



Wainuiomata Town Centre Framework and Streetscape Plan

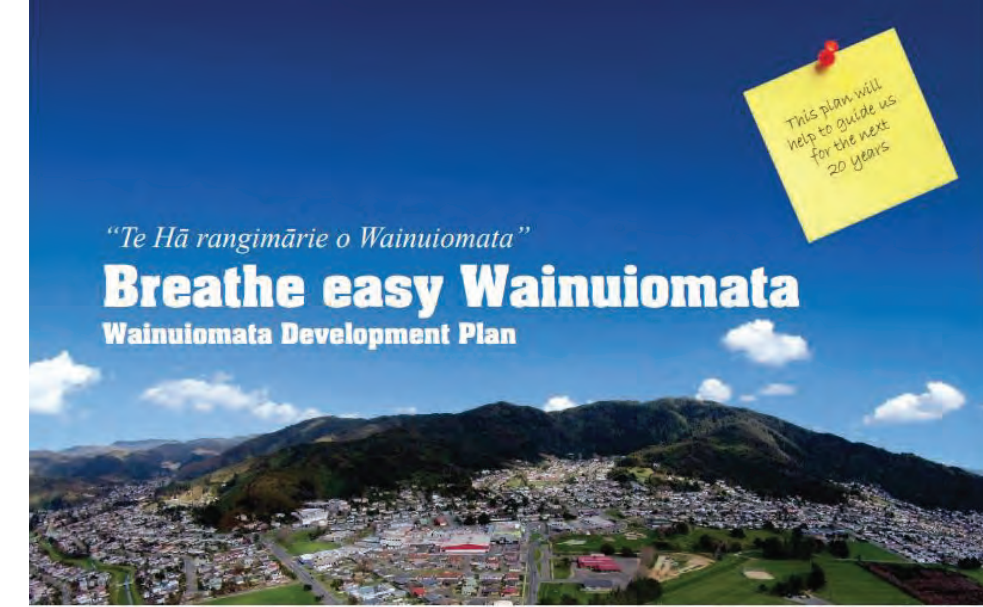
16 July 2021



McIndoe Urban local

Purpose of the Project

- **Advance** elements of community aspirations from the Wainuiomata Development Plan
- **Develop** Wainuiomata Town Centre as a vibrant, safe and attractive place
- **Update** Queen Street streetscape infrastructure
- **Integrate** ex-Wainuiomata Mall site with the Town Centre



Where are we at?

- **Project established** and resourced
- **Project management** structure in place
- **Discovery & analysis, Options** phases completed
- **Stakeholder/community engagement**
- **Budget allocated as part of LTP process**

Next steps

- **Update concept design to integrate feedback**
- **Detailed design to commence from July 2021**



Guiding Principles

Focusing Community

- Making a civic heart
- Attracting diversity
- Providing reasons to linger

Creating Connections

- Improving access
- Raising visibility
- Integrating different components

Activating Streets and Spaces

- Improving existing frontages
- Introducing new street-facing accommodation
- Hosting a programme of events

Celebrating Identity

- Telling local stories
- Providing venues for performances and installations
- Acknowledging the town centre's origins

Engaging the Natural Environment

- Greening the town centre
- Connecting with waterways and off-road trails
- Showcasing conservation and recreation opportunities

Building a Legacy

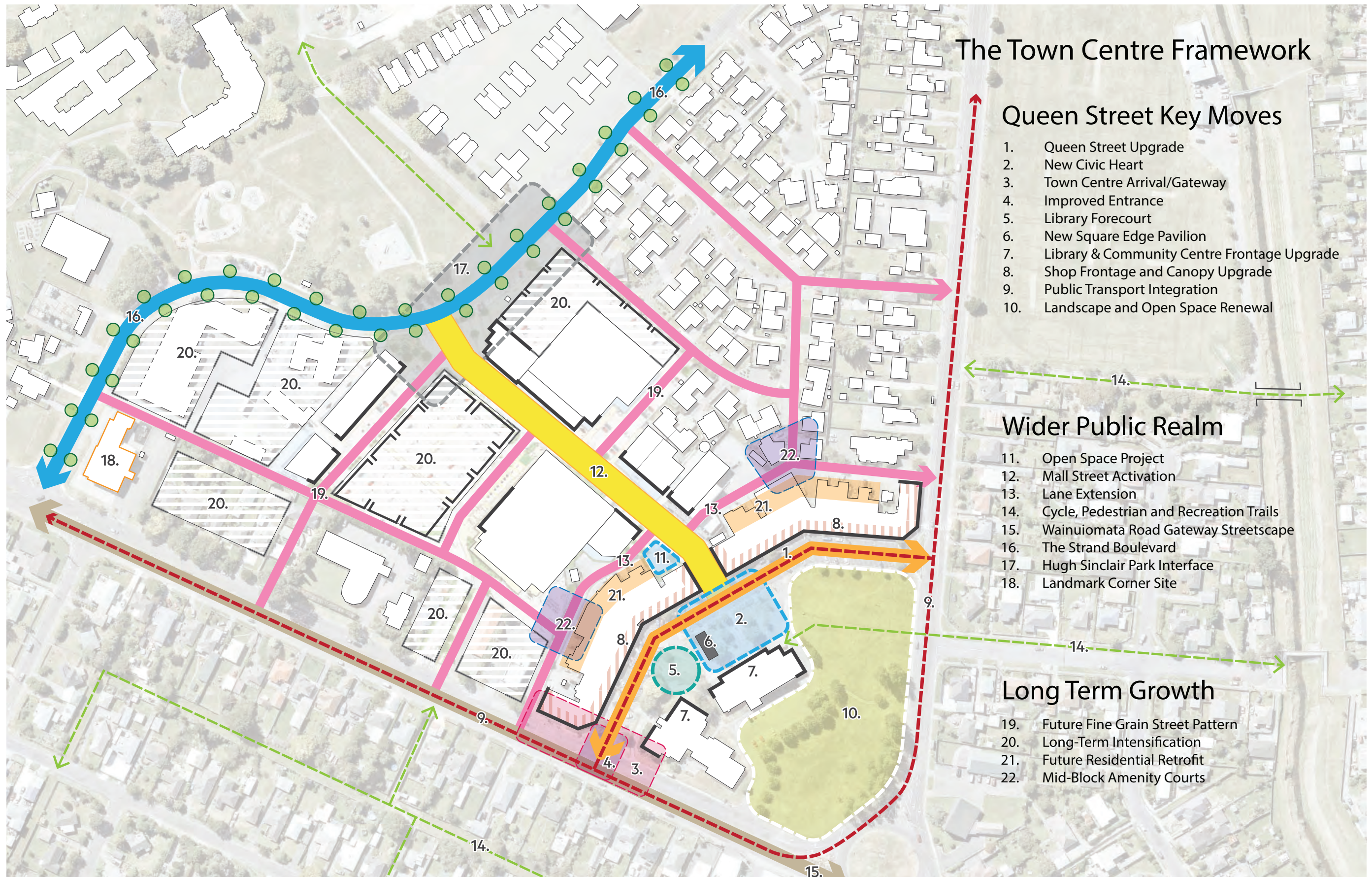
- Investing in high-quality materials
- Favouring simplicity, flexibility and resilience
- Looking for synergy among projects

