From: Councillor Support
To: Christine Garey

Cc: Council 2022-2025 (Elected Members); Executive Leadership Team (ELT); Glen Hazelton

Subject: George Street Playground

Date: Tuesday, 29 July 2025 02:36:00 p.m.
Attachments: Planning and Environment Committee.pdf

Cost info Redacted.pdf

Kia ora Cr Garey,

Please find attached the plan for the playground as part of the George Street upgrade, together with contractor costings as requested.

Kā mihi,

Jackie Harrison

Manager Governance Governance Support Office

P 03 4774000 | DDI 03 474 2139 | M 021 1919538 E jackie.harrison@dcc.govt.nz

Te Kaunihera a Rohe o Ōtepoti / Dunedin City Council

50 The Octagon
PO Box 5045, Dunedin 9054
New Zealand
www.dunedin.govt.nz

From: Christine Garey < Christine. Garey@dcc.govt.nz>

Sent: Monday, 28 July 2025 9:31 p.m.

To: Councillor Support < Councillor. Support@dcc.govt.nz>

Subject:

Apologies for multiple emails Jackie

Trying to locate 'The plan for a playground as part of the George Street upgrade was included in a three-hour Extraordinary Planning and Environment Committee meeting held on 14 April 2022.

The only agenda item was the detailed design report for George St, and the play space was mentioned in the covering report and included in a detailed appendix (pages 74-77).

Have not been able to find it on the website - can you assist?

Kā mihi nui Christine

Christine Garey
Tukuaru / Councillor
M 027 447 8876 I E christine.garey@dcc.govt.nz
Kaunihera ā-rohe o Ōtepoti | Dunedin City Council

50 The Octagon, Dunedin PO Box 5045, Dunedin 9054 New Zealand www.dunedin.govt.nz



EXTRAORDINARY PLANNING AND ENVIRONMENT COMMITTEE 14 April 2022

GEORGE STREET RETAIL QUARTER DEVELOPED DESIGN

Department: Project Management Office

EXECUTIVE SUMMARY

- 1 This report is to update the Planning and Environment Committee on the developed design for George Street Retail Quarter (Retail Quarter).
- 2 The report discusses the key features of the developed design, the cultural narrative and the next steps in design and implementation.

RECOMMENDATIONS

That the Committee:

Notes the George Street Retail Quarter Developed Design report.

BACKGROUND

- 3 The Central City Plan and Retail Quarter upgrade have been reported to Council on several occasions.
- The Retail Quarter project aims to renew existing three waters infrastructure, improve safety and accessibility, and enhance the amenity of the Retail Quarter.

DISCUSSION

- The Retail Quarter developed design is the culmination of a process started in 2011 with the development of the Central City Plan. Since 2019, the feedback from workshops, consultation events and various forms of public feedback sessions have been incorporated into the design. Community engagement and feedback has been carefully considered in the developed design to reflect Dunedin's diverse culture and history.
- 6 As detailed design is progressed, the team will continue to incorporate further stakeholder feedback.

The Kāi Tahu Cultural Narrative

7 The design team have worked closely with Kāi Tahu through Aukaha to integrate a cultural narrative into the Retail Quarter design.



- This cultural narrative brings key Kāi Tahu principles to the fore of the design. These principles have been integrated into the design in a range of ways including the paving design, colour palate, symbology, species used in plantings, public art, use of quotes and other te reo in the streetscape, and increased space for informal sharing and interaction between people.
- 9 Further discussion of the various ways these principles have influenced the design is available in the design report (Attachment A).

Other histories

- 10 Recognising that George Street is a multi-layered and multicultural meeting place, the design team will also work to incorporate other voices into the street through the detailed design process through such elements as public art, story-telling and furniture design. One such partnership with City of Literature is already underway, bringing through a number of written elements that can be used throughout the street to celebrate Dunedin's literary history.
- A website (tentatively titled "Hidden in Plain Sight") is also under development that will enable visitors and the community to learn more about the history of the area including the important buildings, communities, and people associated with the Retail Quarter. This will enable the telling of multiple stories about George Street without adding too many signs or interpretive elements that would clutter the street. It will also provide opportunities for different elements to be focused on at different times and for information to evolve as research adds to our understanding of the history of the area.

