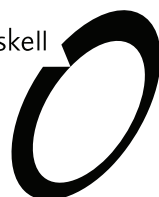


WAIKANAE TOWN CENTRE PROJECT W3 - MAHARA PLACE CONCEPT DESIGN REPORT

REVISION B | **DRAFT** | 21.09.2018



Boffa Miskell



 **Beca**

FUTUREKĀPITI Long Term
Plan 2015–35

PREPARED FOR KĀPITI COAST DISTRICT COUNCIL BY BOFFA MISKELL LTD, WELLINGTON.

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WORKSHOP THEMES

Access/Connectivity	Caters for All
Arts/Music	Vibrant Destination
Thriving Businesses/Living	Identity
Green/Sensory	Flexible/Timeless
Lighting/Safety	Shelter



Develop Mahara Place from its 'dull and unattractive' state into an engaging Heart of the Town

Create a space that is clearly identifiable as the centre of town and a place that brings the community together,



Consider Mahara Place in relation to the wider open space network

Entrances into Mahara Place to be inviting and advertise Mahara Place from the outside

Create a place that caters for the needs of people of all ages and abilities

Create a visual connection that links Whakarongotai Marae to Waikanae Library, and beyond



Create a distinctive town centre character

Mahara Place to foster a sense of pride, attachment and belonging



Create flexible public spaces including reading gardens, planter beds and a central lawn for markets and play

Use planting to soften and contrast the paving and concrete elements



As a successful town centre Mahara Place will attract a diversity of quality shops and unique offerings.

The design of Mahara Place to consider environmental comfort and safety

Mahara Place will to incorporate a mix of art, colour and lighting to achieve a vibrant interesting landscape



ACTIVATION AND EVENTS



Local markets and public performances provide opportunities for the community to gather and socialise



Potential for regular markets to convene in the plaza space.
Easter Market has approx. 80 Stalls



Educational events and performances bring a new dynamic to the Mahara Place site



Mahara's Pop-Up Park proved popular and exhibited a successful informal and temporary break-out space, providing new seating options

DAY-TO-DAY



Large underutilised open space with little opportunities to stop and sit



A number of the shops are orientated/focused inwards and have a poor relationship with Mahara Place



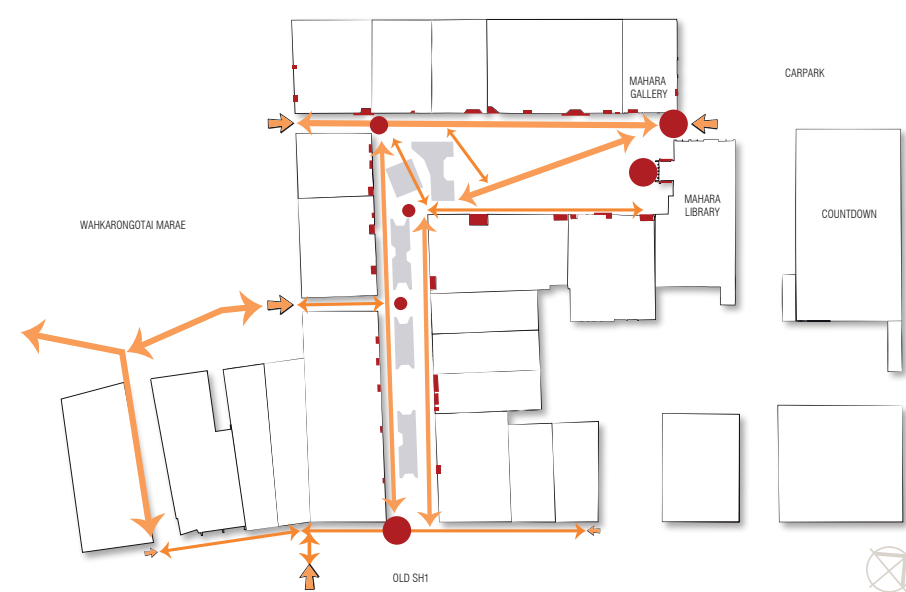
Existing furniture/landscape features are tired and unattractive. There are opportunities to breath new life into these elements



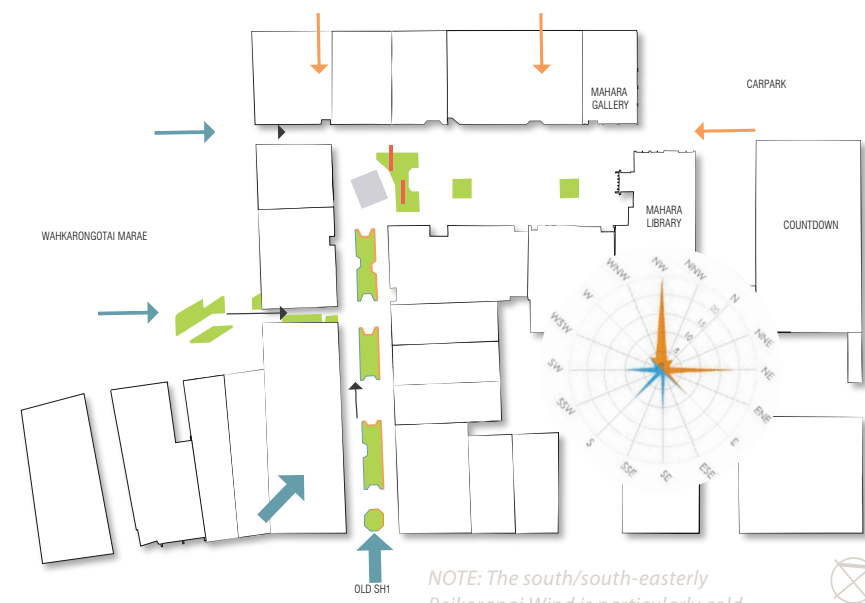
The playground is a key feature of Mahara Place, children and young people bring life, laughter and energy to public space.

EXISTING USES

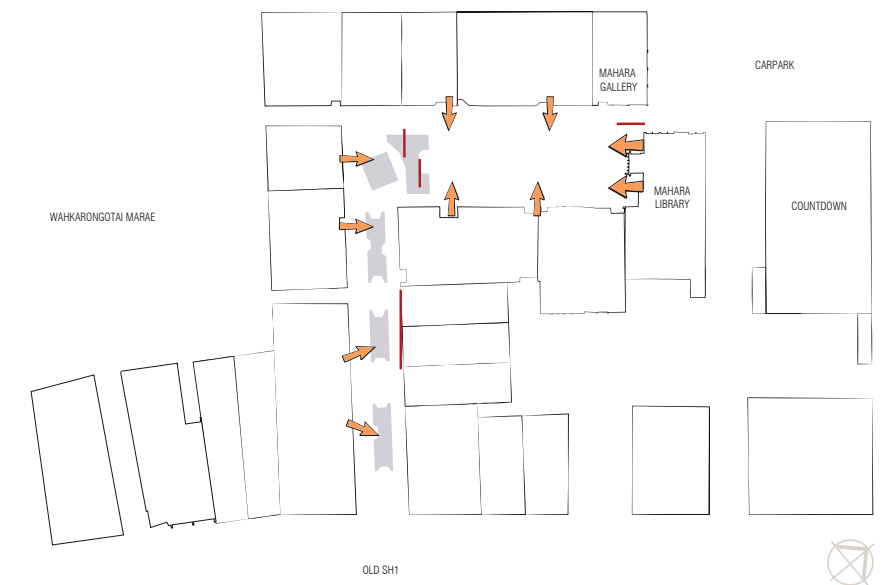
WAIKANAE - MAHARA PLACE



1) Circulation



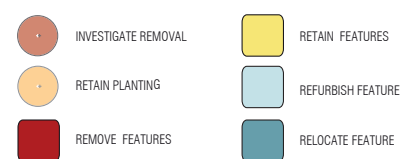
2) Environmental Comfort and Safety



3) Built Form and Surveillance



4) Existing Features and Structures



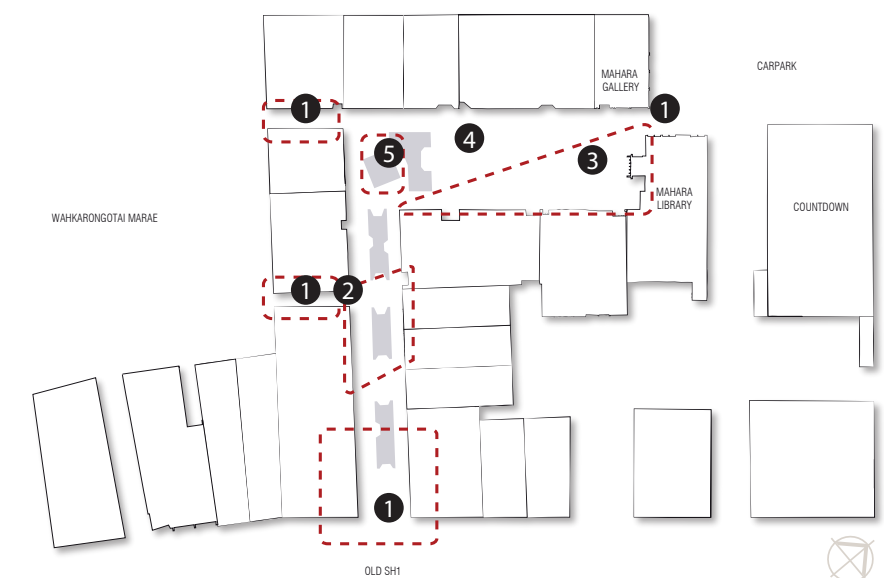
- Sculpture Garden ①
Playground ②
Palm Tree and Planter ③
Raised Planter ④
Sculpture ⑤



5) Entrances



- Main entrance from old SH1 ①
Main entrance from Countdown ②
Covered entrance from Marae and carpark ③
Entrance from Park n' Ride ④



