

# OUR VISION FOR Mahara Place

We've been working with the Mahara Place Development Committee (made up of community and business reps) to further develop concepts for improvements to Mahara Place.

The idea is to help make Mahara Place the heart of the town centre; one that's vibrant, inclusive, and well-connected.

It's been exciting to work together to take the ideas from previous conversations with the community and develop these further to come up with a vision for the area.

We've budgeted \$1 million to create a plaza area in Mahara Place. There are other things like the laneways, Mahara lane, a new playground and the entranceway by the Library that we'd like to work on too, if further funding becomes available.



# PLANNED CONCEPTS FOR Mahara Place plaza

We're planning to work on the detailed designs for a plaza in Mahara Place now and aim to start construction in 2019.

We'll be creating a terraced area in the sunniest most sheltered part of the plaza, 'reading gardens' and formal and informal seating areas for groups and individuals to relax in.



These are concepts only. The materials, surfaces and planting ideas shown are conceptual and yet to be worked through.



Current view of Mahara Place.



# CREATING A HEART FOR THE TOWN CENTRE

# Mahara Place

Here are some artist's impressions of how the plaza could look. These are concepts only. The materials, surfaces and planting ideas are conceptual and yet to be worked through into a detailed design.



# FIRST THINGS BEFORE WE start construction

Before we start construction work on the plaza we need to get the area ready. We'll be starting this later in November.

## PALM TREES

The two palm trees in Mahara Place are to be removed and replaced with planting that's better suited to the space as part of the creation of the new plaza.

We've made this difficult decision after discussion with a tree arborist, designers, the Waikanae Community Board, and our Mahara Place Development Committee.

It's never an easy decision to remove trees and we've taken a range of factors into account.

We've had a tree condition report done by a qualified arborist, that says the trees are likely to become unstable in the future, even if they survive construction around them.

These trees have spiky fronds that can injure people. They are usually planted in areas where people don't gather to sit and use them as shelter.

Removal of the trees is planned for late November. You can find out more in our Question and Answer sheet or on our website.



## THE SCULPTURE GARDEN

Work to spruce up the sculpture garden is planned to start this month.

We'll be working with the sculpture garden artists to make sure the pipes, pumps and pond area are in tip top condition, so that the water fountain works properly and looks its best.



# CONSTRUCTION OF Mahara Place plaza

## WHAT'S HAPPENING AND WHEN

Late November  
**TREE REMOVAL**

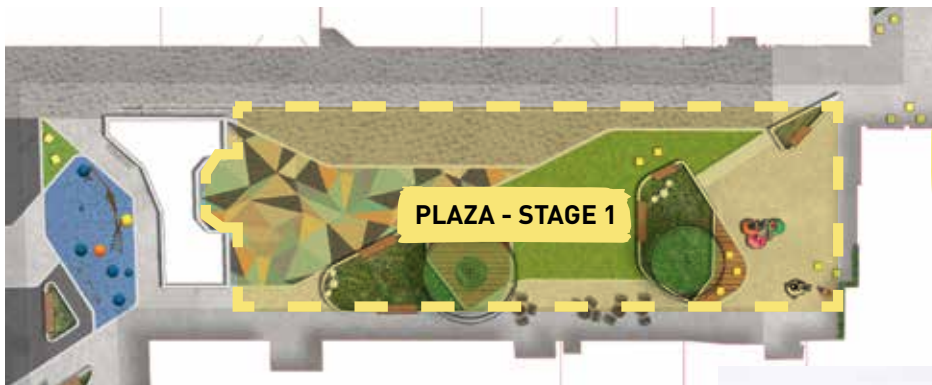
Late November – mid-December  
**SCULPTURE GARDEN spruce up**

