

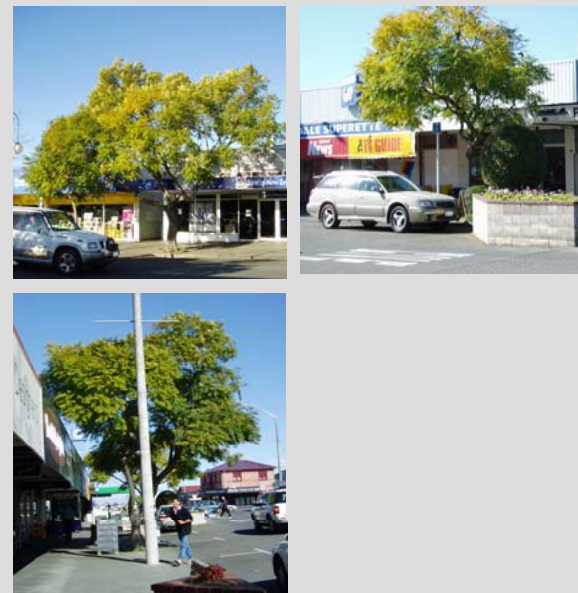
- the 'hard' urban space along the pedestrian core of the 'main street'; and
- the green 'soft' open space of Taradale Park.

'Main Street' urban space - the space along the pedestrian core is the main urban space for the Town Centre. It is well defined with verandahs providing a continuous shelter along both sides of the street. The footpaths are wide enough to allow outdoor activities and street furniture without compromising ease of pedestrian movement. Trees, raised planters, seating and lights and paving are all in a reasonably good condition. However, a general up-grade of the 'streetscape make-up' will help to up-lift the collective image of the street and its ambience.

While, the overall quality of the 'main street' space is good, the area lacks a 'heart' - a strong focal point, a gathering place providing opportunity for staging of events, civic/public functions and informal street activities.

The small raised area, mid-way along the street in the vicinity of 'Horse and Harvest', while implying the notion of a central point, is not sufficiently developed or enhanced to fulfill the purpose of a central gathering place.

Considerations: *up-grade the streetscape make-up; create a 'heart' - a focal gathering place for formal and informal street activities.*



Taradale Town Centre
the 'main street'

Taradale Park - Taradale Park is the main recreational space for the Town Centre. It supports a broad range of sports activities and provides places for passive and active recreation. The park occupies approximately 4ha of land and provides a 'green connection' to the Library.

The park is immediately adjacent to the main pedestrian core. However, its integration to the Town Centre and the treatment of its edges needs consideration. Of particular concern is the almost continuous wall of fencing running along the northern boundary of the park, screening the rear of existing properties on the southern side of White Street.

Considerations: develop a well defined walkway along the northern edge of the park connecting the Library to the pedestrian core; improve the safety and quality of the walkway by encouraging buildings and activities along the northern edge of the park.

Bledisloe Park - Bledisloe Park is the other open space in close proximity to the Town Centre. However, because of its location and the way it is set up to function, primarily as a sports ground, its contribution to the everyday life of the Town Centre is less direct.

Considerations: Enhance the entrance area to the park, possibly from Peddie Street.