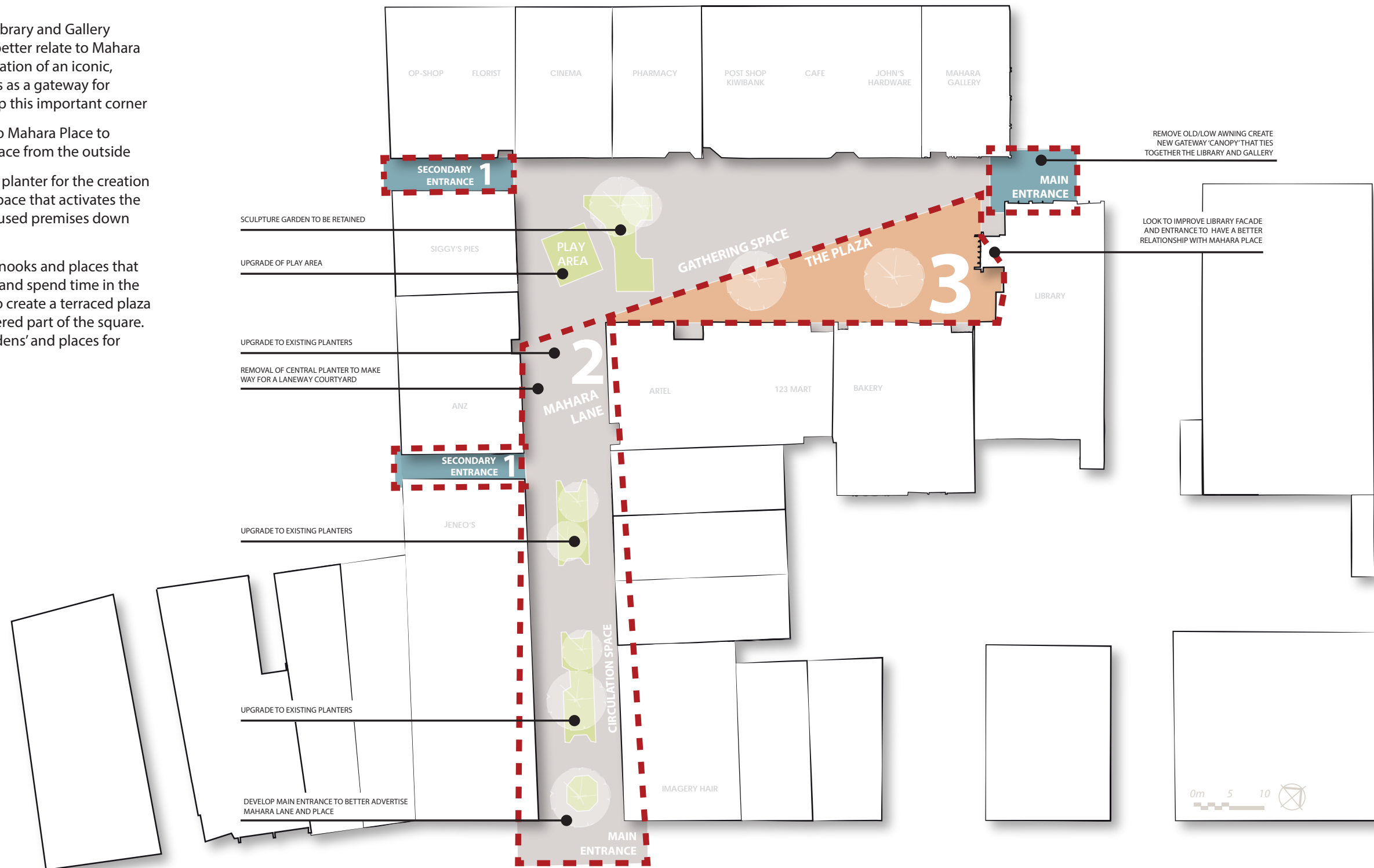
6) Opportunities

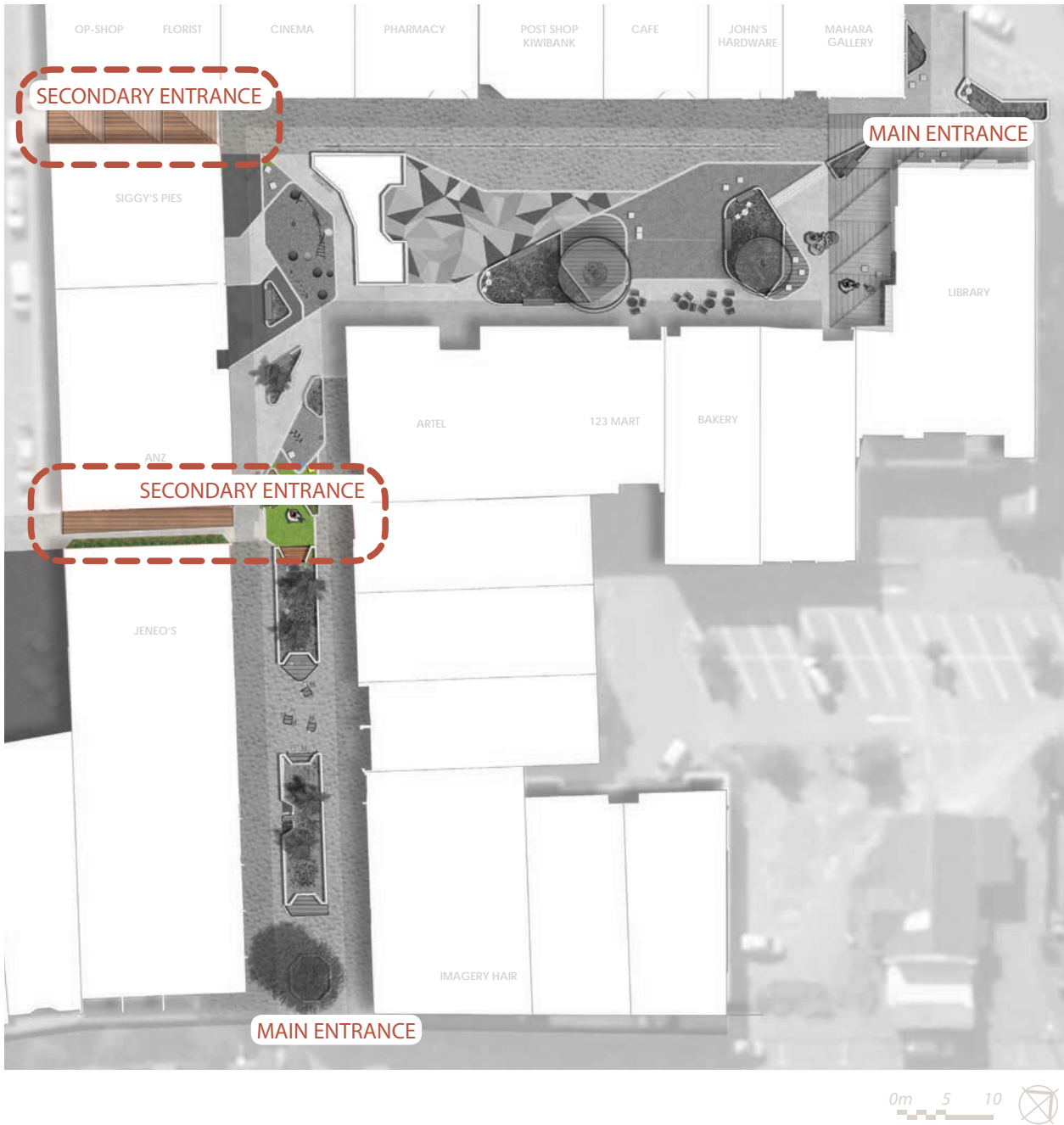


- Improve entrances ①
Improve laneway to make more vibrant and disguise empty shops and increase shelter. ②
Develop a seating area in the sunny more sheltered part of Mahara Place. A space to have a better relationship to the library ③
Keep some space open and flexible ④
Improve playground and investigate feasibility of canopy ⑤

The design for Mahara Place looks to focus investment in key areas of interest namely;

- The improvement of the Library and Gallery entrances and facades to better relate to Mahara Place. This includes the creation of an iconic, sculptural awning that acts as a gateway for Mahara Place and opens up this important corner
- Improving the entrances to Mahara Place to better advertise Mahara Place from the outside
- The removal of an existing planter for the creation of a semi flexible/playful space that activates the lane and addresses the unused premises down Mahara Lane
- Mahara Place lacks edges, nooks and places that encourage people to stop and spend time in the square. The design looks to create a terraced plaza in the sunniest most sheltered part of the square. This includes 'reading gardens' and places for temporary seating





As Mahara Place is an internally focused space the entrances are important for advertising Mahara Place and leading people into the Town Centre



Lush and interesting planting to create visual interest and colour



Catenary lighting in the laneways



Continuation of a simplified Frater Lane paving to inform Cultural Thread



Use hardwood timber battens to tidy up the underside of existing awnings



Signage to provide wayfinding mechanism and to align with local character



Create a new iconic awning between the library and gallery building



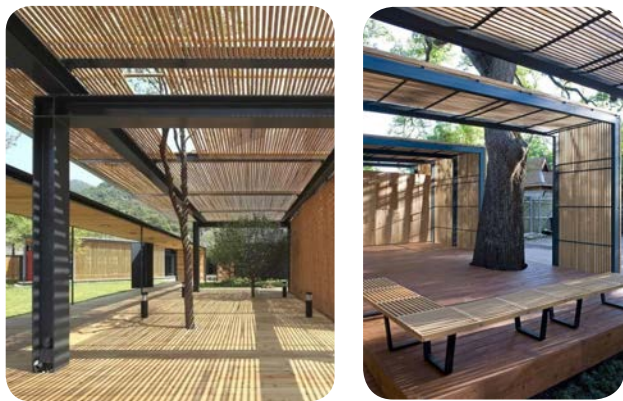
Utilise vertical planting to frame laneways



Colourful murals to brighten up covered laneway spaces



Paving to create a visual link between Town Centre and the Marae



LANEWAY ONE - Connection to Marae carpark and Marae Lane



- 1 Decorative wooden cladding treatment to existing soffit to brighten space and create texture. This ties visually with the canopy by Waikanae Library to add colour and create a visual link across the site.
- 2 Mural addition to existing wall as a continuation of current site aspects. Repaint of other surfaces included.