Anticipating Growth

- Future-proofing for different transport options
- Planning for smaller blocks
- Encouraging intensification



Town Centre Framework



The Town Centre Framework

Queen Street Key Moves

1. Queen Street Upgrade
2. New Civic Heart
3. Town Centre Arrival/Gateway
4. Improved Entrance
5. Library Forecourt
6. New Square Edge Pavilion
7. Library & Community Centre Frontage Upgrade
8. Shop Frontage and Canopy Upgrade
9. Public Transport Integration
10. Landscape and Open Space Renewal

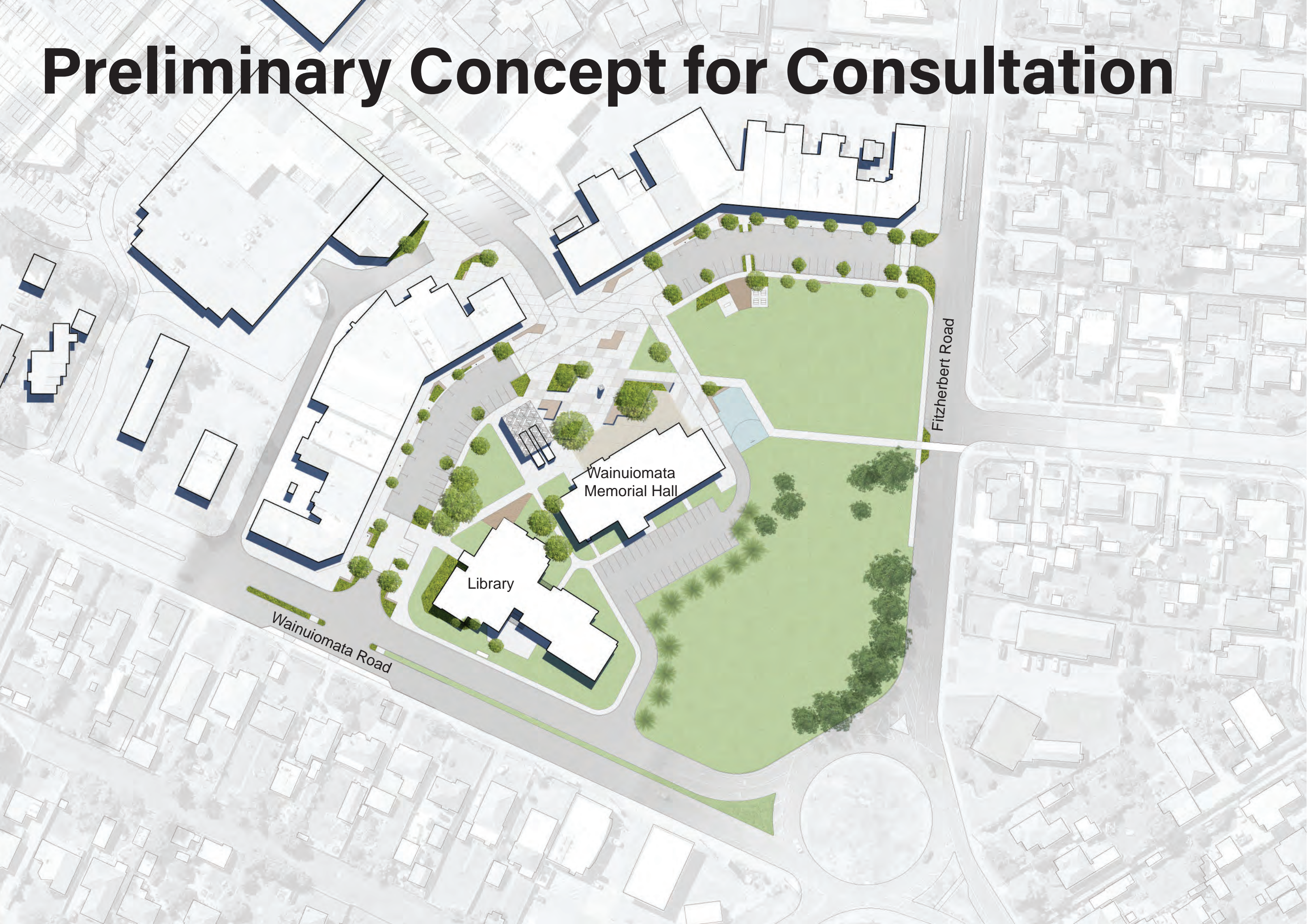
Wider Public Realm

11. Open Space Project
12. Mall Street Activation
13. Lane Extension
14. Cycle, Pedestrian and Recreation Trails
15. Wainuiomata Road Gateway Streetscape
16. The Strand Boulevard
17. Hugh Sinclair Park Interface
18. Landmark Corner Site

Long Term Growth

19. Future Fine Grain Street Pattern
20. Long-Term Intensification
21. Future Residential Retrofit
22. Mid-Block Amenity Courts

