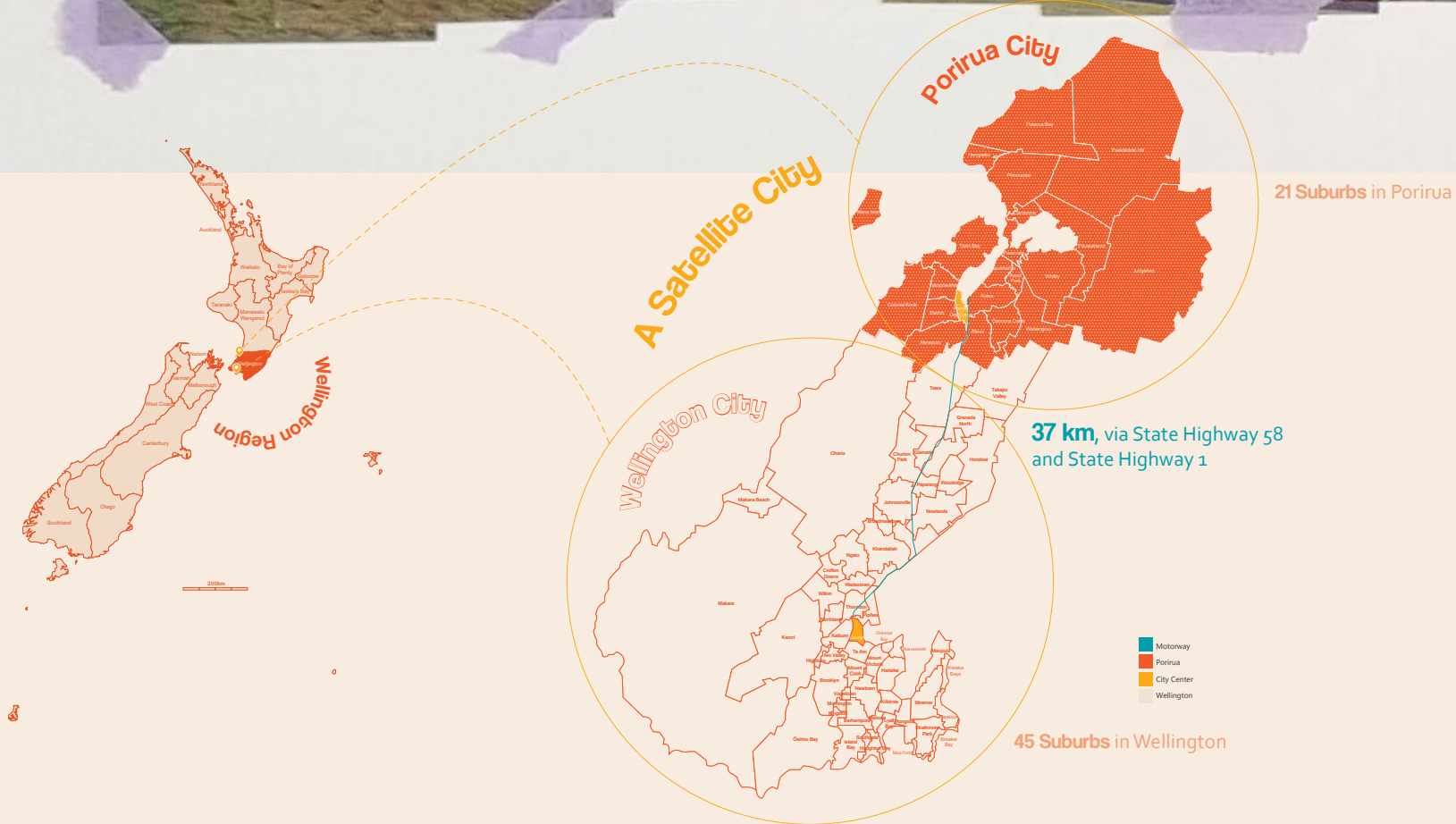


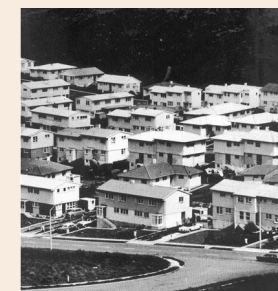
Dancing with the Devil

A creative approach to the
revitalization of the shopping mall

Porirua City



Porirua and Cannons Creek
<https://www.fishbase.org/species/porirua>



State houses 1950s
<https://history.govt.nz/media/photostate-houses-in-porirua-1950s/>



State houses 1950s
<https://www.fishbase.org/species/porirua>



1942

Porirua harbour shoreline, 1942.



1962

Shoreline reclamation, reshaping of the urban landscape. In addition to sediment, urban development added chemical and biological contaminants and nutrients, together with toxins from urban run off.

Porirua railway station, opened 21 September 1885, Rebuilt in 1960.



Johnsonville-Porirua Motorway, State Highway 1, completed in 1956.

East of the motorway, farmland planned 2700 state housing, forming Porirua East and Cannons Creek.

2016

Porirua Stream, shallow waterbody



Aotea, Porirua, established more housing in 2004 with Carrus Developments for its growing population. Now Aotea is a suburb that houses more than 1000 homes.

Shade canopy removed due to surveillance and safety issues with the community.