The walkway along the northern edge of the park needs improvement



Taradale Park - the main recreational space

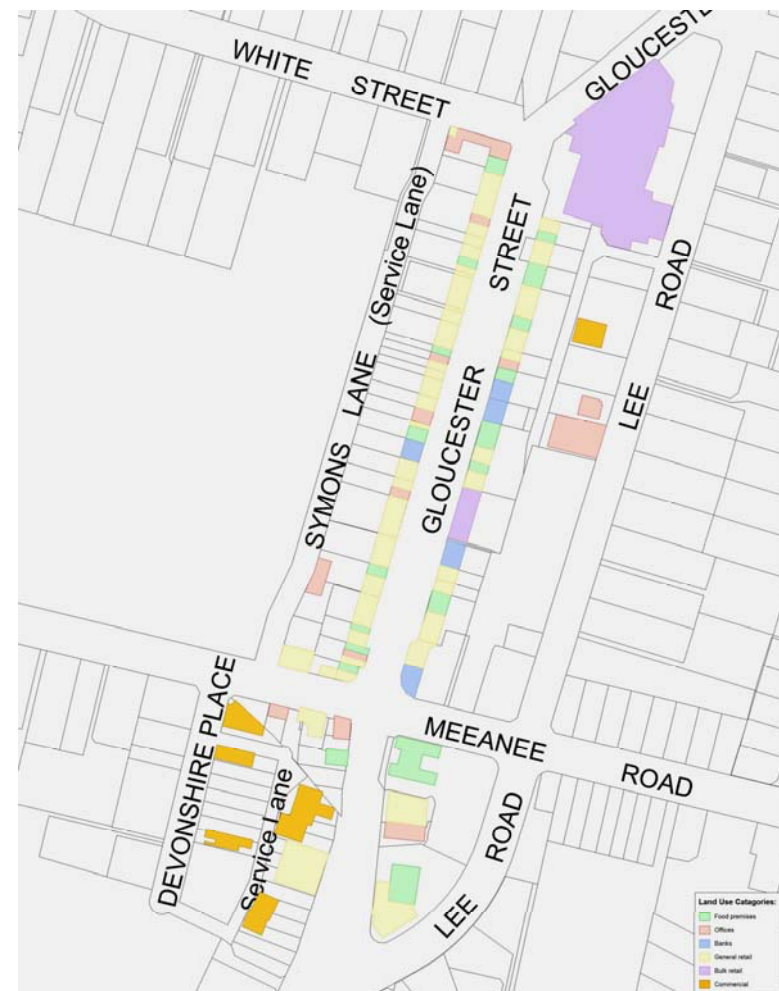
Choice and Diversity

A Town Centre with a diverse character offering a choice of things to do and a variety of complementary activities attracts people and investment. Choice and diversity are heavily determined by existing activity and land use patterns, their scale and distribution throughout the area.

EXISTING ACTIVITY PATTERNS

An overview of the activities/land uses within the Town Centre (see attached map) shows:

- within the pedestrian core retail activities predominate, occupying the majority of the western street frontage and approximately half of the eastern frontage
- food premises appear on both sides of the street, however, at present there is a higher concentration on the eastern side. McDonald's and two taverns are located to the south of Meeanee Road within the more vehicle-oriented part of the Town Centre
- banks and offices - activities with typically less interactive frontages - occupy a relatively low percentage of the street frontage
- commercial/vehicle-oriented activities tend to occur outside the pedestrian core and are concentrated in the area to the south of Meeanee Road and to a much lesser extent along the western side of Lee Road
- bulk retail is limited to the current New World Supermarket (to be relocated in the near future). The relatively long frontage of Mitre 10 along the eastern side of the pedestrian core is the other activity that can be classified as 'bulk retail'. Both of these are located appropriately along or in close proximity to major roads and carparking, with their main entrances facing the street
- opportunities for outdoor life and recreation are provided by the two parks and the public space within the pedestrian core
- public toilets are located at the south-east corner of Taradale Park and at the bus stop to the north of the old Town Hall respectively
- the old Town Hall, used as a community centre, and the Library are the two main public buildings. While it appears that both buildings function well, their integration into the pedestrian core of the Town Centre requires attention



Existing 'land use/activity patterns'

NEW ACTIVITIES & DEVELOPMENT OPPORTUNITIES

Several areas within the Town Centre present opportunities for future development. These include the New World Supermarket site; the area on the southern side of White Street; and the general area around the pedestrian core.

New World Supermarket site - The New World Supermarket site (soon to be vacated), with its prominent corner location at the northern entrance to the Town Centre, presents an excellent opportunity for a 'landmark' development. It is important that such a development is encouraged and promoted by Council (through a public/private development initiative).

