



# Wainuiomata Town Centre Framework and Streetscape Plan

29 Nov 2021



local

# 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



Approved concept scheme



# Approved concept scheme



# Where are we at?

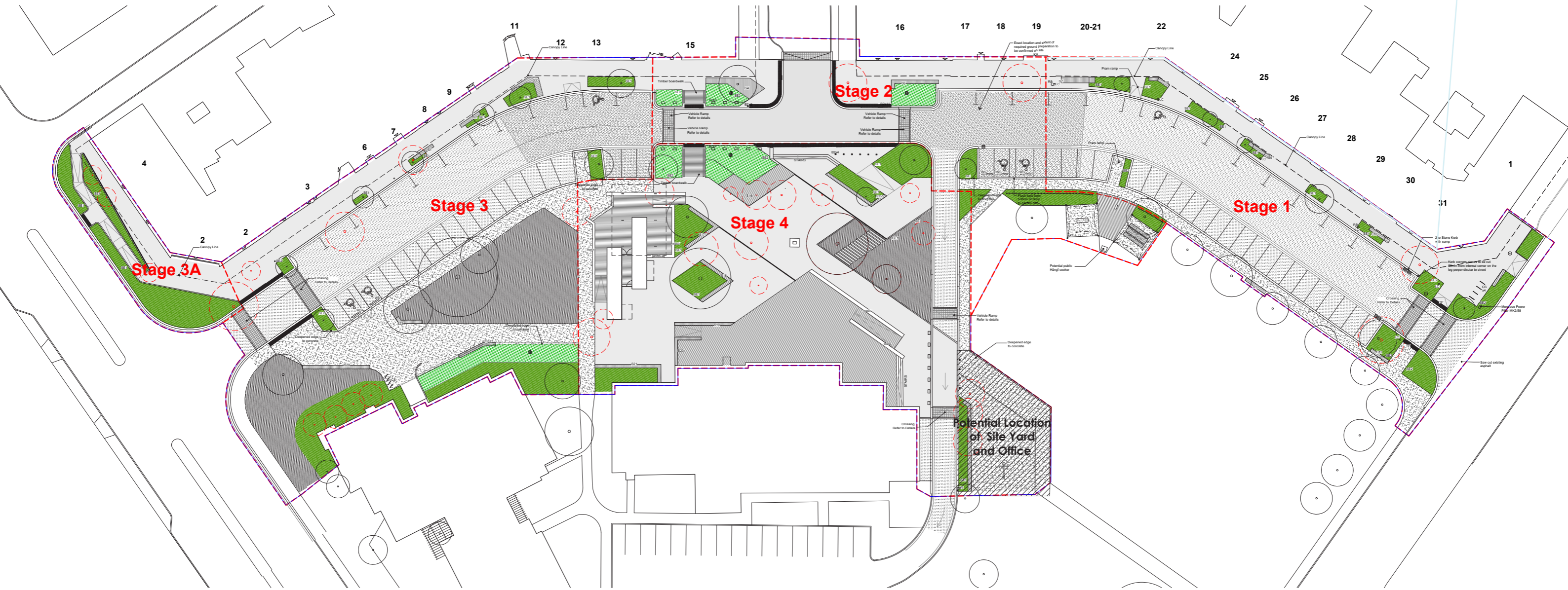
- **Detailed design stage 1 complete**
- **Contractor selection underway** - close on 14th Dec 2021

## Next steps

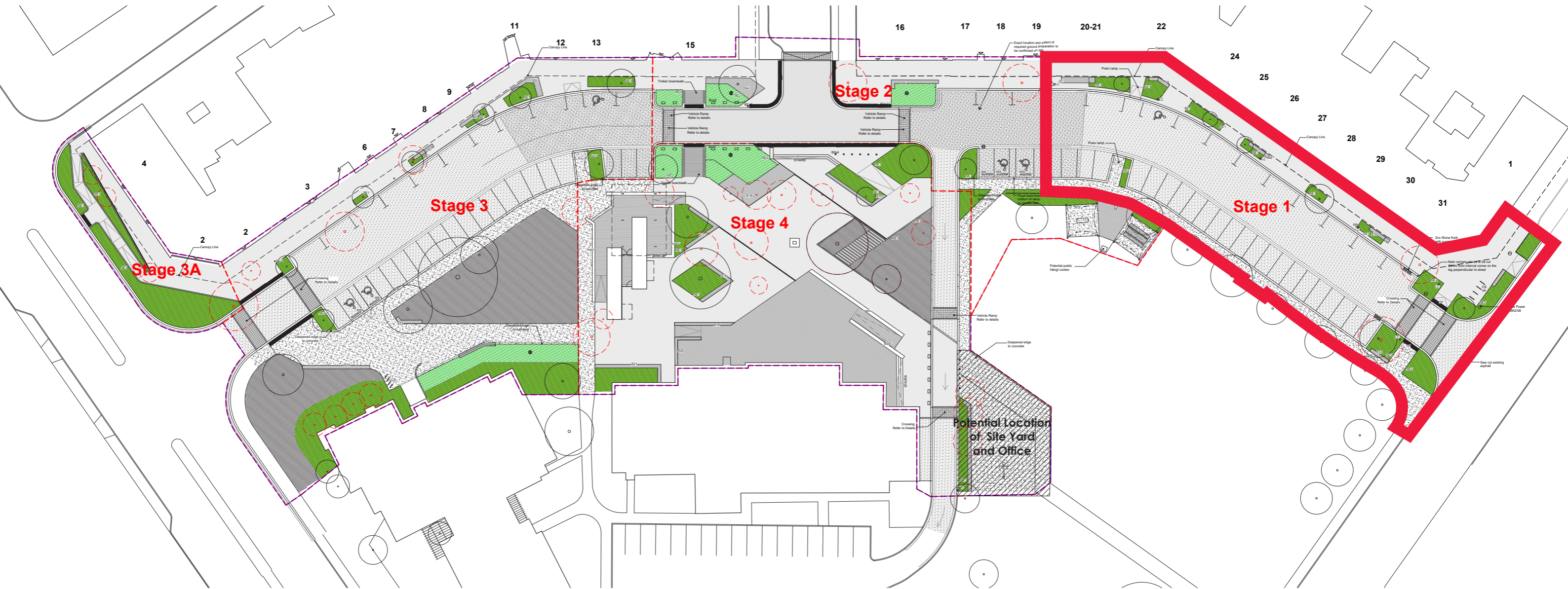
- **Construction to commence** - Early 2022
- **Stage 1 construction** - Completion April 2022
- **Stage 2 construction** - Completion July 2022
- **Stage 3 construction** - Completion October 2022
- **Stage 4 construction** - Completion November 2022



