



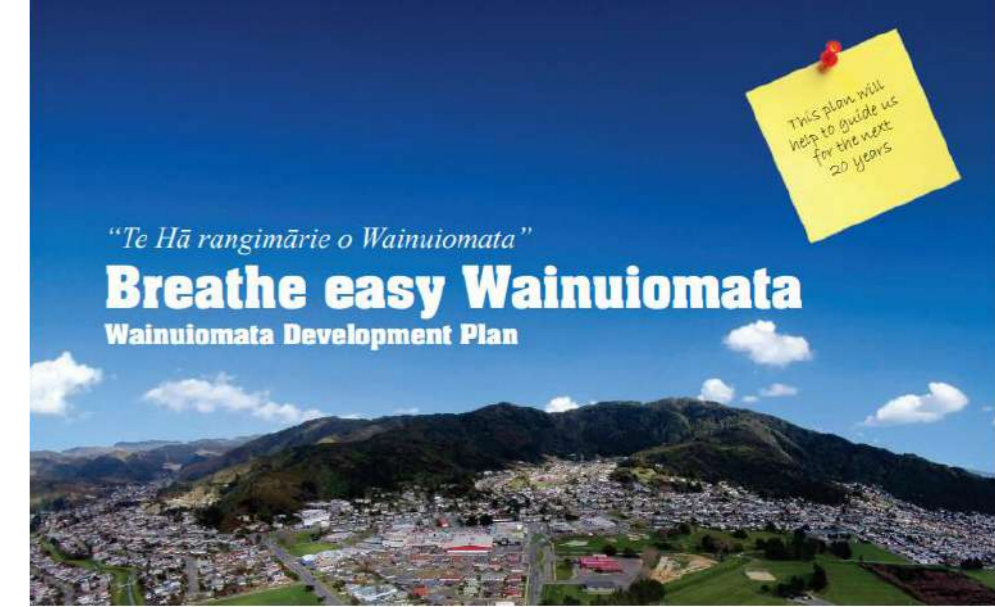
Wainuiomata Town Centre Framework and Streetscape Plan



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?

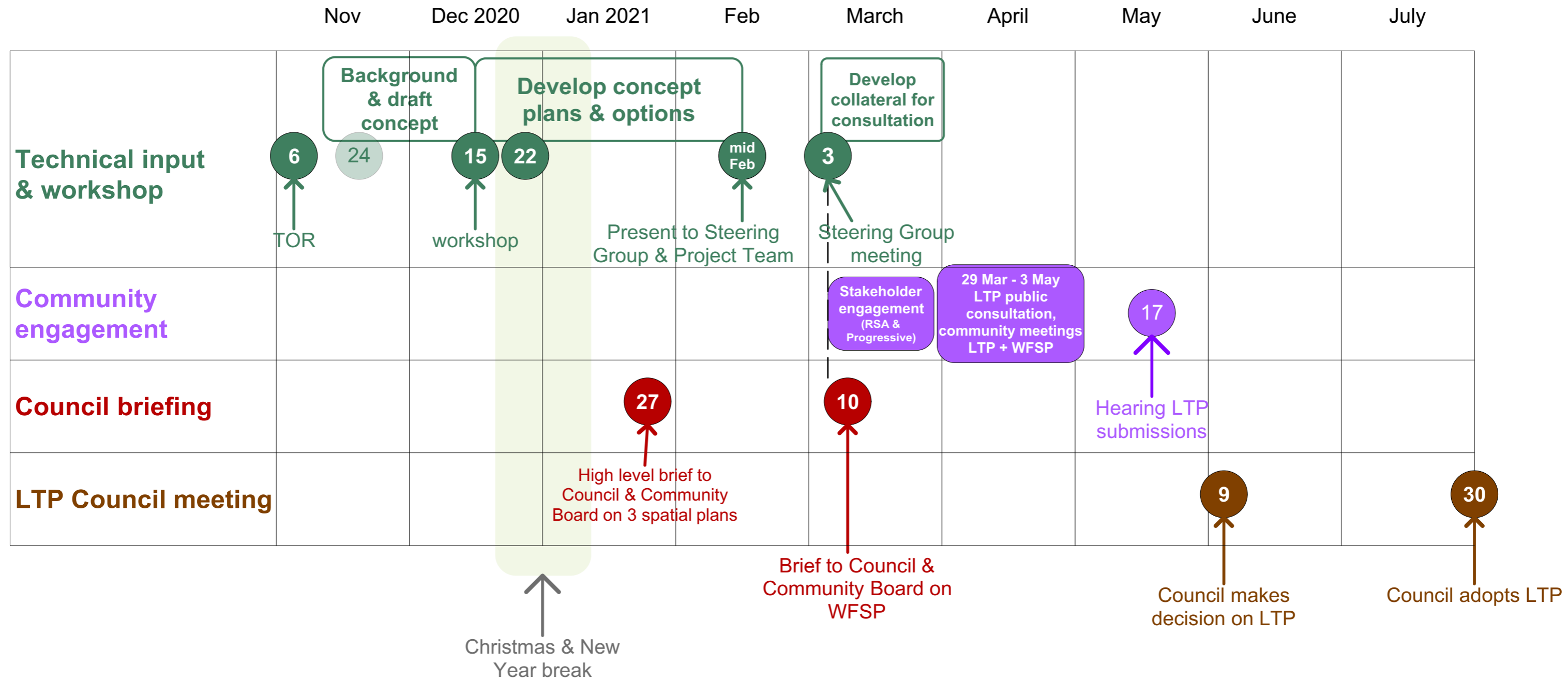
- **Project established** and resourced
- **Project management** structure in place
- **Discovery & analysis, Options** phases completed