- Roads
- Buildings
- Water
- Railway
- Shoreline
- Structure

Legend

Planning Zones

City Centre zone

Industrial zone

Suburban zone

Plimmerton Farm zone

Rural zone

Recreation zone

Open space zone

Road Classification

Motorway

Major Arterial

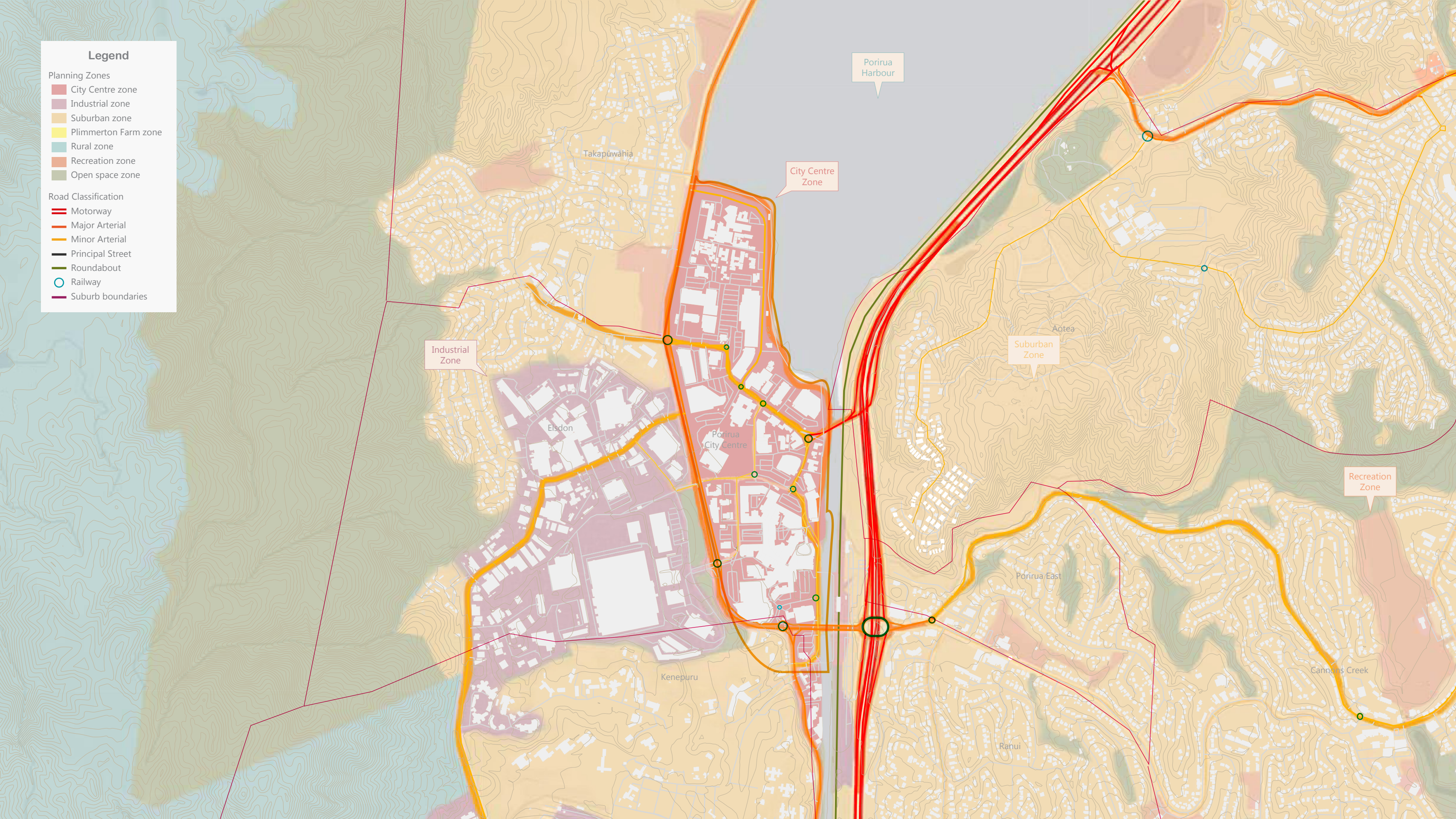
Minor Arterial

Principal Street

Roundabout

Railway

Suburb boundaries



2018 Census for Porirua

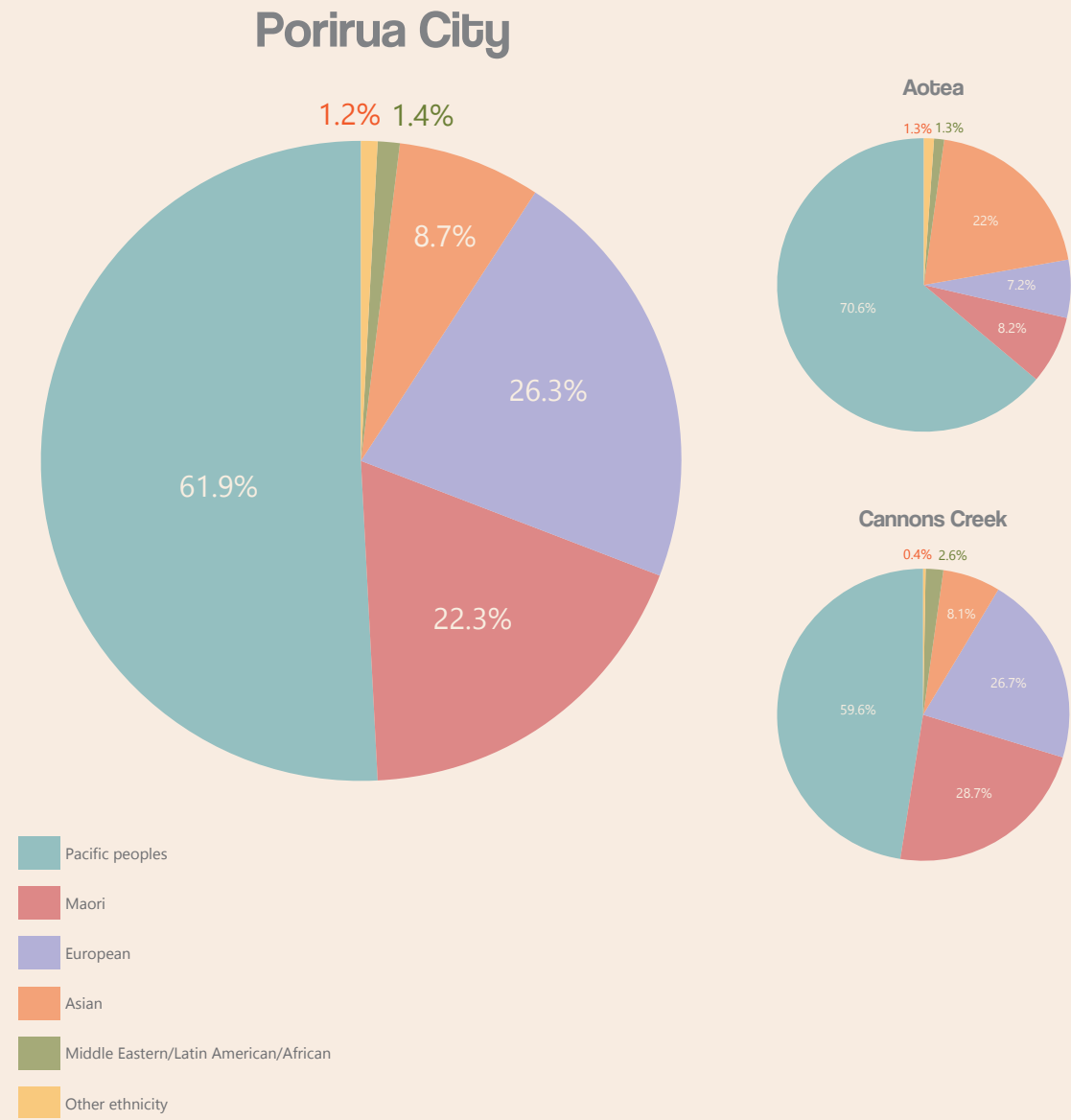
Number of people

Median age

56,559

35 years

Ethnic groups





Big Box Retail



“the ugliness and discomfort of the land wasting seas of parking... the death blow to the already suffering city centres by dragging the last remaining activities out of them.”

~ Victor Gruen

■ Carparks
■ Buildings



Mega Centre in Porirua



'Blanding'

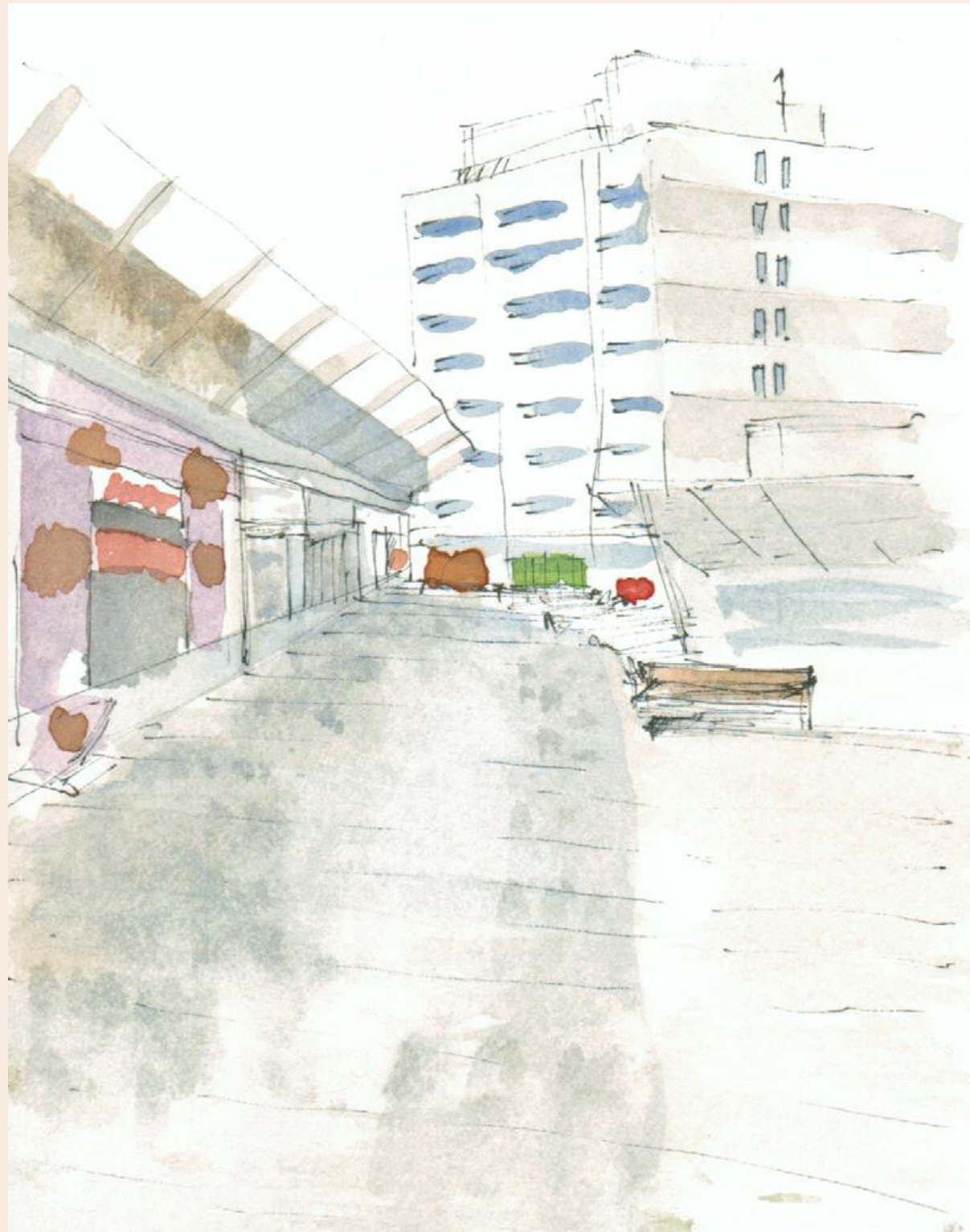
Bland + Branding

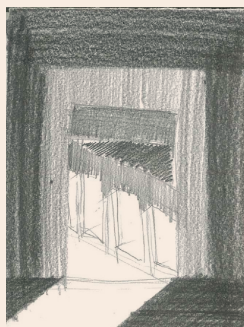
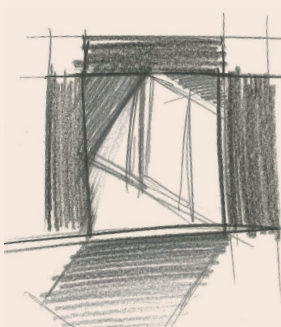
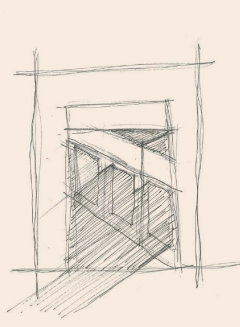
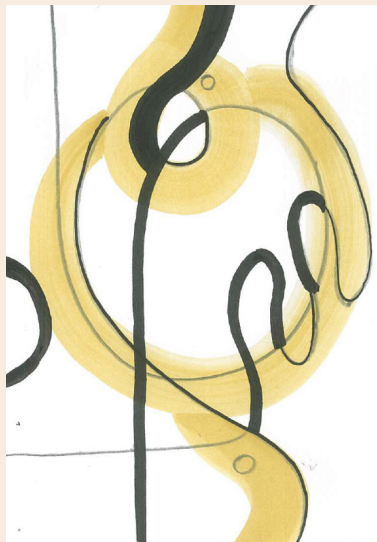
Flatness in the city



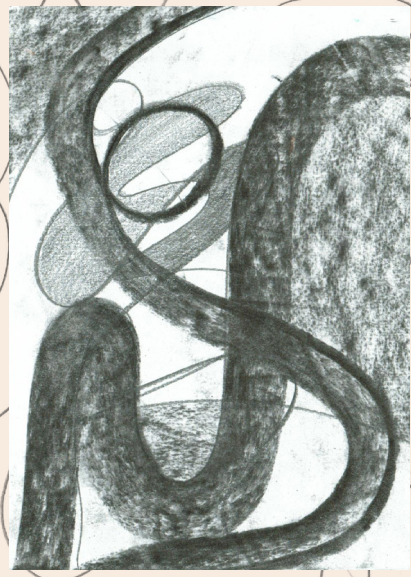




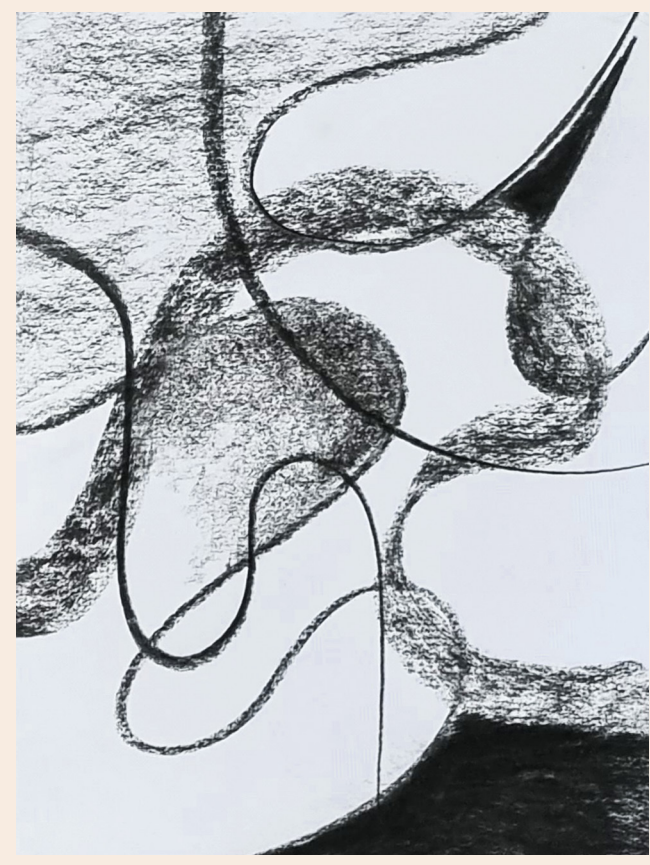
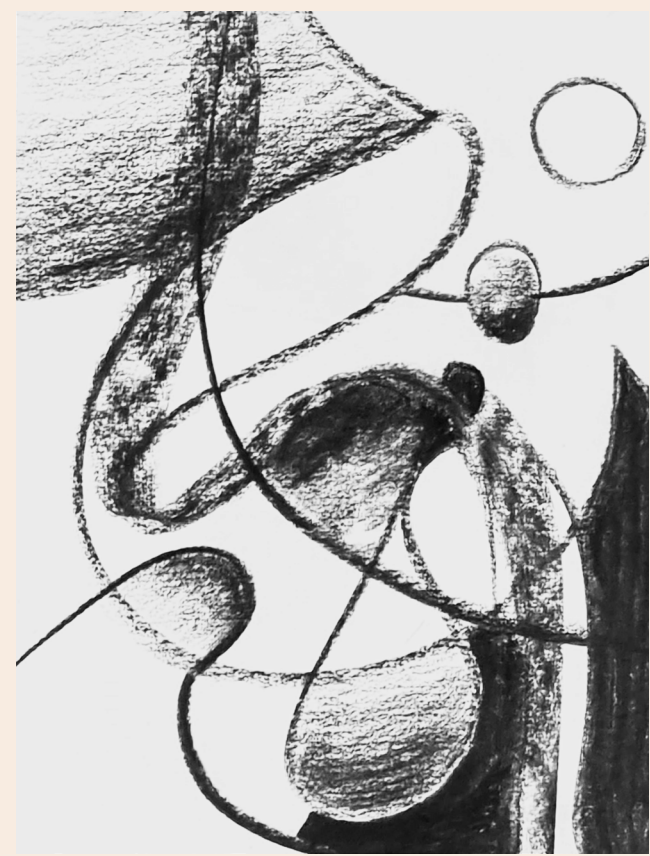