# Approved concept scheme



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# Developed Design Cost Breakdown

10.11.2021

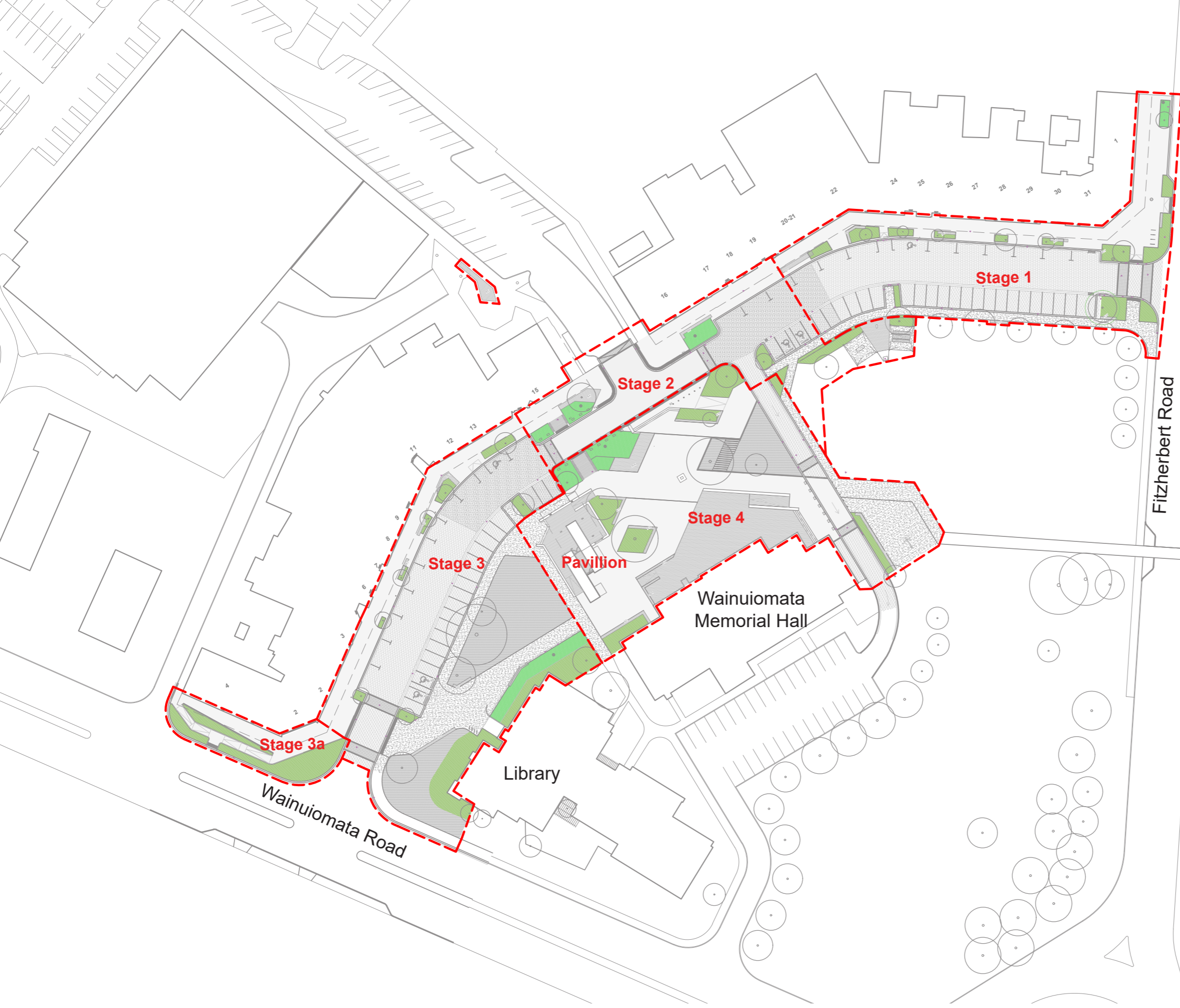
**Stage 1: \$1,858,035**

**Stage 3: \$1,987,990**

**Stage 2+4: \$3,916,975**

**Total: \$7,763,000**

Stage costs include main contractor margin, preliminaries and general / overheads and 15% contingency - excludes design fees





# Approved concept scheme





<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