Next steps

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

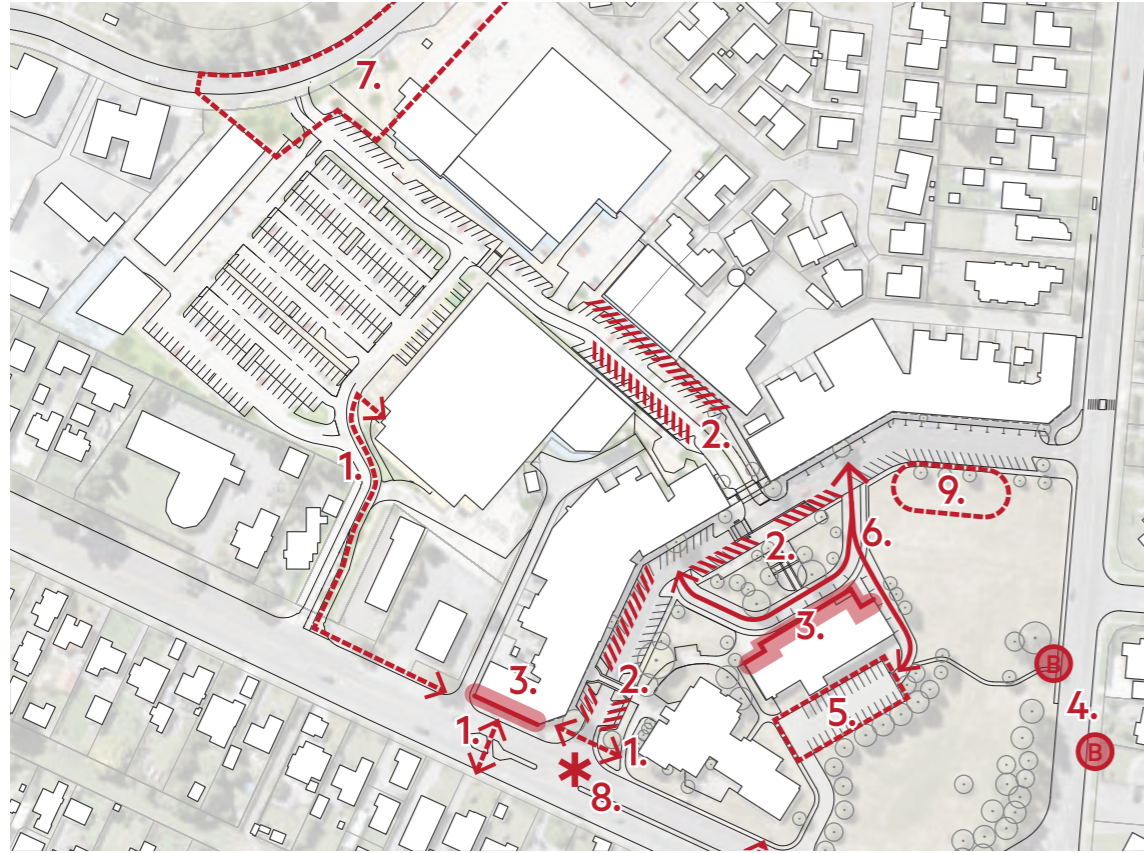


Discovery & Analysis

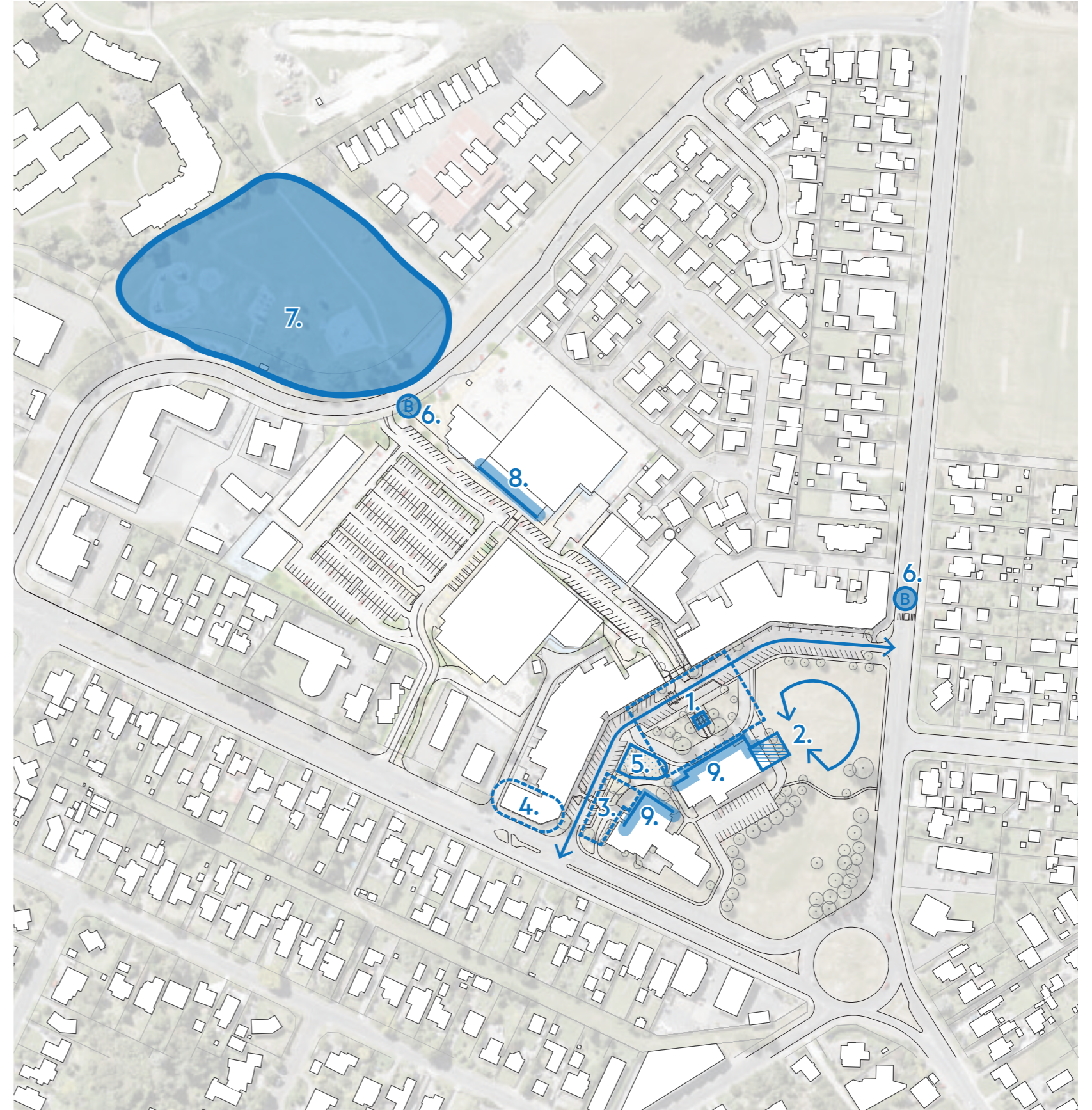


Discovery & Analysis

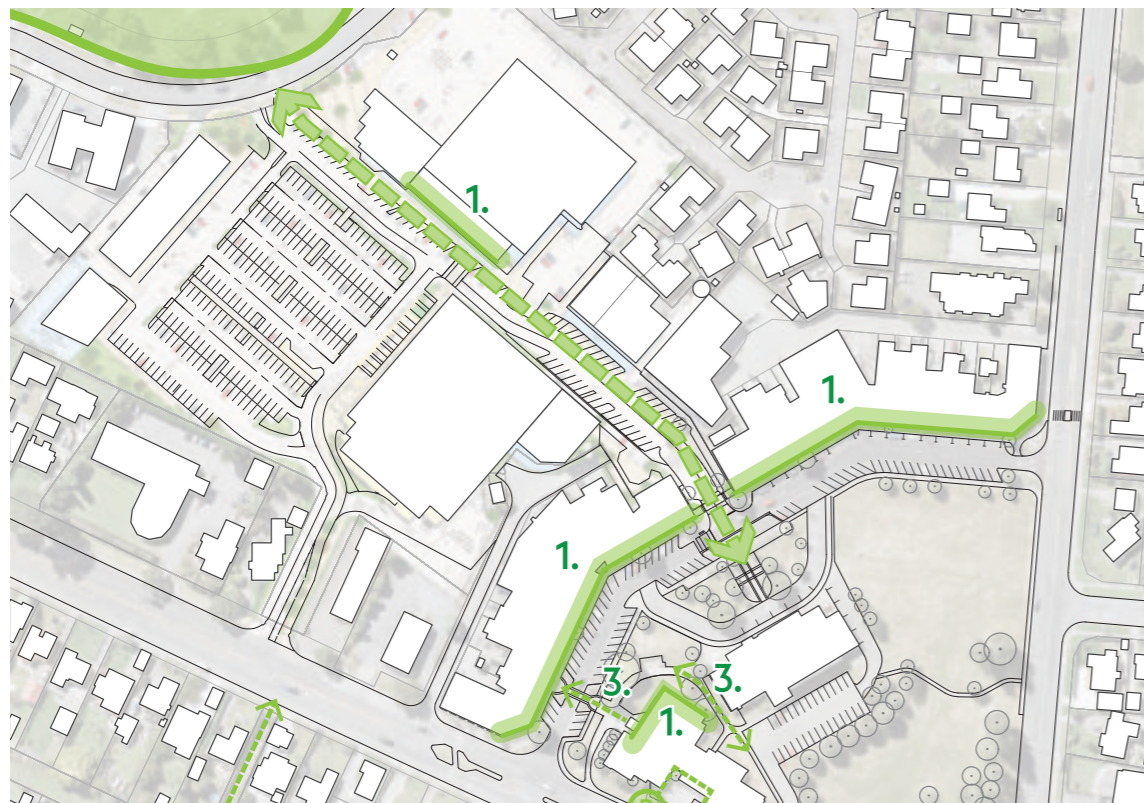
Issues



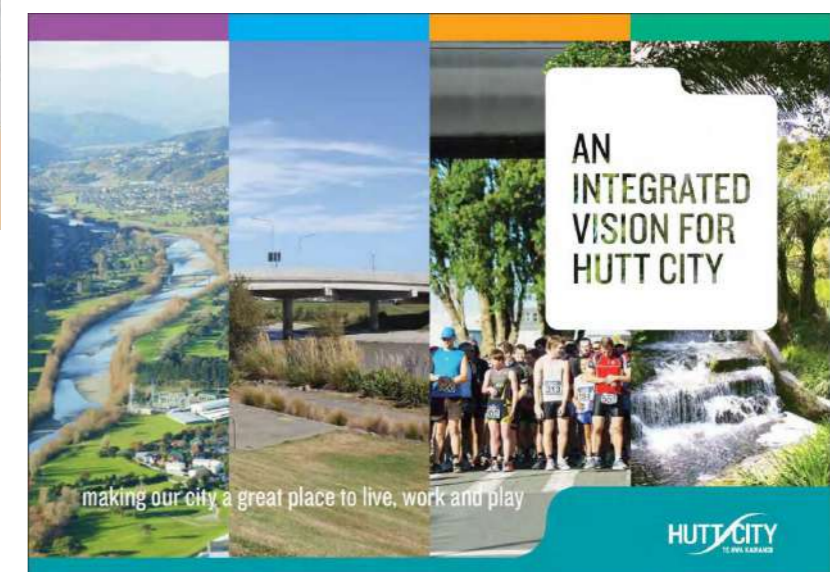
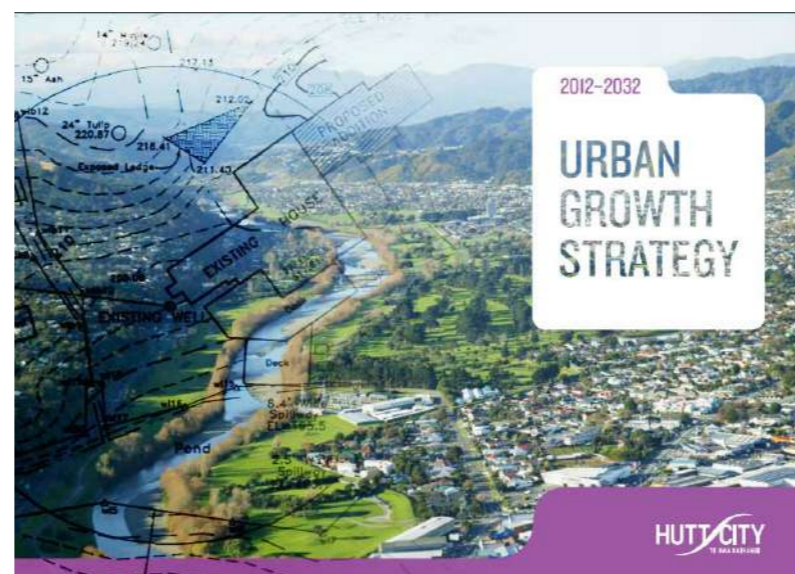
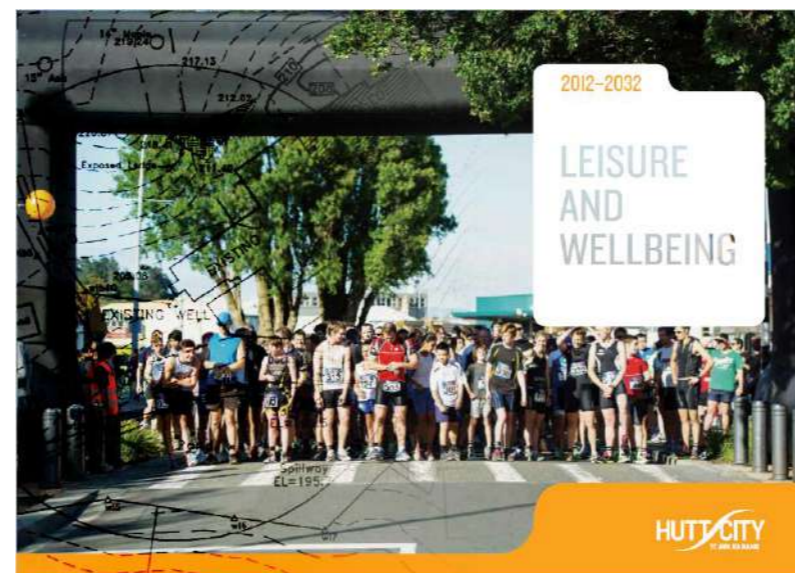
