

APPENDIX 3: PORT OHOPE CONCEPT PLAN



Inset Potential long-term expansion of retail/community and parking space through the flattening of existing central mound.

KEY

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|----------------------------|-----------------------|-----------------------------|---------------------------------------|
| Shared footpath | Grassed Area | Deciduous feature tree | Retail / commercial / community use |
| Parking Area | Native Revegetation | Decking | Harbour facilities |
| Existing Building location | Evergreen shade trees | Feature Paving | Standard / Medium density residential |
| Boardwalk | Native street trees | Viewing Platform / Pavilion | Sea Wall |

Rationale—

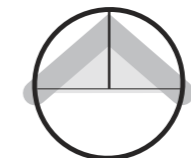
- A-** Access and connectivity with the water is a primary objective of the design response. As identified through the initial design workshop, the fundamental organising element of the proposal is a north-south corridor running from the wharf through to the beach. The corridor emphasizes the visual and physical connection between the harbour and the Pacific Ocean.
- B-** Public access to the foreshore has also been identified as a clear priority for future development. A centrally located open space area abutting the wharf will provide a focal point to the site. This central area is essentially intended as a gathering space where friends and families can meet to explore the recreational possibilities that the site offers. This central area would be designed as a flexible space that could be used for community markets, small outdoor events and informal gatherings.
- C-** Retail space to be clustered around the central open space and oriented to allow for views towards the water's edge and the setting sun. Total floor area to range between 500 and 2000m2 and comprise a mix ranging from cafés and restaurants through to tourism and recreation based business. Local convenience stores would be located nearest to the site entry on Harbour Road. Cap building height at two storeys with design emphasis placed on optimising views with waterfront decks etc. Parking would be located within the center of the block.
- D-** A dedicated harbour facilities area would ensure ease of access for small boats, extend parking area for trailers and provide storage area and accommodate for a redevelopment of the Yacht club. A new stand-alone toilet block and changeroom facility would be needed in close proximity to the wharf and water's edge and would be incorporated within this area.
- E-** The upgrading of the wharf structure would increase its berthing capacity and with the provision of seating, rod holders, rubbish bins etc. to improve usability of the wharf for fishing.
- F-** A sheltered beach area would offer an alternative to the existing surf beaches with the focus on families with small children.
- G-** With the intention of providing a flexible open space area, the natural bowl shape will be re-contoured to create an open grassed area to be used as an informal sports field surrounded by shaded picnic areas.
- H-** Existing high points are to be retained and made easily accessible. Pavilions or viewing platforms highlighting key viewshafts towards key landscape features and cultural sites.
- I-** Indicative layout for extension of residential area into Seaward Block. Key design principles identified are permeability of street and pedestrian network, optimized solar orientation of lots, preservation of viewshafts and provision of larger setbacks and screen planting alongside Harbour Road and existing residential properties. Lots ranging in size from 350-600m2 meaning that further subdivision of lots would not be possible. Building height to be capped at two storeys.
- J-** Potential inclusion of medium density lots (350-450m2) overlooking open space area.
- K-** An emphasis has been placed on the protection of the area's natural character and extensive revegetation is proposed to create a continuous thread of green space that connects all elements of the site into a cohesive whole. The linear reserve linking the harbour to the ocean will transition from the dunes through to regenerated coastal shrubland showcasing native species with interpretative signage or sculpture.
- L-** An extension of the linear reserve lining the harbour would provide additional passive open space and areas for parking.
- M-** Potential picnic shelter / seating area at water's edge.



Scale 1:2500 @ A3
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Drawn by: DAE
Checked by: MA
Plan Base: supplied by WDC

Revision - Description
A - Addition of Inset Option, boardwalk.
B - Removal of Sports facility, Addition of street trees adjacent to campground.
C - Deletion of wharf swimming area.



PORT OHOPE HARBOUR
CONCEPT PLAN REVISION D