LANEWAY TWO - Connection to Marae and Frater Lane



- 1 Decorative wooden cladding treatment to existing soffit and wall to brighten space and create texture.
- 2 Existing planter retained (size decreased) to accommodate new flowering climbers and lush groundcovers, adding seasonal colour and warmth
- 3 Seat towards Mahara Lane to provide for a secluded space for rest or to stop



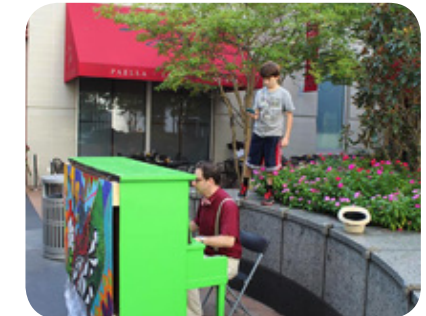
Mahara Lane is a long linear space with poor seating options. The creation of a laneway courtyard aims to create a space that creates activation, provides good seating options and looks to address the vacant shops



Versatile lawn space, with bean bags and moveable seating



Opportunity to introduce outdoor working spaces in Mahara Place



Playful activation through music and events



Opportunity for terraced seating, or auditorium like space and stage



Temporary outdoor gathering space harbours social activation



New materials for seating and gathering



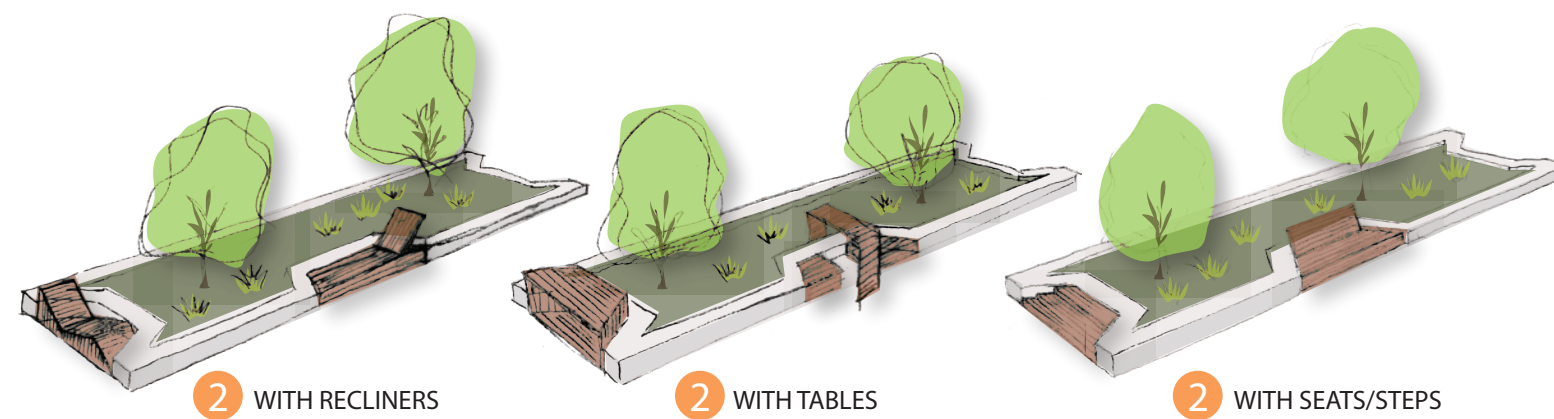
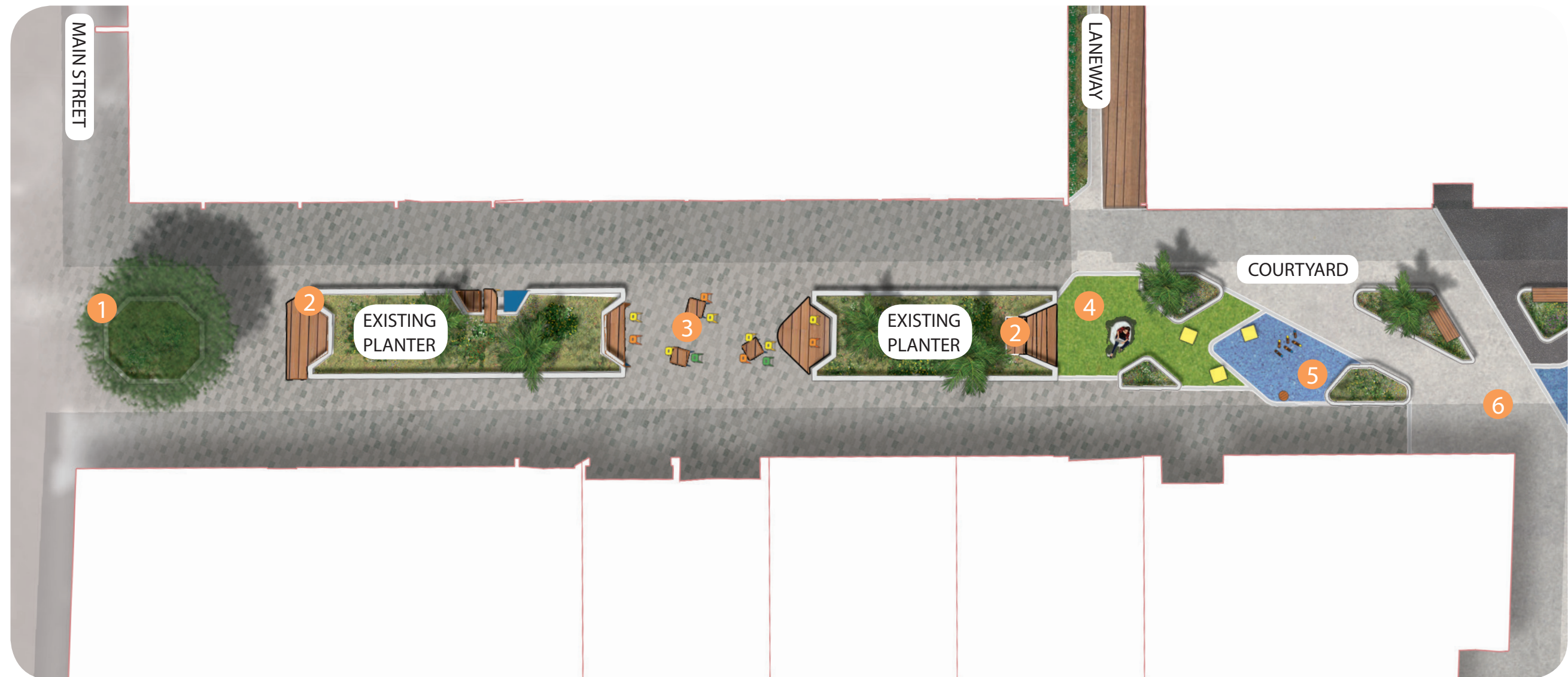
Colourful ground plane harbours playful activation



Informal seating and vegetation



Moveable planter beds to frame edges and create alcoves of activity



- 1 New 'iconic' entrance sculpture at the entrance to Mahara Place. This serves as a marker in the landscape, and as a mechanism for wayfinding together
- 2 Existing planters refurbished to include a diversity of in-built seating options and lush planting. The mix of exotic and native vegetation to provide seasonal interest and colour
- 3 Open space to be appropriated by adjacent cafes, or to be used for small events
- 4 Green (astro turf) for flexible seating and groups. This space also creates an intimate feeling of enclosure in an otherwise open space
- 5 Continuation of playspace
- 6 Connection to Mahara Plaza and new materials



- 1 Canopy Cladding
Form provides interesting daylight texture and promotes light play when explored at night
- 2 Mural
- 3 Specimen Vegetation
Brings height and texture into the laneway, offsetting the impact of the existing canopies
- 4 Courtyard
Removal of one planter to create a breakout space for cafes and shops
- 5 Play Space
Upgraded playground space, and extended along the lane
- 6 Existing artwork, sculptures and playground retained

3D VISUALISATION - MAHARA PLAY SPACE

WAIKANAE - MAHARA PLACE



1 Climbing Plants
Utilise existing planter bed to promote growth of flowering climbers up blank concrete wall

2 Wall Canopy and Canopy

3 'Seat'
Wooden extrusion as part of the cladding and canopy promotes a quiet contemplation space