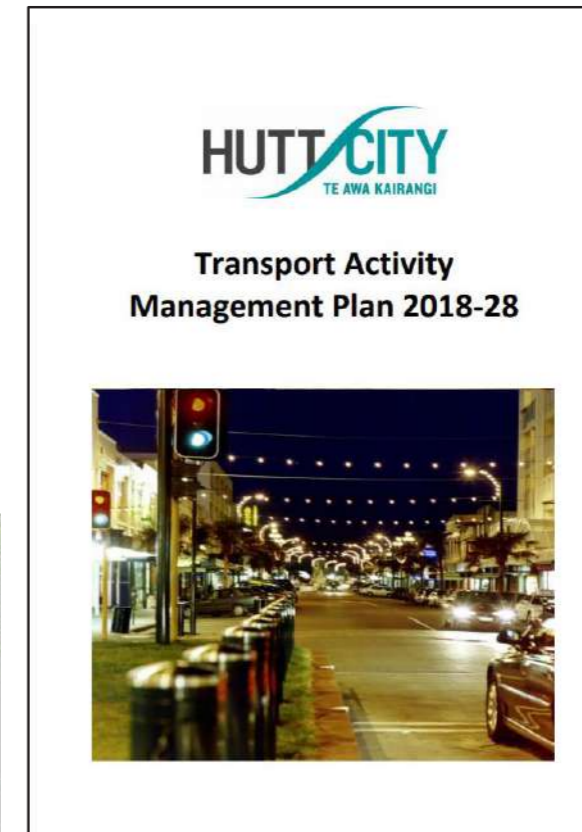
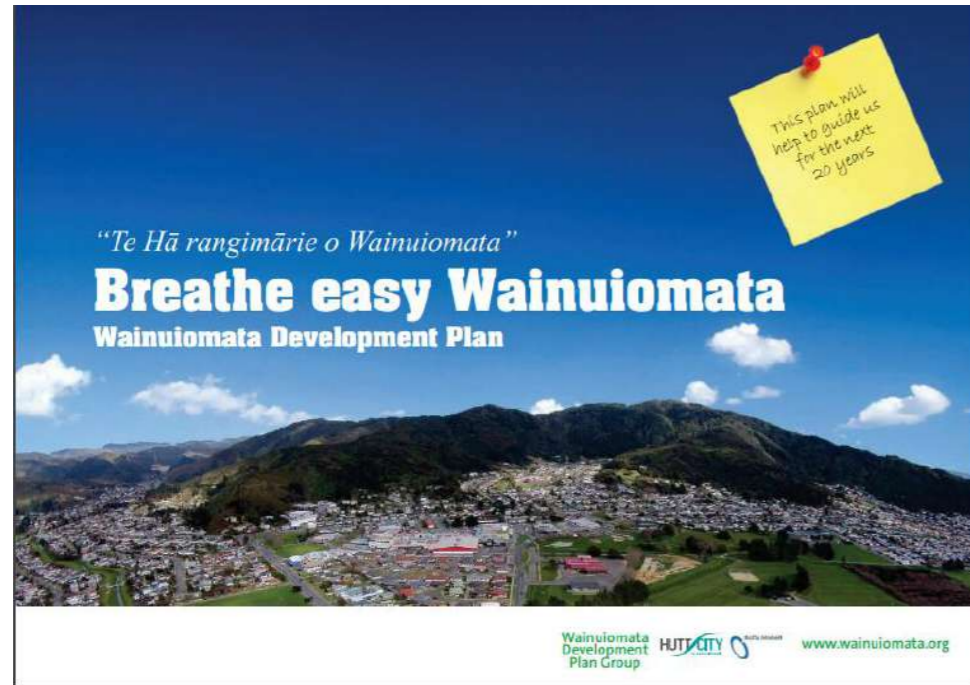
Opportunities



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
Connections	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>
Heart of Wainui	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>
Big Back Yard	“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>
Community Feeling	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>
