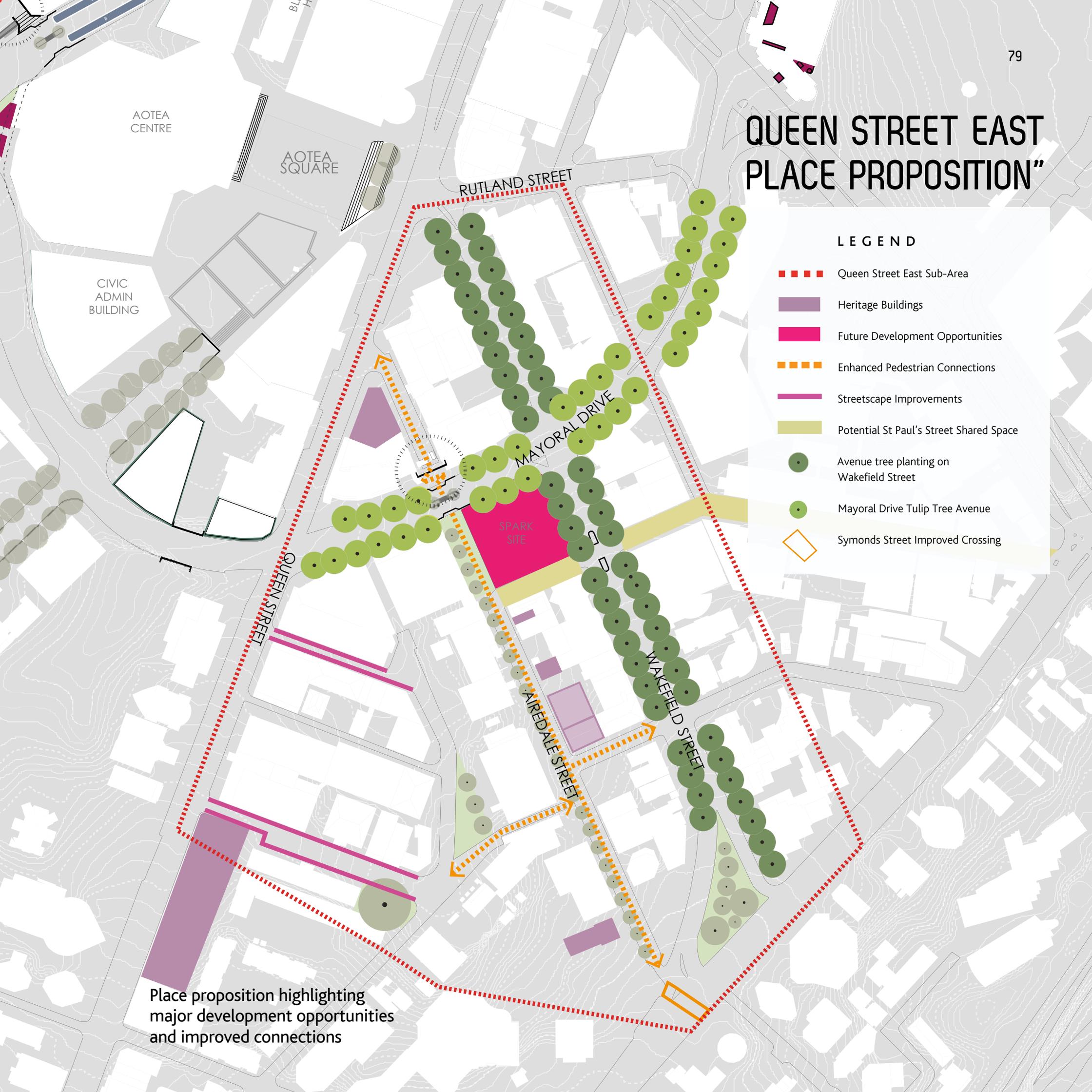


QUEEN STREET EAST PLACE PROPOSITION

LEGEND

- ■ ■ ■ Queen Street East Sub-Area
- Heritage Buildings
- Future Development Opportunities
- ■ ■ ■ Enhanced Pedestrian Connections
- Streetscape Improvements
- Potential St Paul's Street Shared Space
- Avenue tree planting on Wakefield Street
- Mayoral Drive Tulip Tree Avenue
- Symonds Street Improved Crossing