Balance



Positive + negative



Movement



Depth

Lines + Voids + Solids





Roberto Burle Marx

Amoeboid gouache of the rooftop garden at the Ministry of Education and Health,
Rio de Janeiro, Brazil
1938

Burle Marx Landscape Design Studio, Le Corbusier
<https://www.architectural-review.com/essays/reputations/roberto-burle-marx-1909-1994>

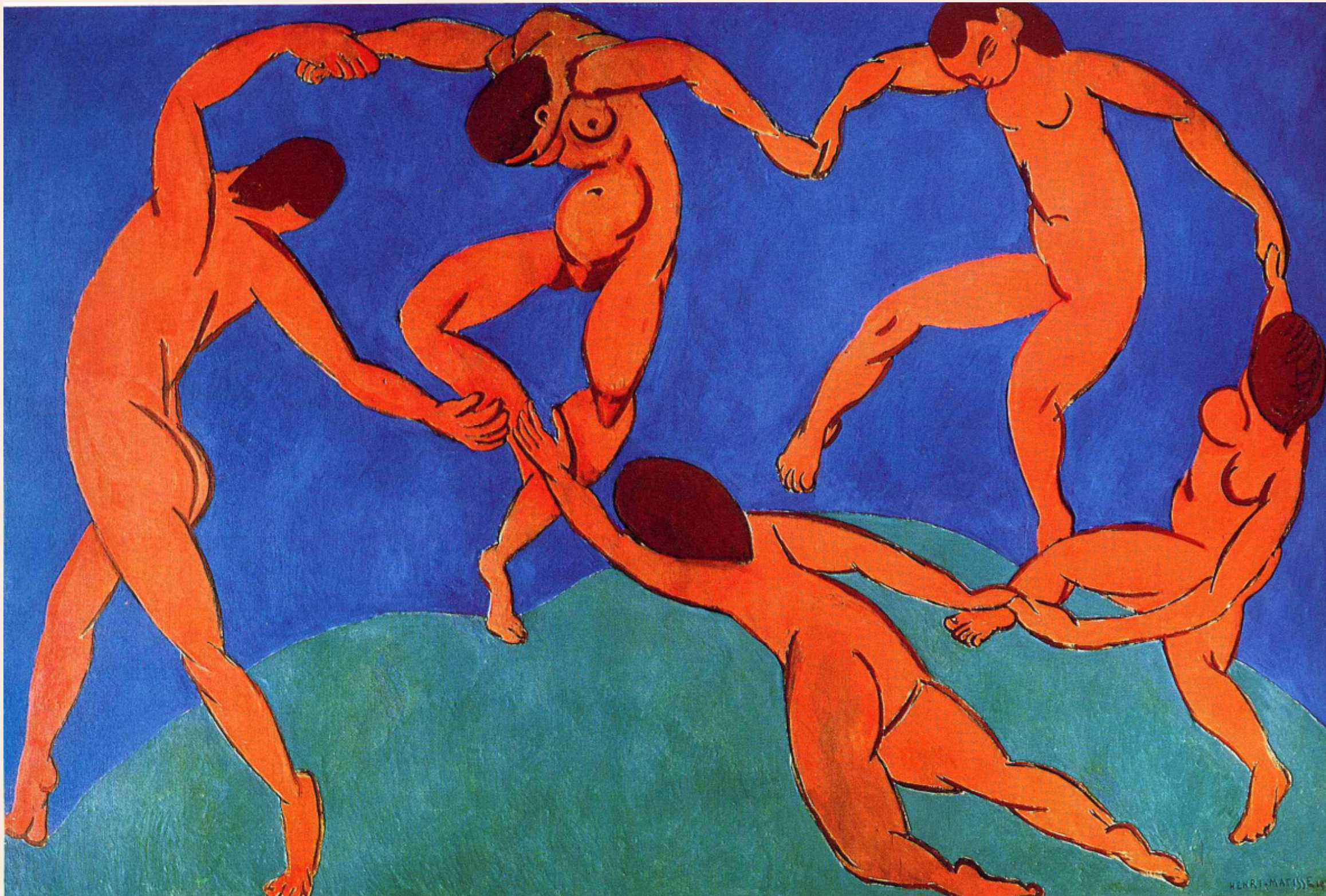


Roberto Burle Marx

“We should always try to understand the mutations and variations in nature and the light, sounds and perfumes that stir our emotions.”

Amoeboid gouache of the rooftop garden at the Ministry of Education and Health,
Rio de Janeiro, Brazil
1938

Burle Marx Landscape Design Studio, Le Corbusier
<https://www.architectural-review.com/essays/reputations/roberto-burle-marx-1909-1994>



Henri Matisse

Dance

1910

Oil paint,

State Hermitage Museum (since 1948), The Museum of Modern Art

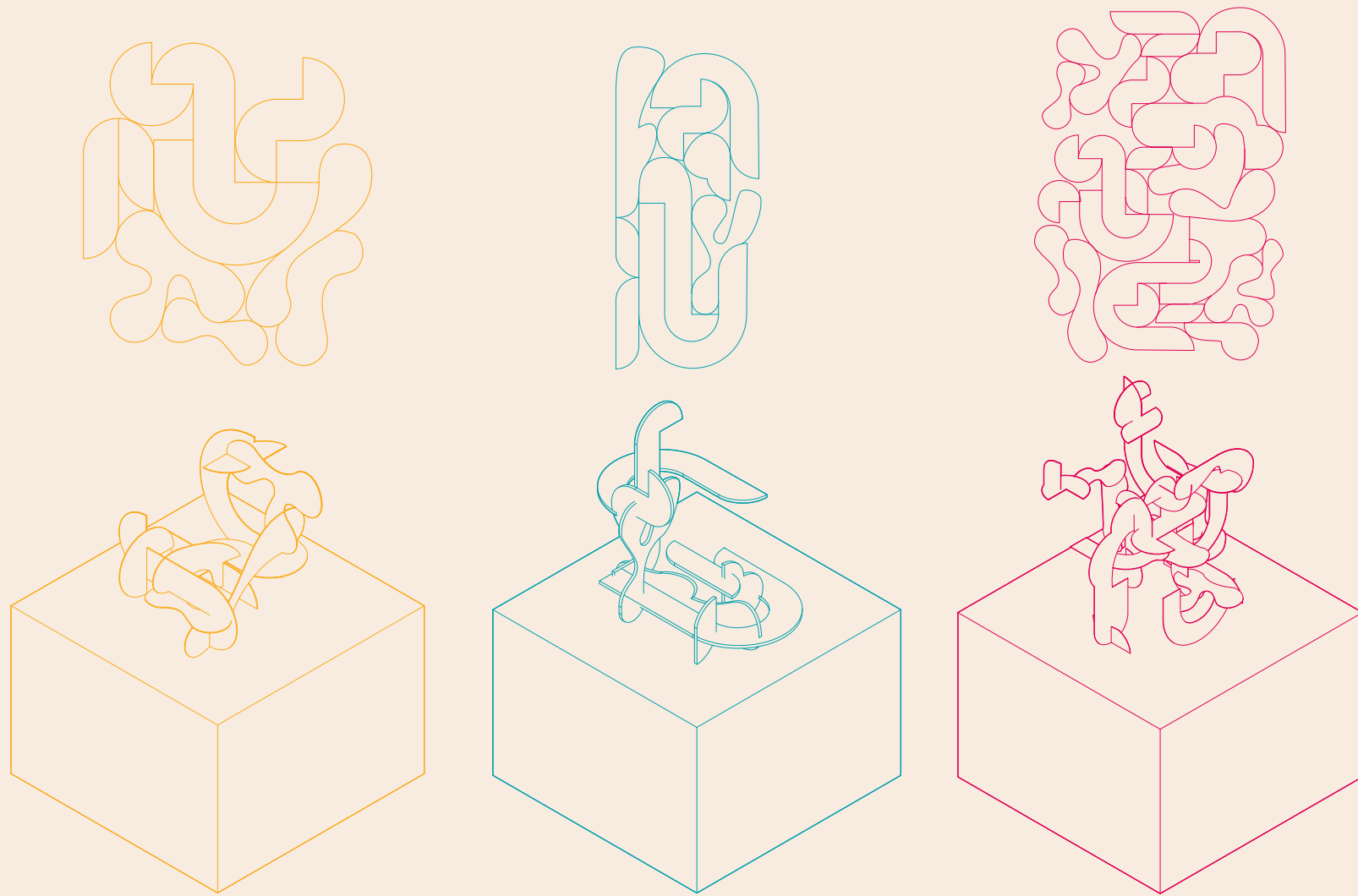
<https://blog.artsper.com/en/a-closer-look/art-analysis-dance-by-henri-matisse/>



Pablo Picasso

Guernica
1937

Museo Nacional Centro de Arte Reina Sofía
<https://edition.cnn.com/style/article/famous-picasso-paintings/index.html>

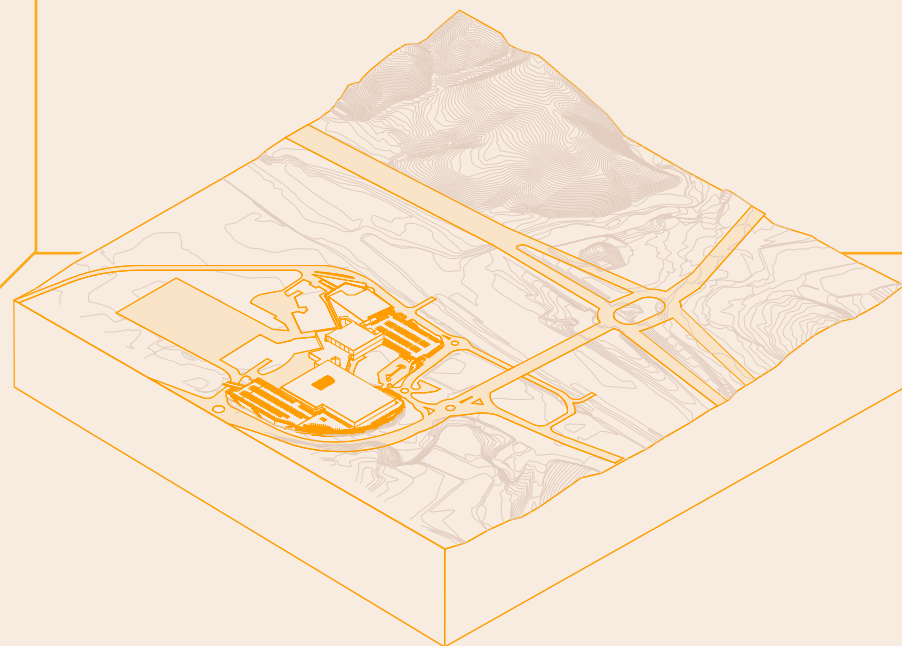


MDF models

Pastels and watercolour

From Art to Architecture?

