



# Wainuiomata Town Centre Framework and Streetscape Plan

14 July 2021

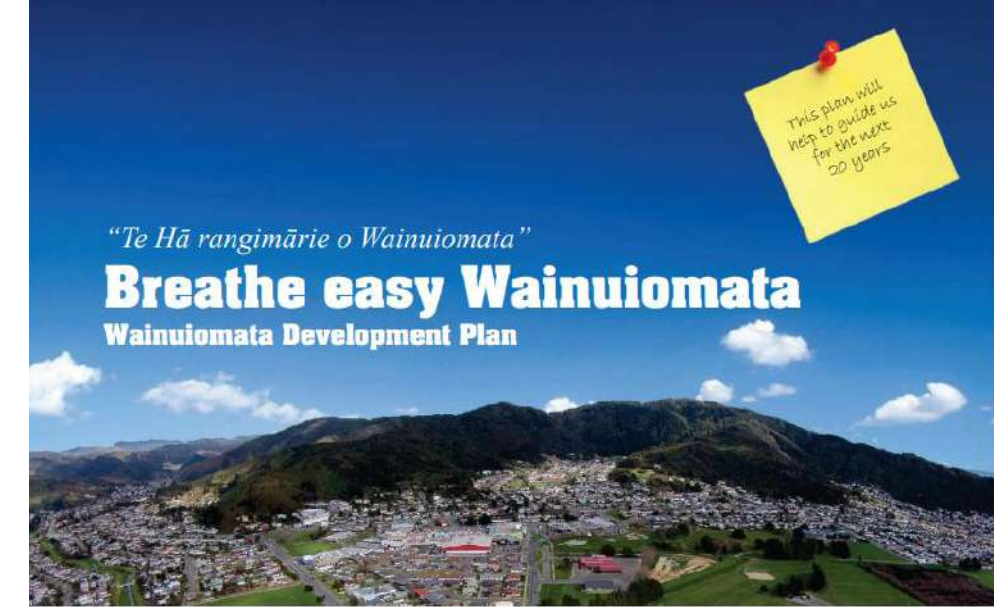


McIndoe Urban local



# 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

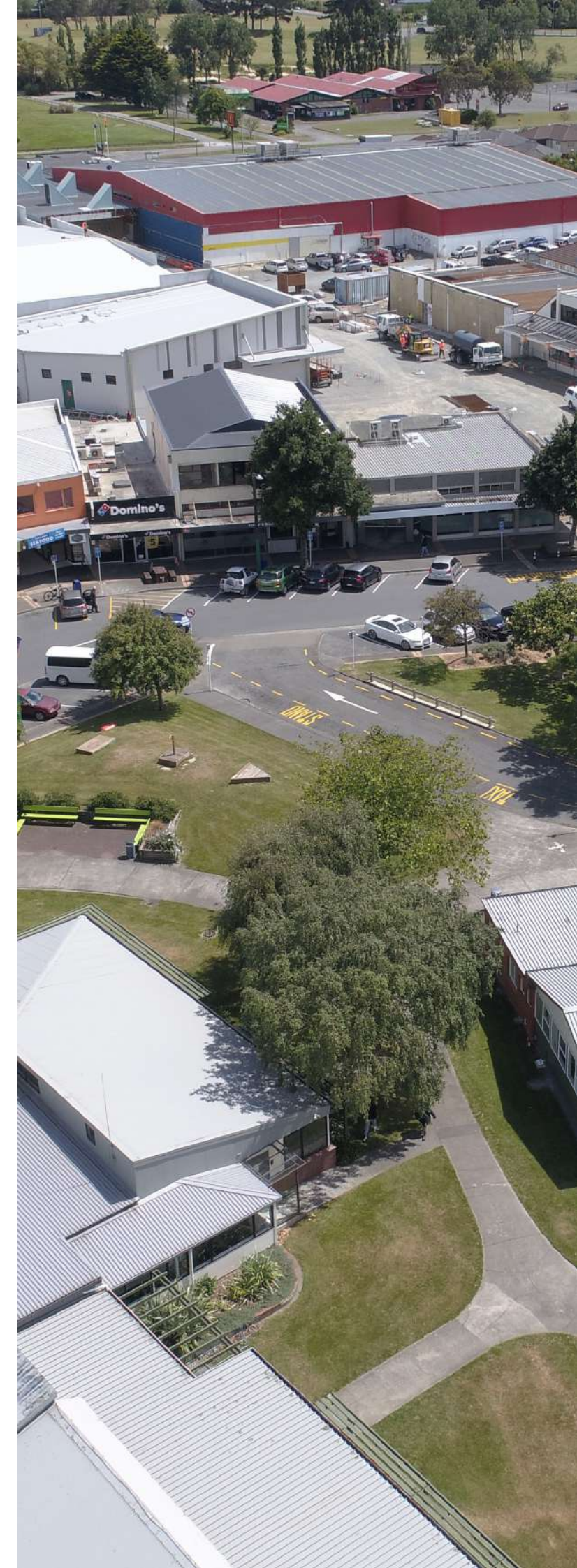
- Greening the town centre
- Connecting with waterways and off-road trails
- Showcasing conservation and recreation opportunities