Place proposition highlighting major development opportunities and improved connections

The Queen Street East area has had little strategic oversight and has suffered from uncoordinated development. Without intervention, there is no reason why it wouldn't continue to undergo development that offers little to the public realm, prioritises cars over pedestrians and fails to foster a sense of local identity or cater for local needs. This risk would exacerbate the perception of a zone that is forgotten, or at least of low priority, and it could easily become the 'weakest link'.

Many opportunities exist for private and public investment. Careful development can make a positive contribution, enhancing the quality experienced by residents, office workers and visitors. Coupled with placemaking and community initiatives, Airedale Street and surrounds can evolve into a tightly-knit precinct, offering a home to both residential and commercial activities on a smaller scale and in a more creative way than other areas in the Aotea Quarter and the neighbouring Engine Room and Learning Quarter. If the topography of its outer edges (i.e. within a gully) is embraced as a positive attribute, it could become a pool of energy, activity and community spirit.

QUEEN STREET EAST INITIATIVES

BUILDINGS, SPACES AND ACTIVITY

- Development brief for the vacant site on the corner of Airedale and St Paul's streets, which includes:
 - Prioritise principal building edges along Mayoral Drive, with secondary entrances from the public space and Wakefield Street.
 - Medium-format retailer such as a supermarket or larger anchor commercial tenant to use the rare, inner-city, 2000m² footprint, serving residents and supporting the arts and cultural activities.
 - The key address for apartments should be St Pauls Street, to complement those on its southern side.
 - Scale and form to respond thoughtfully to the apartment building nearby on the opposite side of St Paul's Street.
 - Ensure building access and service requirements are placed appropriately and blend with surrounding streets.
- Identify new public space opportunities, especially at the sunny confluence of Liverpool, Turner and White streets.
- Redesign Airedale Street public plaza, in conjunction with development of neighbouring site, to better cater for local activities e.g. music, markets and community events.
- Development next to heritage and character buildings to be informed and inspired by their qualities and proportions.

TRANSPORT, MOVEMENT AND CONNECTIONS

- Audit car parking to clarify length of stay, to determine if current arrangement is the best way to vitalise Queen Street East.
- Add a pedestrian crossing where Mayoral Drive crosses Airedale Street, to facilitate moving to and from Aotea Square, Queen Street and beyond.
- Redesign steps from Mayoral Drive to Airedale Street north, to introduce a universally accessible transition similar to the best practice example of Governor Fitzroy Place (east).
- Use streetscape design to signal to vehicles entering the precinct on St Paul's Street that they are entering a slow zone.
- Investigate opportunity to install wider steps across the full width of the lane between Airedale and Liverpool streets (approx. 63-67 Airedale Street). This aims to improve pedestrian safety in an important walkway, particularly for the many students (Liverpool Street area) to access the Learning Quarter at Wakefield Street and beyond).
- Add a footpath along Marmion Street.
- Audit parking for Liverpool, White and Turner streets to improve efficient layout and create extra amenity space.
- Investigate reversing northbound (downhill orientation of Liverpool Street to southbound (uphill) to City Road to reduce driver speeds.

RELATIONSHIPS, NETWORK AND COMMUNICATIONS

- When assigning funding, aim to set up a community/business/residents group to coordinate initiatives, unify the vision and strengthen the community's voice in city decision-making.
- When key infrastructure landowners (SPARK and Vector) look to redevelop, identify improvements to building/site edges, to contribute to, rather than detract from, surrounding pedestrian amenity.

AIREDALE STREET TODAY



AIREDALE STREET FUTURE