Heart and Home	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

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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

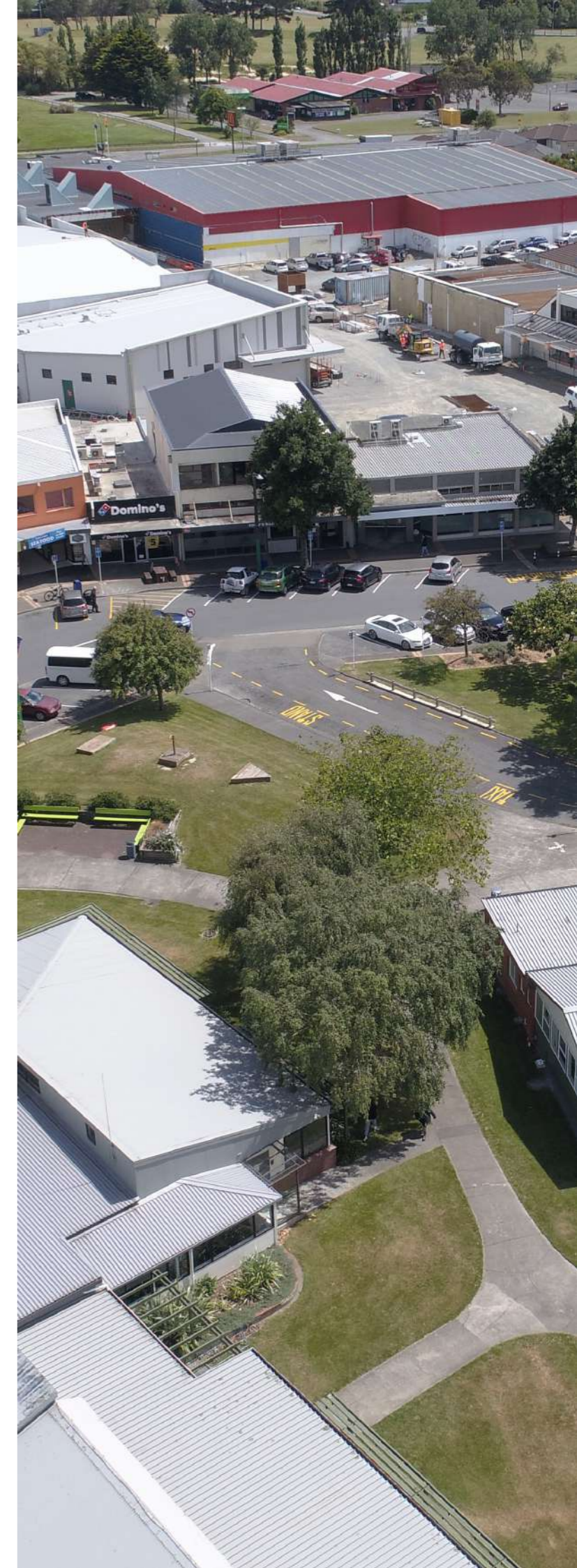
- Greening the town centre
- Connecting with waterways and off-road trails
- Showcasing conservation and recreation opportunities