A 'landmark' building of high quality could make a significant contribution to the Town Centre achieving three key goals - enhance the main gateway to the area, up-lift its collective image, and add new activities to the existing mix that might be in demand, but deficient at present (e.g. entertainment, gathering places for young people and students).

To ensure a good quality landmark development the following urban design considerations need to be taken into account:

- building form and bulk should reflect and enhance the corner location of the site
- the corner part of the building should be at least 2 storeys to mark the corner
- the development should be built to the street boundaries
- the ground levels, especially around the corner and along Gloucester Street, should present a 'public face' to the street with entrances, display windows, publicly accessible activities and continuous verandahs/colonnade
- encourage a cross link through the building connecting Lee Road and Gloucester Street
- main vehicle access needs thorough consideration
- opportunities for offices and/or residential-type accommodation above ground should be explored.



The New World Supermarket Site - potential for a 'landmark development'

These objectives can be effectively promoted via a Council-endorsed design brief. Initiating a design competition could be a further step towards achieving design excellence. The strategic location of the site and the potential scale of development can justify such an approach.

White Street - the southern side of White Street, from Gloucester Street to the Library, because of its proximity to the pedestrian core and its adjacency to Taradale Park, presents an opportunity for future 'mixed-use' development. The advantages of considering such an option, which would require a change of zoning, include:

- mixed-use activities opening to the park, providing an 'active edge'
- improving the safety of the park
- creating a new 'activity' link connecting the Town Centre to the Library
- ensuring long-term development opportunities for the expansion of the Town Centre within the 5min walking radius
- mixed-use development provides opportunity for offices, medical services, etc to be accommodated within the centre

It is important to ensure that new development within this area promotes and establishes cross pedestrian links from White Street to the park.



White Street area - an opportunity for future 'mixed-use' development

Area around the pedestrian core - the majority of the buildings in the Town Centre area are single storey. In relation to the permitted District Plan building height of 10m, the Town Centre as a whole has vast development potential. That means that any of the existing single storey buildings can have a vertical addition of another storey. In addition, the rear of many sites facing Symons Lane, currently used for servicing and carparking, present further development opportunities. Considering these opportunities can help to:

- define and enhance the western edge of Symons Lane
- improve the relationship of the Town Centre to the park
- create an 'active edge' along Symons Lane, which, together with potential development of the rear of sites on the southern side of White Street, will significantly add to the safety and quality of both the park and the wider area

The land to the north of the old Town Hall, currently used for carparking is another possible area for redevelopment.

***Considerations:** The overview shows that currently the Town Centre provides a good mix of complementary and appropriately distributed activities that support pedestrian experience and community life and provide choice.*

However, considering the growth of the area, with more people living closer to the Town Centre, as well as the proximity of the Eastern Institute of Technology, some new activities could both be considered and justified.

The Town Centre has significant development potential for growth within its current boundaries. The New World Supermarket site and the area around the pedestrian core, especially on the western side, are the two most obvious areas for redevelopment. Including the properties to the south of White Street in a future 'mixed-use' area is worth exploring. It could provide a logical extension to the Town Centre with many urban design benefits, and without compromising its walkability and compactness, and could adequately provide parking for its purposes with the proposed mixed-use area.



Area around the 'pedestrian core'

Character, Image and Identity

Character, image and identity are three closely linked concepts. They are influenced by features and elements that are unique for each place and help to differentiate it from other places. In addition, the presence of landmark elements, well defined routes/entry points and memorable spaces is also important.

The distinctive features and elements that shape the image of the Taradale Town Centre and contribute to its identity include:

NATURAL SETTING - Taradale Town Centre has a distinctive natural setting created by the prominence of the surrounding hills featuring in numerous views from and within the Town Centre area. The Tutaekuri River and the presence of many green open spaces in the immediate and wider context are the key natural elements strongly associated with Taradale.