Preliminary Concept for Consultation

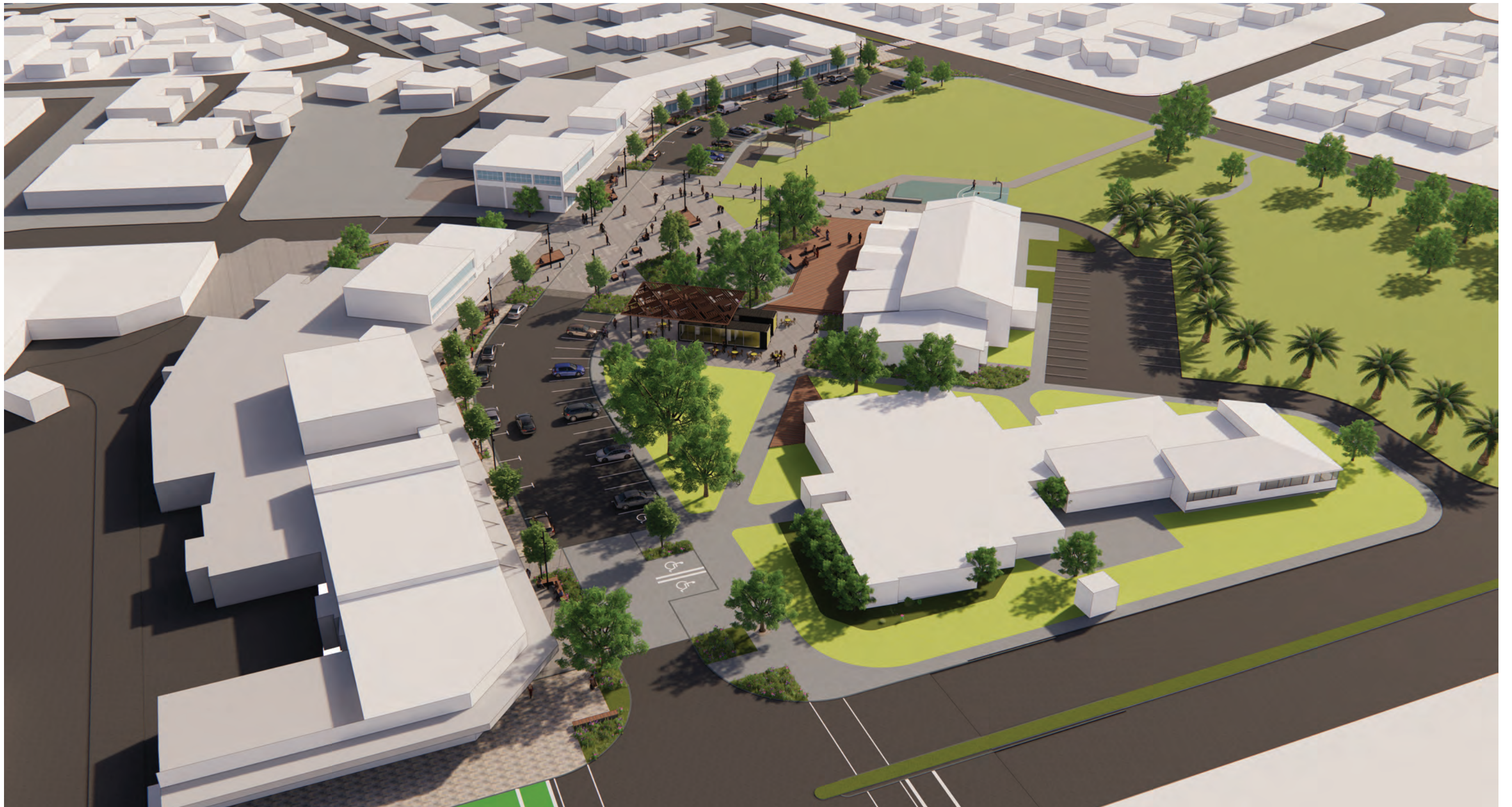


Wainuiomata
Memorial Hall

Library

Wainuiomata Road

Fitzherbert Road







Area 1A:	620m2	\$720K
	\$600k if concrete	
Area 1B:	560m2	\$740K
	\$590k if concrete	
Area 1C:	3000m2	\$3.740m
	\$3m if concrete	
Sub Total		\$5.2m
	\$4.550m if concrete	
Area 2A:		\$575k
	1320 m2 @ \$400 per m2	
Area 2B:		\$595k
	1375m2 @ \$400 per m2	
Area 3A:		\$1.100m
	1450m2 @ \$700 per m2	
Area 3B:		\$390k
	525m2 @ \$700 per m2	
Area 4A,B,C:		\$ TBC
Pavillion:		\$430k
Total:		\$8.290m

Costs include fees and 15% contingency



Queen Street Area Upgrade

After engagement feedback

Skate park in Hugh Sinclair Park (Parks & Gardens \$40k)

How to use this space furniture etc.

\$100k shop frontages verandahs improvement from budget

Carparks (P10)

Investigate cost of streetscape extension

Covered pavilion with shade & shelter and interactive artwork

Culture design in paving

Phase 3 power

Have parking at the rear of Lawn Mower shop

Wainuiomata Memorial Hall

Put deck on hold (keep in budget) until the Hall plans are progressed, possible temporary small deck / stage