February – August 2019  
**CONSTRUCTION OF THE PLAZA**

November  
2018

August  
2019

## WHAT TO EXPECT DURING CONSTRUCTION WORK ON THE PLAZA IN MAHARA PLACE

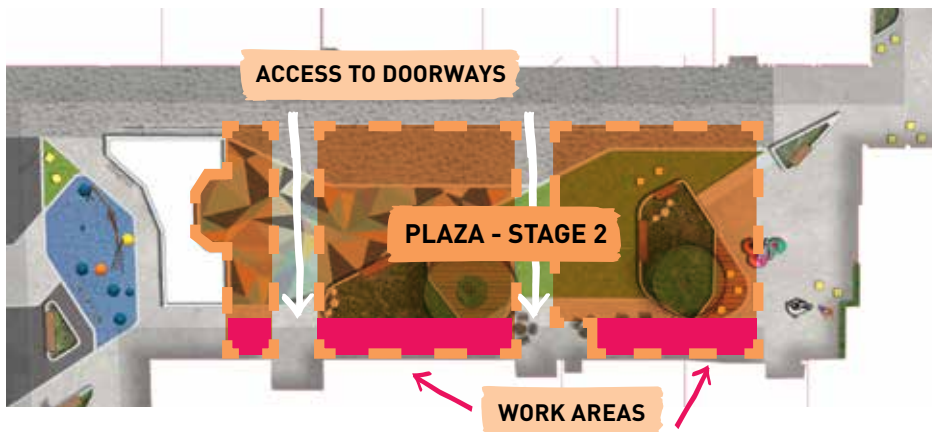


In Stage 1, we'll fence the entire construction area, and we'll maintain pedestrian access around the site.

Below is an example of the kind of construction fencing and site access you can expect.



In Stage 2, we'll make pathways through the site to access doorways, and we'll focus our work in small areas.

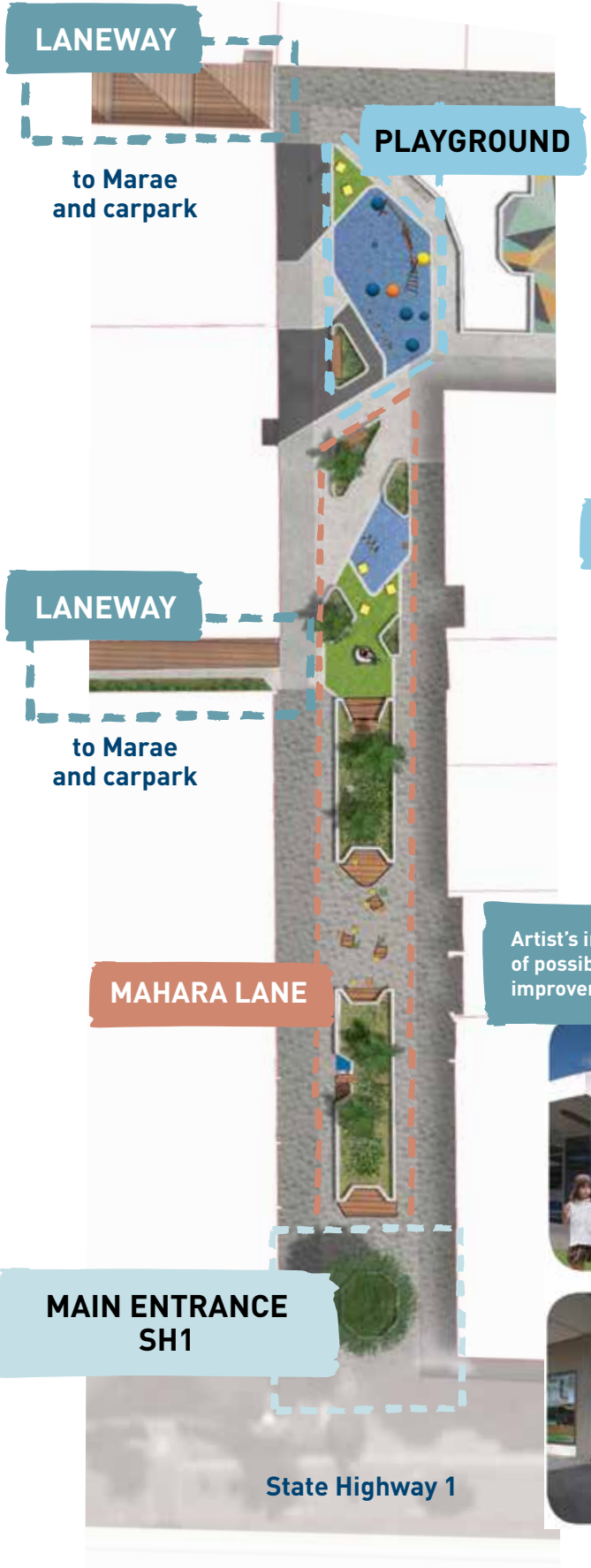


Here's an example of how we'll use fencing to maintain access to businesses during Stage 2 work.



# MAHARA PLACE WHAT WOULD YOU

# like to see next?



There's more work we'd like to do in Mahara Place in the future. Things like improving the laneways, Mahara Lane, maybe putting in a new playground and making the entranceway to the Library more attractive.

