



# Wainuiomata Town Centre Framework and Streetscape Plan

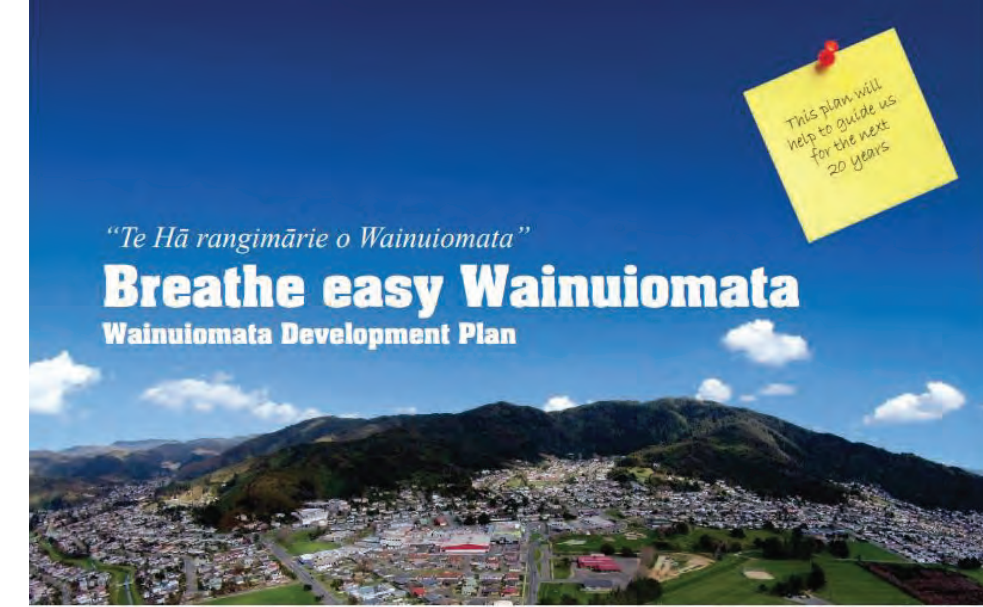
10 March 2021



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



# Background

- **Funding** for the WDP approved by Council in 2014
- **Extensive consultation** with the community carried out 2014/15
- **Community led** - Love Wainuiomata incorporated in 2016
- **Work on WTCFSP** started in late 2020
- **Focus on Queen Street** and its connection with surrounding areas



# Where are we at?

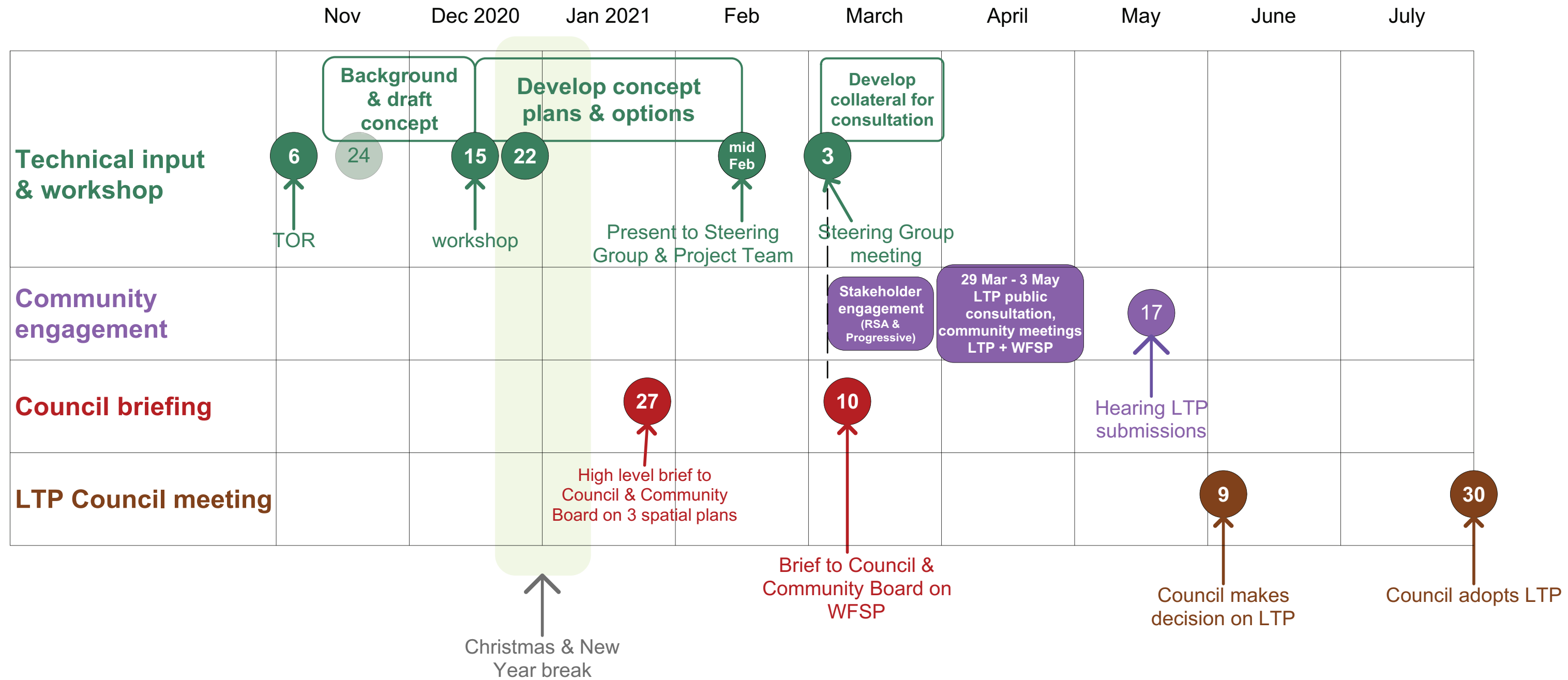
- **Project established** and resourced
- **Project management** structure in place
- **Discovery & analysis, Options** phases completed

## Next steps

- **Briefing to Council/Community Board** on 10 March 2021
- **Stakeholder/community engagement** planned for March/April in conjunction with LTP