Accessibility

A project goal has been to make the street more accessible for people with disabilities. Targeted consultation has occurred with representatives from the disability community and will continue throughout the project. A specific accessibility review of the detailed designs will take place alongside the safety review and any recommended outcomes will be included.

Car parking

- When Council endorsed the adaptation of George Street to a one-way, slow street, one of the concerns raised was to ensure similar levels of on-street car parking were maintained. The design team has achieved this outcome, both expanding the area available for people and amenity space while maintaining the existing levels of car parking. In the Farmers Block (the first George Street block to commence construction) the design has maintained 17 car parks.
- 14 Further detail on car parking, including the exact numbers, locations, uses and time allocations will be confirmed as detailed design is worked through in each block.

OPTIONS

15 This is a report for noting. There are no options.

NEXT STEPS

Detailed design is now underway for the Farmers Block and other blocks will continue in succession as the project proceeds. Construction of the Farmers Block will commence in late April 2022.



Procurement processes for public art and further refinement of specific elements of the design, 17 such as the play area, will continue over the coming months alongside staged construction and implementation.

Signatories

Glen Hazelton - Project Director, Central City Plan	
Josh Von Pein - Programme Manager - Major Projects	

Attachments

Title Page

Developed Design Report A

EXTRAORDINARY PLANNING AND ENVIRONMENT COMMITTEE 14 April 2022

SUMMARY OF CONSIDERATIONS			
Fit with purpose of Local Government			
This decision enables democratic local decision. This decision promotes the social, economic, the present and for the future.			
Fit with strategic framework			
	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	\boxtimes		
Economic Development Strategy	\boxtimes		
Environment Strategy	\boxtimes		
Arts and Culture Strategy	\boxtimes		
3 Waters Strategy	\boxtimes		
Spatial Plan	\boxtimes		
Integrated Transport Strategy	\boxtimes		
Parks and Recreation Strategy	\boxtimes		
Other strategic projects/policies/plans The Retail Quarter project has worked to em	\boxtimes		
There continues to be a focus on working clost there is a strong emphasis in the design on re of mana whenua identity. The developed des Aukaha.	invigorating the are	ea with visual a	and cultural expressions
Sustainability			
The design includes a number of sustainabil filtering stormwater, planting to attract na materials in paving.			
Digital workshops and mentoring are underwith Business South. The design also seeks to equitable and accessible place for people of a	encourage greater s	ocial sustainal	
LTP/Annual Plan / Financial Strategy /Infras	tructure Strategy		
The Retail Quarter project is funded within th	ne Long Term Plan.		
Financial considerations			
There are no new financial considerations res	sulting from this rep	ort.	
Significance			
The report is considered low in terms of Cour	ncil's Significance an	nd Engagemen	t Policy.
Fire and the second second			

Engagement – external

Engagement has occurred on the project through many forums such as the Central City Plan and through many groups such as the Central City Advisory Group and Construction Reference Group. External engagement will continue with the focus now on minimising disruption to stakeholders during construction.



SUMMARY OF CONSIDERATIONS

Engagement - internal

There remains internal engagement with all parts of the DCC around the coordination and implementation of the project. The developed design has been presented to key technical staff and refinements are being made.

Risks: Legal / Health and Safety etc.

