

City Centre Zoning

Volumetrics and City Inhabitation assumptions

City spaces are complemented with the civic gardens and urban vegetation that is placed throughout the urban fabric. Creating positive and attractive spaces to be in.

Residential:
 Medium density housing will provide 64 dwellings (approximately 250 people).
 Apartments will provide 30 - 40 dwellings spread over 4 - 5 levels with 3 of these buildings (approximately 300 people)
 The residential precinct will be designed in order to provide a safe and vibrant place for the community to occupy. The mixed building typologies encourage social diversity within the tenants and has the ability to provide housing for large numbers of Wellington workers, giving them the opportunity to relocate into the Central Porirua, and place them within a closer vicinity to work for those who would otherwise travel in each day. Positive open spaces between housing blocks through communal courtyards and parks receive sunlight all year round and will be designed for the East-West sun. Loose guidelines around building forms and style will ensure a freedom in diversity for architectural response.

Mixed use (residential + Retail):
 13,000m² of retail space with 50-70 residential options placed above (providing approximately 130 people)
 By including the Mixed Use Precinct the development will be able to house occupants within the actual CBD itself. This Residential intensification will ensure a much needed activation of the space during later hours of the day where previously activity became scarce as shops closed and consumers returned to out skirting suburbs. An appropriate mix of spaces located and carefully designed, enriches the user experience of the city and supports the varying private land uses and activity that are a primary reason for its existence.

Commercial/Office Space:
 Office space provided will be approximately 40,000m² providing space for near 1500 workers (assumed 20m² per employee). By bringing in workers along the edge of the city there is an increase in social diversity and demographic (currently industrial is the main workforce) which can help assist our development strategy for a more vibrant city centre. During week-days adjacent precincts such as the Retail and Mixed Use would be utilized for amenities such as cafes by the workers. This different higher-working class demographic would ensure the economy remained high and Precincts continued to operate in a financially feasible manner.

Retail:
 The new retail sector will add another 7200m² of retail space on top of the existing North City Mall. By relocating and redesigning the Retail sector and introducing the Mixed Used Precinct along a series of key streets connecting the North and South anchors of Porirua, we feel this will reinvigorate the city centre as pedestrian movement becomes a key aspect of this implementation.

- Public service
- Retail
- Mixed use
- Civic Centre
- Commercial
- Residential
- City waterfront
- City Car Parking

Zoning image precedents and examples of built inhabitation

Waterfront



Residential



Mixed use



Public Service



Retail



Office/Commercial



Civic Centre





Waterfront

The waterfront has been developed with careful consideration towards both the ecological and social aspects that such a project presents. With the vegetation and landscape developments serving both as the riparian zone between the toxins of a city and the waterways, whilst also providing the pleasing visual aspects of a park environment.

The built environment provides a setting for social interaction within the extensively landscaped waterfront precinct. The buildings have been envisioned to include an array of restaurants and bars that cater towards a 'special night out'. These amenities are a key player when providing a city environment that aims to encourage a diverse social scene and present attractive and legible options for the inhabitants.

Whilst also providing for the larger masses of Porirua City, it also provides a place for the adjacent residential development to utilize fully. This will result in the waterfront adding to the value of the individual dwellings within the residentially dominated spaces of the city.



Parks

The Office parks/courtyards are spaces of retreat for workers and are typically green while being dominated by urban seating and ecology. They give opportunity for rest and relaxation, create places suitable for informal gatherings and social events, and provide visual relief from the predominantly hard-surfaced appearance of the rest of the built form in central city Office Precinct.

The quality of the parks created is more important than an outright area. They aim to achieve a major contribution to the quality of the city and the mental/emotional well being for office workers as they have a pleasant environment for retreat during their breaks. Successful urban parks typically attract many people and are a favorable microclimate and have spatial definition along the edges to generate memorable character. Introducing smoke free spaces could be an option as the city moves forwards in its development, civility that has arisen around wishes and expectations for this implementation by the Council. This begins to govern how spaces should and shouldn't be used.

Trees

Trees can be used to enclose spaces, to integrate nature into the urban environment, and to give richness and complexity to the streetscape.

If the tree species within the area contrast with trees in suburban and natural surroundings, this can help indicate a sense of arrival in the centre of the city. Indigenous trees tend to be informally grouped on the hills surrounding the harbour, while formal planting of generally exotic trees characterises the city centre. Because many trees within the city are deciduous, the progression of the seasons is highly visible: it also means public spaces with trees enjoy maximum sun during the winter.

