

4 PEOPLE LIVING HERE

PEOPLE ARE VALUED

- » When the people's well being is at the core of planning, our towns become more comfortable and desirable to live in.
- » A small scale, interesting, walkable place that promotes informal social interaction, bumping into neighbours, watching people walk by are encouraged.
- » People of different ages and stages of life need different things in town - diversifying is good.

ECONOMIC BUILDING BLOCKS

- » Living right in town is a new small town urban lifestyle choice - more people means more support for businesses.
- » Converting or building new means better economic use of land and generates business for building industry.
- » Going up a bit higher will achieve better development viability and still fit the scale of the centre.
- » Building new ground level shops or offices above means new quality premises that will attract new business.
- » Energy efficient buildings are designed to provide comfortable and low operational cost places to live.

CHARACTER BUILDINGS AND EARTHQUAKE RISK

- » Converting existing or building new means picking the best character buildings to retain and enabling new ones that fit in.
- » Keeping the character of the small town streets - especially on east side - enhances the 'attractor factor' of Feilding.
- » Safe buildings are important to the community, building occupants and provide resilience to the town centre.
- » Supporting owners and developers that are building or converting reflects the role the towns buildings play in the public amenity of the place.

SOMETHING TO THINK ABOUT

What if you could live right in Feilding town centre?

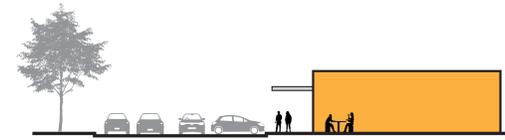
Find out how to give us your thoughts via the weblink below, or by scanning the QR code.

www.mdc.govt.nz/Contact-Us/Have-Your-Say/Feilding-Town-Centre-Refresh



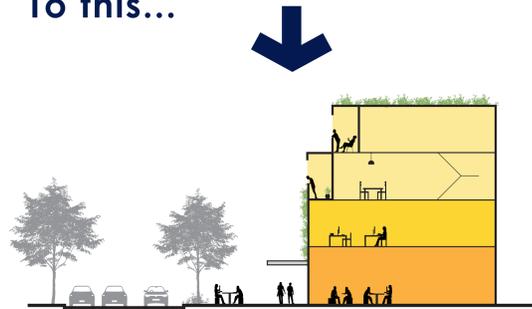
Building New

From this...



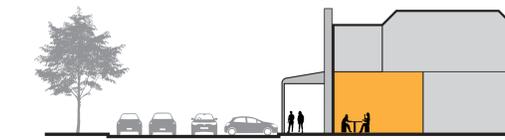
Lower quality, single-storey buildings could be replaced over time.

To this...

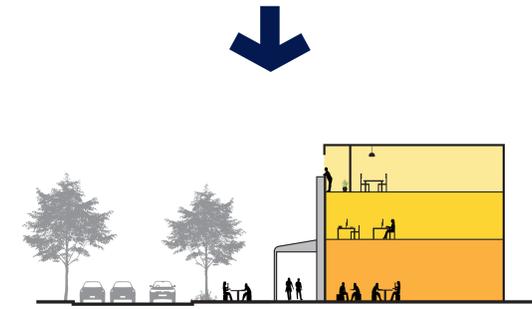


New buildings could be up to 4-storeys, allowing occupants to connect visually with the street - this makes it feel safe and means people feel part of the community.

Converting

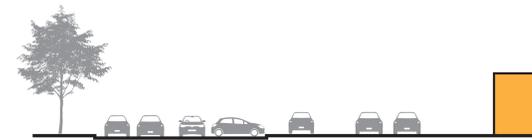


The east side of the square has a lot of older buildings that contribute to the character of the street. Many have 'redundant' space within.

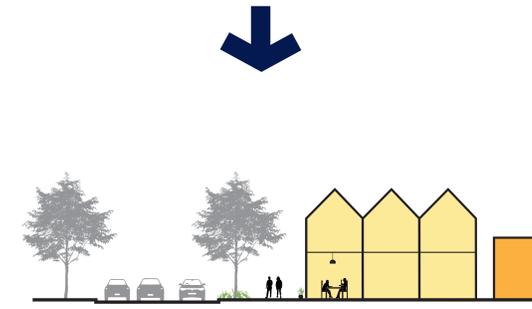


The east side of the square is more sensitive to change as the character is an asset, so conversions need to fit in. With good design, more height could be possible without affecting character.

In-filling



In the blocks surrounding the town centre there is a large amount of underutilised space.