4 Upgrade to existing planters
Material refurbishment to existing planters

5 Planter Gardens
Seasonal colour and variation to include natives and exotics

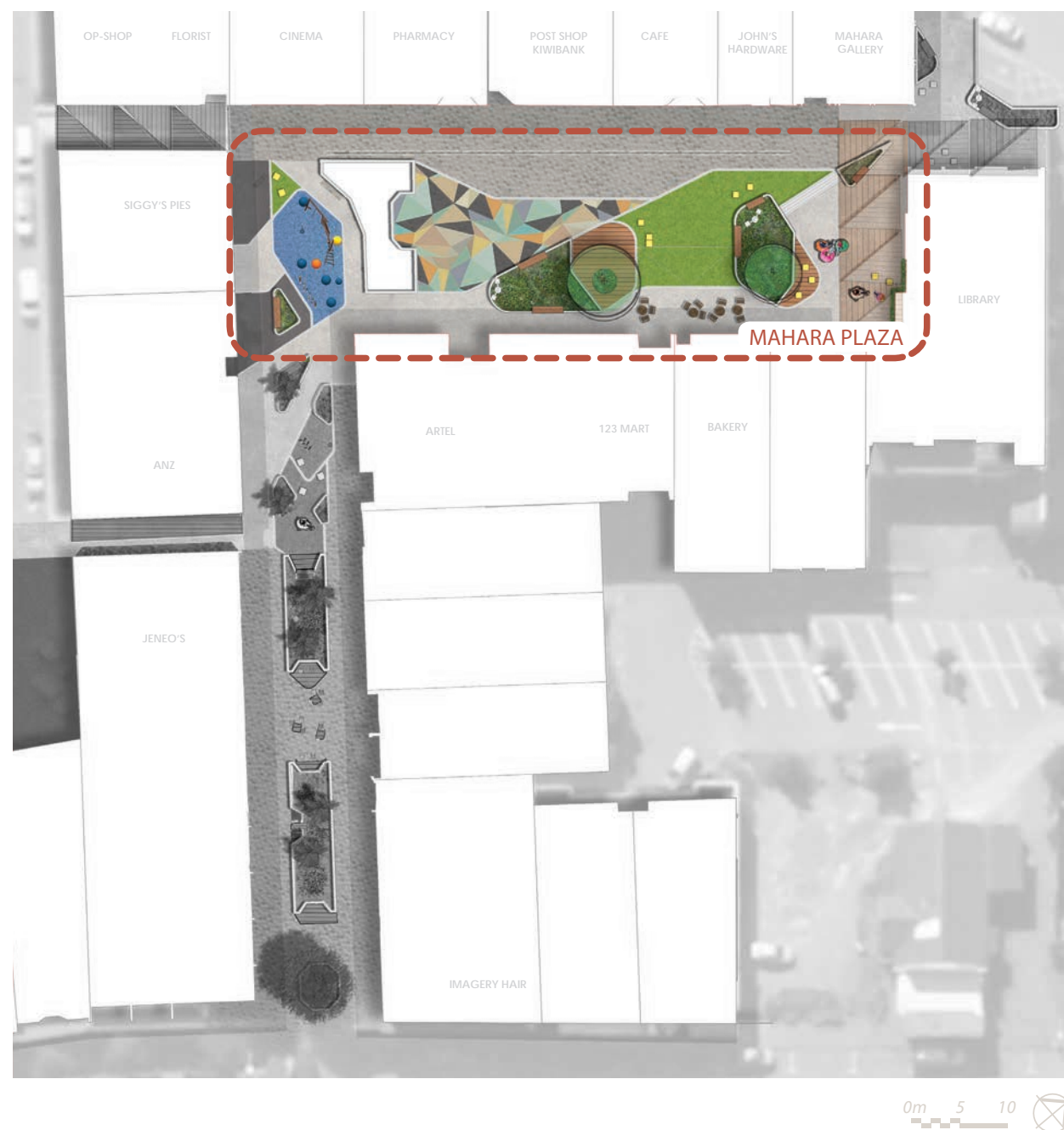
6 Specimen Vegetation
Brings height and texture into the lane, offsetting the impact of the existing canopies

7 Courtyard
Removal of one planter to create a breakout space for cafes and shops

8 Play Space
Upgraded playground space, and extended along the lane

3D VISUALISATION - MAHARA LANE

WAIKANAE - MAHARA PLACE



Mahara Place lacks edges and nooks that allow people to sit and enjoy being in the space without them feeling like they are exposed, out in the open or on display. The plaza design looks to use the existing falls (level difference) across Mahara Place to create two distinct planes creating edges for formal and informal seating, and spaces that are comfortable for both groups and individuals.

This space has also been selected for its good orientation capturing the best sun and sheltered from the worst wind.



Making use of the facades around the plaza



Activation areas to encourage play



Attractive areas for both formal and informal gathering



Green spaces entice users through the laneways into the plaza



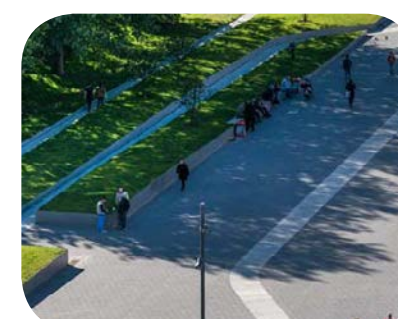
Variation in textures contrasts the existing with the new



Frame entrances with vegetation or other vertical elements



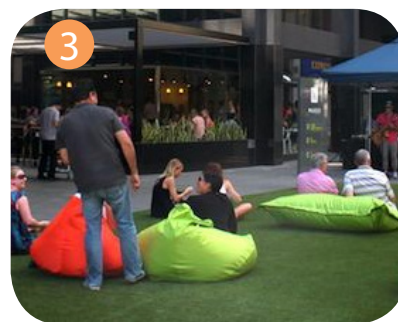
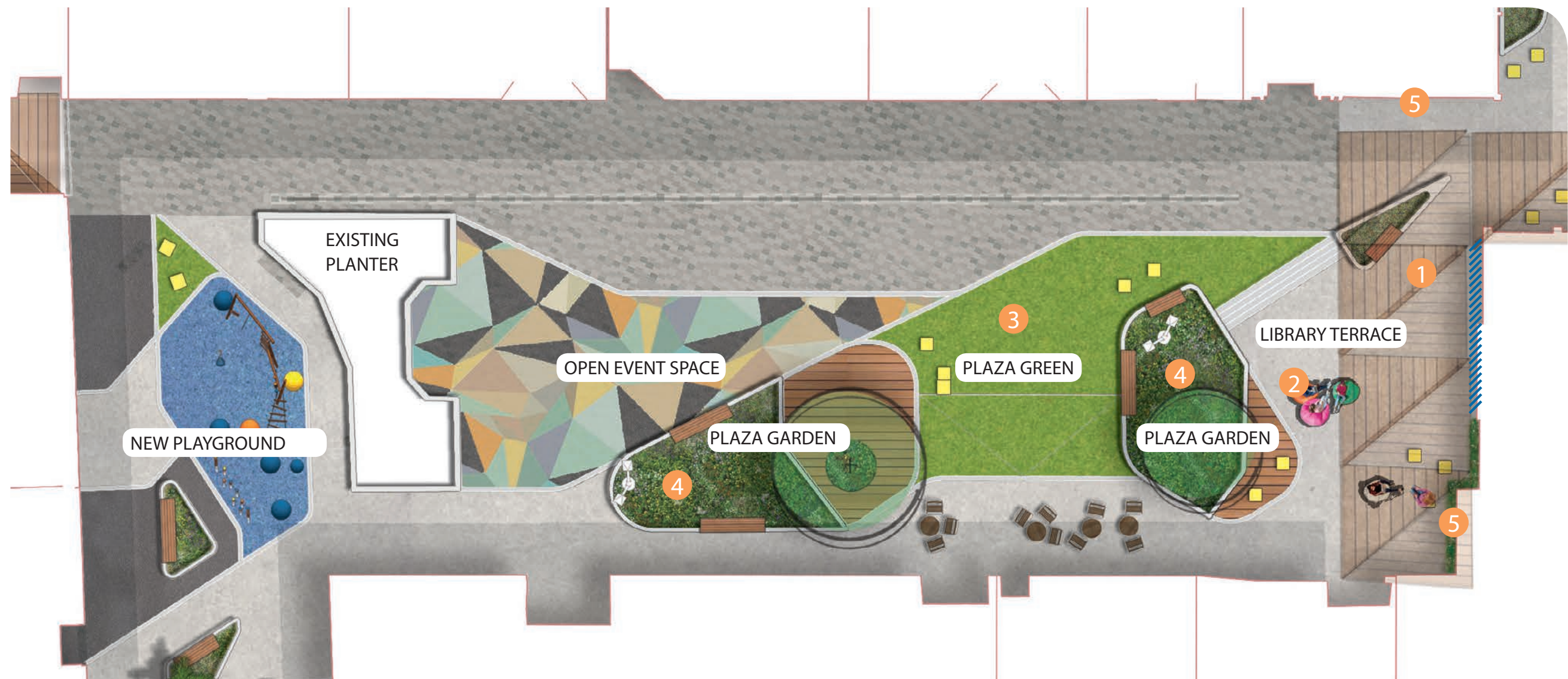
Planters and break out spaces around the plaza create enticing pockets of use



Use level difference to create edges



Potential for edible gardens for education and community participation



- 1 New Library entrance/facade to Waikanae Library including new sculptural 'iconic' awning at the entrance to Mahara Place. New awning to be high to open up entrance, Awning to tie Library and Gallery together
- 2 Informal extension of the library space for reading and relaxation
- 3 Central green (astro turf) for flexible seating and groups
- 4 Mix of exotic and native vegetation to provide seasonal interest and colour
- 5 Green Wall or Mural



- 1 Library Terrace**
An informal extension of the Waikanae Library for reading and relaxation
- 2 Event Open Space**
Retention of existing open space for events and community gatherings
- 3 Plaza Green**
Continuation of open space with material change. There is opportunity for this material to be versatile and changeable (ie: astroturf, grass, asphalt, aggregate, painted)
- 4 Plaza Gardens**
Seasonal colour and variation to include natives and exotics
- 5 Library and Gallery Entrance**
Enhancement to Waikanae Library and Mahara Gallery. Possibility to include a cafe or other business connected to the Library
- 6 'Iconic' sculptural canopy around Mahara Library**
Frames entranceway and provides vertical interest and colour with the Plaza

3D VISUALISATION - MAHARA PLAZA

WAIKANAЕ - MAHARA PLACE



- 1 Library Terrace**
An informal extension of the Waikanae Library for reading and relaxation

- 2 Event Open Space**
Retention of existing open space for events and community gatherings

- 3 Plaza Green**
Continuation of open space with material change. There is opportunity for this material to be versatile and changeable (ie: astroturf, grass, asphalt, aggregate, painted)

Plaza Gardens
Seasonal colour and variation to include natives and exotics

- 5 Mahara Gallery Entrance**
Material enhancement to Waikanae Library and Mahara Gallery, including new sculptural canopy

- 6 Existing artwork, sculptures and playground retained**

3D VISUALISATION - MAHARA PLAZA

WAIKANAE - MAHARA PLACE



1 Mahara Plaza
An informal extension of the Waikanae Library for reading and relaxation

2 Framing Gardens
Seasonal colour and variation to include natives and exotics

3 Library and Gallery Entrance
Enhancement to Waikanae Library and Mahara Gallery. Possibility to include a cafe or other business connected to the Library

4 'Iconic' sculptural canopy around Mahara Library
Frames entranceway and provides vertical interest and colour with the Plaza

3D VISUALISATION - WAIKANAE LIBRARY

WAIKANAE - MAHARA PLACE



	MATERIAL	DESCRIPTION	QUANTITY
1	Exisitng Channel Drain	Channel Drain made good with exisitng onsite pavers	N/A
2	Channel Drain	Aco KlassickDrain K100 with heelsafe antislip grate. Subgrade: 200mm GAP40 compacted basecourse	70Lm
3	Slot Drain	Aco Brickslot over K100 drain. Subgrade: 200mm GAP40 compacted basecourse	7Lm
4	Subsurface drainage	Provisional sum for subsurface drainage of Tigerturf in Mahara Plaza	1