Building a Legacy

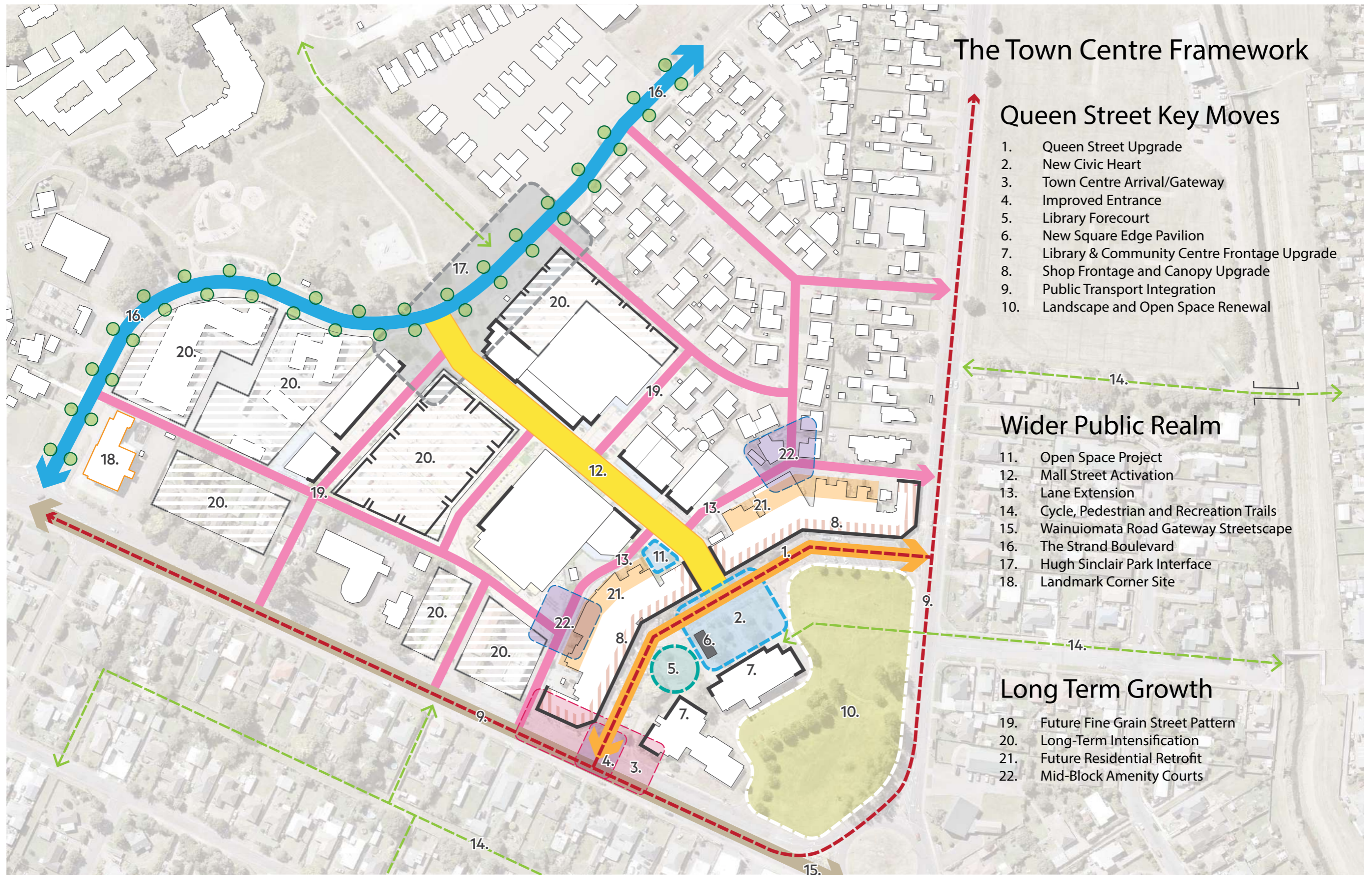
- Investing in high-quality materials
- Favouring simplicity, flexibility and resilience
- Looking for synergy among projects

