Unlock *Pukekohe*

Supporting Masterplan Summary

The purpose of the Supporting Masterplan is to set out the long-term regeneration vision for Pukekohe town centre.

The masterplan captures the aspirations shared by partnering agencies including Eke Panuku, Auckland Council, Auckland Transport, Mana Whenua and the Local Board in working together to build a better future for Pukekohe.

The Supporting Masterplan is intended to be used in part for consultation and for endorsement by Eke Panuku and the wider Auckland Council family. The Supporting Masterplan has been through partner and key stakeholder consultation throughout the design process.

A Suite of Documents
The Supporting Masterplan is one of a suite of documents. It follows the HLPP (High Level Project Plan) and Programme Business Case documents prepared in 2019 that presented a vision for the Pukekohe area.

The full document HLPP can be found at:
https://www.panuku.co.nz/pukekohe.

What is a Supporting Masterplan?

The Supporting Masterplan collects the information at hand into a single document. It provides the:

- strategic approach,
- spatial outcomes of buildings and the public realm,
- stages of development to deliver change over a realistic timeframe.

This masterplan is to be shared with partners and stakeholders and includes relevant information they shared.

Artists impression of the new Market Hall building opening onto Devon Lane and the town square with new development on the Edinburgh Street Superblock site behind. These could contain a vibrant mix of uses including a new dining precinct, retail, commercial and residential.

Unlock Pukekohe Masterplan

Eke Panuku has created a masterplan proposing what Pukekohe's town centre could look like over time. It features a cluster of projects which will enable new developments, the upgrade of character buildings, space for events, safer and better-connected streets, improved parking facilities – and many other benefits over time. These projects are complex and overlapping and will take many years to unfold, alongside the growth of Pukekohe.

Future Focused

The masterplan envisions a Pukekohe with 50,000 more people, it must consider how growth can best be supported. This means reflecting the diverse and changing ways we live, with more remote working, more people in town houses and apartments, and greater use of walking, cycling, and public transport to get places. The projects at the heart of the Pukekohe masterplan reflect this complexity and the changing needs of Pukekohe now and into the future.

What we are Proposing

The masterplan includes 12 projects. This is a combination of streetscape upgrades, open space/park upgrades, development sites, upgrades to exisiting council buildings and a programme of small, tactical upgrades such as murals and parklets.

Pukekohe Programme Goals

Existing

Proposed

Encouraging growith in the Town Centre

Artists impression of a redeveloped Edinburgh Street Superblock site with a new laneway connecting Franklin: The Centre to the town centre. Retail and dining opportunities activate the new laneway with commercial and residential development above.

Existing

Proposed

Improve access for all

Trial of upgrades to Devon Lane making it more active and attractive will improving people's access to the town centre and promoting revitalisation on adjoining sites.

Pukekohe Programme Goals

Existing

Proposed

Attract new businesses and services

Artists impression of the new Market Hall building opening onto Devon Lane and the town square. The Market Hall could highlight local business, produce and products

Existing

Proposed

Enhance local community identity

Artists impression of the Pukekohe Town Square hosting markets and events, celebrating Pukekohe's reputation as the 'food bowl' of Tamaki Makaurau

The masterplan for Pukekohe

Key

1. Market Street
2. Market Hall
3. Edinburgh Street Development Opportunity
4. Devon Lane Upgrade
5. Roulston Lane Upgrade
6. Civic Hub Enhancements
7. Roulston Park Enhancements
8. Parking Management Solutions (across entire programme)
9. 82 Manukau Road Development Opportunity
10. 22 Edinburgh Street Development Opportunity
11. Train Station to Centre Connections
12. Future Investigations
13. Auckland Transport led projects / Investigations

The Market Hall and Street project proposes 'Market Hall' as a new home for the farmers market through redevelopment of 1 Roulston Street. We will also reconfigure the town square to better accommodate market activities and events. The Devon Lane and Roulston Street upgrades will slow traffic and make it safer for people to enjoy the opened-up public space.

Staging

Key

STAGE 1:
Construction start date 0-3 years

1. Roulston Park Enhancements

STAGE 2:
Construction start date 2-5 years

2. Market Street
3. Community and Market Hall
4. Edinburgh Street Development Opportunity
5. Devon Lane Upgrade
6. Parking Management Solutions (across entire programme)

STAGE 3:
Construction start date 6 + years

7. Train Station to Centre Connections
8. Roulston Lane Upgrade
9. Civic Hub Enhancements
10. 22 Edinburgh Street Development Opportunity

The Edinburgh Street 'superblock' development includes a 'dining district' laneway running from Franklin: The Centre to the town square. Above the laneway could be commercial or residential development.

As many as 2,000 people could work here, or 500 people could live here instead, with the laneway a lunch and dinner hotspot, servicing shoppers, workers, and locals.