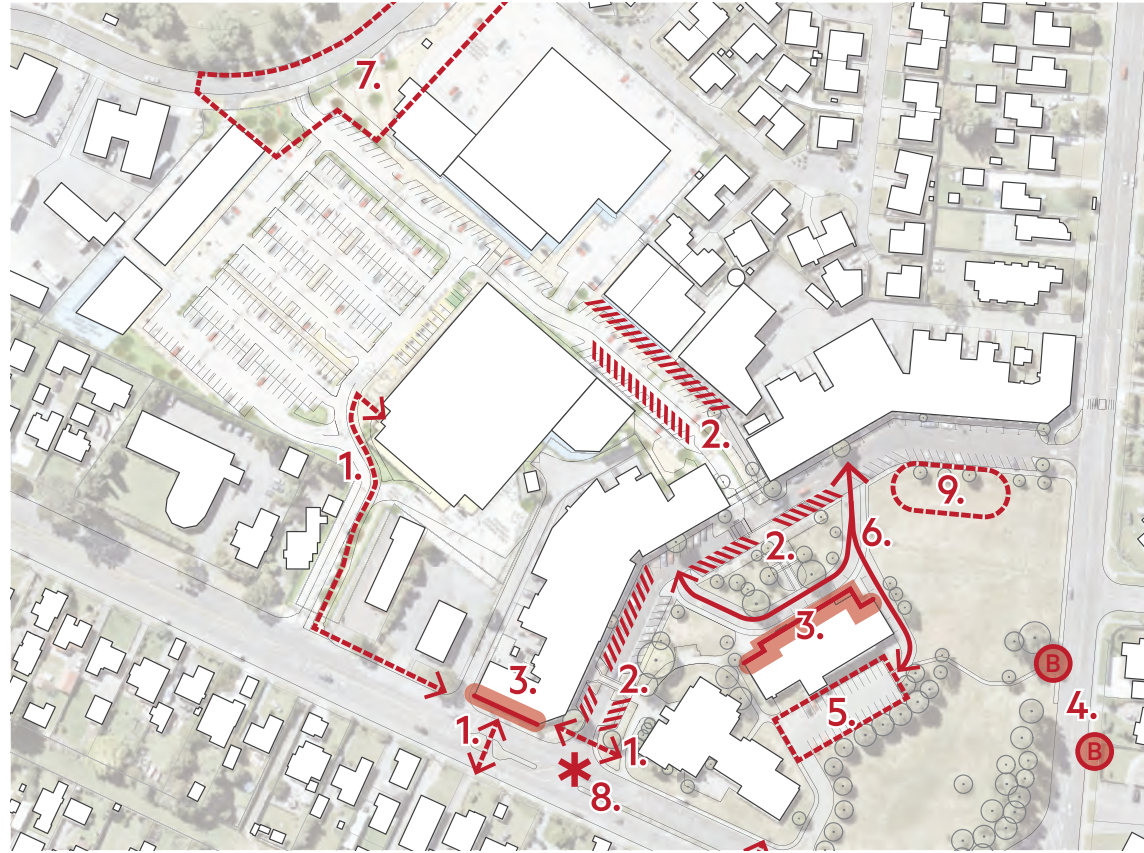


# Discovery & Analysis



# Discovery & Analysis

Issues



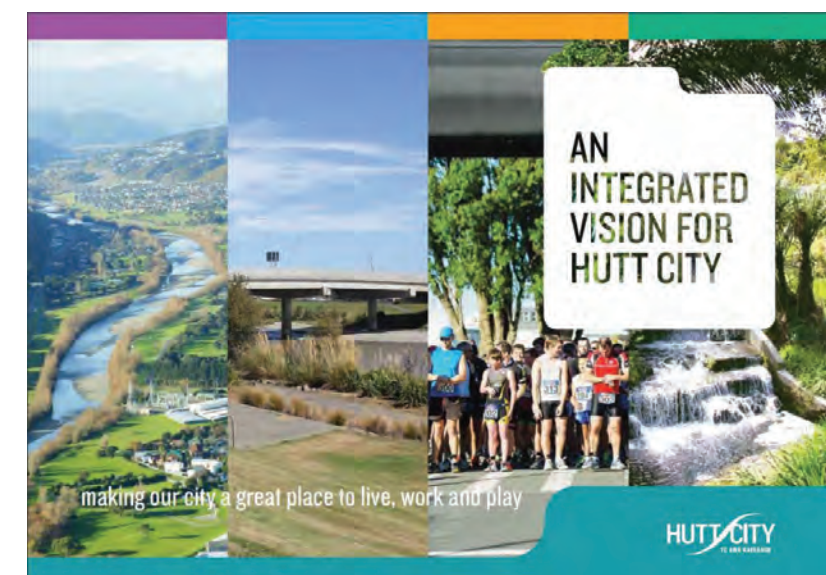
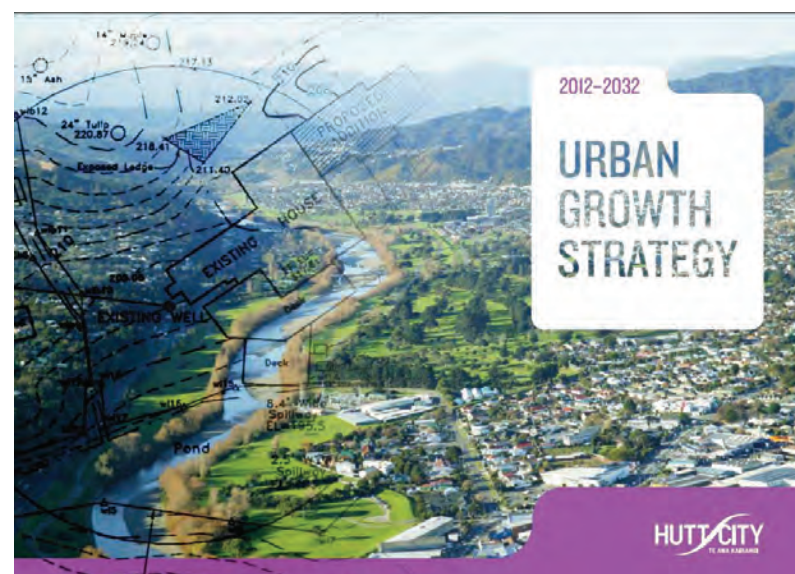
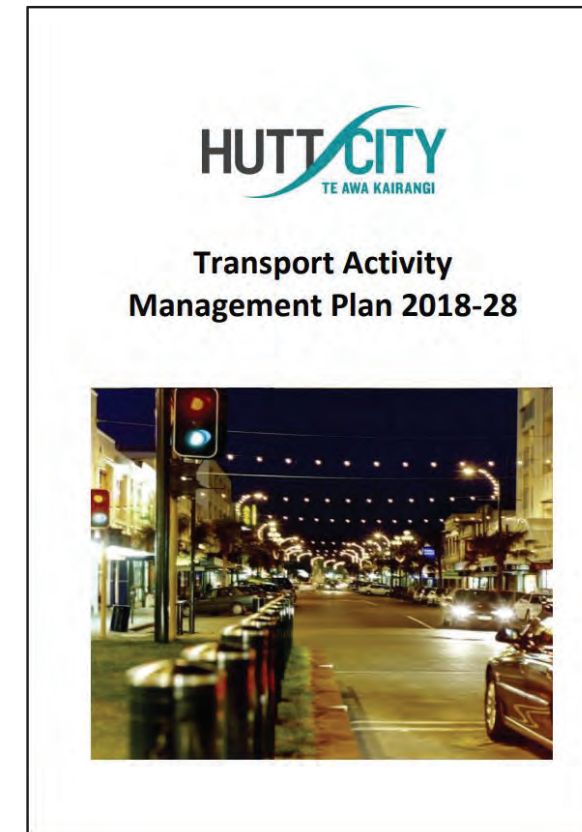
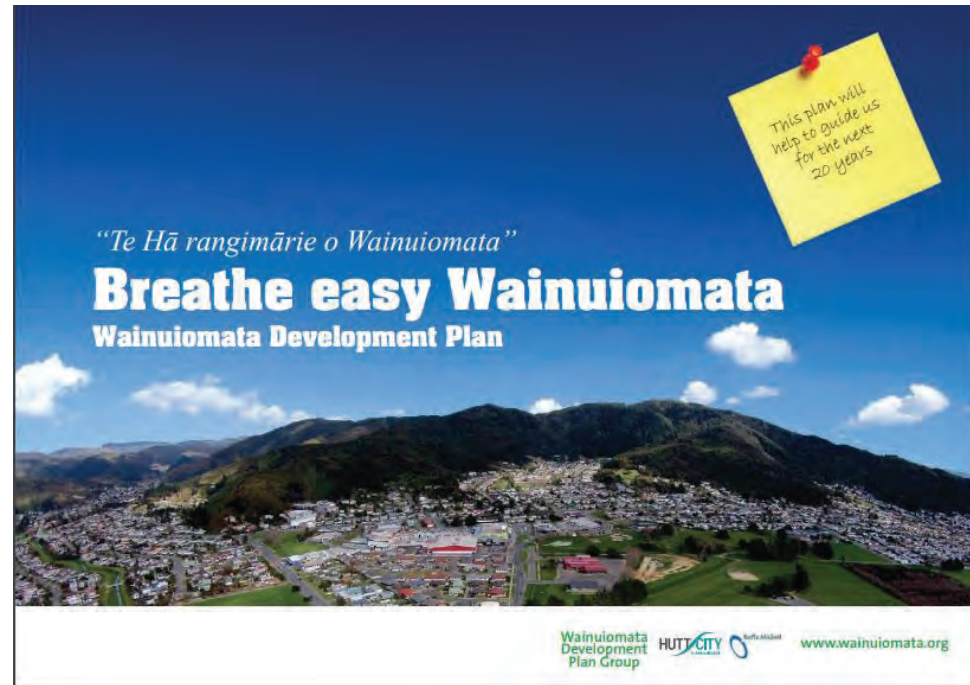
Opportunities