Anticipating Growth

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



Town Centre Framework



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

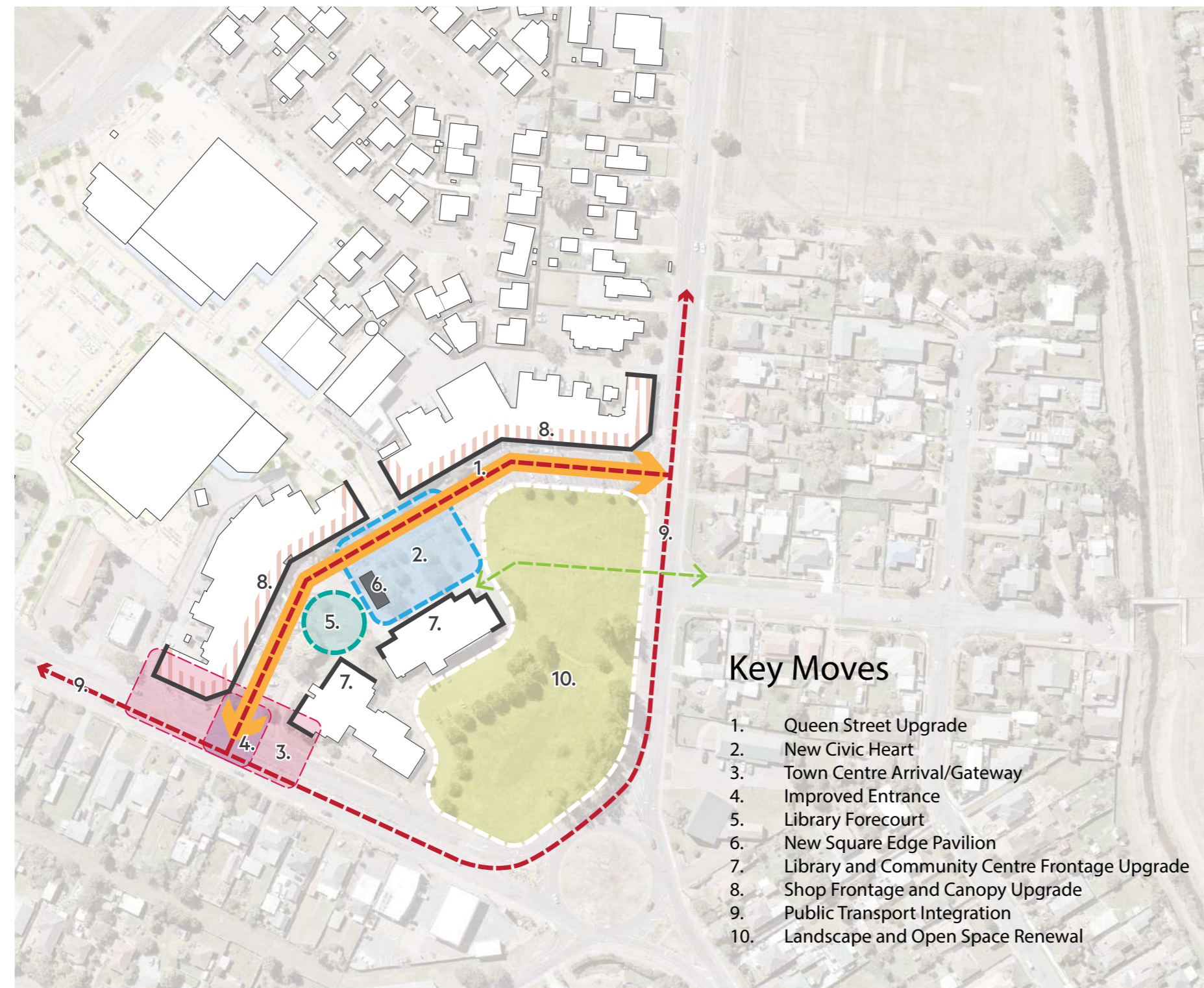
11. Open Space Project
12. Mall Street Activation
13. Lane Extension
14. Cycle, Pedestrian and Recreation Trails
15. Wainuiomata Road Gateway Streetscape
16. The Strand Boulevard
17. Hugh Sinclair Park Interface
18. Landmark Corner Site

Long Term Growth

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

Queen Street Area

Key Moves & Options



Queen Street Area Upgrade



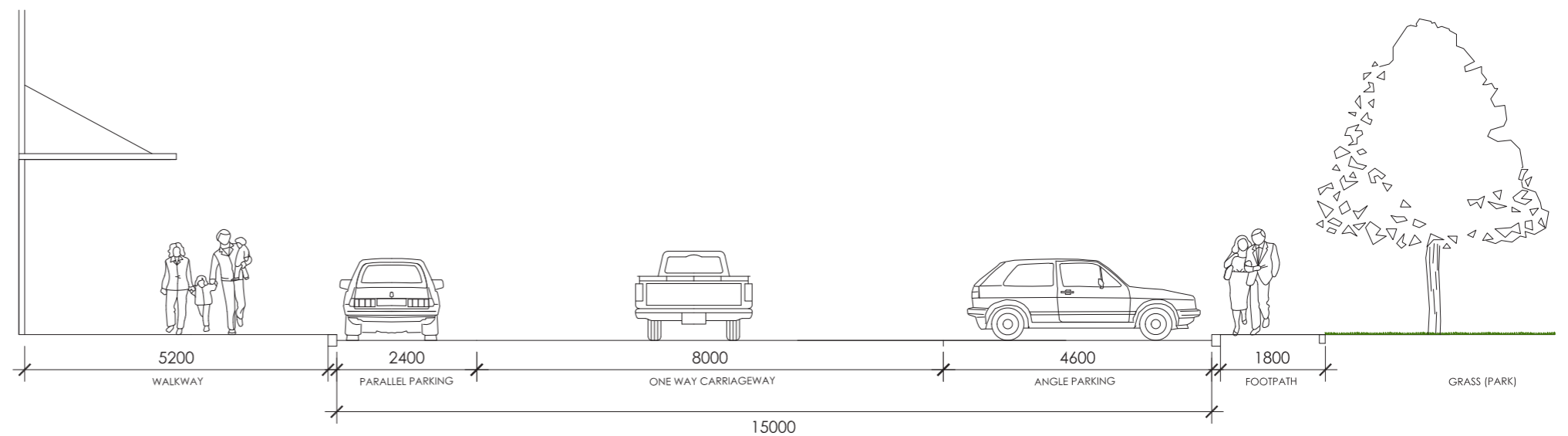
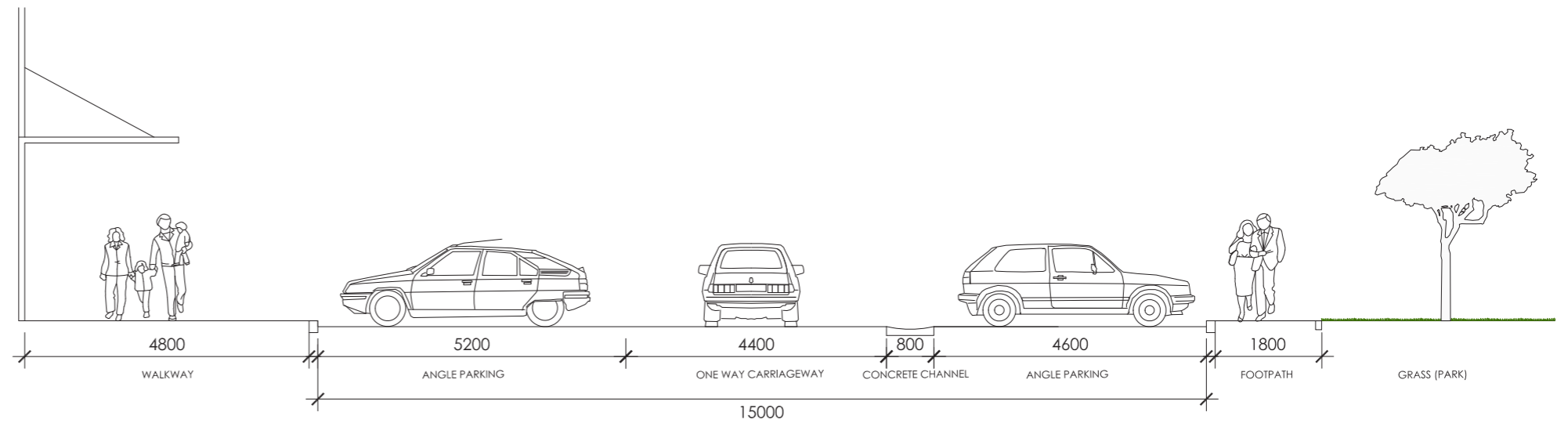
Wainuiomata
Memorial Hall