## Building a Legacy

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

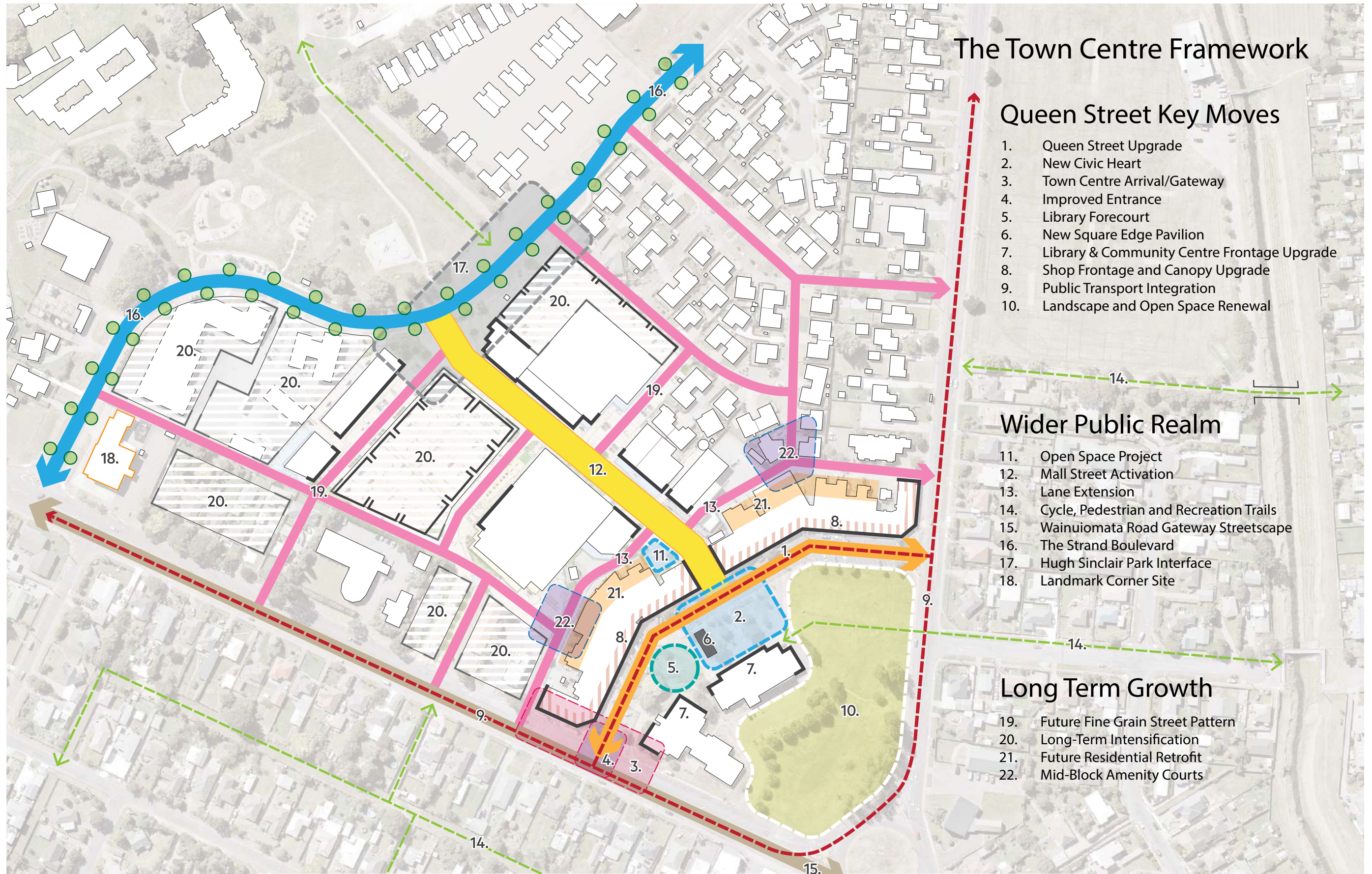
## Anticipating Growth

- 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





<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>		\$ TBC
<b>Pavillion:</b>		<b>\$430k</b>
<b>Total:</b>		<b>\$8.290m</b>

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

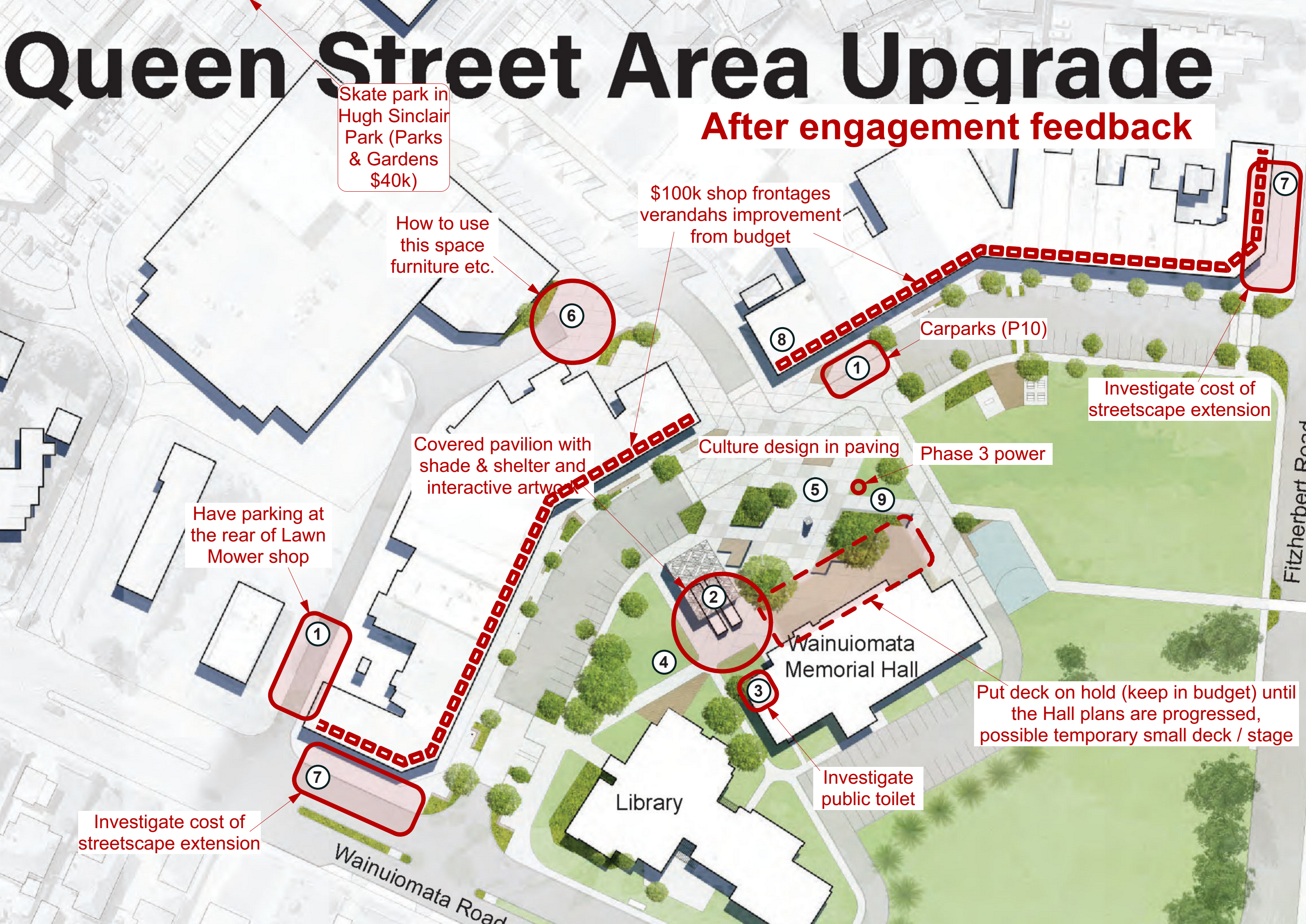
Investigate cost of streetscape extension