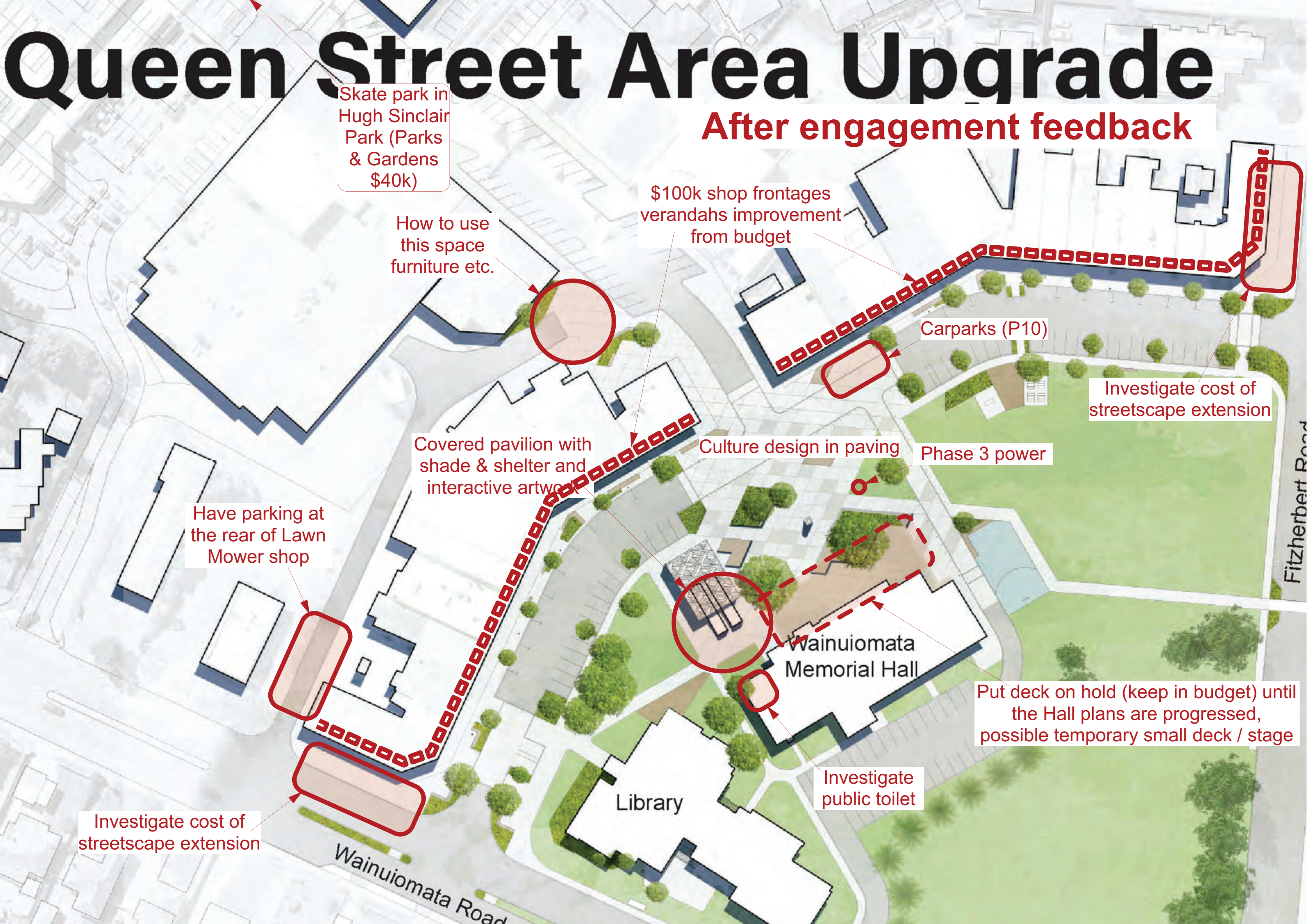
Library

Investigate public toilet

Investigate cost of streetscape extension

Wainuiomata Road

Fitzherbert Road



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Wainuiomata Road

Fitzherbert Road

1

1

1. Queen Street Parking



Existing carpark (after Te Ara Raukura works) = 76

Existing carpark = 11

Existing carpark = 32

Total = 128

Preliminary Concept for Consultation

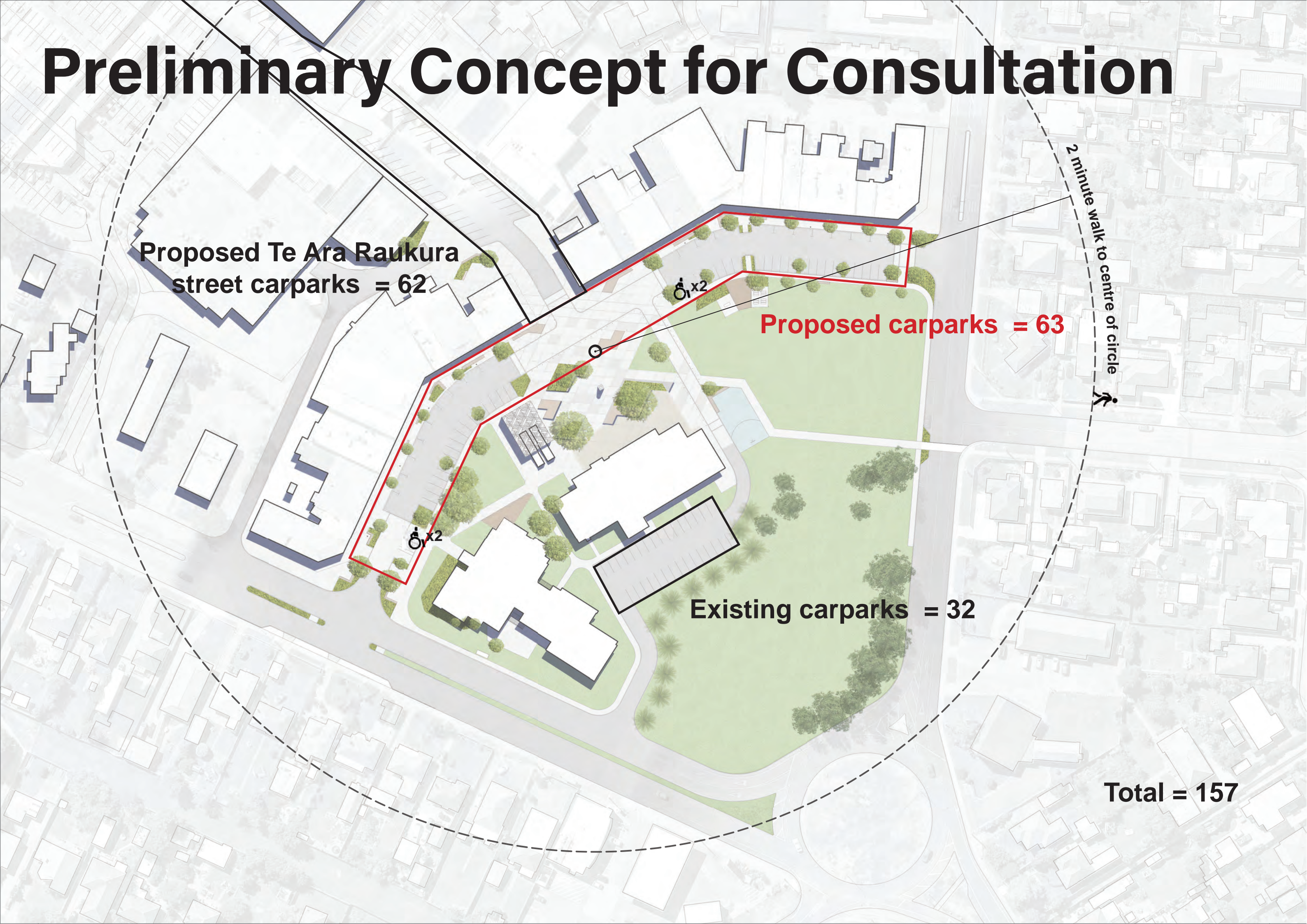
Proposed Te Ara Raukura
street carparks = 62

Proposed carparks = 63

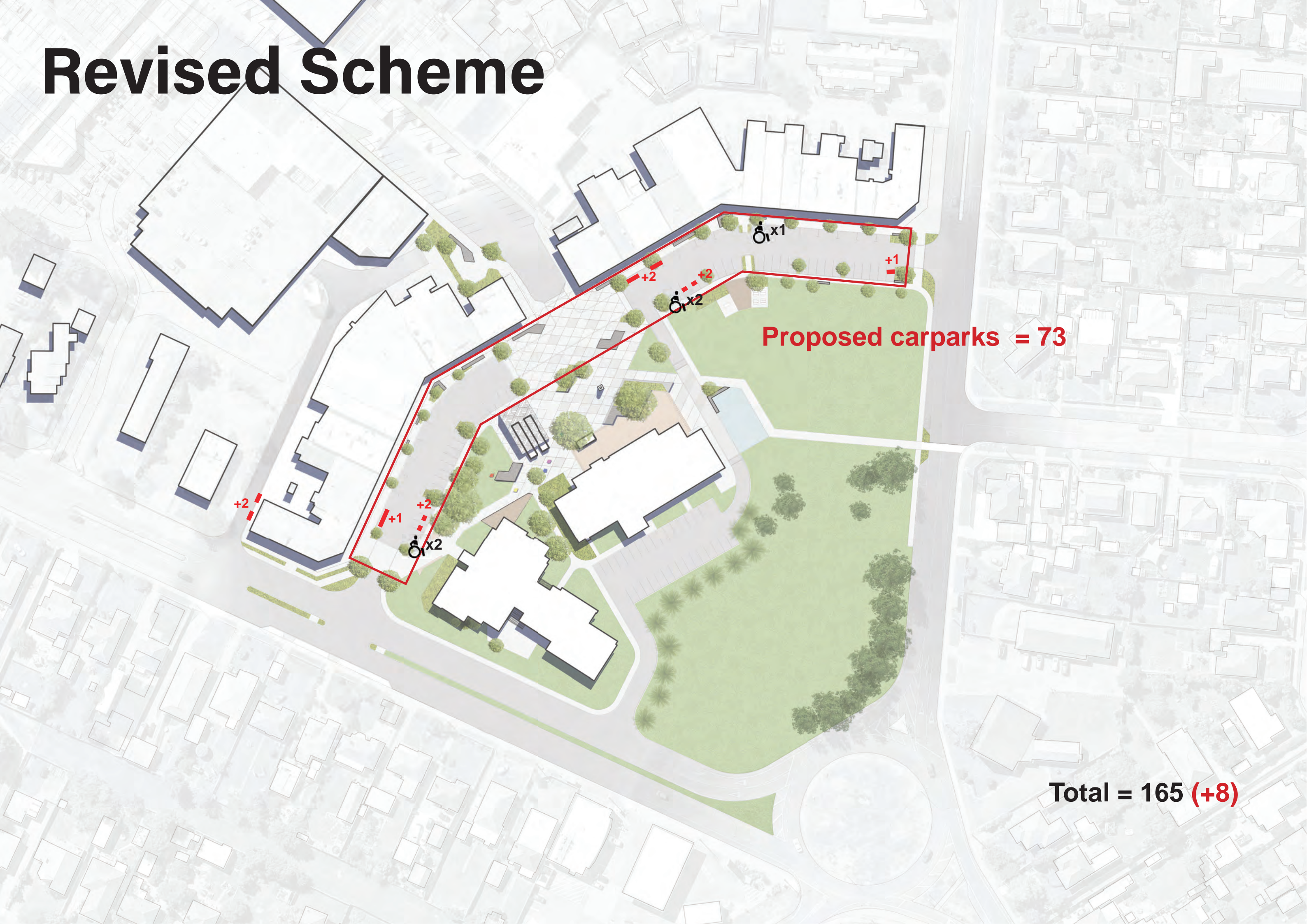
Existing carparks = 32

Total = 157

2 minute walk to centre of circle



Revised Scheme



Proposed carparks = 73

Total = 165 (+8)