Library

Wainuiomata Road

Fitzherbert Road

Queen Street Area Parking options



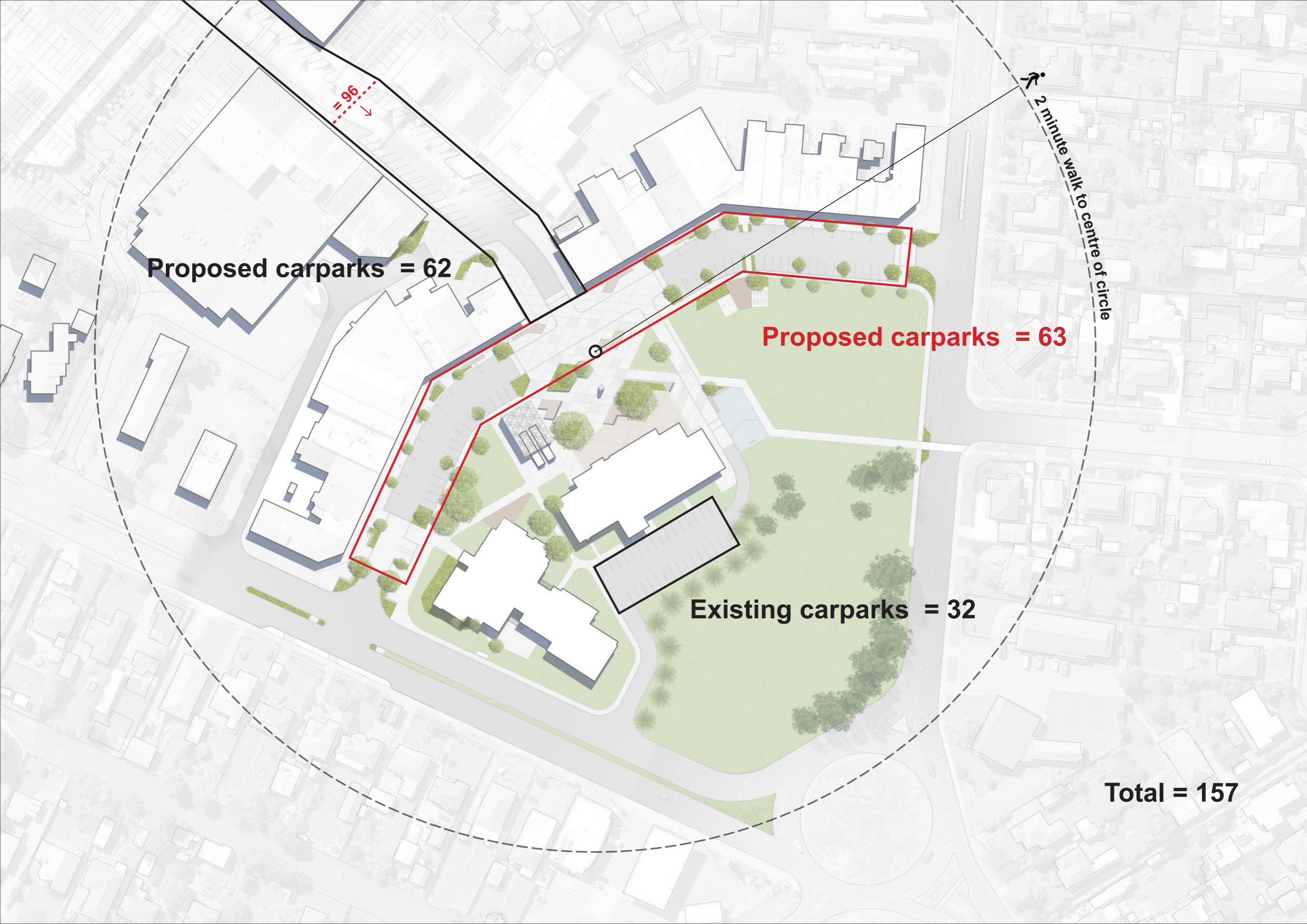
An aerial photograph of a campus with several buildings and parking lots. Three specific parking areas are highlighted with colored outlines: a large red outline on the left, a black outline in the center, and a smaller red outline at the bottom. The text 'Existing carpark = 85' is placed near the red outline on the left, 'Existing carpark = 11' is placed near the black outline, and 'Existing carpark = 32' is placed near the red outline at the bottom. A total count of 'Total = 128' is located in the bottom right corner.