Investigate public toilet

Library

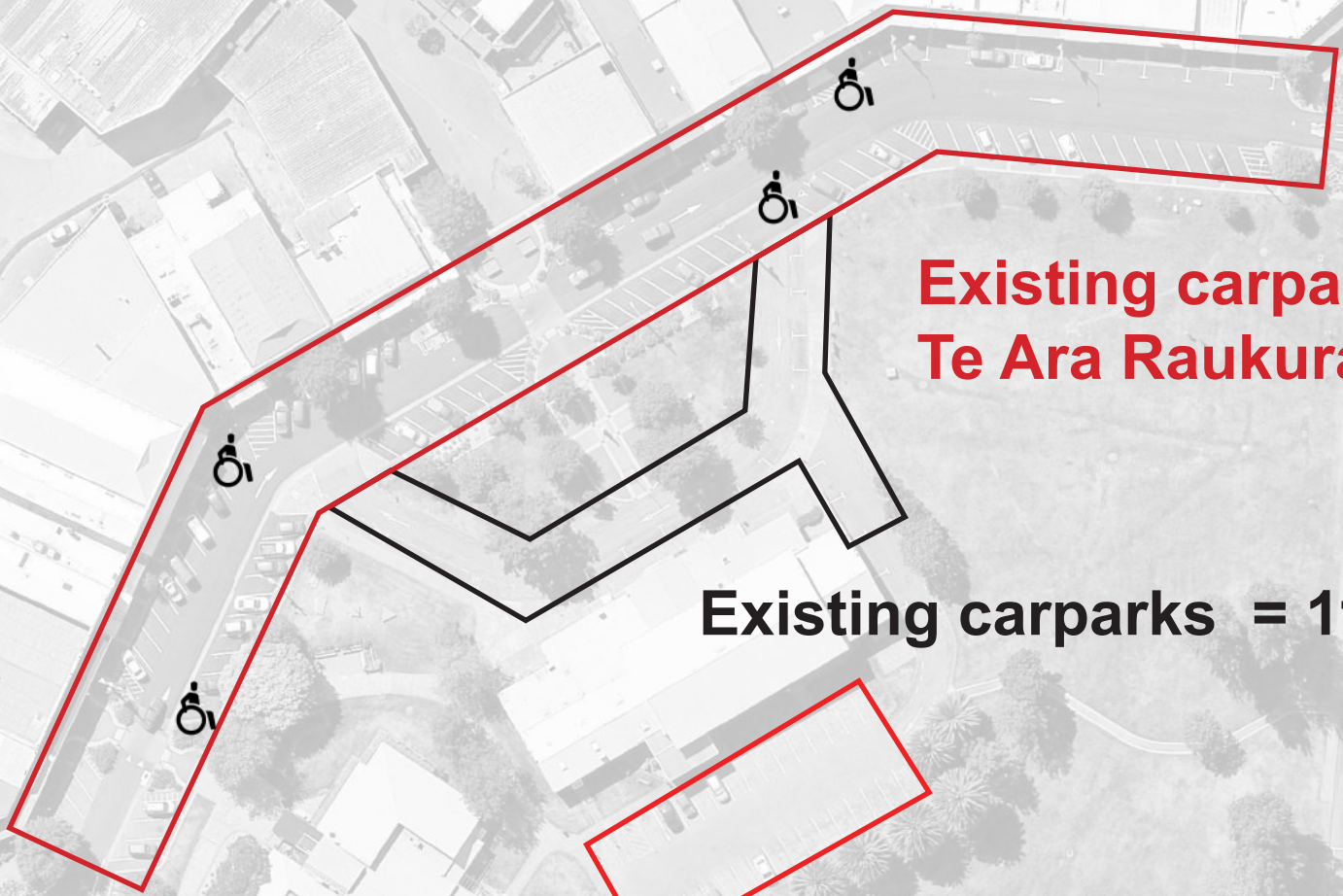
Wainuiomata Road

Fitzherbert Road





# 1. Queen Street Parking



Existing carpark (after Te Ara Raukura works) = 76

Existing carpark = 11

Existing carpark = 32

Total = 128



# Preliminary Concept for Consultation

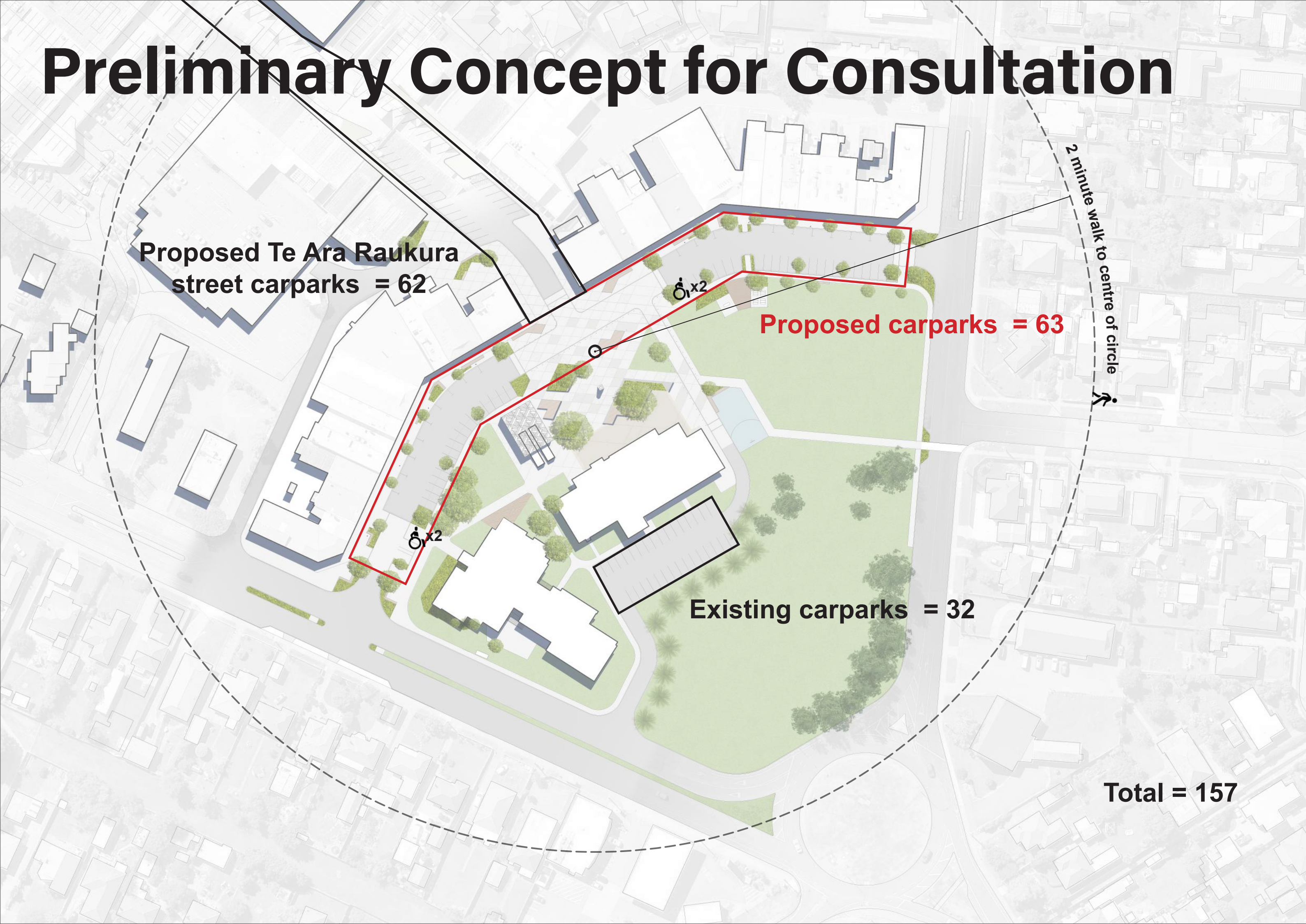
Proposed Te Ara Raukura  
street carparks = 62