Positives



# Plans & Strategies - Project Context



# Plans & Strategies - Project Context

Key Issues		Breathe Easy Wainuiomata	Integrated Vision	Urban Growth Strategy	Transport Activity Management Plan	Review of Reserves	Leisure & Wellbeing Strategy	Environmental Sustainability Strategy	Design Response
<b>Connections</b>	Walking/cycling infrastructure Waterways as trails Valley floor to hills Improved Fernlea access	✓		✓	✓	✓	✓	✓	<i>Queen Street/Strand connection Civic hub/FW Park connection Waterways as trails Walking links to Fernlea</i>
<b>Heart of Wainui</b>	Integrated hub Easy to find Range of activities Pedestrian orientation	✓	✓	✓		✓	✓		<i>Green heart/more street trees Greater visibility Queen Street reserve marker Better pedestrian-vehicle balance</i>
<b>Big Back Yard</b>	“Gateway to wilderness” Remote visitor destinations River/wetland access Eco business	✓	✓			✓	✓	✓	<i>Valley floor to ridge trails Habitat restoration along streams Greater visibility Marae eco-hub</i>
<b>Community Feeling</b>	Bottom-up interventions Local story telling Inclusive meeting place Safe high-quality public space	✓	✓			✓	✓		<i>Cultural narratives Public art/heritage trails/play space Activation including young and old Improved planting/lighting/signage</i>
<b>Heart and Home</b>	Medium density housing Retirement villages Access to amenities Affordability & choice	✓	✓	✓			✓		<i>Town centre as community hub More emphasis on public space Conversion of commercial areas Low-rise apartments?</i>



# Plans & Strategies - Project Context

Issues		Breathe Easy Wainuiomata	Integrated Vision	Urban Growth Strategy	Transport Activity Management Plan	Review of Reserves	Leisure & Wellbeing Strategy	Environmental Sustainability Strategy	Design Response
<b>Walking/cycling</b>									
<b>Connections</b>	Walking/cycling infrastructure Waterways as trails Valley floor to hills Improved Fernlea access	✓		✓	✓	✓	✓	✓	Queen Street Civic hub/Fernlea Waterways as trails Walking links to Fernlea
<b>Heart of Wainui</b>	Integrated hub Easy to find Range of activities Pedestrian orientated	✓	✓	✓		✓	✓		Green heart/more street trees Greater visibility Queen Street reserve marker Better pedestrian-vehicle balance
<b>Easy to find</b>									
<b>Big Back Yard</b>	"Gateway to wilderness" Remote visitor destinations River/wetland access Eco business	✓	✓			✓	✓	✓	Valley floor to hills Heritage trail restoration Greater visibility Marae eco-hub
<b>Community Feeling</b>	Bottom-up interventions Local story telling Inclusive meeting place Safe high-quality public space	✓	✓						Cultural narratives Public art/heritage trails/play space Activation including young and old Improved planting/lighting/signage
<b>Local stories</b>									
<b>Heart and Home</b>	Medium density housing Retirement villages Access to amenities Affordability	✓	✓	✓					Town centre as community hub More emphasis on public space Conversion of commercial areas Low-rise apartments?
	<b>Medium density</b>								

