

Temporary Pop-Up

56-62 Main Road Waikanae

Background

- In September 2023, Council acquired the property at 56-62 Main Road Waikanae as a strategic property purchase to support future strategic development opportunities in the Waikanae Town Centre.
- The property is zoned Town Centre and this enables a variety of current and future uses for the site.



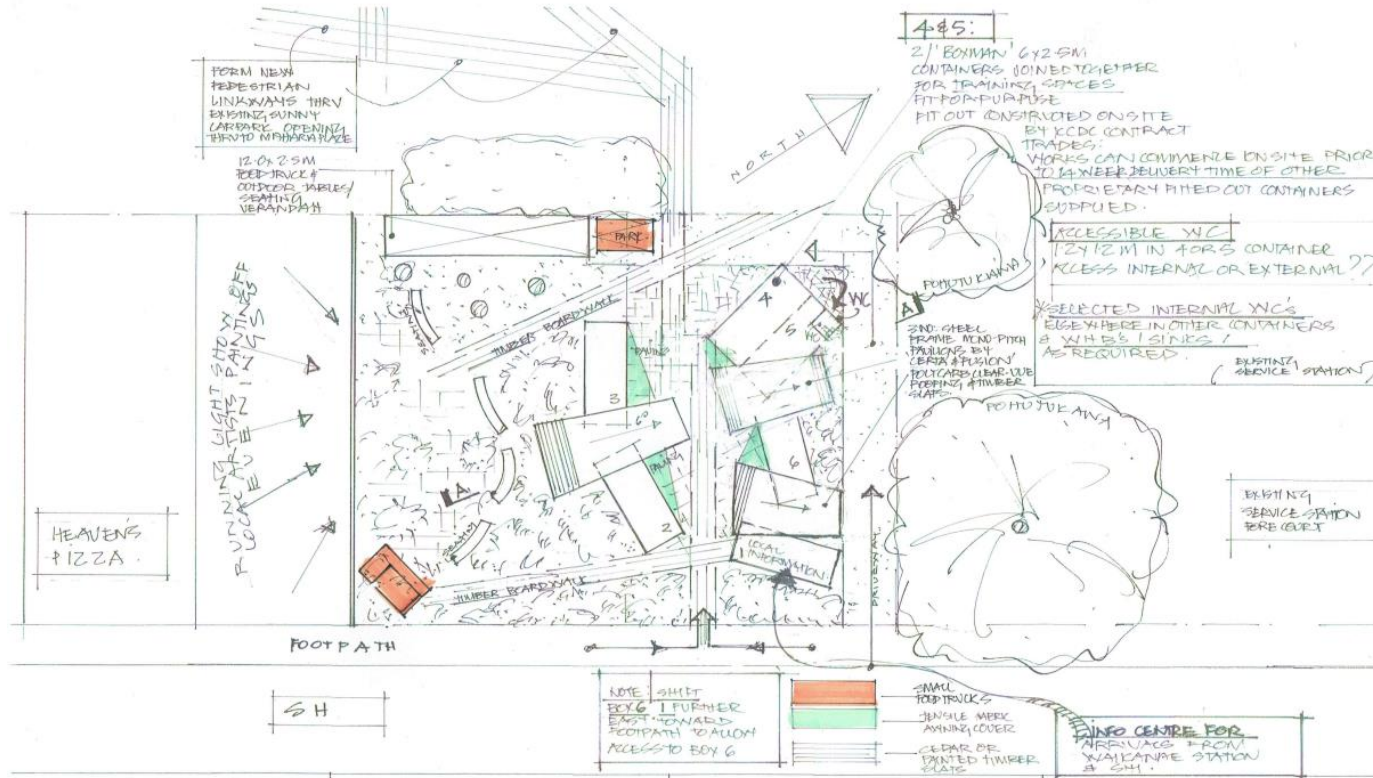
Current Situation

- The existing building had a number of issues which impacted it's safe usability, including asbestos which would require significant investment to be put right with little long term strategic value.
- As a result, the existing building has been removed, including the safe disposal of the asbestos in the structure.
- Opportunity exists to enable some temporary usage of the site in a low cost way, that can later be shifted or used in an emergency situation if ever required.

Pop Up Opportunity

- Discussions with the Waikanae Business Assoc and members of the community have highlighted the difficulty of small and new businesses to find flexible and affordable space in the town centre.
- Containers and other similar types of prefabricated buildings provide the opportunity to provide usable spaces in a temporary low cost approach.
- Engaged local architect, Rosalind Derby, to develop a concept plan for the site that maximises the current and future opportunity, as well as recognising the importance of the site and its connection to its surrounding environment.

Concept Design



CONTAINER / PAVILION LAYOUT
 KCDC POP-UP PROJECT
 FORMER BLOOM SITE
 SH1

SITE PLAN
 SCALE 1:200

5 / 6 x 2.5M WIDE CONTAINERS
 FITTED OUT
 3 / STEEL FRAME CONNECTOR PAVILIONS

ROSALIND DERBY ARCHITECTURE
 BARCH

WAIKANAÉ

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AD

What is proposed



- 5 – 6 pre-fabricated containers, including one which will provide an accessible toilet facility.
- Green space, as well as temporary accessways.
- Opportunities for businesses / users to occupy containers on a semi permanent / temporary basis.
- Retaining strong linkages and providing information about wider town centre opportunities.
- Opportunities for community involvement / engagement.

Next Steps

Following engagement with you, we will be briefing Council on feedback from the Waikanae Community and proposed next steps which will include:

- Exploring any necessary consents.
- Identifying ground and civil works (expected to be minor).
- Implementing the design, including containers located on site and connection to services; and confirming initial businesses and organisation that may wish to occupy the site.
- Organising community days to introduce the new pop-up area.
- Releasing information about the initial businesses and organisations that will occupy the site.

Questions?