Proposed carparks = 63

Existing carparks = 32

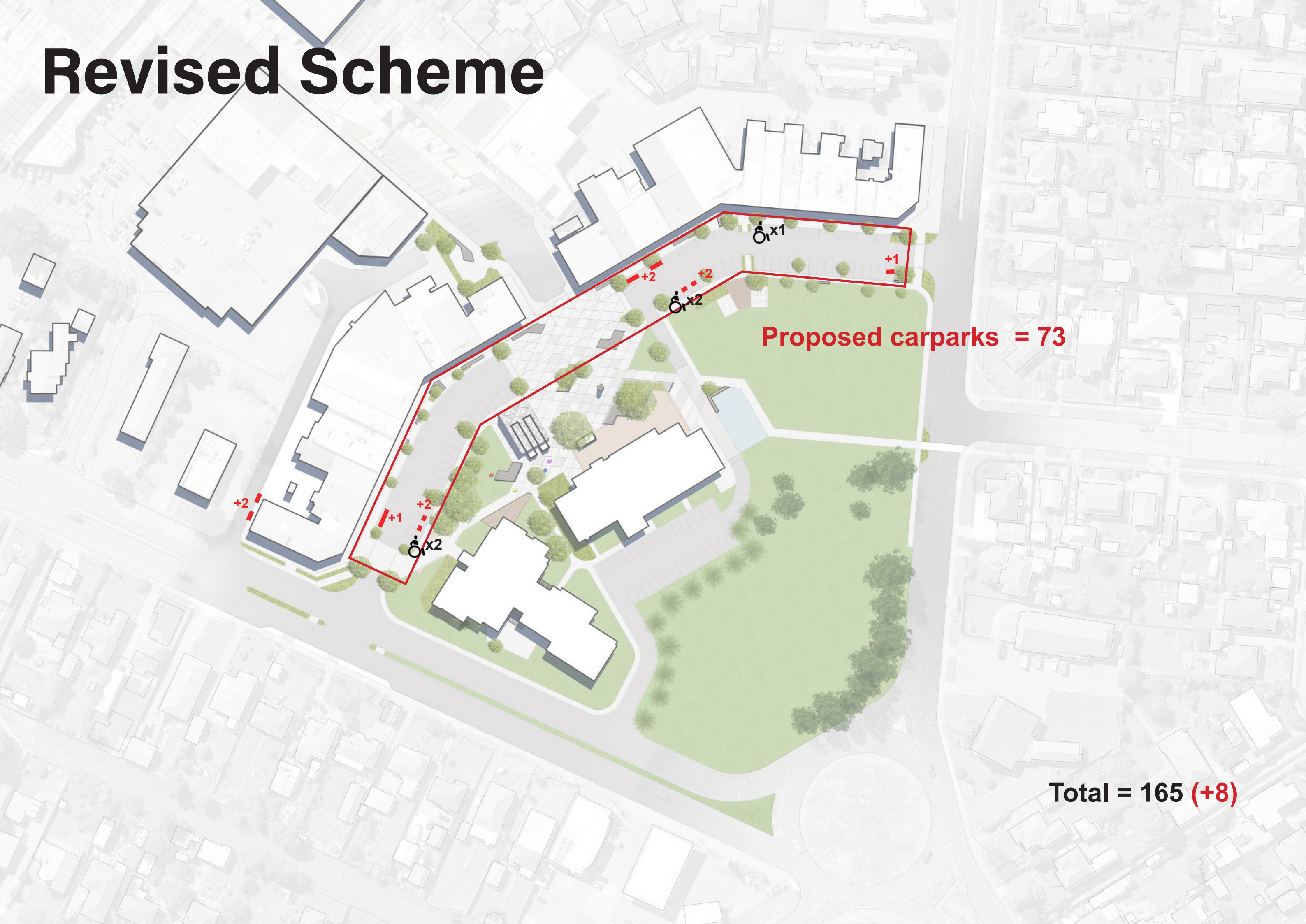
Total = 157

2 minute walk to centre of circle





# Revised Scheme

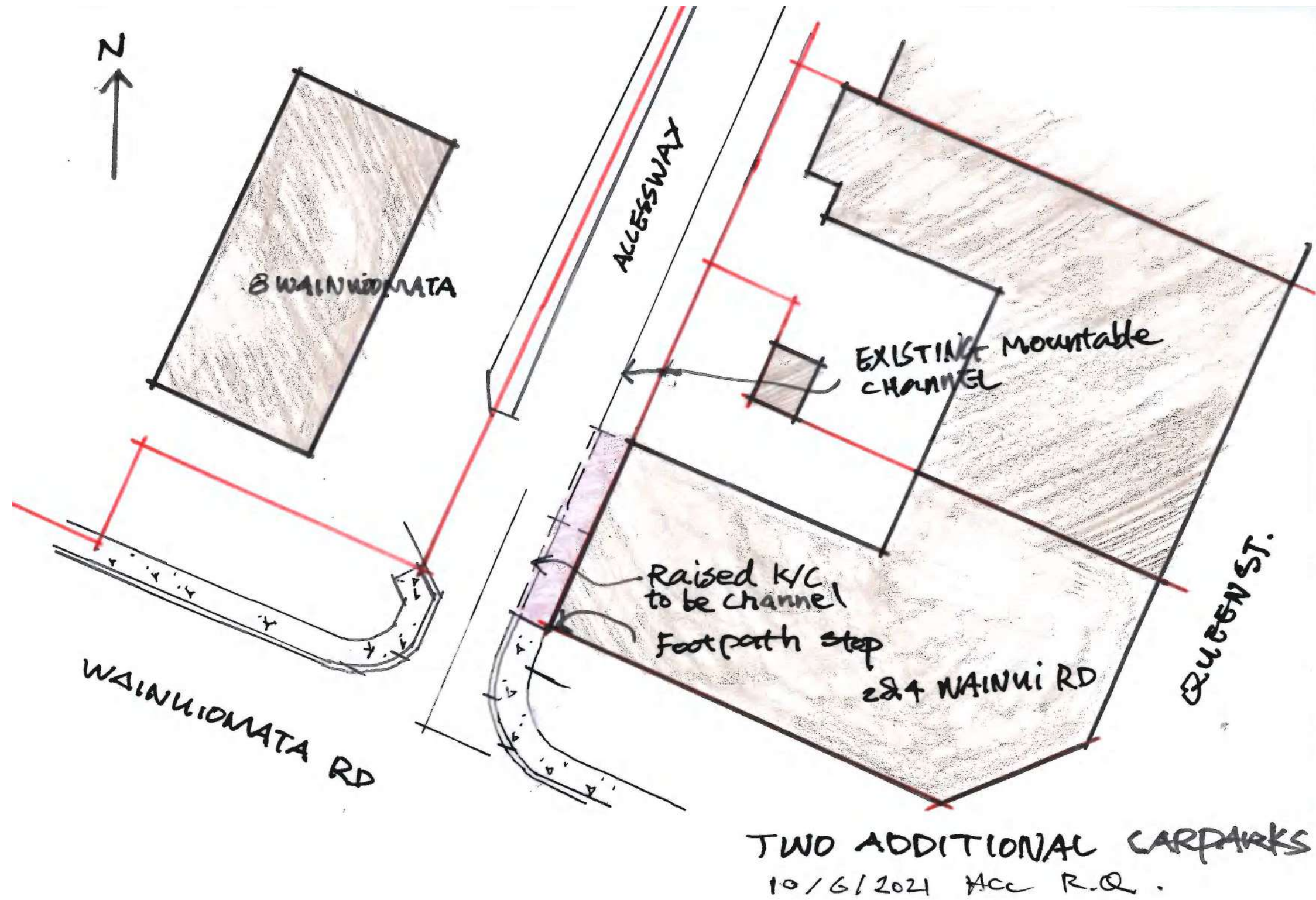


Proposed carparks = 73

Total = 165 (+8)