Walking/cycling

Waterways as trails

Easy to find

Remote visitor destinations

Marae eco hub

Reserve Marker

Local stories

Heritage trails

Medium density

Emphasis on public space

# 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

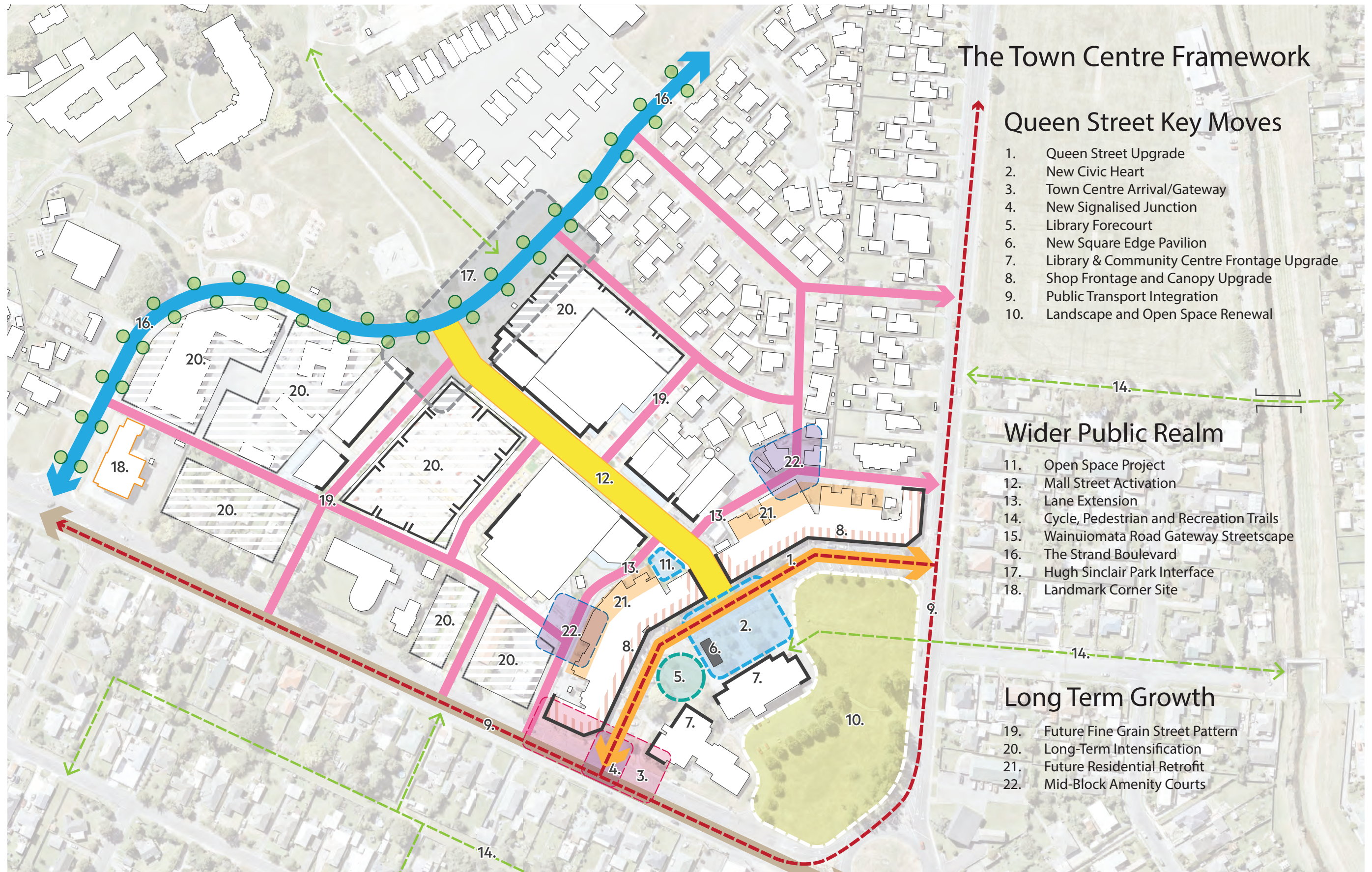
- Investing in high-quality materials
- Favouring simplicity, flexibility and resilience
- Looking for synergy among projects