Existing carpark = 85

Existing carpark = 11

Existing carpark = 32

Total = 128



 2 minute walk to centre of circle

96

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





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

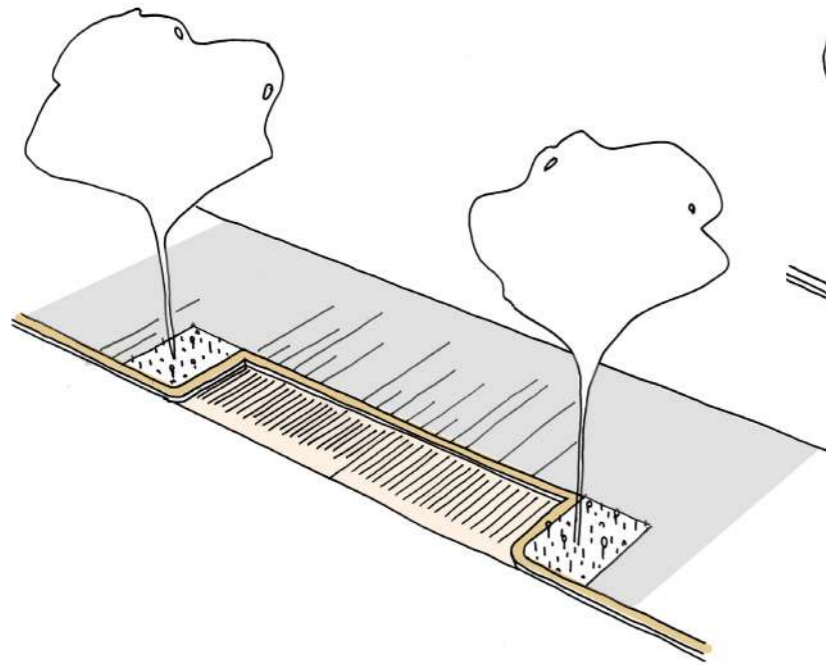
Outline Budgets

Pavillion

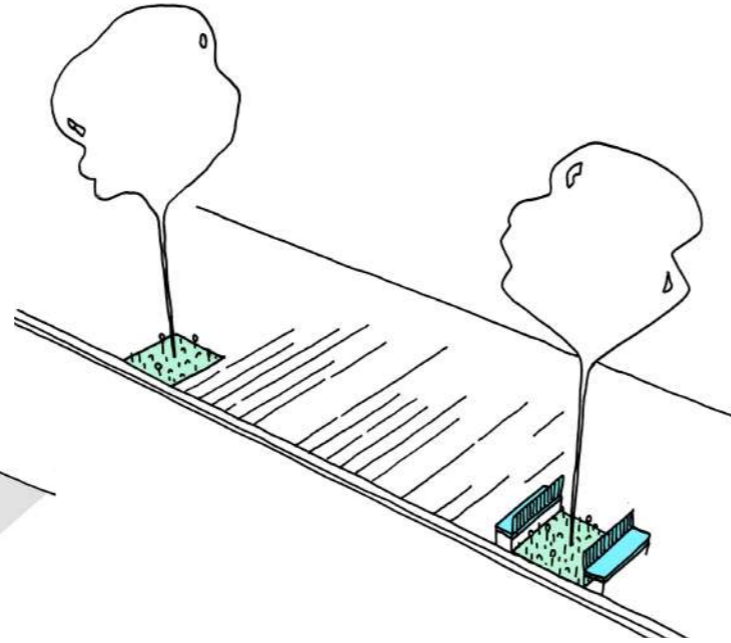


Materials

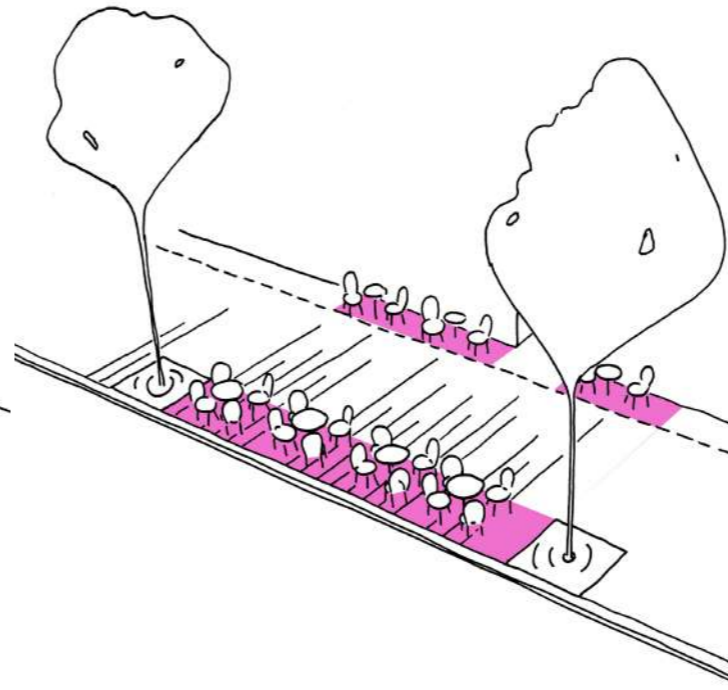
PAVING



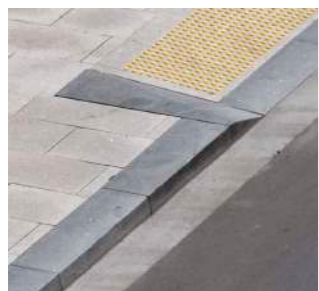
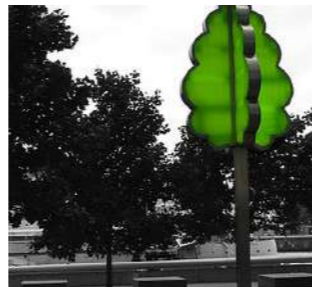
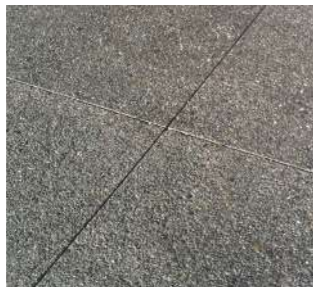
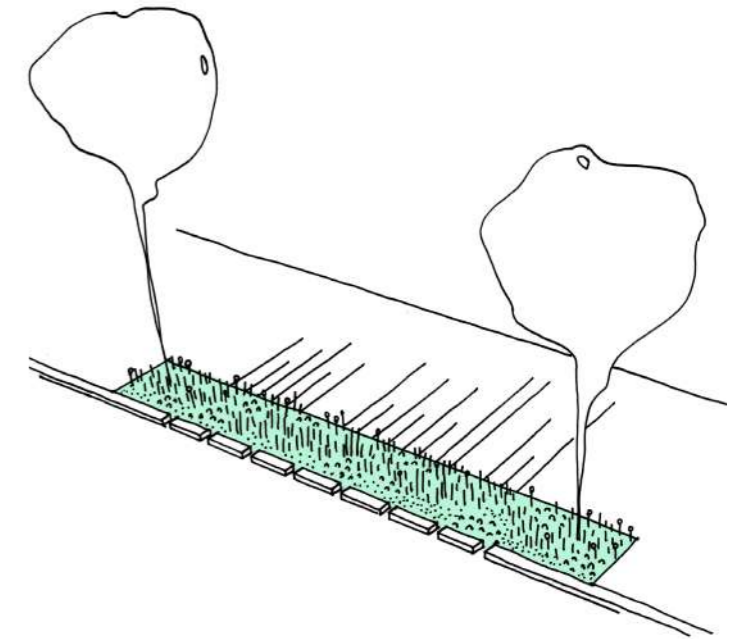
SOCIAL INFRASTRUCTURE



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