Considerations: enhance views to the hills, strengthen integration of the existing open spaces to the Town Centre.

VISUAL LANDMARKS - the two most prominent visual landmarks associated with the Taradale Town Centre are the Clock Tower, marking the northern entrance to the area, and the surrounding hills, which provide a sense of enclosure and orientation.

At a smaller scale, some buildings within the area (e.g. McDonald's, the old Town Hall, the Library, the New World Supermarket), because of their physical character and/or function, act as landmark elements, providing visual references and facilitating orientation.



Visual landmarks

MEMORABLE BUILDINGS

The majority of buildings within the Town Centre are single storey, small-scale buildings with simple form and with no special architectural significance. Most of the buildings were constructed in the 1960-1970's period with very few built around or before the 1930's. The number of recent developments in the last 5 years is very limited as records show.

However, amongst the fabric of the existing ordinary buildings with similar scale there are several visually prominent buildings with a distinctive character, most with a corner location. These include:

- the old Town Hall at the north-west corner of the Lee Road/Meeanee Road intersection (rebuilt 1932)
- the 'art-deco' McDonald's building – south/east corner of the intersection Gloucester Street/Meeanee Road (built 1931)
- the pair of brick buildings on the opposite south/west corner (built 1928)
- an older shop at the southern end of the pedestrian core, west side

These buildings, all in a good condition, make a positive contribution to the streetscape character and collective image of the place. To this end, it is important that they continue to be maintained.



Memorable buildings

In relation to the old Town Hall, however, a number of enhancements could be considered. At present the main entrance to the building faces the service lane/carparking area at the rear of the existing shopping strip. At the same time the main entrance of the original building along Lee Road gives the impression of an unused back door. To this end, several issues need to be addressed:

- create a visually enhanced/landscaped pedestrian walkway along the old Town Hall
- extend landscape treatment to the existing bus stop area.

Such a project is realistic considering that Council owns the land adjacent to the old Town Hall and presumably also the land around the bus stop.

Considerations: improve the relationship of the old Town Hall to the pedestrian core; create a pedestrian walkway, enhanced by landscape treatment along the western side of the building; extend the landscape treatment further along to and around the bus stop area.



The area around the old Town Hall needs enhancement

ENTRANCE ROUTES AND GATEWAYS

Entrance routes and 'gateways' are important determinants of the collective image and character of a place. The main entrance routes to the Town Centre are Lee Road, Gloucester Street and White Street. Enhancement initiatives relating to these areas include:

- tree planting to create a 'boulevard' feel along Lee Road (outside the legal road corridor)
- consistent landscape treatment along the western edge of Gloucester Street, to the north of the existing Police Station
- further landscape enhancement of the reserve area at the southern entrance to the Town Centre
- 'landmark' development of high quality at the New World Supermarket site

CHARACTERISTIC PLACES

The pedestrian core and the way it is used and functions is one of the special features of Taradale. Set along a successfully working traditional main street with human scale and choice of activities, this space conveys a strong sense of vitality and community spirit.

Future enhancements to the core (see also comments under 'Open Space') include a streetscape up-grade and the development of a focal gathering space, as a symbol of the community's heart.