# 1. Additional Access Lane Parking





# 2. Pavillion

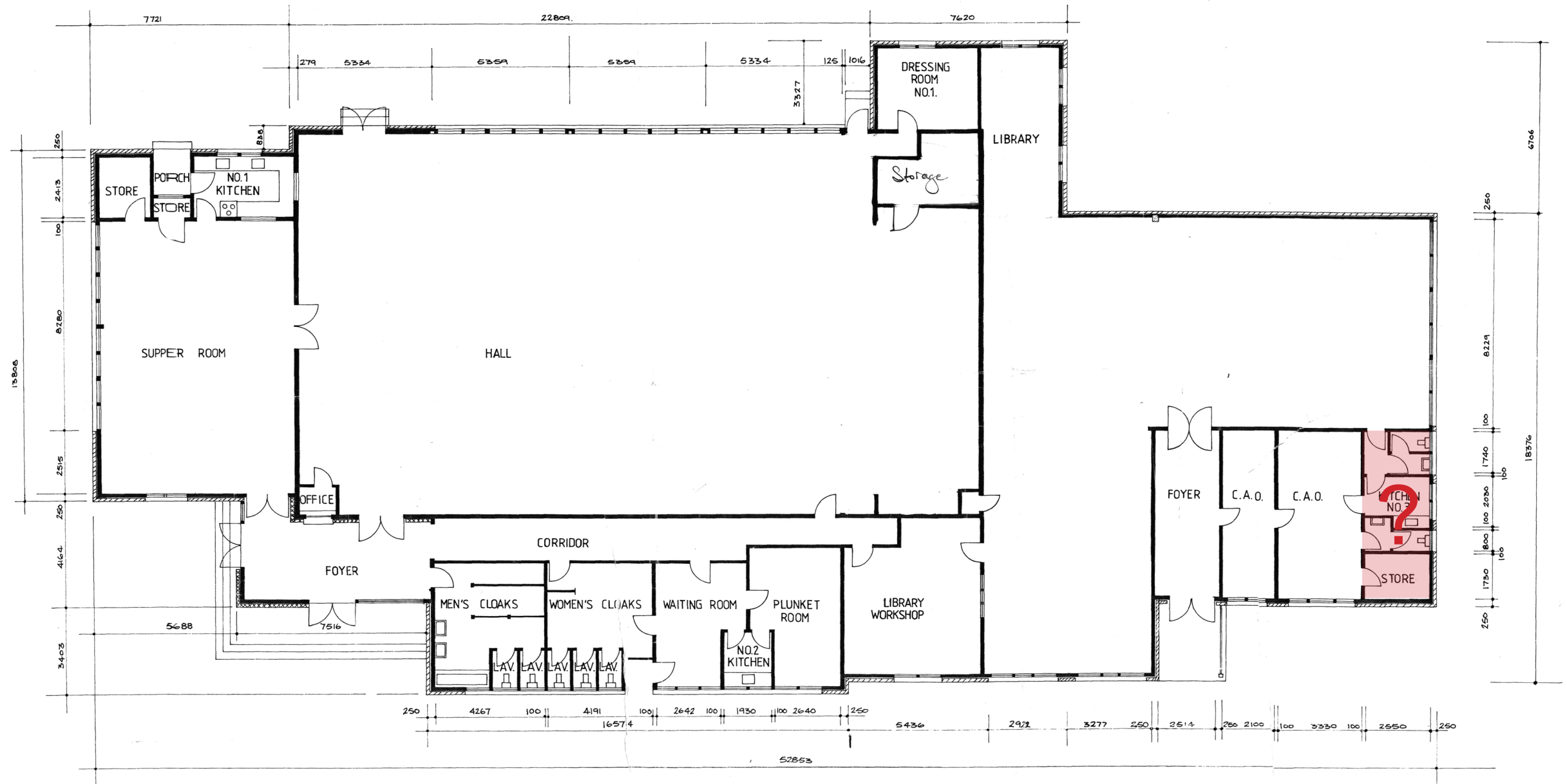




# 3. Potential for a Public Toilet

## Better utilise existing facilities

Works undertaken within the Memorial Hall may include renovation or relocation of toilets