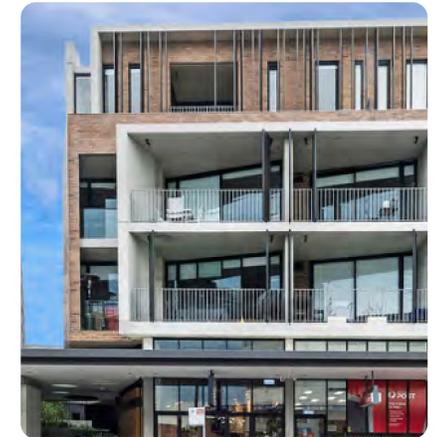


In-filling these spaces with town houses means more people are within a short walk of the town centre, supporting local businesses. Proximity means you can leave the car at home and wander to the supermarket, cafe, or work (if you work in town).

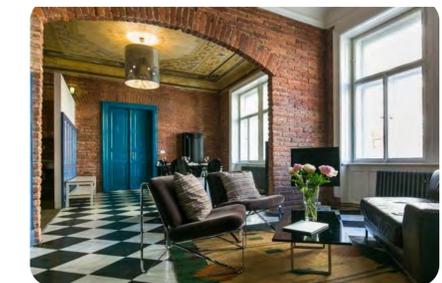
- RESIDENTIAL
- OFFICE
- COMMERCIAL



Integrating new and old with sensitivity



Building residential above shops and offices

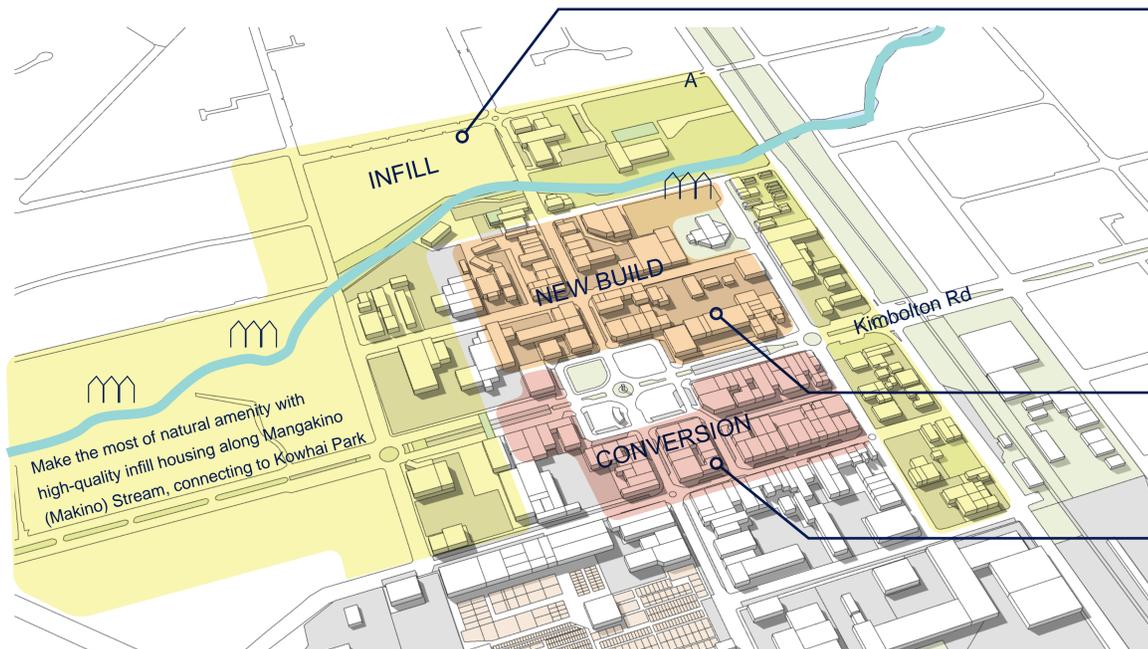


Maintaining heritage values



What Should Happen Where?

It is important to be strategic to get the best overall outcome for the town



Infill focus

In the blocks surrounding the town centre, there is opportunity to create a 'horseshoe' of higher density town houses to allow people to live within a 5-minute walking distance of all shops and amenities.



New build focus

In the northern half of the town centre there are more gaps - the focus here should be on filling and removal of lower quality buildings at the end of their life span.

Conversion focus

In the southern half of the town centre, the character is more intact - the focus here should be on retaining façades, and conversion of good quality buildings.