What would your priorities be if more funding was available?



**PLAYGROUND**



**MAIN ENTRANCE  
Library and Gallery  
(Artist's impression)**

Artist's impressions of possible laneway improvements.



## OTHER TOWN CENTRE

# improvements



Artist's impressions of Mahara Gallery redevelopment



### MAHARA GALLERY REDEVELOPMENT

Athfields Architects have been appointed to take the next steps on this project, which will involve working with the Waikanae Community Board, stakeholders and the wider community to make sure the redevelopment reflects community needs, and helps increase the vibrancy of the Waikanae town centre.

### STATE HIGHWAY 1 REVOCATION

This is about making the state highway a fit-for-purpose local road. Following discussions with the Waikanae Community Board and community advocacy groups, we're working with the NZ Transport Agency to make changes to the proposed layout for State Highway 1 through Waikanae.

This includes trying to keep the free turns at Te Moana Rd, road widening to improve safety, and improvements to the Ngaio Rd traffic lights and pedestrian crossings. We've also put the cycle lane plans on hold while we look into other options. Construction dates and timeframes haven't been confirmed yet.

### WAIKANAЕ LIBRARY IMPROVEMENTS

We're currently looking into what's possible with the funding we have available. We're hoping to appoint a designer before the end of the year, who'll look at prioritising the external weather proofing part of the improvements.

### STRIDE 'N' RIDE

A shared path will be built on the south side of Ngaio Road between Marae Lane and the Russel Reserve connecting the reserve to Waikanae town centre. As part of this work the walkway through the Russell Reserve to Ngarara Road will also be upgraded. Work is likely to get underway early in the New Year.

### CHRISTMAS LIGHTS

We're going to bring some Christmas cheer over the festive season by adding some Christmas lights to the Waikanae town centre. Proudly supported and made possible by Phillips.

### KEEPING IN TOUCH

To stay up-to-date with what's happening in the town centre, follow our Facebook page, sign up to our weekly e-newsletter Everything Kāpiti at [www.kapiticoast.govt.nz/whats-on/everything-kapiti](http://www.kapiticoast.govt.nz/whats-on/everything-kapiti) and visit our website [www.kapiticoast.govt.nz/waikanae-town-centre](http://www.kapiticoast.govt.nz/waikanae-town-centre).



## INFORMATION SHEET: MAHARA PLACE IMPROVEMENTS

# tree removal

### MAHARA PLACE IMPROVEMENTS – TREES

After discussion with a tree arborist, designers, the Waikanae Community Board, and our Mahara Place Development Committee, we've made the difficult decision to remove the two palm trees.

The trees are to be removed and replaced with new planting that is better suited to the new and more open design of the space. This will help create a more welcoming, well-connected and inclusive space, where people can come to relax, socialise, sit and take shelter.

### WHY ARE WE REMOVING THE TREES?

It's never an easy decision to remove trees, and a range of factors have been taken into account. This includes the trees' suitability to the space we are creating, their long-term health, their ability to withstand construction work and people's health and safety, as well as their aesthetic value. We've had a tree condition report done by a qualified arborist, and the trees are likely to become unstable in the future, even if they survive construction around them.

While the trees are healthy now, they have a very large root system and because of their surrounding environment, have limited ability to grow more roots. In time the roots are likely to stop growing. Once roots are restricted, they can't support the tree and this increases the risk of the trees falling over.

Site conditions due to construction will increase the risk of the root system being compromised and the trees falling. There would need to be extensive works around the root systems to provide some protection during construction. This would be costly.

These trees have spiky fronds that can injure people. They are usually planted in areas where people don't gather to sit and use them as shelter.



### WHAT HAPPENS NEXT?

The trees will be removed before we start construction of the new plaza for Mahara Place planned for early next year. This work will happen from 5pm-12am on Tuesday 20, Wednesday 21 and Thursday 22 November. We'll be working with businesses to minimise disruption during removal.

We're currently looking at options for temporary installation of astroturf or something similar on top of the planter boxes to make sure they're safe post-tree removal, and continue to provide suitable seating before we start construction.

### HOW MUCH WILL IT COST?

The cost of removal will be around \$10,000. We looked into the possibility of relocating the trees, but this would've come at a cost of more than \$100,000, and we wouldn't be able to guarantee their survival.

### FOR MORE INFORMATION

Please contact us on 0800 486 486 or visit our website.

[www.kapiticoast.govt.nz/waikanae-town-centre](http://www.kapiticoast.govt.nz/waikanae-town-centre)