Lee Road - a major entrance route

5. FINDINGS & RECOMMENDATIONS: SUMMARY

KEY FINDINGS

- Taradale is an important integral part of Napier City. Located at the south-west end of the city, it accounts for approximately one third of its population.
- Taradale Town Centre - the 'heart' of the community - has a linear form and inherent compact structure. Focused around a traditional main street (Gloucester Street), the Town Centre is bounded on both sides by two significant open spaces - Taradale Park to the west and Bledisloe Park to the east. Together with open spaces further afield, the two parks provide a range of recreational opportunities. The integration of the two parks to the Town Centre, however, needs to be strengthened and improved.
- Taradale Town Centre has a distinctive natural setting. The surrounding Hills and Tutaekuri River, the major natural elements, contribute to the area's identity and sense of place.
- Taradale Town Centre is in two parts - the pedestrian-oriented main shopping area (the 'pedestrian core') and the more vehicle dominated part to the south of Meeanee Road.
- Taradale Town Centre has a well defined and walkable pedestrian core set along the successfully working main street. A walkable space with human scale, the pedestrian core is also a place that offers a range of activities and a choice of things to do.
- Although as a whole it conveys a sense of vitality and community spirit, the Town Centre lacks a 'heart' - a strong focal point, a gathering place providing opportunity for staging of events, civic and public functions and informal street activities.
- Overall, the Town Centre is an accessible place with vehicle routes along its periphery providing for servicing and carparking. While, in traffic terms, the existing streets seem to function well, excluding Lee Road, their overall visual image needs improvement.
- There is a relatively good network of connections. However, some of the existing cross-connections require attention to ensure safe and convenient pedestrian circulation through and across the area.
- Currently the Town Centre provides a good mix of complementary and appropriately located activities that clearly support pedestrian experience and community life. However, in light of the current and expected population growth in Taradale and the proximity of the Eastern Institute of Technology, new activities can and need to be encouraged.
- The Town Centre has good potential for growth within and around its current boundaries.
- The character and identity of Taradale Town Centre are derived from its natural setting, its well defined and successfully working 'main street', its strong community spirit and its history. The Clock Tower and the prominence of the surrounding hills are key visual landmarks. Together with the old Town Hall, the 'art-deco' McDonald's and other prominent buildings, they provide reference points and a sense of orientation.
- Although there haven't been significant streetscape improvements in recent years, the area overall appears to be in a relatively good condition. However, an up-grade of the pedestrian core would help to up-lift its collective image. Creating a gathering space with a distinctive character to provide a focal point - a 'heart' - should be an integral part of the streetscape up-grade

KEY RECOMMENDATIONS

The 'big picture' considerations and areas of improvement that need to be taken into account when developing the long-term vision for Taradale Town Centre are:

'The Heart' of Taradale Town Centre

create a 'heart' - a distinctive focal gathering place for formal and informal street activities within the pedestrian core of the Town Centre as an integral part of the future up-grade of Gloucester Street

The New World Supermarket Site - a 'landmark development' opportunity

encourage, facilitate and promote a 'landmark development' at the New World Supermarket site. A 'landmark' building of high quality could significantly contribute to the Town Centre achieving three key goals - enhance the main gateway to the area, up-lift its collective image, and add new activities to the existing mix that might be in demand, but deficient at present (e.g. entertainment, gathering places for young people and students)

The Old Town Hall - integration to the Town Centre

improve the relationship of the old Town Hall to the pedestrian core by creating a pedestrian walkway, enhanced by distinctive landscape treatment along the western side of the building and extending it further along to and around the bus stop area

Pedestrian Cross-Block Links

improve quality/safety of existing pedestrian cross-block links - a Council-led initiative of purchasing an existing building, preferably on the western side of the Gloucester Street, adjacent to one of the lanes, and improving its quality or creating a new link, can be an effective way to promote a desired outcome

White Street South - a 'mixed use' precinct

consider creating a 'mixed use' precinct on the southern side of White Street, between Gloucester Street and the Library to encourage buildings and activities opening to the park. This will improve the safety and quality of the park, improve the integration of the Library to the Town Centre and provide development opportunities within the 5min walking radius

Symons Lane/Taradale Park

strengthen the integration of Taradale Park to the Town Centre by developing the rear of the sites along Symons Lane and encourage them to face and open to the park. Review the current landscape treatment along the tennis courts to improve the visual and physical link between Symons Lane and the Park

'Landscaping' Lee Road

create a 'boulevard' feel via consistent tree planting to enhance the image of this major entrance route (outside the legal road corridor)