# 3. Memorial Hall Interface and Decking





# 4. Playful Sculpture



Porirua CBD - Isthmus



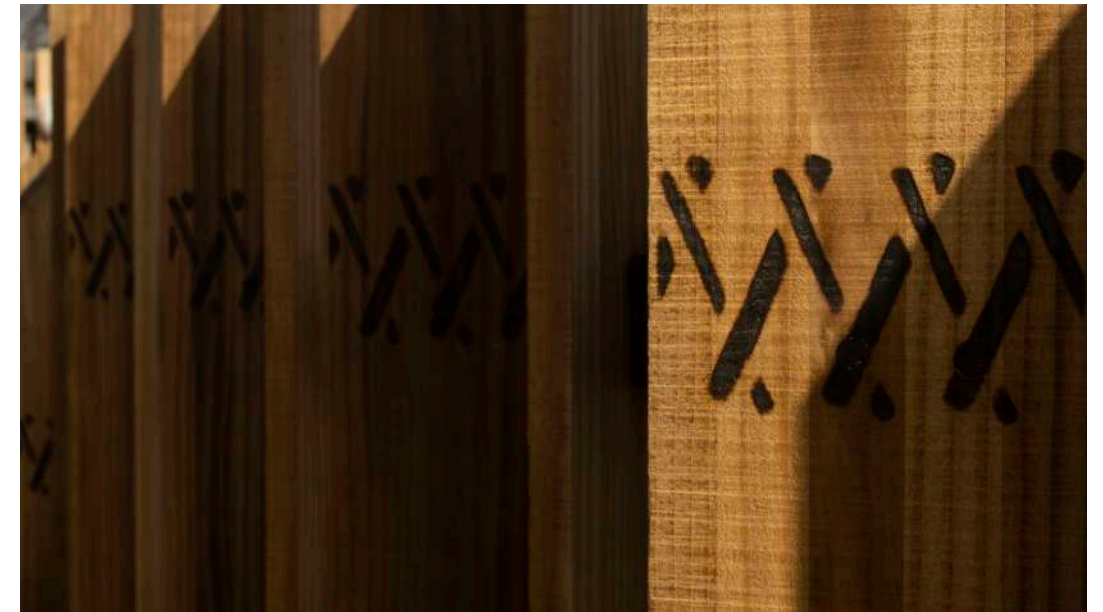
