

# Update on 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.
- Councillors noted that options to use the space in the short-term should be canvassed.
- The property is zoned Town Centre and this enables a variety of current and future uses for the site, including residential development.



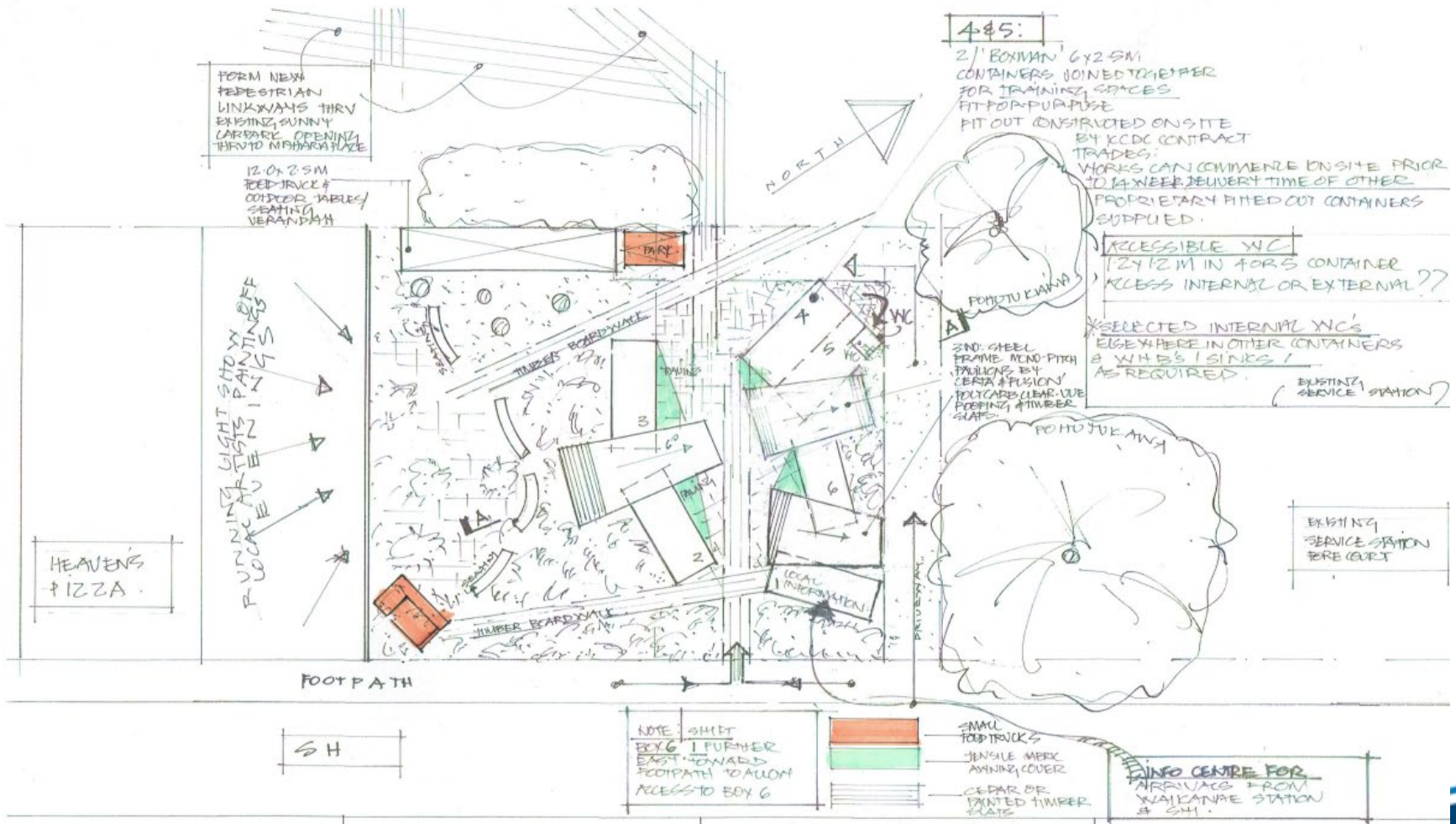
# Current Situation

- The existing building had a number of issues which impacted its safe usability, including asbestos which would require significant investment 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 / recovery 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 Waikanae Town Centre.
- Containers and other similar types of prefabricated buildings provide the opportunity to provide usable spaces in a temporary low cost way.
- 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.
- The Pop-up is designed to be cost-neutral with reasonable rent charged for use of the space, and mixed tenancy options available from rent for the day, week, or over a more regular period in the short-term. The rent will cover operating costs for the space.
- We have already had strong interest in tenancy options / use.

# 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  
 B ARCH

WAIKANAHE

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# Further detail on the proposal



- 5 to 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.
- Retain strong linkages and providing information about wider town centre opportunities.
- Opportunities for community involvement / engagement.
- Ability to relocate pre-fab containers or to repurpose.

# Feedback and next Steps

Following recent engagement with the Waikanae Community Board, the proposed next steps are:

- Continue engagement with key partners / stakeholders.
- Confirm any necessary consent requirements.
- Confirm ground and civil work requirements (expected to be minor).
- Implement the design, including
  - containers located on site
  - connection to services; and
  - confirm initial businesses and organisations that wish to occupy the site.
- Organising community days to introduce the new pop-up area.
- Release information about the initial businesses and organisations that will occupy the site.

# Questions?