LEVELS AND DRAINAGE

WAIKANAE - MAHARA PLACE



	MATERIAL	DESCRIPTION	QUANTITY
1	Exposed Aggregate Concrete	125mm in-situ concrete with U5E exposed aggregate finish, including SE72 mesh (or similar). Finish: 13mm riverstone pebbles, 2% black oxide, F5 to all unconcealed sides. Subgrade: 150mm GAP40 compacted basecourse.	773m2
2	Asphalt	40mm asphaltic concrete, include membrane. Subgrade: 100mm AP40 basecourse.	40m2
3	Concrete Pavers	On-site pavers replaced. Subgrade: 150mm GAP40 compacted basecourse	697m2
4	Astroturf (Green)	Tigerturf Tigerplay (Green) synthetic turf. Subgrade: 1000mm compacted sand over 100mm GAP 20 basecourse	134m2
5	Astroturf (Blue)	Tigerturf Tigerplay (Green) synthetic turf. Subgrade: 1000mm compacted sand over 100mm GAP 20 basecourse	85m2
6	Timber Decking	100mm x 50mm treated Saligna slats (or similar approved) over traditional post and bearer deck system	56m2





	MATERIAL	DESCRIPTION	QUANTITY
1	Seat with backrest	Urban Effects Harris Seat L 2076mm by W 504mm. Powder coated (DB703) steel frame with back. Saligna hardwood bench and backrest. Fixed to concrete footing using appropriate masonry anchors.	9
2	Cycle Rack/Stand	Urban Effects Staubach and Kuckertz 'Inside' Stainless Steel bike rack. Powder coated (DB703). Options for in-ground insertion and Corten or galvanised inserts. Could be used for signage.	3
3	Rubbish Bin	Urban Effects 'Metalco Box Litter Bin'. Powder coated (DB703) steel frame, with timber slats or perforated steel pictogram. Options for wall mounting or standalone. Fixed as per manufacturers recommendations	3
4	Removable Bollard	Abes 'Bollard 065' bollard. Powder coated (DB703). Removable bases cast in 17.5mpa concrete footing.	3
5	Custom Seat Addition	Timber addition to tie in with Style of Urban Effects Harris Seat. Custom designed to fit cutouts in existing planter.	5

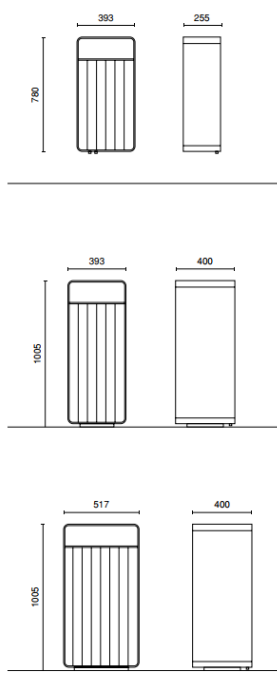
1 LIFFITON SEAT WITH BACKREST



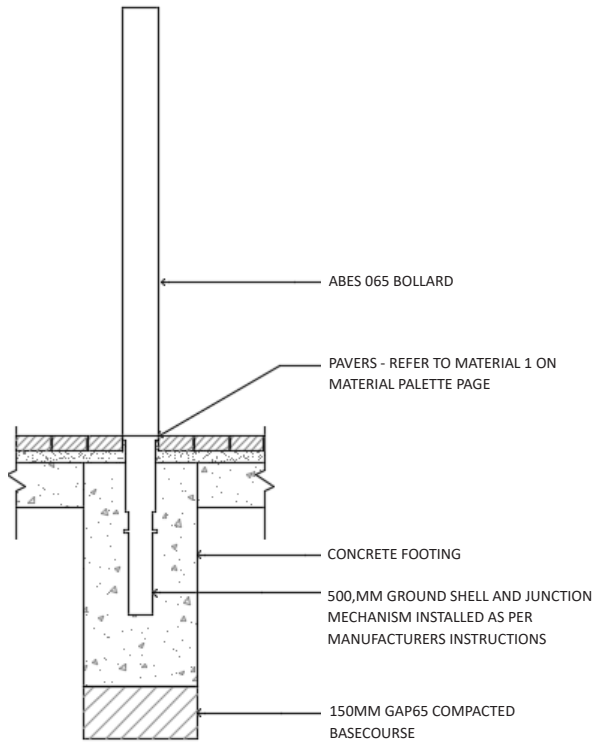
2 BIKE STAND / SIGNAGE



3 RUBBISH BIN



4 REMOVABLE BOLLARD





1



2

	MATERIAL	DESCRIPTION	QUANTITY
1	Tree Uplight	We-Ef ETC 330 FS inground uplight or similar. Include spreader lens.	1
2	Underseat Light	Coolon Multo LED strip light LD from Mark Herring or similar, installed to underside of each seat	10
3	Canopy Lighting	Lighting to underside of canopy structure. Provisional sum to be provided until design confirmed	2
4	Laneway One Lights	Lighting to underside of laneway canopy. Provisional sum to be provided until design confirmed	1
5	Laneway Two Lights	Lighting to underside of laneway canopy. Provisional sum to be provided until design confirmed	1



	MATERIAL	DESCRIPTION	QUANTITY
1	Standard Nib	20MPa continuous concrete nib (refer KCDC std footpath dish channel). Subgrade: 200mm compact GAP65	211Lm
2	Walls	450mm X 200mm 25MPa concrete wall, include reinforcing and footing. Subgrade: 200mm compact GAP65	136Lm
3	Steps and handrail	20MPa 4x Plain concrete treads and risers. Allow for nosing contrast, reinforcing and timber/powder coated steel bespoke handrail. Subgrade: 200mm compact GAP65	8.3m2
4	Dish Channel	Dish channel reinstated. Made of existing pavers.	43Lm

EDGING AND WALLS

WAIKANAE - MAHARA PLACE



	MATERIAL	DESCRIPTION	QUANTITY
1	Specimen Trees	160l specimen tree in 100mm mulch over high-grade topsoil (2 x rootball depth and width to 1m) and 150mm free draining material. 3x kanuka stakes and hessian ties to secure tree	5
2	Planting Mix	Planting (at 0.5m spacing) in 450mm minimum depth high-grade topsoil mix with 100mm black bark mulch	241m2
3	Green wall	External green wall to edge of building facade. Natural Habitats or similar and approved.	4.5Lm

PLANTING PALETTE



Kowhai
Sophora 'Dragons Gold'



Carex solandri



Dietes
Dietes bicolour



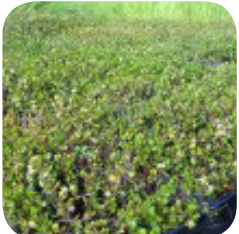
Waiuatua
Euphorbia glauca



Astelia spp



New Zealand blueberry
Dianella nigra



Pöhuehue
Muehlenbeckia axillaris



Hebe spp



Phormium spp



Wharariki
Phormium cookianum



Poa cita



Day lily
Hemerocallis 'Lady Elizabeth'



Renga renga Lily
Athropodium cirratum



Lomandra nyalla



Lomandra tanika



Panakenake
Lobelia angulata



Lavender
Lavendula hidcote



Geranium *Geranium 'Pink Spice'*



Carex testacea



Libertia ixiodes or peregrinans



Shrubby tororaro
Muehlenbeckia astonii



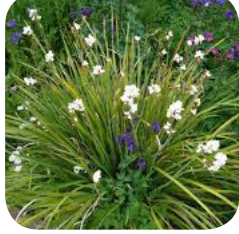
Star jasmine
Trachelospermum jasminoides



Minature toe toe
Chionochloa flavicans



Coprosma spp



Mikoikoi
Libertia grandiflora



Hebe spp



Lophomyrtus
Lophomyrtus 'Red Dragon'

SPECIMEN TREES



Nikau
Rhopalostylis sapida



Pūriri
Vitex lucens



Tītoki
Alectryon excelsus



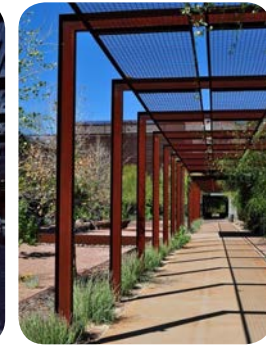
	MATERIAL	DESCRIPTION	QUANTITY
1	Entry Sign	Provisional sum to be provided for entry signage. Signage to include custom designed upright structure including lettering, wayfinding, artwork and lighting.	1
2	Wayfinding Signage	Provisional sum to be provided for wayfinding post marker including graphics displaying local information.	2
3	Laneway Cladding	Provisional Sum for wooden cladding on soffits and walls of laneways into Mahara Place, including lighting.	2
4	Library Canopy	Provisional Sum for sculptural canopy outside Mahara Library	1
5	Mahara Lane Canopies	Provisional sum for sculptural canopies along Mahara Lane	4