1. Additional Access Lane Parking



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2

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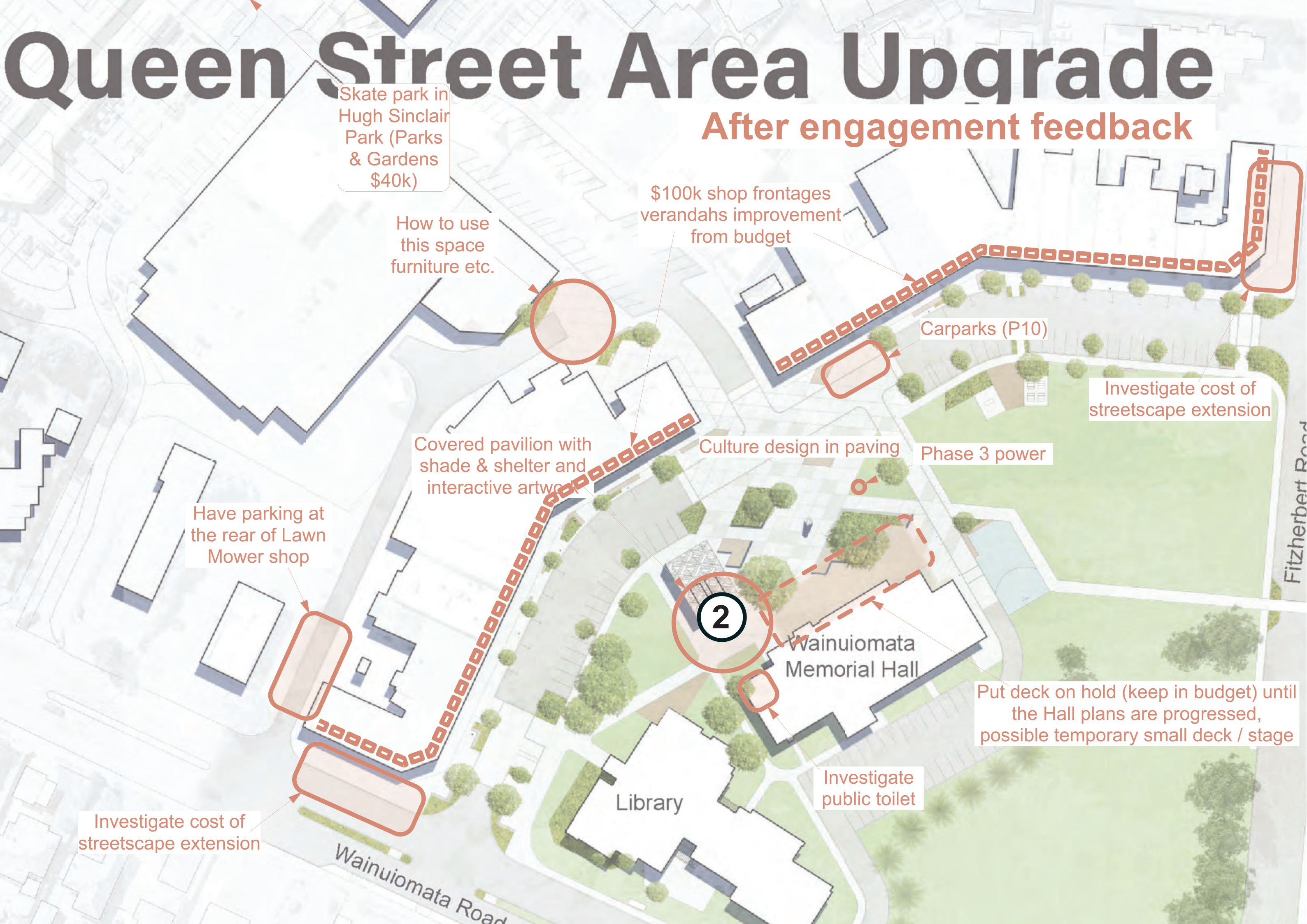
Investigate public toilet

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Library

Wainuiomata Road

Fitzherbert Road



2. Pavillion



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Wainuiomata Memorial Hall

3

Put deck on hold (keep in budget) until the Hall plans are progressed, possible temporary small deck / stage

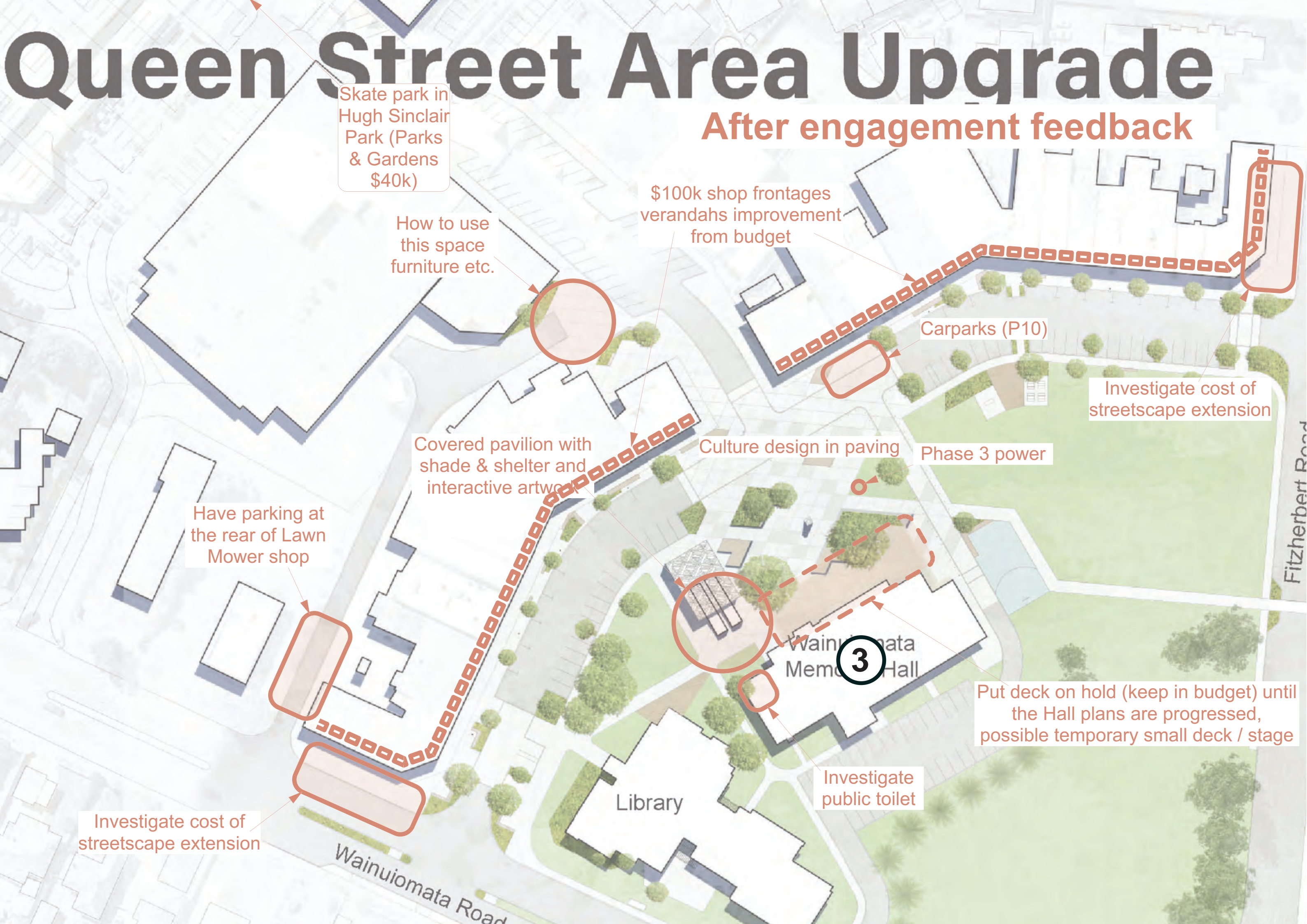
Investigate cost of streetscape extension