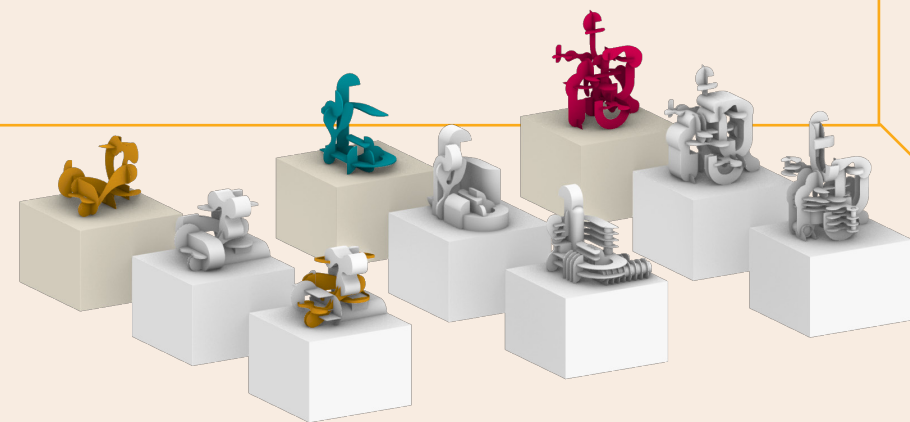
The Mall



Architecture



My Creative Voice



Kmart
open until midnight



Fa

How might the idiosyncrasies of
my creative impulses develop into
a practice that revitalizes the mall?

PORIRUA CLUB INC.
CAR PARK
THESE CAR PARKS ARE FOR MEMBERS
USING THE CLUB FACILITIES

Mall Maker

Lively new
town center

A City
within
a city

medical center,
offices,
residences,
parks,
education,
recreational

pedestrians
over
cars



First enclosed
shopping Mall
1956



Southdale Centre, Minnesota, 1956



Exterior of Southdale Centre, surrounded by carparks

Langham Place

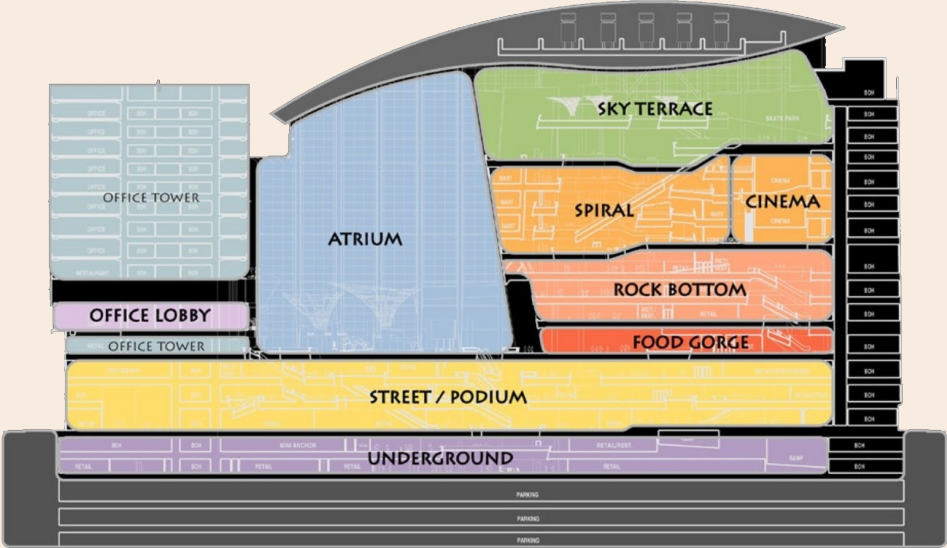
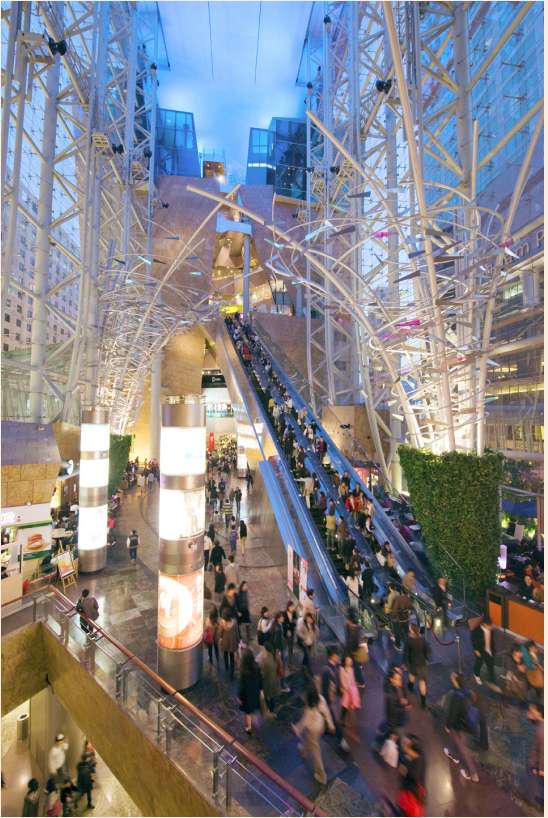
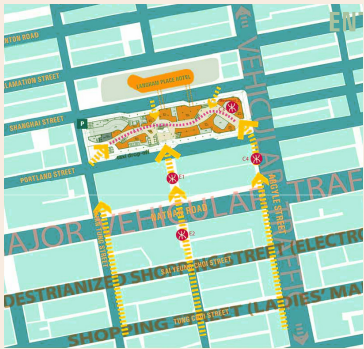


Project Type
Mixed-use, Retail, Residential

Location
Mong Kok, Hong Kong

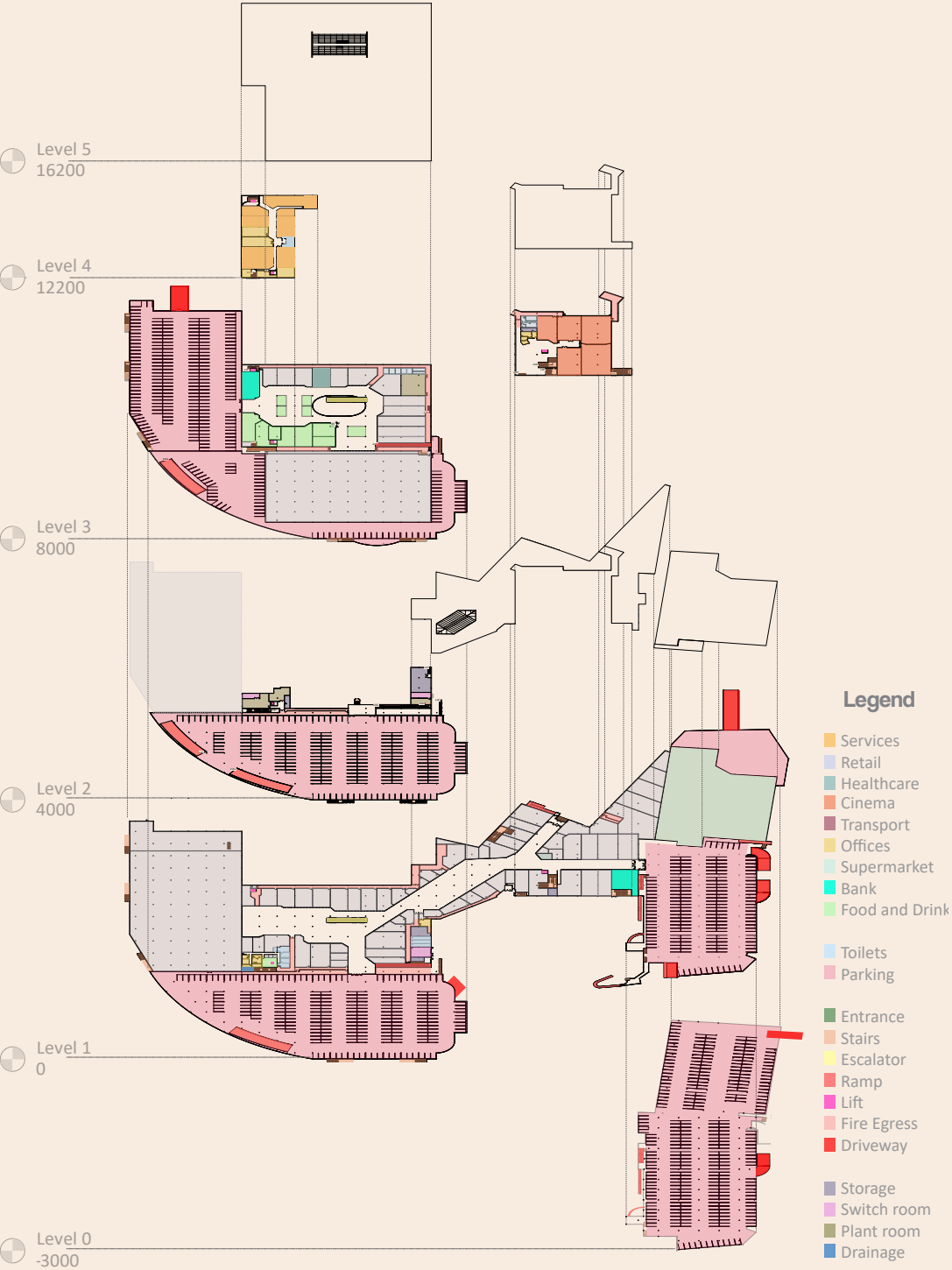
Architect
Wong & Quyang (HK) LTD,
Architects & Engineers