## Anticipating Growth

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

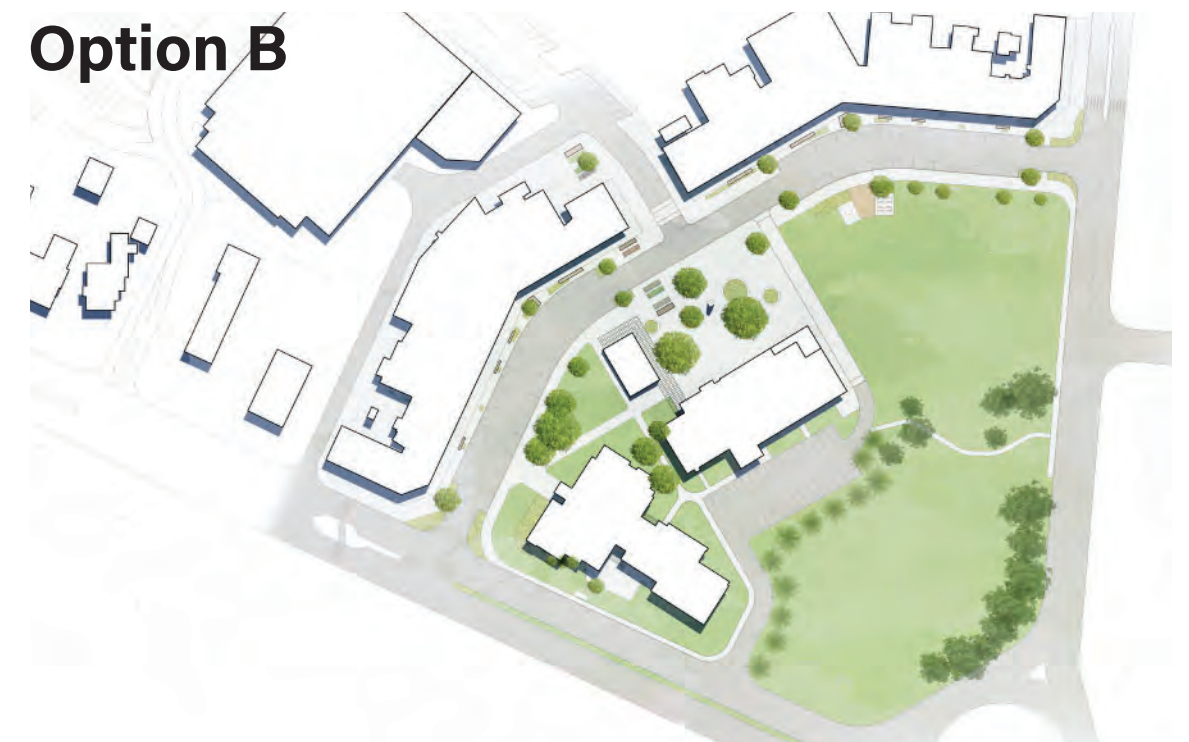
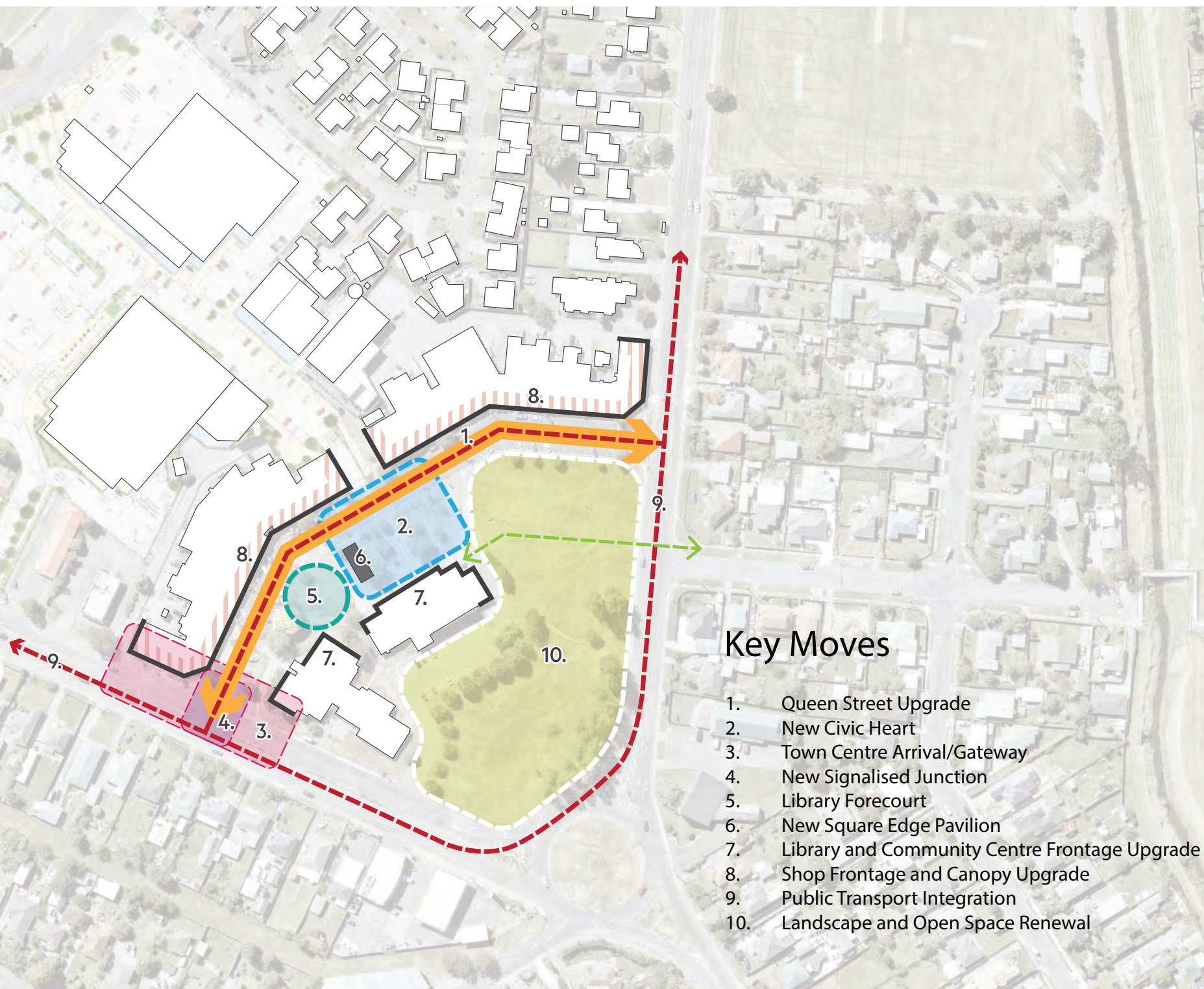