Investigate public toilet

Library

Wainuiomata Road

Fitzherbert Road



3. Memorial Hall Interface and Decking



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4

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Investigate public toilet

Library

Wainuiomata Road

4. Playful Sculpture



Porirua CBD - Isthmus





"Swing Time" Boston - höweler + yoon



Barry Curtis Park Auckland - Isthmus



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5

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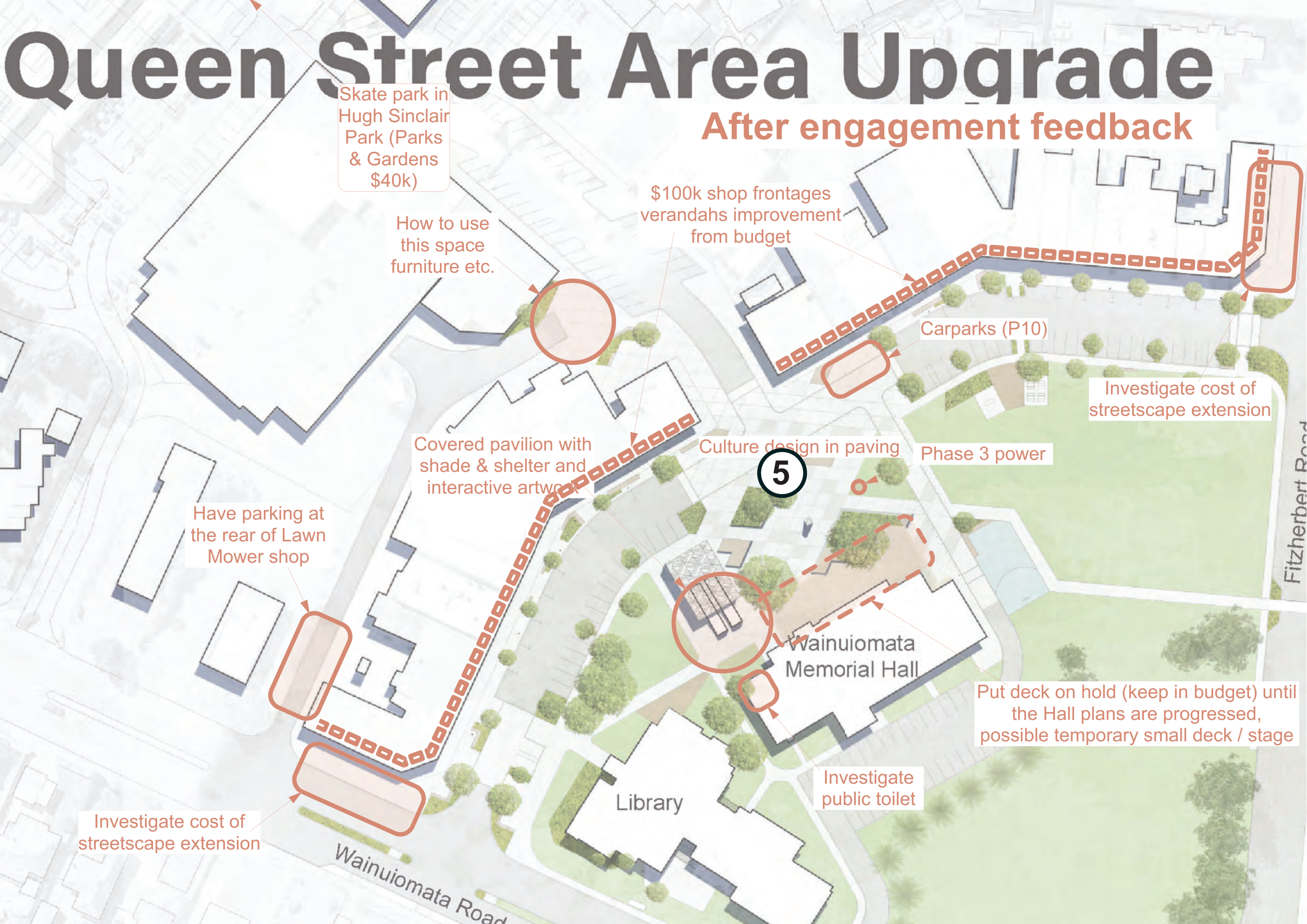
Investigate cost of streetscape extension