Size
167,000m²

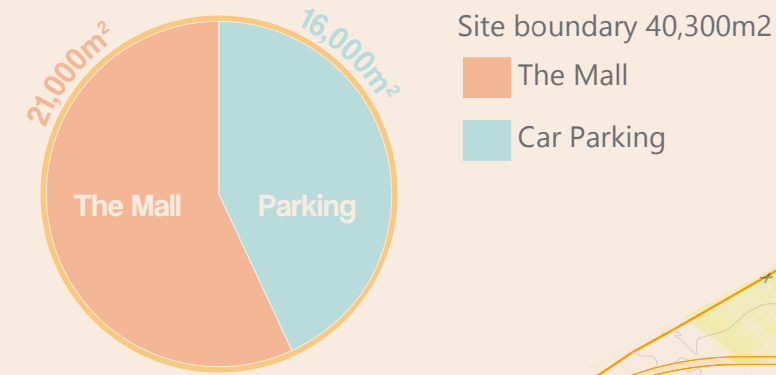


North City Shopping Centre

Existing programs



Site coverage



Revitalizing the city



Site Issues

- Location - proximity
- Accessibility - pedestrian
- Programs / Activities
- Vehicle reliance - Car parks
- Big Box Retail building footprint
- Unappealing "bland" architecture - safety
- Versatile structure
- No inner city living

Units

- 90 Retail stores
- 11 Office

Car parks

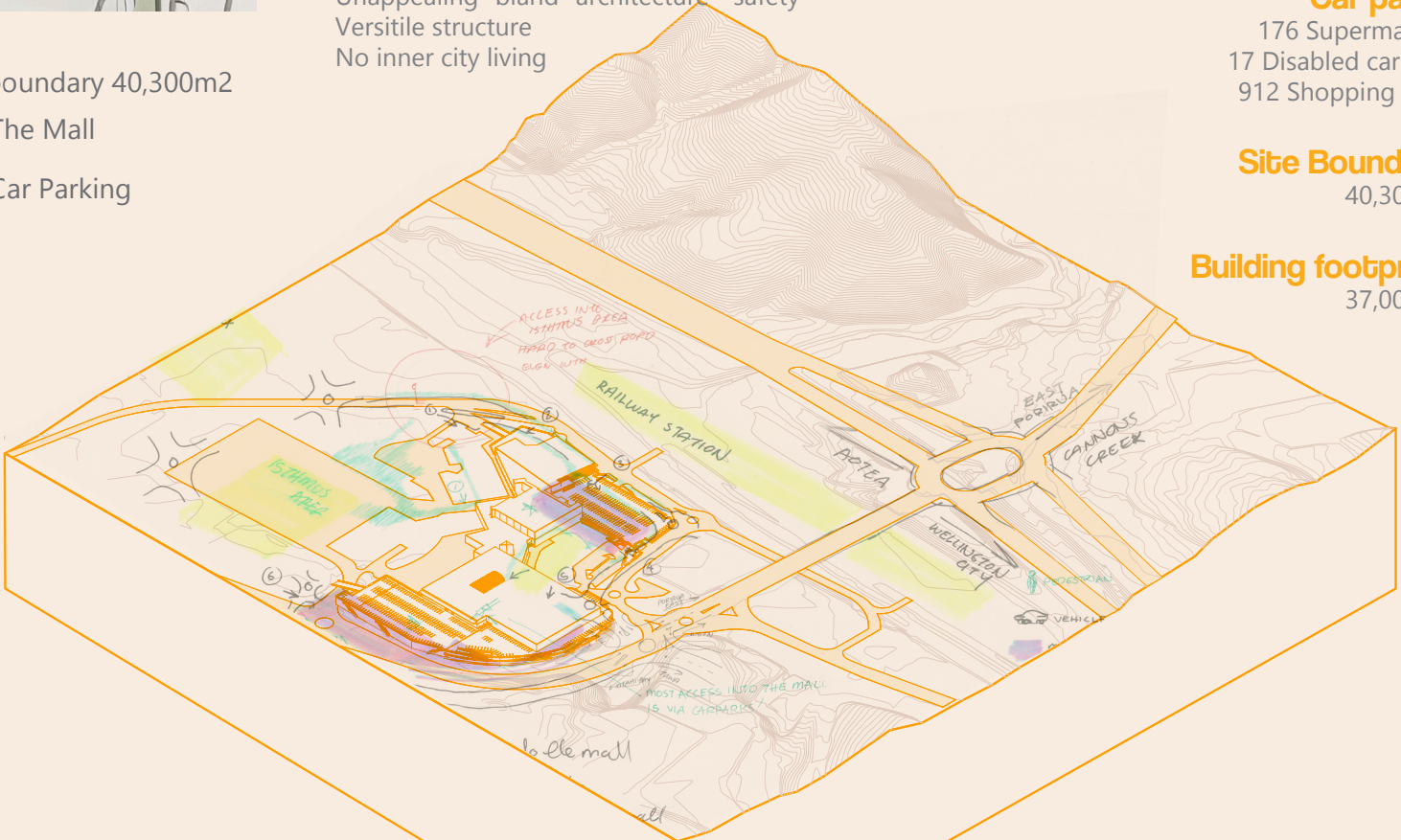
- 176 Supermarket
- 17 Disabled carpark
- 912 Shopping mall

Site Boundary

40,300m²

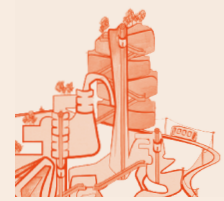
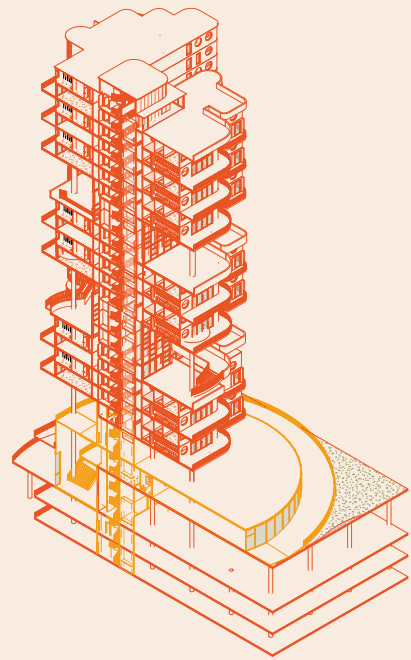
Building footprint

37,000m²



Design Moves

Density

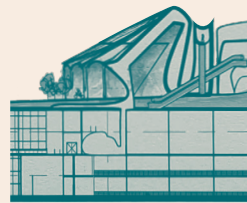
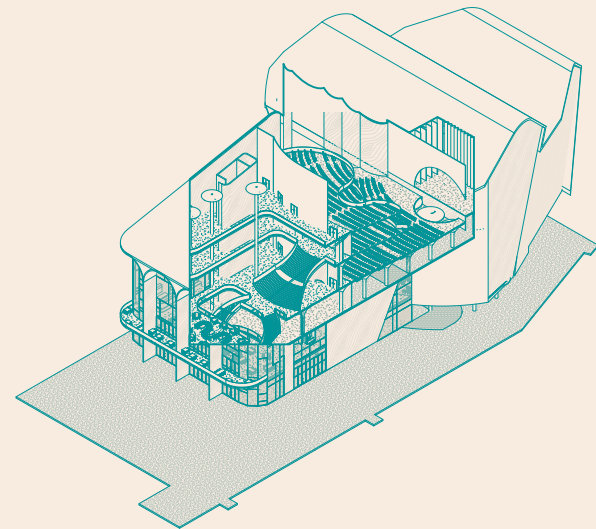


Apartment

Phase.

01

Vibrancy

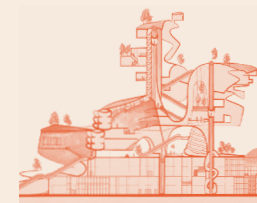
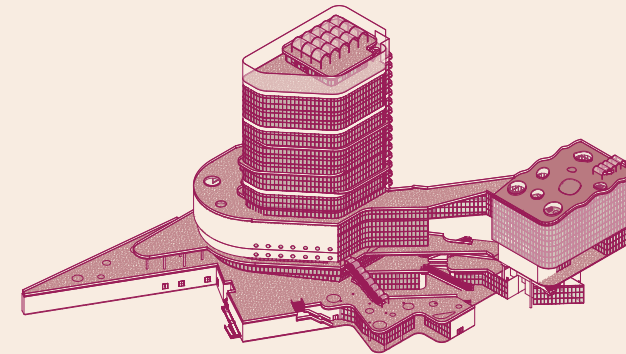


Theatre

Phase.

02

Interaction

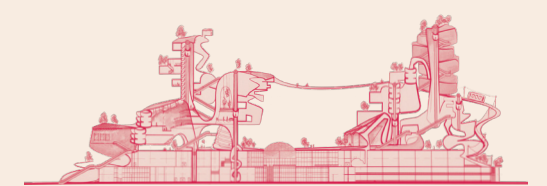
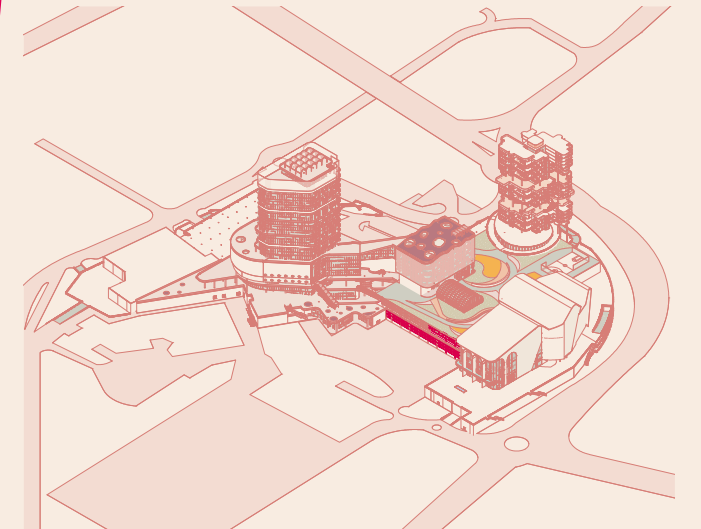


Workspaces

Phase.