# Town Centre Framework



# Queen Street Area

## Key Moves & Options



# Queen Street Area Upgrade



Wainuiomata  
Memorial Hall

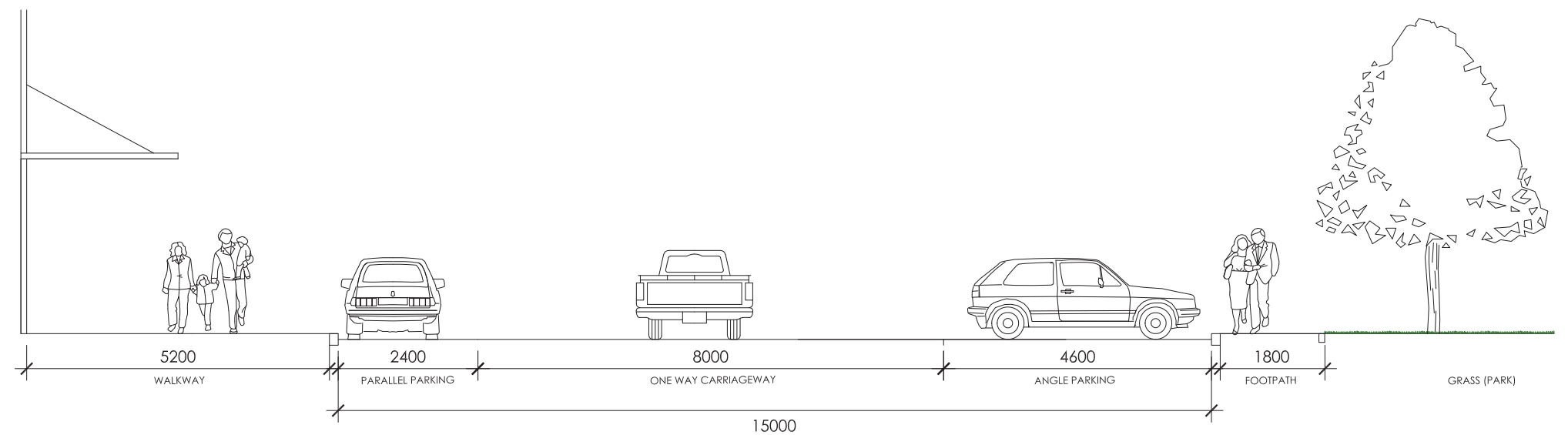
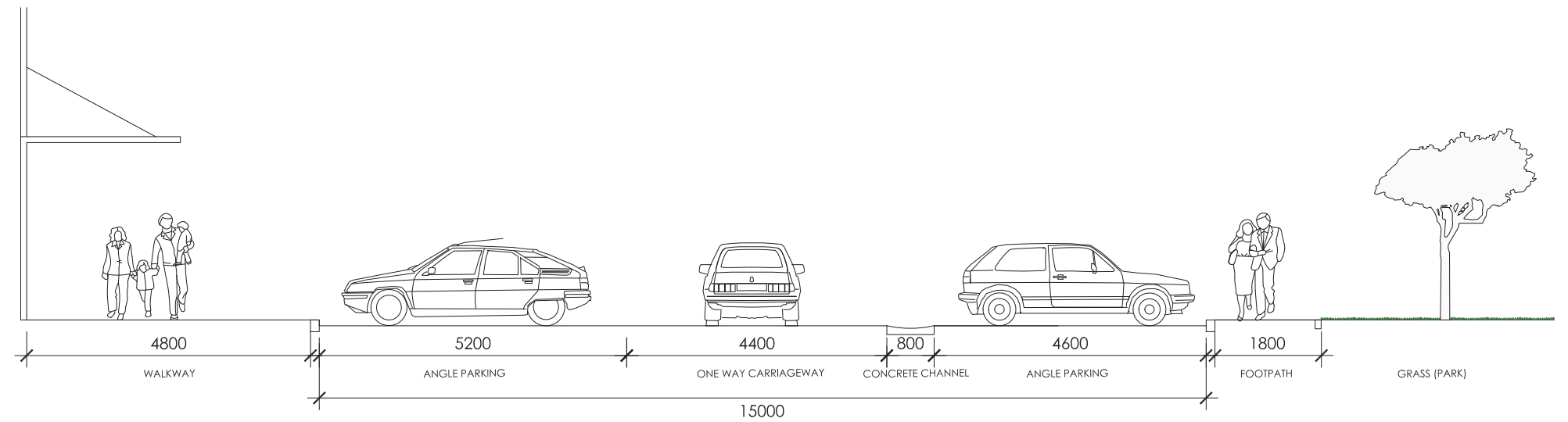
Library