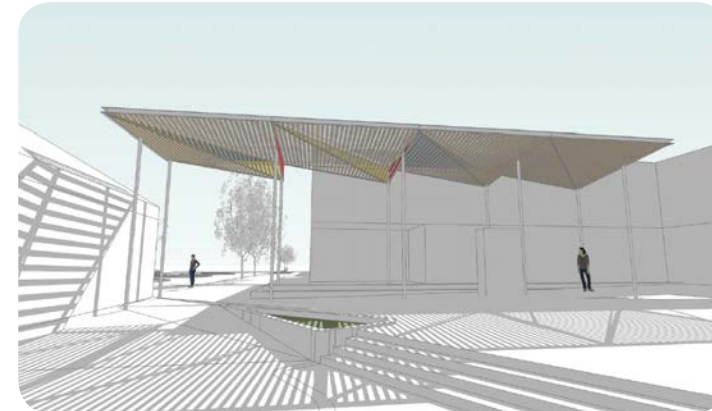
SHADING



CANOPY



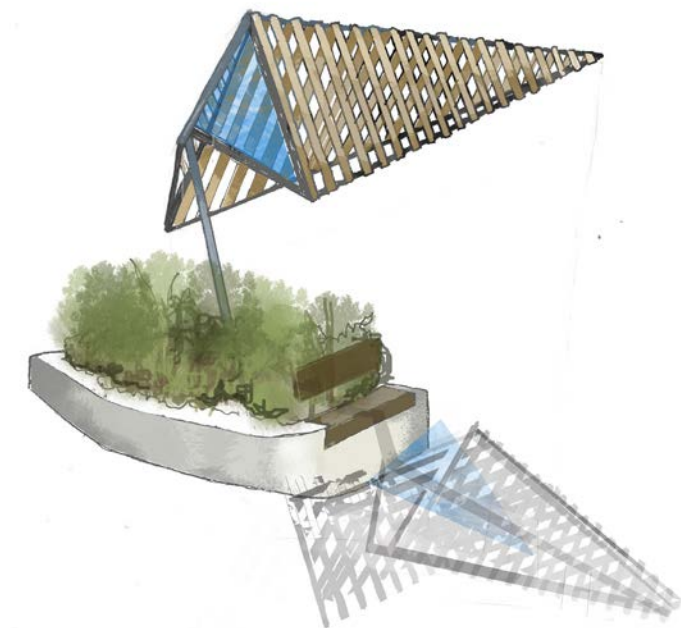
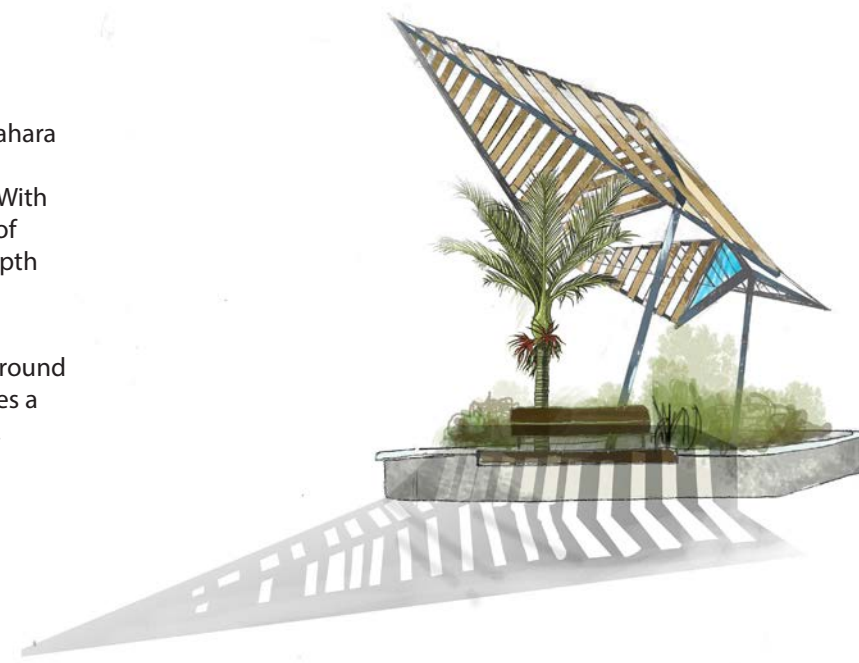
4 MAHARA LIBRARY CANOPY



5 MAHARA LANE CANOPIES

Complimentary to the new canopy around Waikanae Library and Mahara Gallery, the shading structures work to add vertical dimension and complimentary colour to the Mahara Plaza and Mahara Lane spaces. With the removal of the existing palms, these structures take on the role of adding sharp lines to slice through the laneway and plaza to add depth and height.

The angular structures and timber slatting create light play on the ground plane. The coloured perspex adds to this dynamic shading and makes a visual link to the larger canopy structures and painted ground mural.



minutes

Boffa Miskell

W15096	Mahara Place Development Committee	
12 July 2018	3:00pm	Paraparaumu Library
Attendees	Sylvia Moynihan Michelle Parnell Crispin Mylne Jamie Roberts Julie Harris Jocelyn Prvanov Ann-Maree Ellison Sue Lusk Cullen Tran Graham Joyes Andrew Stroomborgen Marc Baily Frazer Baggaley	KCDC - Project Coordinator KCDC - Project manager KCDC - Property KCDC - Parks and Open Spaces KCDC - Operations Community Representative Iwi Town Centre Working Group Community Representative Youth Representative admin@accessradio.org.nz Waikanae Butcher Boffa Miskell - Facilitator Boffa Miskell - Designer
Julie Harris	<ul style="list-style-type: none">Weather a real issueNastiness of the windDesign to consider environmental comfort	
Crispin Mylne	<ul style="list-style-type: none">Interest in the library and Mahara Gallery renewal. Will be approx. 10 years before a new library is built	
Jocelyn Prvanov	<ul style="list-style-type: none">Mahara Place to be a place to shopA place for childrenCapture commuter - Corporate interestFunction – does Mahara Place currently function the way people want it to?	
Jamie Roberts	<ul style="list-style-type: none">Mahara place to be considered within the context of the wider open space networkConnection to the Waikanae River corridorSquare doesn't speak to wider context.As a person walking through Mahara Place 'the Square' demands a lot of you (concept of actors/participants and observers) Mahara Place has an uncomfortable balance.A self-conscious aspect to Mahara place<ul style="list-style-type: none">You feel like you are giving a lot as a visitor – being overlooked by top storey offices and business	
Sue Lusk	<ul style="list-style-type: none">Got to be a vibrant, living, spaceMake it attractiveShelter – including shelter for the playgroundBeing able to sit in the middle of Mahara PlaceSignage, wayfinding, branding neededImprove disconnect between the rest of WaikanaePlacemaking, soft vs hard	
Graham Joyes	<ul style="list-style-type: none">Concerned about Maraha Place not meeting the needs of the future generationsNeeds to be more adaptable, be built on and modified easily - Flexible	

minutes (continued)

Boffa Miskell

	<ul style="list-style-type: none">Mahara Place as a concert venue. To be able to host events
Cullen Tran	<ul style="list-style-type: none">Community focusConcrete and stale. Doesn't reflect the community
Andrew Stroomborgen	<ul style="list-style-type: none">Reikiorangi wind – south-easterly is a real nasty windNeed to tenant the empty shopsRequire more lightingMoveable furniture or temporary stageConsider existing marketsPalm trees – “if they gotta go they gotta go”Upgrade to paversBritomart stylePlaygroundBusiness has a responsibility to help make it a destination and need to work together to achieve it
Marc Baily	<ul style="list-style-type: none">Marc Baily asked the question/prompted - What can this project do to encourage Business buy-in?
Ann-Maree Ellison	<ul style="list-style-type: none">1970s used to be all the things that we are discussing now and the business in Mahara Place used to be a reason to visitMake sure Mahara is visitedUnique opportunity to combine marae, Mahara Gallery, library and business to great economic opportunities.
General comments	
<ul style="list-style-type: none">Retail open hours<ul style="list-style-type: none">Closed early on SaturdayOften business close early and are not open when they say they will beBusinesses need to support each otherExisting workers coming into Mahara offer / represent a large number of people / activity in the space – look to have more people working in WaikanaeWhat spaces are available in Mahara to encourage different employment initiatives?Need bright colours around library and Mahara galleryHow does urban design address / support Mahara Place?<ul style="list-style-type: none">Improve how the Gallery and Library interface with Mahara PlaceA self-conscious aspect to Mahara place<ul style="list-style-type: none">You feel like you are giving a lot as a visitor – being overlooked by top storey offices and businessHow can we incentivise businesses to give back?Generally, business is confusing destination with service. What business make Waikanae TC a destination Vs what is offering a service? – needs to be explored furtherNeed to be successful for community<ul style="list-style-type: none">How do we make people want to live here?How do we develop a culture of “sustainable” activity – What and how do we programme activity to keep it live, active and vibrant<ul style="list-style-type: none">Culture of people coming to townTemporal aspect to design<ul style="list-style-type: none">Small interventions	

<ul style="list-style-type: none">Phoenix Palms?<ul style="list-style-type: none">"If they have to go they have to go"Dangerous, falling down, branches are heavyThere is a lot of bird droppings underneathThere are rats living in the trees.Easter Markets – 80 stands at the market		
Action Items	Person Responsible	Deadline

①

Development Committee

17 Aug. 2018 5:00pm.

1:00pm - Collect coffee/pots, setup mints, water, Milk, Sugar, Bikkies
 - Flipcharts, Presentation Suite, laptop, cords, Pens, paper
 - Copies of designs.

Open - Collect Cullen @ Ram College.

3:00pm Dev. Committee.

• Mark	Sue L.	• Ann-Marie	Michelle
• Cullen	Jocelyn	• Jamie	Sylvia
• Sean	Graeme	Apas: Andy	Frazer
• Crispin	Julie		

- Made intro. Sean.

- Got Brief via Notes - thought about you-points
 - This is work in progress to get yr feedback on.
 - Handcopies here. Two paper on wall - things like "don't
 Frazer gave out.

• Not concept - full design - final option.
 - This is key ideas I create
 - detail like lighting & art - will be added as we develop
 design. So this is foundation & concept design.

'Set objectives set foundation & design. (in circles)

Broke points down to more structured.

Next page - shows similar notes - mapped into key maps

- Next activation - photos showing how a hill w/ kids etc
 (ie James comment about self-conscious)

- Day 2 day shows how currently is.

Some shops tired, don't have connection 2 Mahara
 consult. showed com enjoys krog

②

Site analysis - Shows basic landscape analysis w/ key things
 discuss. understanding climate, where key entrances 2 builds
 are. understanding limitations of current things like trees etc
 for blocking views. Entrances are important so ppl know its there.

Locely - enviro. comfort + safety? Northwestly. Southwestly in am.
 depends w/ time year.

Is arrow right?

Graeme - Yes. wind from all directions.

Frazer - Height buildings, predominant

• came up w/ design rationale. 4 logical moves not try
 to achieve = 1. Entrances - Library currently not good
 relationship.. 2. Awning low, blocks views - encloses corner
 + not strong as main entrance. Take awning off +
 create higher awning.
 - Sue L. ^{make} transparent + light.
 Mark - 2 entrances - 1 Top and still + Library.
 to signal gateway in + wind protection.