03

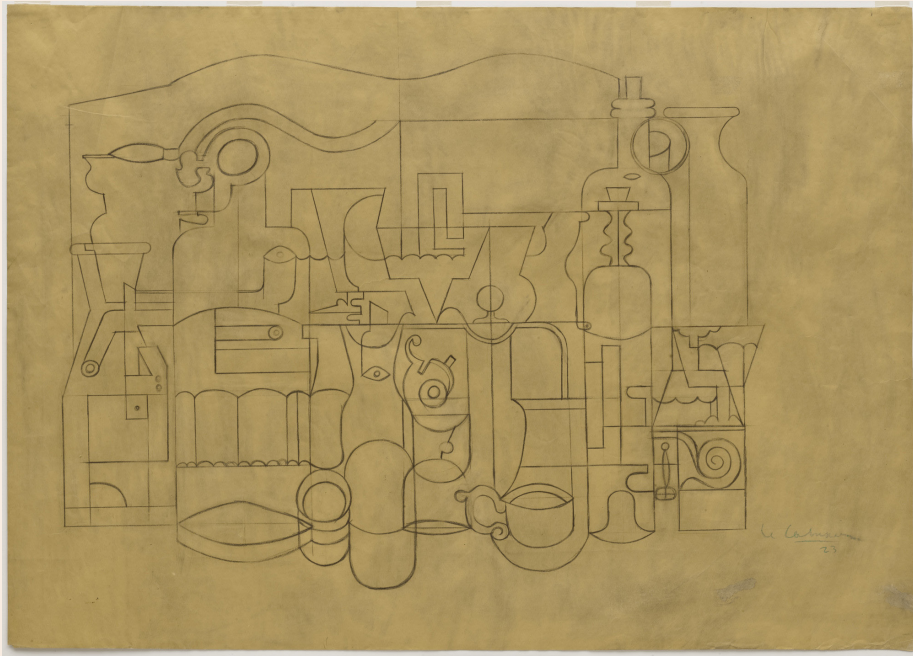
Mobility



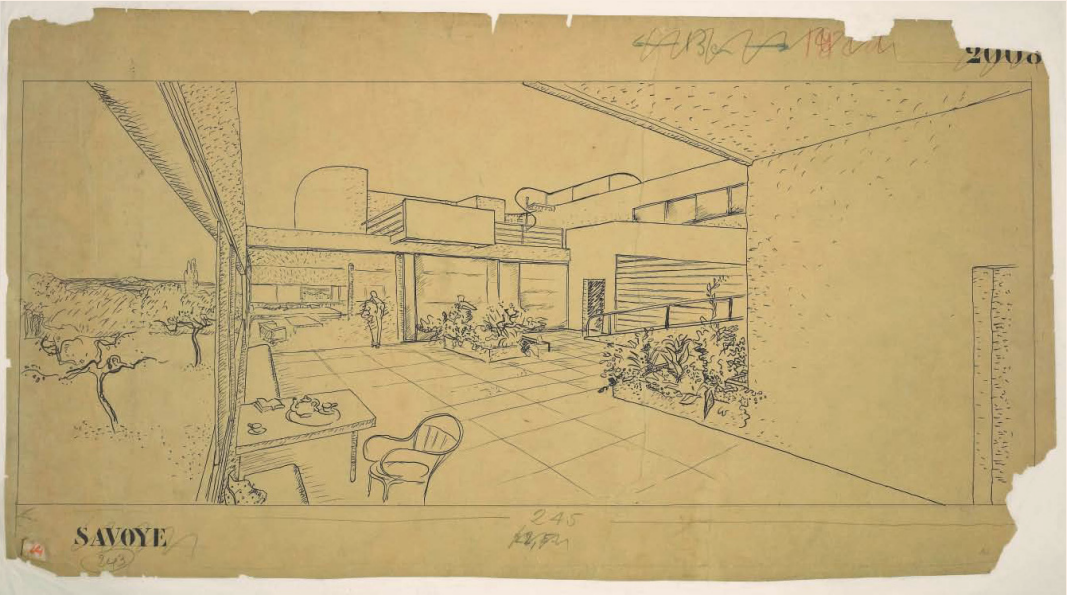
Mall

Phase.