Wainuiomata Road

Fitzherbert Road

# Queen Street Area

## Parking options

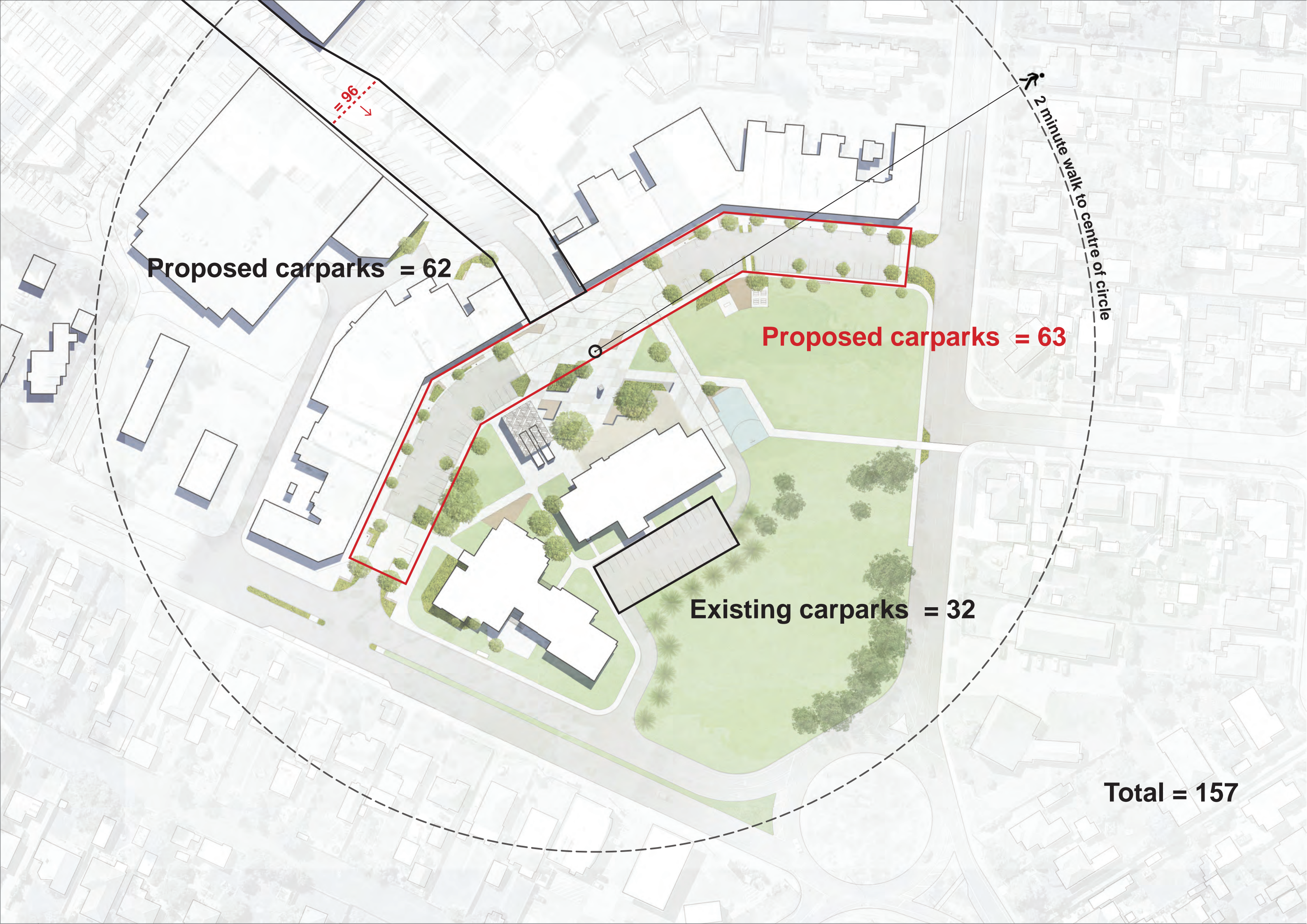


**Existing car parks = 85**

**Existing car parks = 11**

**Existing car parks = 32**

**Total = 128**



96 →

2 minute walk to centre of circle

**Proposed carpark = 62**

**Proposed carpark = 63**

**Existing carpark = 32**

**Total = 157**



View 1



View 2



View 3



View 4



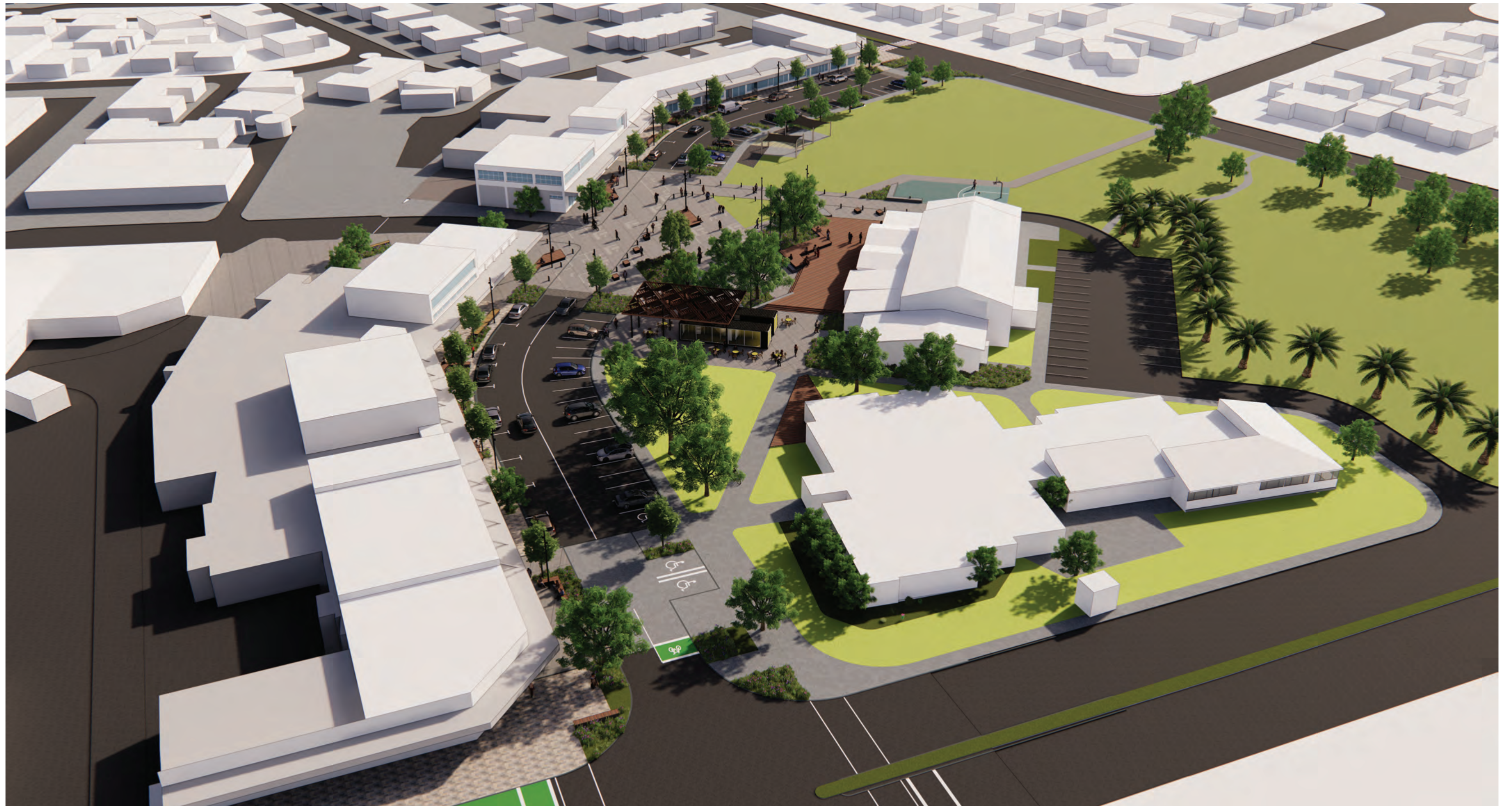
View 5



View 6



View 7



View 8





View 9



View 10



View 11



View 12



View 13



View 14





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

Costs include fees and 15% contingency