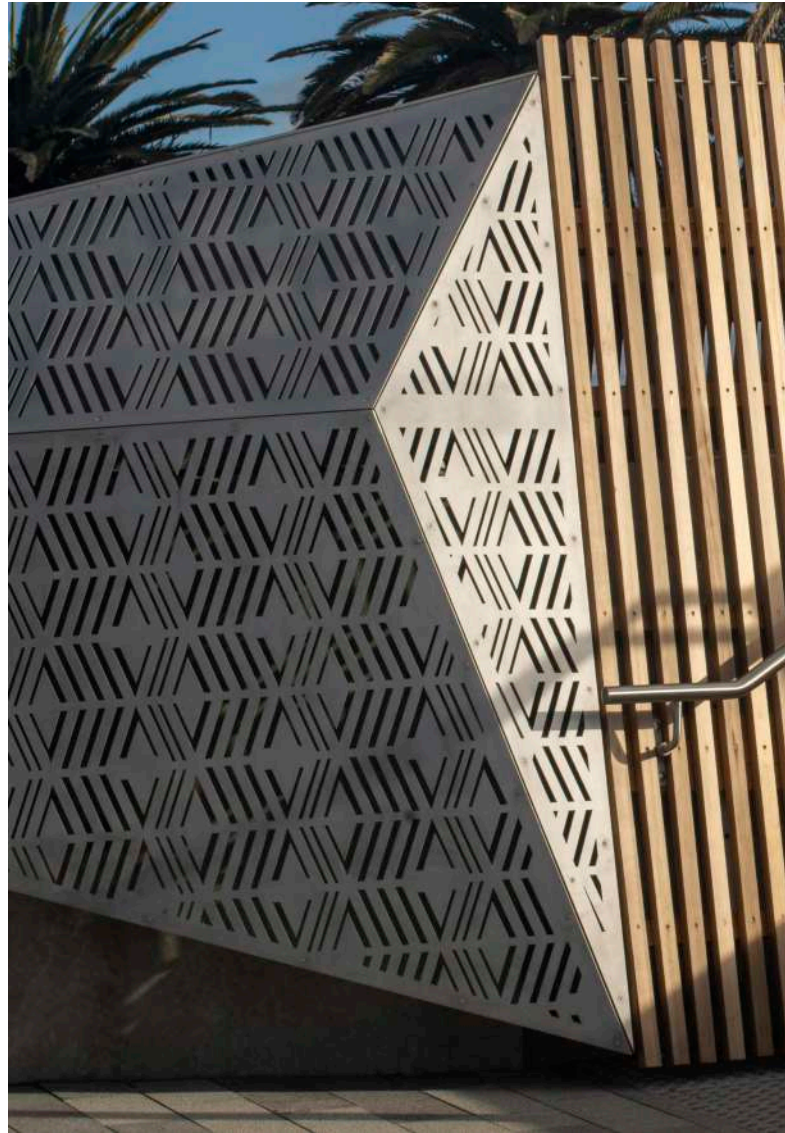
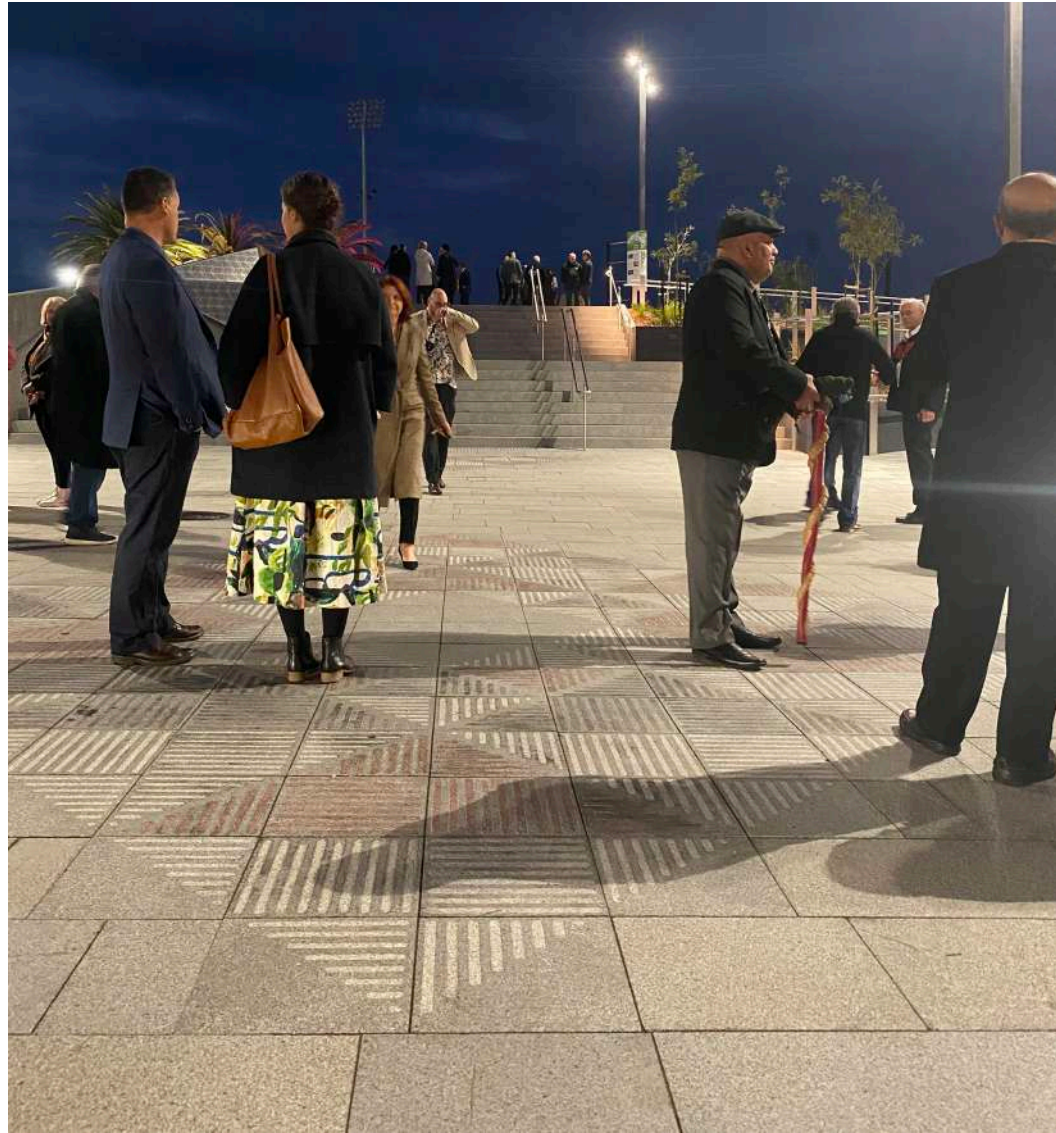
"Swing Time" Boston - höweler + yoon