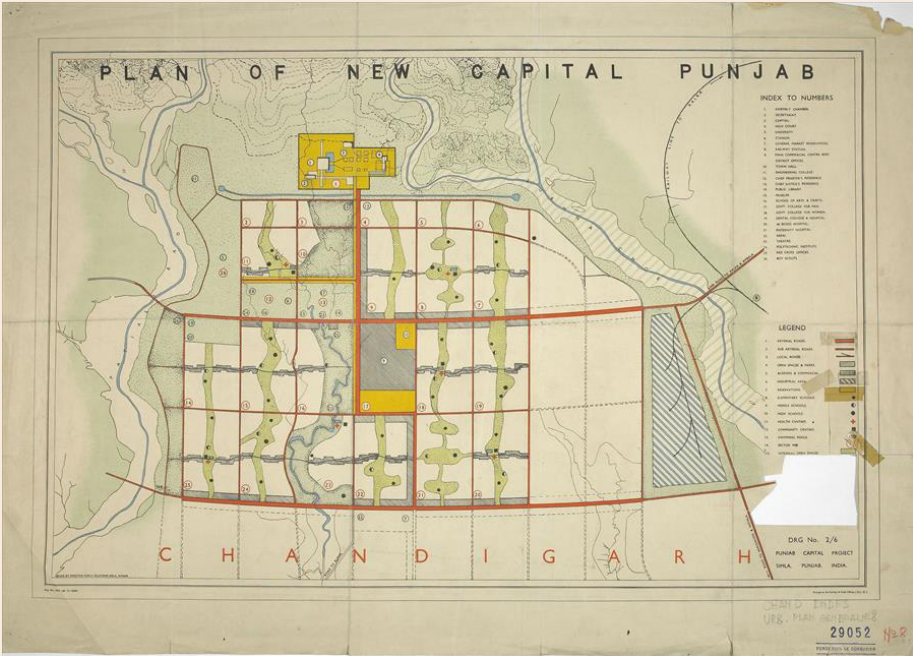
04



Still Life with Objects
1923



Villa Savoye rooftop
1931



Plan of Chandigarh
1951

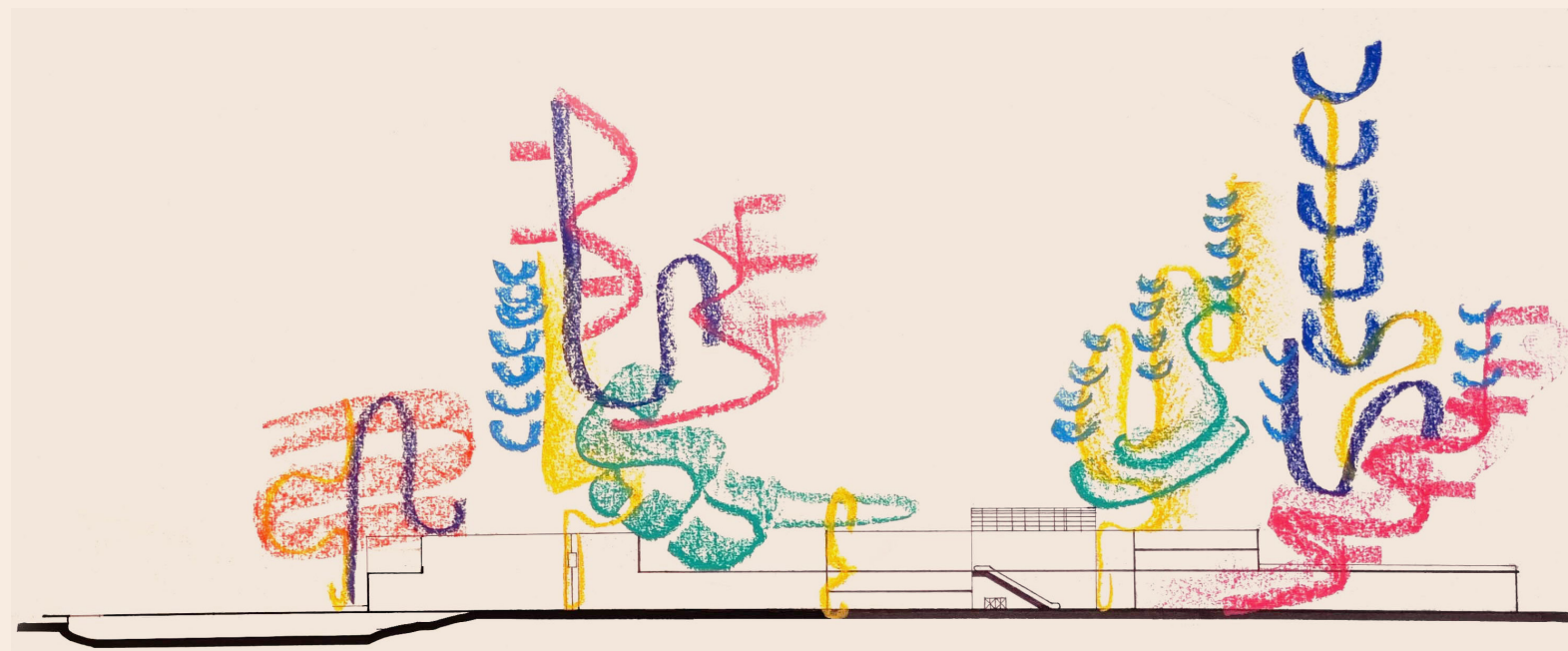


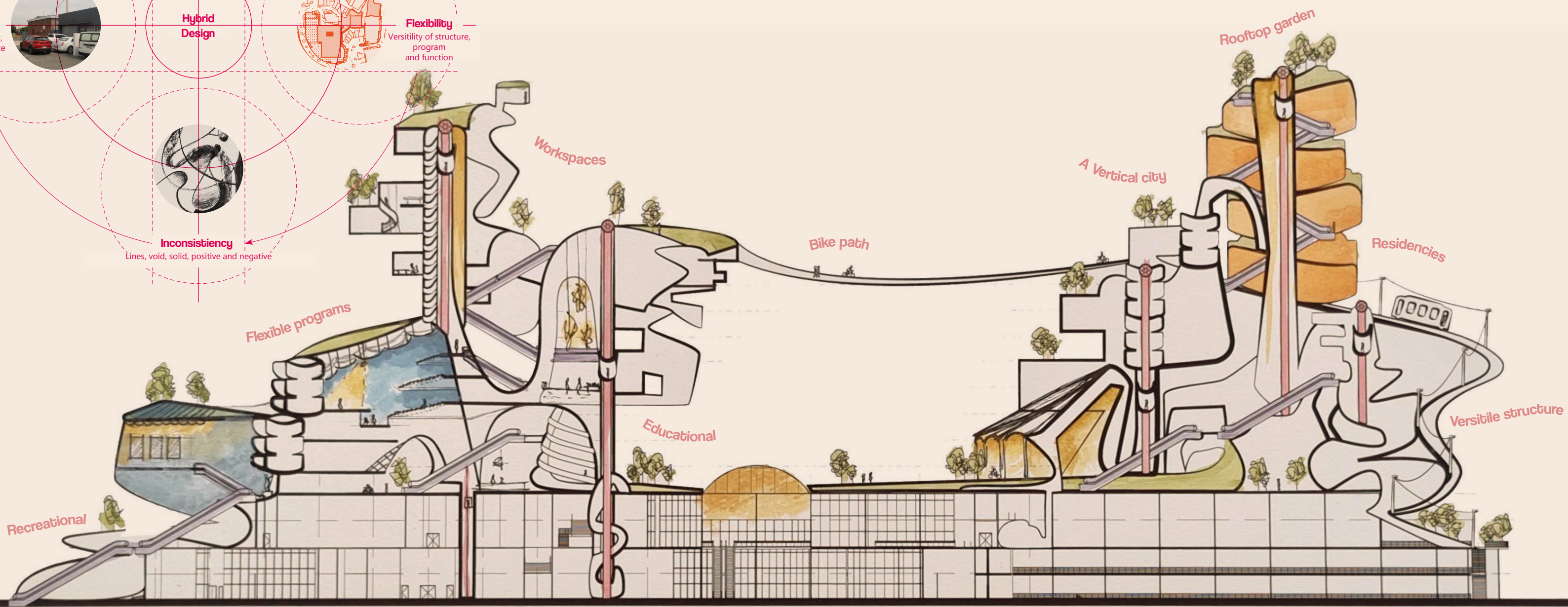
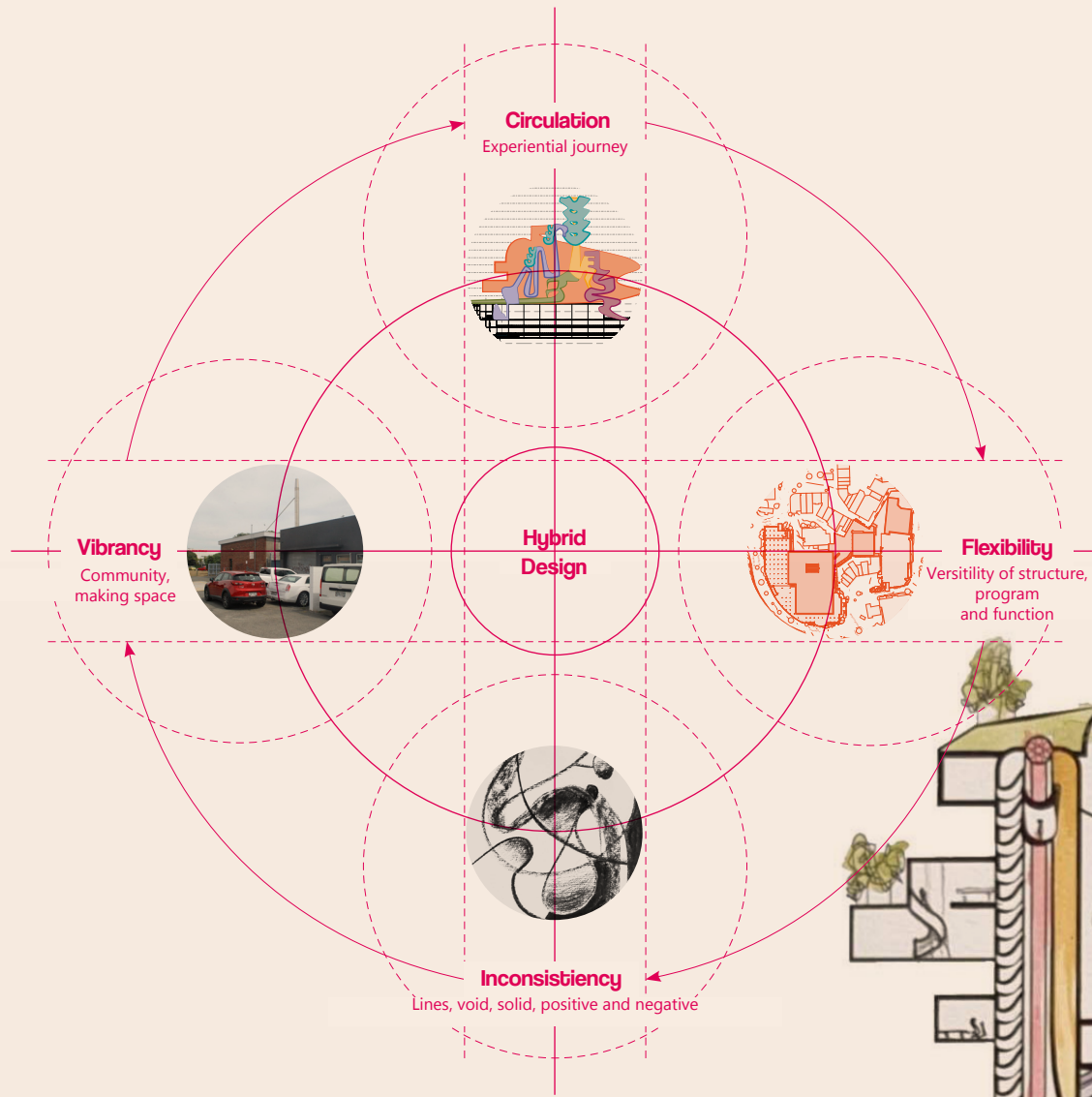
Chair
1950

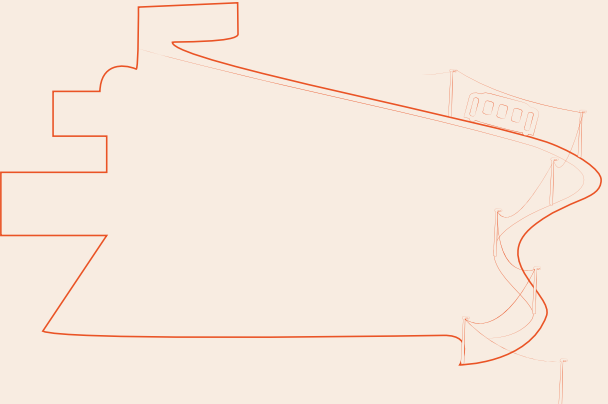
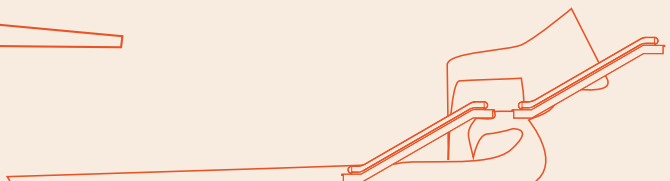
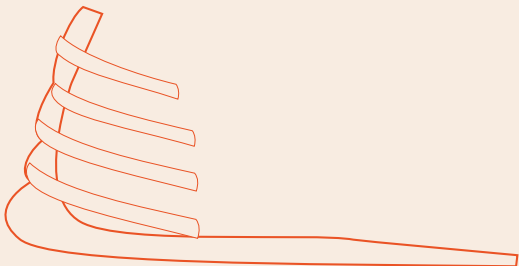
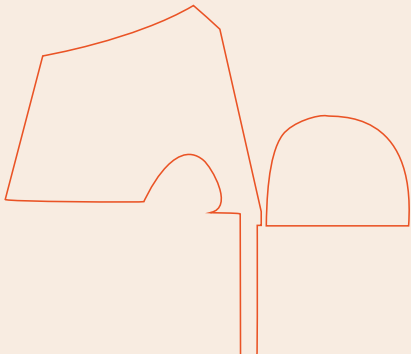
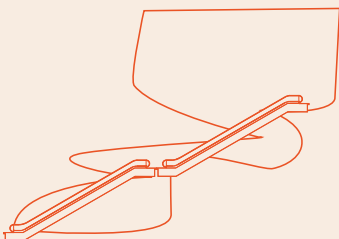
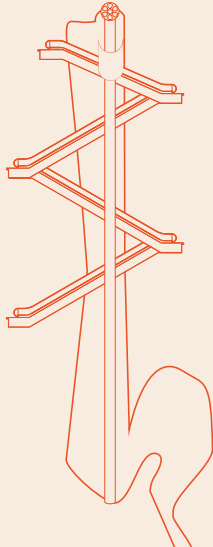
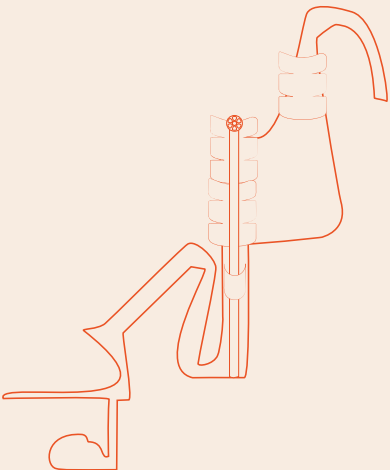
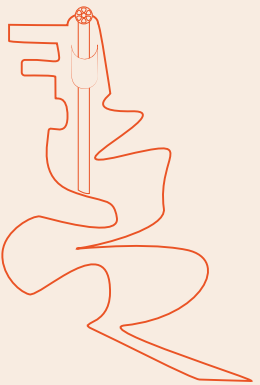
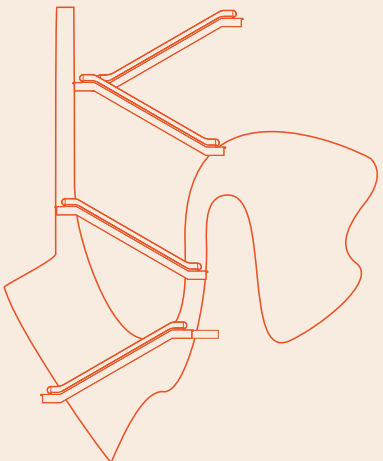
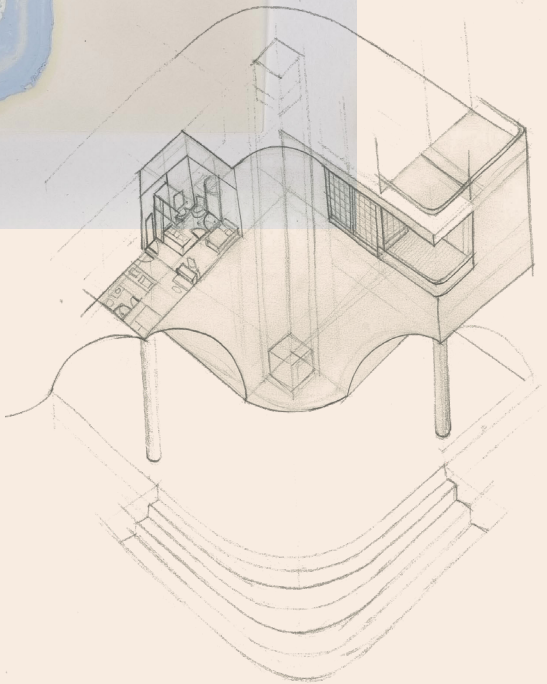
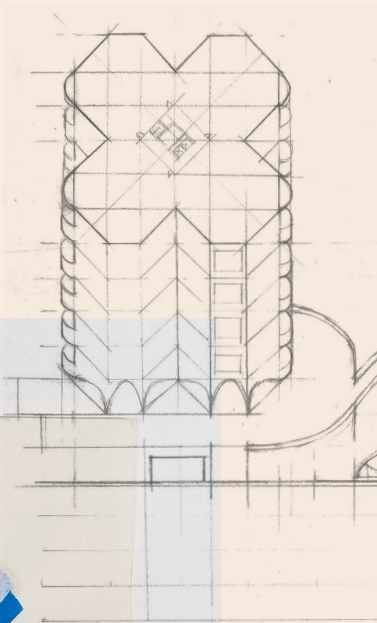
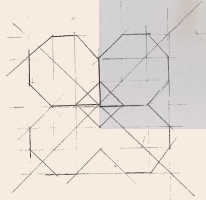
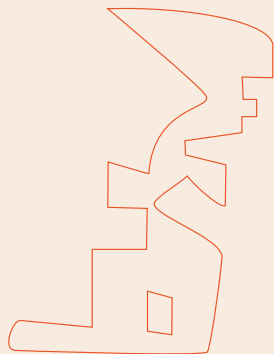
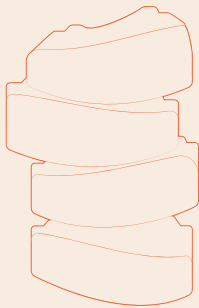
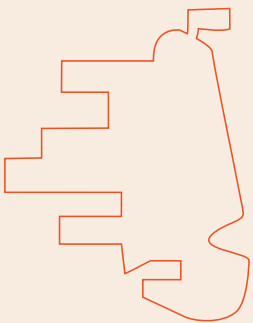
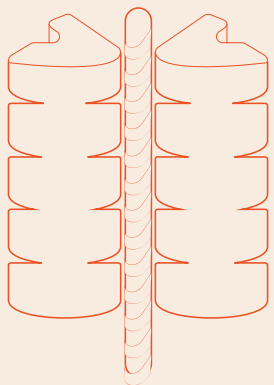