• 2. Improve entrances (secondary) car park ...

• 3. Aerial budget known hard 2 know wot 2 do in that space
 - doesn't offer much @ mo. Investigate removal of middle
 planter - esp. as Shop a prob. put kiosk in front
 (temp we could remove) - an idea 2 develop. Not trying
 to achieve here. as laneway not nice at mo. Like thru
 main Gable carpark - see something vibrant.

(Jocelyn - boundary between props + space ... Yes built up?)

Mark - Decal stickers on vacant shops ..
 or in front of ..

Michelle - w/ budgets can only determine what can do.

WORKSHOP TWO: MEETING MINUTES

WAIKANAE - MAHARA PLACE

Andy Late 4:15pm -

③

• Playground, lighting - all adds up. So trade-offs once get into detail design.

• Sue - keep star planters either side?

- Fraser - 4 main part of plan. Not a do in place itself. (Plaza). Select all space due to protection from wind/sun.

Mahara doesn't have edges - trying to align levels + create new ones can use structural (plants, seats) Rocks, divide space - so ppl can use w/out feeling exposed.

green

Jocelyn - Picnic Mahara Place. Moving Olive cafe. everyday from

Sue - detail for now.

Mark - get structure right first but fitting in.

Next 2 pages - are for ideas for rough. int

Page 4. Open event space - shows size you can use + incorporate sculpture garden into. These examples are materials

- interchangeable - But variety adds characters. so multiple materials & different textures + sizes.

1 level library - (see visualisation)

(terrace) - can put bean bags out etc & reading garden.

bottom level - astro turf. Yellow squares are seats or moveable things.

- Next show some w/ palms, some w/ turf etc.

1 palm tree fits well. - Can build landscape to fit height of tree. (Box around it) base of tree.

So no verandah.

④

Mark - take overhead out. Makes lighter.

Julie
~~Plaza~~ - re-orientating library entrance so face another way.

Fraser - go back 2 plan - box could be opened up/w green wall + seating in sunny corner. or extend cafe seating.

Sue - Olive Gr on other side. Can they use space as well? / yes.

Mark - keep ground level same (ie 4 drainage)

w/ adding levels u get edges 2 sit on.

ramp levels stay same. Lawn is flat - planters have edges.

Fraser - 1 palm not two. 1 sits here.

2 palm blocks view + thoroughfare. but design old budgeted.

Crispin - retail - sightlines - does it work.

Andy - w/ tree gone opens up 4 stores 2 b seen.

Andy - how design work w/ market days/concerts?

Fraser - 1.8 x 1.8 av. stall size

- Plaza garden old act as stage.

Sue - trees have removed use by - Nikau wd b good (old relocate midl planter one there.) Fraser.

old repurpose other Nikaus.

Crispin - moment you put trees up - they grow - hide + screen things. - Better 2 have lower plantings. clear stems.

Sue - East/West Mahara - This in Kowhai - down lane instead Nikaus.

Mark - explore potential 4 open / lighter trees in space.

Julie - comments on tree types.

Mark - Grevia wants Trees 2 go. Emphatic yes.

⑤

Sean - Olive Grove / Pic Shop by Playground - Size of footprint

Tracer - No. But can still put tables/chairs + walk from.

Andy - move playground down? Make bigger.

Shel - caner soc. / vic uni designs + sun-shades.

Sally - pond + wall.

Tracer - Stay. (In existing planter).

Marc - open event space which ppl can add stuff to.

Tracer - 80 stalls e Easter market - can fit in new space.

Marc - w/out canopy market could extend thru past gallery. (where sun is).

Jocelyn - verandah gone?

Tracer - Shop verandahs all stay. + extend over space. We're working w/ space underneath. (see image Visualis)

Sue - op shop alley?

Tracer - Like, down into laneways.. exposed timber beams + tidy up + put down lites into. Next could be a future project once w/ have set up structure.

Graeme - By florist - its rotten.

Marc - owner responsibility - advocate for them 2 one 2 party. Hoping this starts 2 generate busin intrest.

Crispin - Retail changes - how you control on anyon basis - So how do u make it happen.

Marc - maybe council owns certain things. ie. Cafe here owned by library.

But a good facility is always in space to keep some certainty.

⑥

Marc - permanent pavilion space. owned by Council, but not in completion -

Ann - Waitcare creates own identity. Created by comun + business owners. Extends on outside - business opens both sides - that feed into one area.

Marc - get structure light to keep dynamic & allow 2 change. A screen w/ changeable art. (moveable Art).

Crispin - At night?

Tracer - lighting under eunings / uplit trees & create a mood, encourage use at night & businesses 2 stay open - Bar, restaurants. Sunday afternoon.

Firstimpes - ppl comfy? - Yes.

Sue - Likes. gorgeous - East/West worries. Lane is neglected. Needs grass?

Marc - existing raised edges... Work w/ timber tops for seating. Touch space lightly due to budget.

Se - Some of the shops there work well. Nice seating + colour. Can we see on plan but ^{shows 2} anyone ~~shows~~.

Shel - Page 3 - Temp space area. Area has bin identified.

A visual cue for ppl 2 see. ie. Cafe umbrellas.

Graeme - Its front door off Mahara.

~~Shel~~ Tracer - Wstrn has catenary lighting etc. \$20k.

could potentially have above space. Suspension not nec. lites. (illuminated plastics).

Tracer - Set structure + get ppl on board like a community

Jocelyn - Still not draws u down?

⑦
 Sue - More Kauhāi around corner? Try block via from St1.
 Tracer - These are conflicts 2 resolve when we get into detail design. Positives / negatives. + draw set rules to help's advertise, etc.

Jamie - What if u extended out to St1 so u pass thru it on highway? Used landscaped laneway....

Tracer - Whole way across road. tried originally.

Outspin - That aces point. Ppl visit Mahara. Reality is most users come thru from library. Ppl from trains - workforce
 Is it really a major point - Shld effort shld be other entrance?

Jocelyn - Balances stark point.

Tracer - An opp to advertise Mah. Place.

Sue - Ppl comin from cruise - from train - dont know where everything is. So is potential wil daytrippers tourism.

Stell - next point wil b St1 Revo.

Am - St1 Revo. Work wil b important for more exposure in that area. leveraging relationship.

Greene - Attract walking traffic, too. Not just driving.

Jocelyn - Astro turf was effective in summer. Take out Planter + put in astro?

Tracer - Agree - keep space flexible.

Cullen - Jocelyn's point - astro turf gives Plaza more cohesive. likes dynamic plaza.

Under the... want... for... the... the...

⑧
 -Am - LGNZ present Auckland Council. Consider @ moveable art. Astro + Bean Bags moving all time + Art so space always fresh or changing. All mobile - + around whole community.

Marc - video William White. Urban Design - New York. About allowing ppl to colonize a space in a way they like.

Greene - Likes design. Some kind of shelter space? Fixed or moveable. Sun, Wind, Rain.

Tracer - change outside cinema - lota shade there.

Sean - Sculpture... Bodhis? move elsewhere? dependant on library. Make sue business eastern side as well can be included. Foot traffic?

Tracer - This is just providing space to buy food + go outside 2 eat. (ie. trees)

Greene - Andy - Permanent Sun shade. There are ppl that like that.

Marc - A canopy you can unhook for winter.

Julie - like's what sees. option for various things - + Am's comment about revocation.

Holly in Oct box + shrubs block view not so much tree. So easy bits 2 improv visual.

Criffin - Mahara gallery - when we do ^(opportunity) develop - Public Tol. go. They're a drawcard for train ppl - How it all fits? Close. open down to dusk. But is sep. budget in 2020?

Stell - looking at over at rail St1. (Julie - important).

Am - Facil for young kids + teens. Wil defo need 100s. - Or Aputa Lane.

⑨

Marc - Andy? "Pretty good. Need shade."

Sue - from courtyard - blank library wall. If budget treated simple artwork would improve the space there. to help lead ppl into space. As well as Mah. Gall walls.

Sell - Murals etc being put together by Public Arts Panel (Rosi Salas) districtwide.

Marc - maybe could do as part of services that club treated & Arts Panel could discuss w/ bldg owners.

Am - Marae. \$50k renovations done last couple years. Lot of ppl move into Mahara Place. One suggestion (accessway here w/ accessway 2 Marae... a visual from the Marae into shops. keep \$ in Waikanae. Keep visual connection w/ paths, paving etc & support it.

Civil Defence Emergency - So Marae potentially important to community. Lots hui + large groups so include accessibility & movement across. Very valuable community asset.

Sue - Agree - move design from car park across.

Sell - will look at as part of cult. Thread next stages. So all pieces fit together.

Tracy - This design doesn't preclude that. Connect library, gallery thru to Marae. Ngāio

Marc - Jocelyn? Any specifics? more

Jocelyn - visually looks nice. What I haven't understood is dif levels. Also 2 wards still - more balance between both areas - east/west connection.

⑩

Jocelyn - Cullen - Have a bin 2 new 2nd Centre? Are there things we that work? Youth like big space?

Cullen - Open space - lots dif rooms. Practical spaces. Mahara could learn from. Youth like open for some things.

Jamie - Activity Centre? Associated shade structure?

Andy - get rid planter - put play space?

Jamie - Put things in front of shops - Does it warrant moving planter. Move planter + put space down (accessway?) to invite you round. So moving like planter, playground like place?

Cullen/Sean left at 4.30pm.

Jamie - paving at Marae - would it extend into Mahara Place area? Water fountain could be transitional element.

Tracy - Prioritising \$\$ - Agree - But could be in the longer term programme.

Marc - makes sure not static but integrated spaces.

Jocelyn - Where playground is - its kinda funny place. Ppl have 2 walk around side of it. Put on other side of wall?

Tracy - Be careful - You need space to be efficient. By moving playground u lose space & make it awkward.

Jocelyn - But if moved playground - the space would be good for alfresco dining. Also making - you walk up it? But does define it.

Jamie - Likes colour + relationships w/ library. Plaza moves into library.

Crispin - either end. Both ends need drawcards.

Julie - Pond w/ sculptural walls. Middle space could be removed.

⑩

Marc - work w/ sculpture wall comfy with? Yes.