Barry Curtis Park Auckland - Isthmus



# 5. Integrating Cultural Expression



CETA - Palmerston North - Local Landscape Architecture Collective



# 6. Te Ara Raukura





# 7. Streetscape Extension Costs

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

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



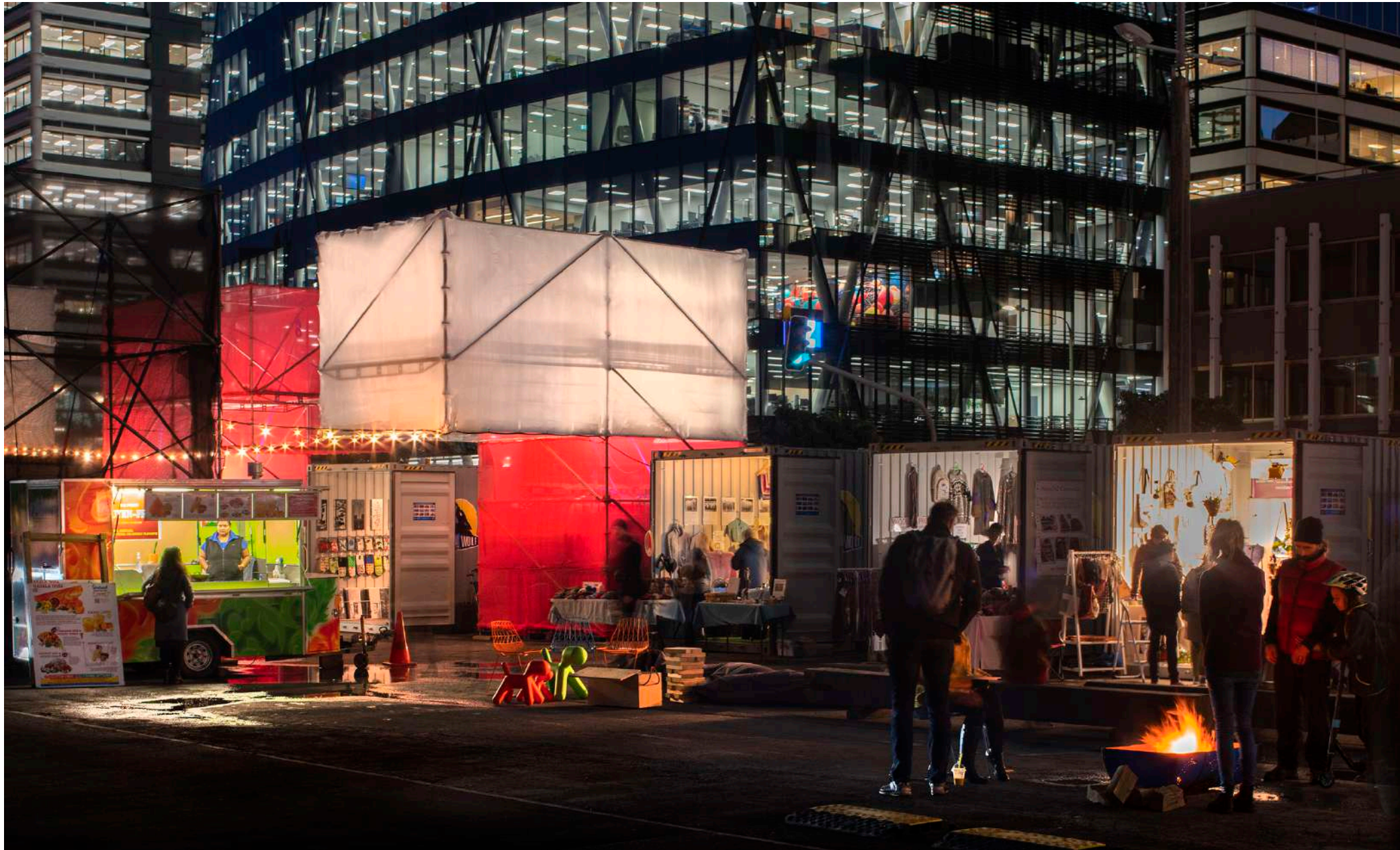
# 8. Shop Frontage Upgrades



Never Project Space - Hamilton



# 9. Designing for temporary activation





Preliminary Concept for Consultation





Revised Scheme





# Revised Scheme





# Revised Scheme





# Revised Scheme





# Revised Scheme





# Revised Scheme