Investigate public toilet

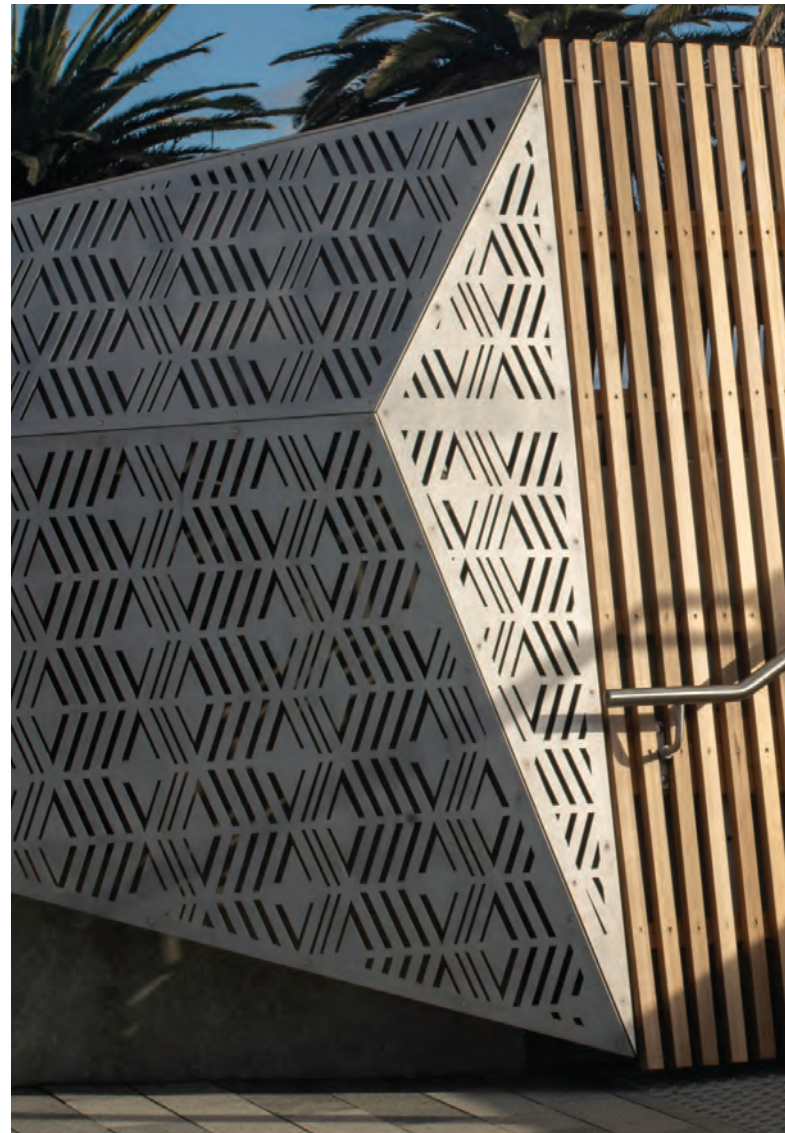
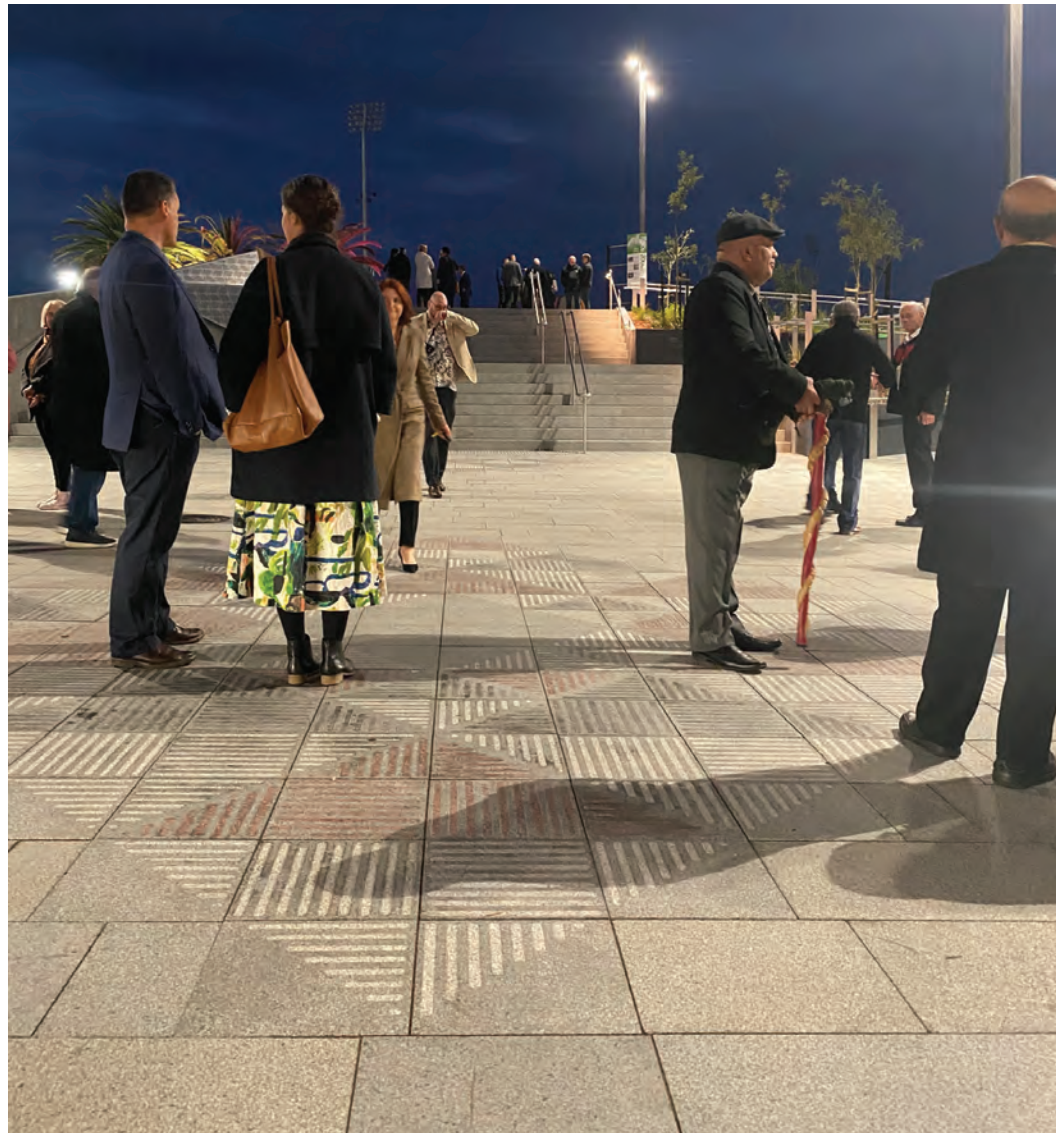
Library

Wainuiomata Road

Fitzherbert Road



5. Integrating Cultural Expression



CETA - Palmerston North - Local Landscape Architecture Collective

Queen Street Area Upgrade

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How to use this space furniture etc.