Andy - maybe freshen it?

Shell - wil talk w/ artists who created. They wanted it 2 be made fun.

Julie - walls stay. Its paving in centre. (metre wide @ most)

Marc - Drawing 2 close. Any other comments?

- Wil send thru coments as Notes - but got general sense - ppl r comfy - so can work with this.

→ ConvoS on trees types .. can continue later.

• playspace - got potential for Breaking down 2 oth elements etc - But desire for shops 2 operate proximate. + shade for space.

- East/West needs more thought. ie - Jamies concept.

- Connection thru 2 Marae

- Desire for colour/treatment to continue 2 other Entrances.

- Entrance to ~~Arae~~ ~~lane~~ SH1 lane more marked. (Balanced w/wind + mitigating)

- toilets - Need to think about ie. Shifting Maharaui.

- Shade - again ... come + go - need 2 b worked thru.

- Bring Art/colour into space. Identify surfaces that need it.

Jocely - can we use Mirrors?

Marc - Direct / shape light - but don't blind ppl.

- Amr Marae ... A lot of other connections 2 consider.

- Fracer - make ppl understand levels - X sections.

- could also do Visual Reality Walk-through.

- Sculpture area b Simplified so not a blocking area.

Ppl like - sightlines, lighter weight trees, dynamic vibrant (movement line) diff surfaces, asro etc. Moveable art + furniture, colour, + Plaza space w/ relation to Library.

⑪

Sue - Front of library looks out to 'plaza'? Yes.

Next - Shell - How wld you like 2 b involved going fwd.

Fracer - work on. over

2nd Oct. to WCB. ~~to~~ to endorse w/ Council & get into construction.

after they agree - Is detail design.

Do u want 2 c wots taken to WCB?

Happy 2 meet w/ you again individually. or You email.

Be Cautious - these are hi-level - theres no detail - not Working drawings. Need 2 b careful managin ppl's expectations - as cost can be a factor. (Have 6 weeks).

Graem - Yes - All - Yes. Stage 2.

Amr - Another meeting. please.

Shell - A week B4 com. Bd. & u wil be invited 2 attend. that. In about 2-3 weeks time? 4 weeks. We'll come bac w/ dates.

• Cullen wil take to Youth Council & I'll go w/ him & we'll feed bac into process.

Sue - Public AA V exterior decoration. Need it now. coz cld take too long. can it happen outside Pub AA Panel?

Fracer - even look easy can take time to look good.

Jamie - A list of mural projects - the Crispin - Need 2 fit together as a districtwide concept.

Amr. Hig level, maintained + cohesive.

Sue - Street AA is finite + can b refreshed.

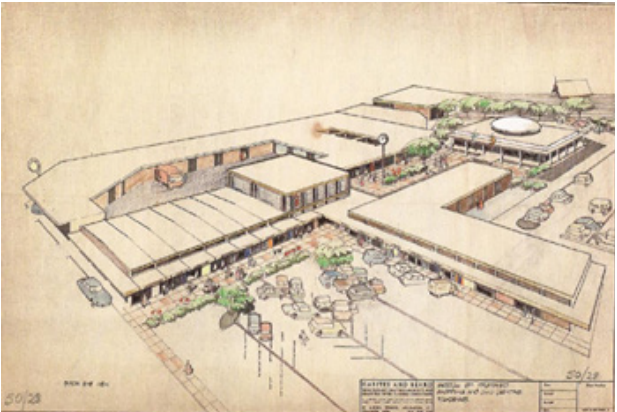
WAIKANAЕ TOWN CENTRE – WHAT IS IMPORTANT TO USERS:

- MORE GREEN GRASS
- MORE COMFY SEATING
- MORE SHELTER
- MORE COLOUR
- A BETTER PLAYGROUND AND SUN/RAIN SHELTER
- MUSIC
- I love the trees that are already there. I hope they don't remove them! I also love the sculpture garden and the amazing flower beds. The new grass areas are wonderful. I'd like to see more outdoor seating and a light sculpture/installation or fairy lights to light the area on an evening - it can be a little eerie walking to the gym at the moment. Another water feature would be cool - perhaps water jets to divide the area so kids could run through them in summer! I'd love an outdoor chess board and some swings - or perhaps a few swing seats! The playground could do with updating so there are some things for older kids - how about something unique - a tree house type structure or climbing sculpture structure? The area needs to be colourful and vibrant!
- Music! I love the grass area and the chairs, but Mahara Place has never felt inviting to me. We need colour and chairs and a hopscotch and a four square and some swings for the big kids and LIFE! :)



- How about an ETFE roof, similar to The District in Melbourne and the one we installed for the Kapiti swimming pool.

- Love it more please , more tables chairs umbrellas etc fantastic.
- The changes needed are basic and (like the green 'grass') fairly inexpensive.. Vibrancy, colour, arts focus, fix up the library.... Can someone explain the meaning of 'Cultural Thread'- a thread joins something/leads to something- where is the 'thread' ending up? Ngaio Road?- how cultural is that? We have had more than enough consultation- lets get going and listen to the people of the town, KCDC.
- Keep all existing trees. Plant more at town entrances.2. Use the seven Maori names for seven little parks along the Old Main Road route with commemorative plaques explaining the names. Everyone calls it Old Main Road- a sensible and popular name. 3.Include Elizabeth Street (the old Parata Street) in the Cultural Thread - the museum, church, dairy etc4. The back wall of the library would be a splendid mural introduction to Mahara Place- galleries, cafes, library etc etc.....5. The marae concrete wall - redesign/replace? It does not look welcoming.
- Definitely some shade for the playground in the summer!
- Keep the tile and water feature. A bit of Waikanae history there.
- I agree but I'd love to see the surroundings change so these sit better into the environment - I've always found Mahara Place very depressing thanks to the over-abundance of grey concrete!
- Definitely into colour, art, more seating/eating places and covered more extensive playground and DOG FRIENDLY!
- We can upgrade parts of our community, we don't have to rip it all apart and replace it, especially when we need to be minding our pennies



- Just imagine the square being properly opened up - the original development in 1968 was never finished, which is why it seems a bit blocked off and has never worked properly. Do you know that this was the 1968 plan for Waikanae's "Shopping and Civic Centre"?! Chris MacLean and Joan MacLean's splendid book "Waikanae" says, "Unfortunately the Waikanae Mall, constructed in the early 70's, did not include the impressive civic building pictured here (because of financial constraints - ed.). Had it done so, Waikanae could have had a distinctive town centre that would also have included Whakarongotai Marae. Instead the site designated for the civic building became a car park, cutting the marae off from the rest of the shopping centre"
- Just out of interest, how is the community represented at the public consultation meetings for this?

The reason I ask is because I hope that the younger generation are being represented at these meetings and their opinions valued and listened to.

I greatly value Samantha's opinion. She is a positive, intelligent professional and also a forward thinker. She has great leadership qualities as well and I personally think that someone like Samantha representing the younger generation of Waikanae is invaluable.

I have seen many comments from the younger generation being voiced on Facebook regarding this topic, so it's great to see this medium being used to reach out to this audience.

I personally like the idea of Mahara Place being full of al fresco dining and boutique shopping.

Mahara Place needs to be a dynamic space that draws the community in.

- I think we need to take the example that Christchurch has set. Built from the ruins a family park (Margaret Mahey) people of all ages enjoying family areas for all and interactive play with water features. this park was packed on a Tuesday afternoon, It was awesome to see...raumati' park a closer example of community togetherness.



- One young visitor I asked on Saturday said that young people would be drawn in if there was somewhere for them to sit and talk comfortably. We were standing here (see photo and he said – what is being done to improve this space? It is the warmest place to sit in the town centre but only has two separated seats and everything is grey – what about more seat clusters here and some colour? It should be part of the design too.



- What does the 'cultural thread' entail? Does it do anything to revitalise the square? Will the block wall facing the Op Shop alleyway be made to look less of a barrier?
- Revoke Road Designation/look at "compliance" barriers that make it illegal to have café seating across the square. With shared walkways across the square winding past these tables and umbrellas. (The Green spaces have dramatically improved the feel of the space and also allowed seating in the middle.)
- Comfy seating with backs, not just the concrete edges and the wooden edges of the planters. Keep the planters – they are wonderful and change with the seasons - but make them comfier to sit on.
- Different planting – vegetables, perennials (others love the annuals)



- Remove the time-expired, 30 year old planters and replace with smaller stonework planters and seating. Important to have an attractive alternative for when the



community is asked what they think

- If the 30 year old planters have to stay for a while, working bee to waterblast, repair and paint them
- Alfresco dining, being allowed to drink wine outside in the summer
- Ice cream parlour
- Food trucks in the evenings (younger people wanted this and music – but hard on takeaways on main road unless the food trucks were on the main road too and drew people into Waikanae)
- Open late night with better lighting in the square
- Live music in the evenings
- Jazz pouring out of Access Radio's window during the day
- More positions for buskers around the square
- Outdoor movie screen
- Ways to bring people together like boules, chessboard, petanque
- Allow dogs on leads (possibly except for playground)
- Sun protection over the playground
- Rain protection over playground
- Canopies from Hartham Place?
- Wind breaks – trellises with living walls? (With
- Help and advice from Gus Evans and Menzshed)
- A better playground. Fenced. Unfenced.
- No smoking around playground

- Grass areas/astroturf – seating on grass
- Community Hub in the "returned books" corner of the library
- Seating and tables and rubbish bin in "returned books" corner of the library especially for the young people who hang around in the afternoons
- Coloured lights in the trees and nikaus
- Piano in "returned books" corner of the library



- Colourful hop scotch, snakes and ladders on the pavers for children, a maze
- Pop up shops/stalls outside the empty shops
- Some sort of rates penalty for empty shops
- Free standing locked notice board in the square for children's art



- Directional arrows (bit like bottom of south island) pointing to the different businesses, including those on the main road



- More murals on blank council walls
- Murals on Mahara gallery/toilet block DW to help fund/ find artists/etc - any work on the gallery is still 2,3,4> years away. Murals are finite by nature so creating one quickly would add vibrancy to this part of Mahara Place for the time before redevelopment (Crispin, thank you so much for painting these – now we just need to make them beautiful!)