Kangaroo Chair
1955-1956

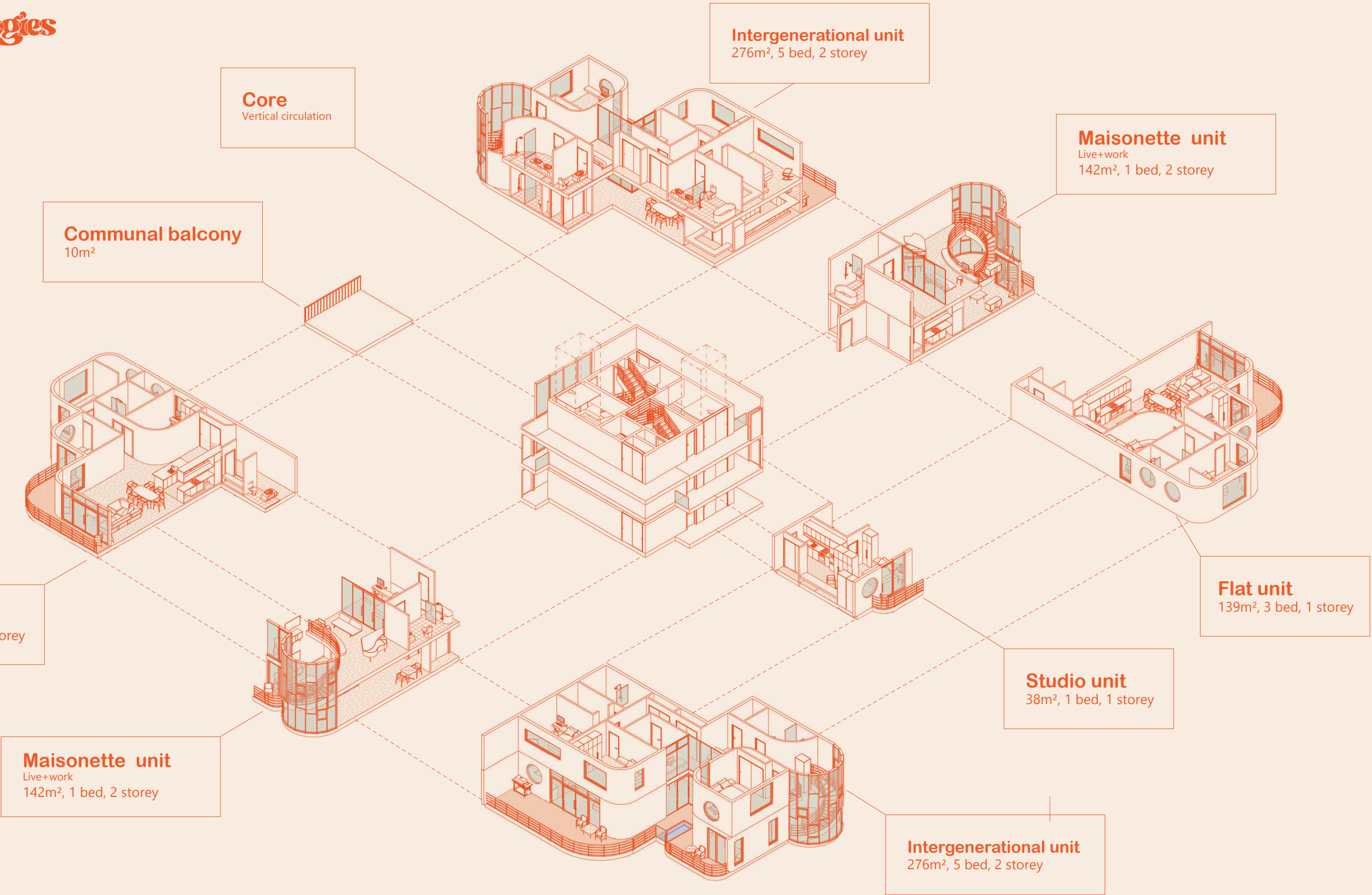
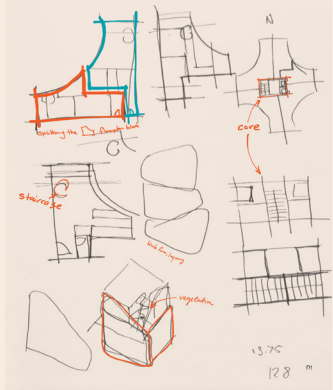
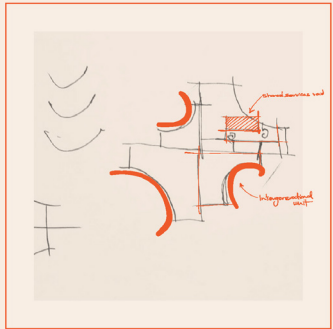
Defining a language

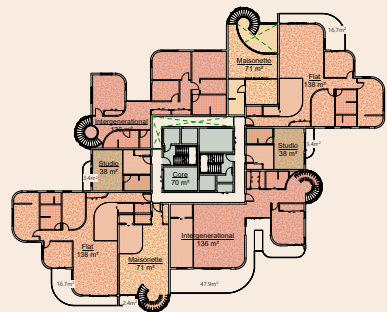






Apartment Typologies

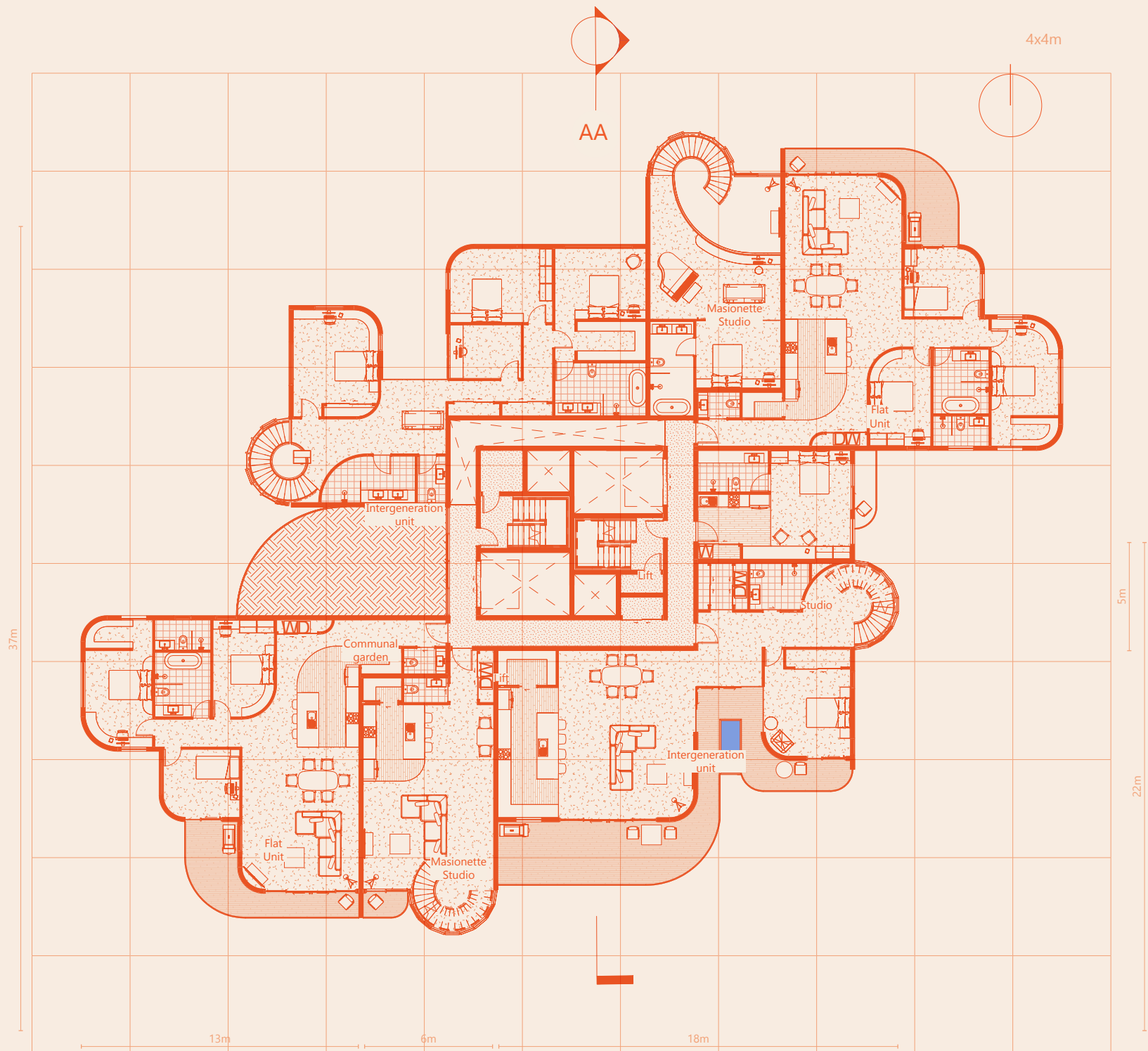




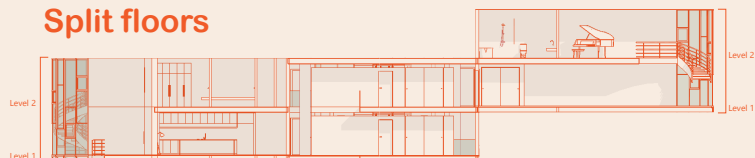
Building Area Legend

- Core
- Flat
- Intergenerational
- Maisonette
- Studio

TOTAL GROSS FLOOR AREA
Flat = 139m²
Studio = 38m²
Maisonette = 142m²
Intergenerational = 276m²



Split floors



Apartment
1:200

975m²
Intergenerational unit, Masionette Studio, Flat unit, Studio, Communal garden