6

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Wainuiomata Road

6. Te Ara Raukura



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Library

Wainuiomata Road



7. Streetscape Extension Costs



Fitzherbert Road - \$70,000
Estimate based on project costings

Wainuiomata Road - \$100,000
Estimate based on project costings

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8

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Library

Wainuiomata Road

8. Shop Frontage Upgrades



Never Project Space - Hamilton

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9

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Wainuiomata Road

9. Designing for temporary activation



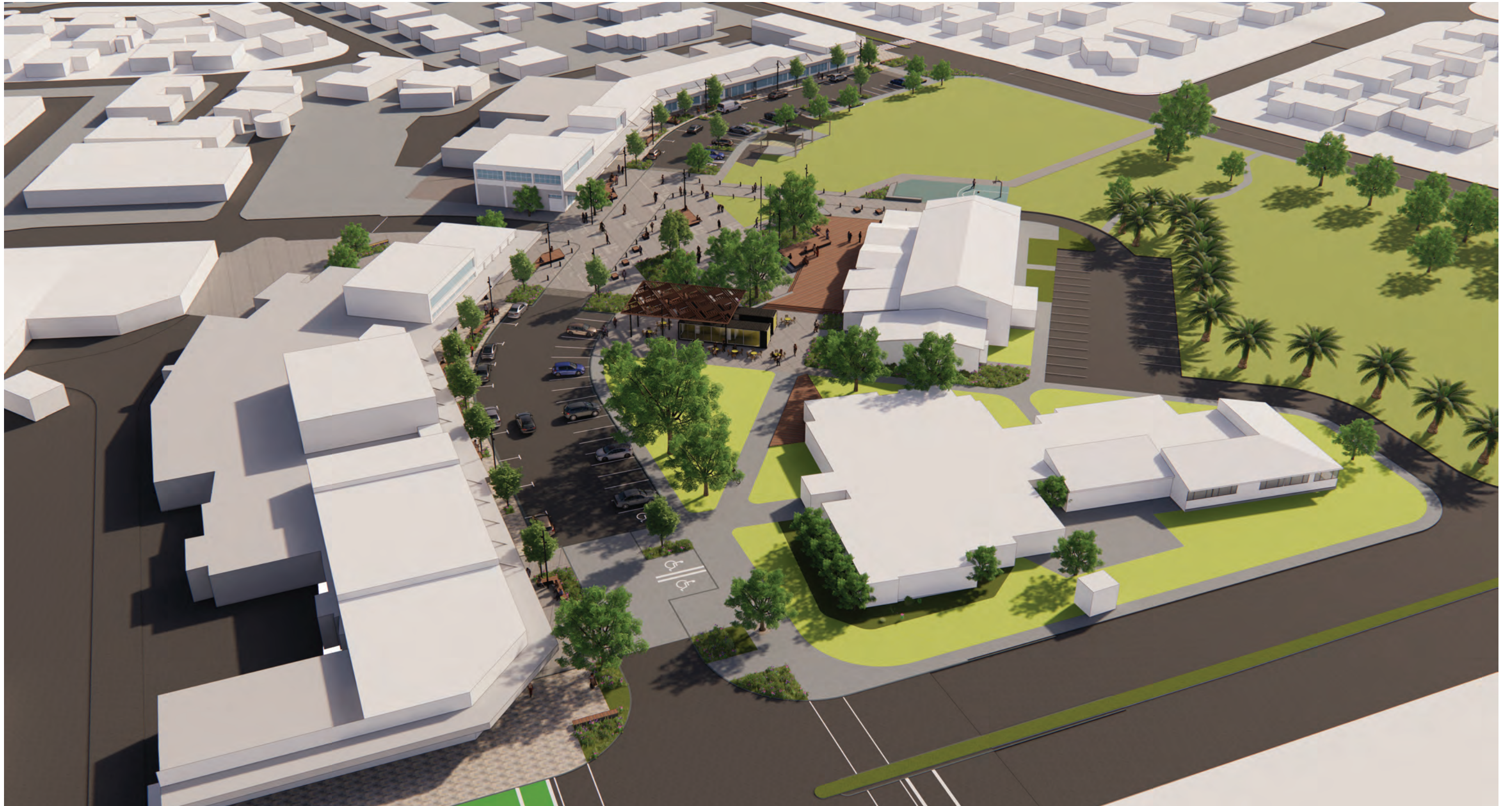
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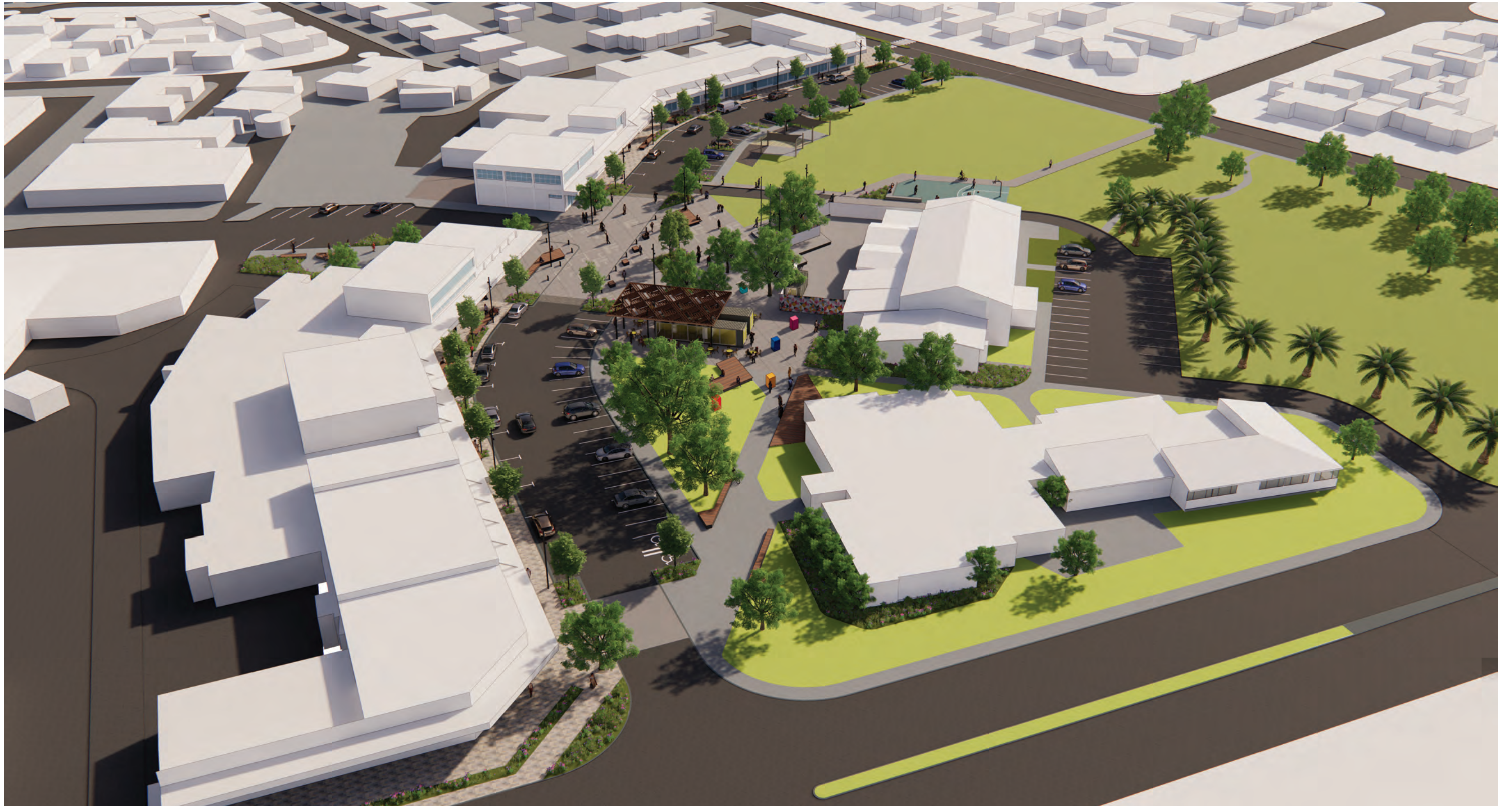
Revised Scheme



Preliminary Concept for Consultation



Revised Scheme



Preliminary Concept for Consultation



Revised Scheme



Preliminary Concept for Consultation



Revised Scheme



Preliminary Concept for Consultation



Revised Scheme



Revised Scheme