# Outline Budgets

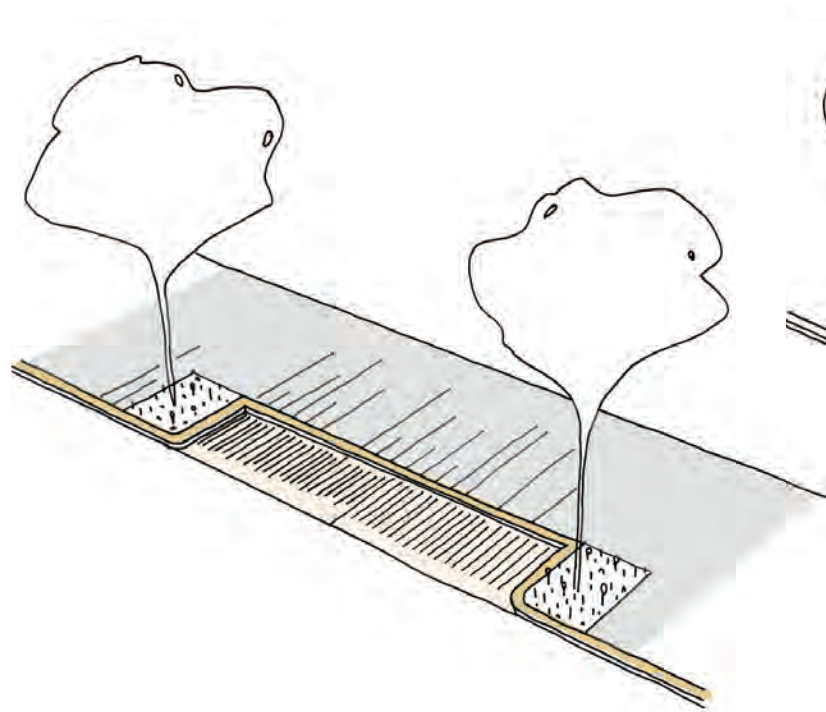
## Pavillion



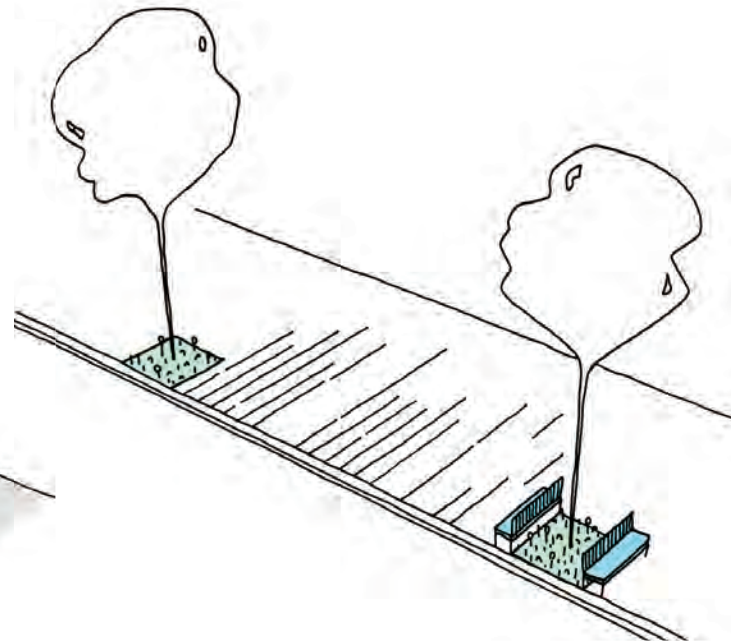


# Materials

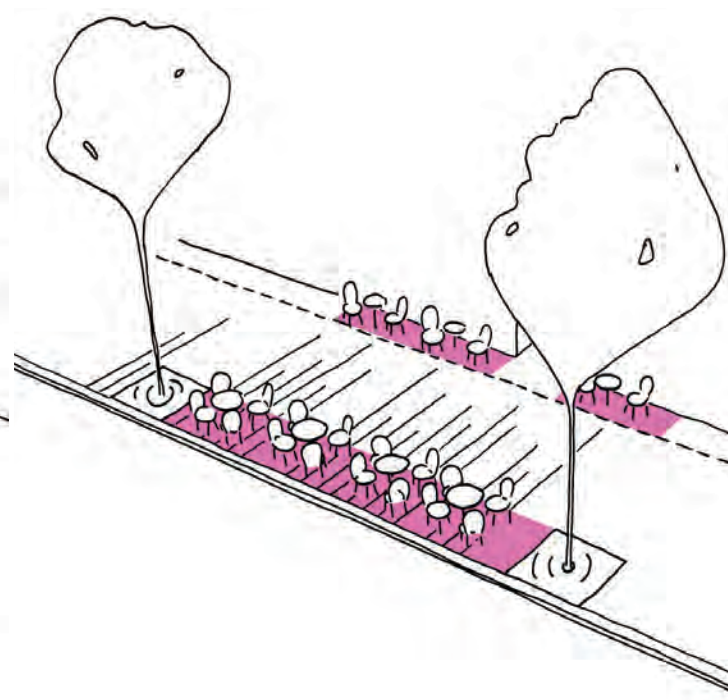
PAVING



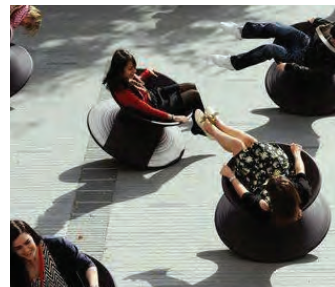
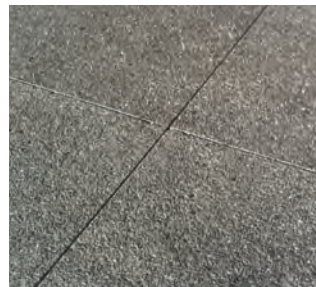
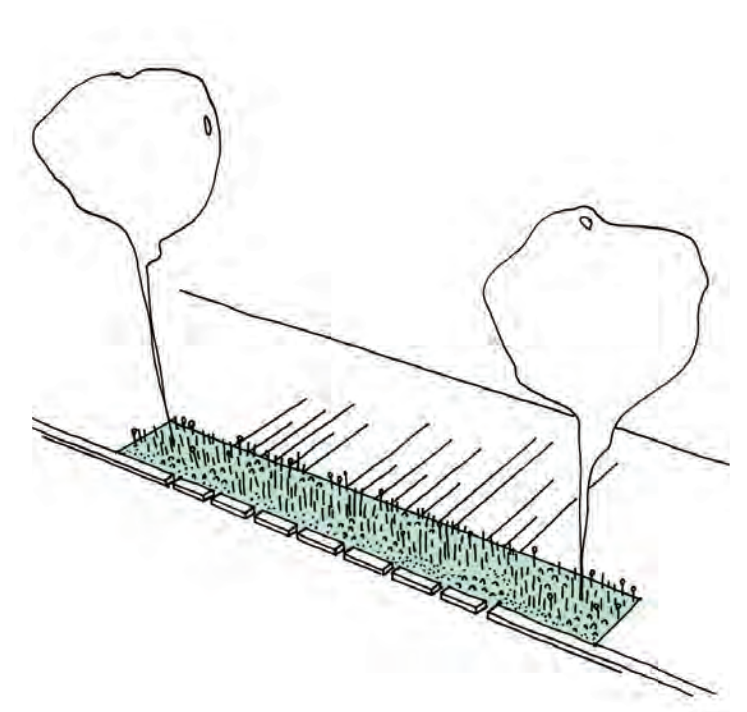
SOCIAL INFRASTRUCTURE



RETAIL SPILLOUT



STORMWATER MANAGEMENT



**Stage 1**



Wainuiomata  
Memorial Hall

Library

Wainuiomata Road

Fitzherbert Road

**Stage 2**



Wainuiomata  
Memorial Hall

Library

Wainuiomata Road

Fitzherbert Road



Wainuiomata Memorial Hall

Library

Wainuiomata Road

Fitzherbert Road