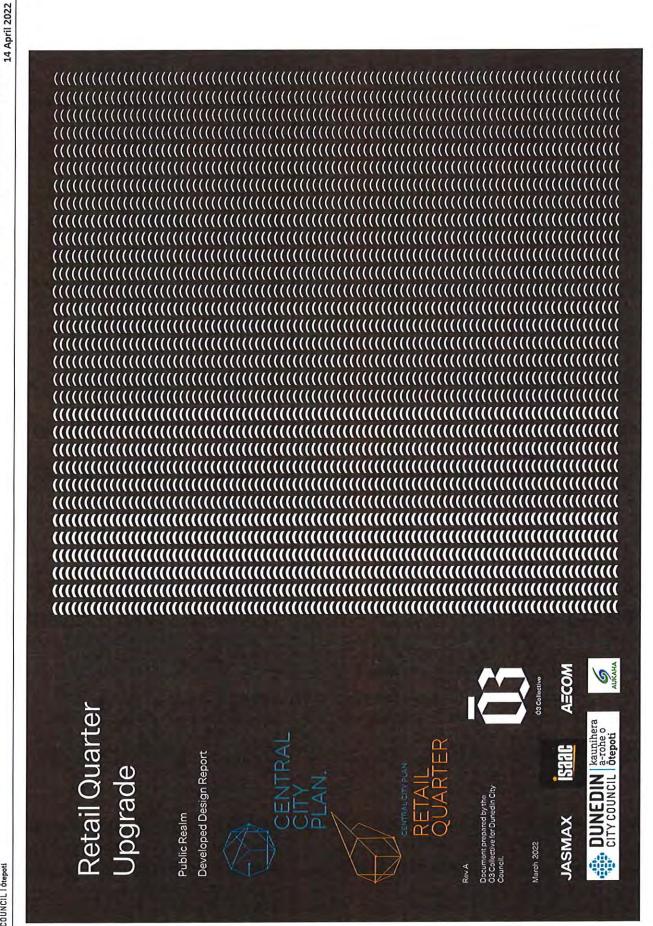
The project maintains a comprehensive risk register that is assessed on a monthly basis.

Conflict of Interest

There are no identified conflicts of interest.

Community Boards

The project is of interest to all residents of the city including those covered by Community Boards.



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Executive Summary

Following on from councile resolution for a one-way south function for George Street, the O3 Collective, Dunedin City Council and Aukaha have collaborated to deliver the Developed Design for George Street.

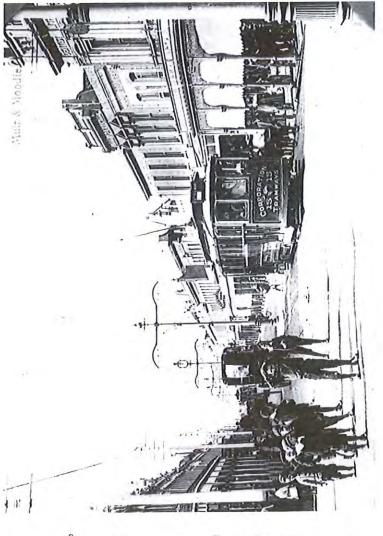
document crystallises the design thinking to date and provides illustrative imagery, plans and 3D views to further explain the layout of the street and the components that are proposed within it. It is supported by a technical set of provides greater clarity and detail for the proposed new street layout. This This developed design report has built on the preliminary design and 1:100 general arrangement plans and keynotes.

necessitated by the need to upgrade aging infrastructure as well as aiming to religiously and the set of the residence of greater burned in and those who live nearboy or within the Retail Quarter, it looks to compliment the aspiration of the central city plan, to make Dunedin 'one of the worlds great The redesign of George Street has been a long time in the making, small cities'.

and a prosperous place to do businoss. Stroets reflect the people and place in which they are set, and this document reflects considerable effort defining central Dunedin is to provide a main street that re-engages with the natural beauty of the region and reflects the strong sense of place. It also provides a central destination that people want to spend time in and is lively, active The George Street project aspires to re-think how to move through, and around the city centre safely and comfortably. The wider opportunity for the identity of the city and converting it into the streetscape.

referencing the traditional patterns on the windows of Otákau marne. The colour palette acknowledges mahlka kai species and the proposed catenary lighting is a metaphoric barracouta darting across the street. The proposed recognition of mana whonua. Values are imbued at the macro and the micro scales. For example, the individual paving units are bespoke and their shape is based on the very definition of Otepoti itself with the larger paving setout Interwoven throughout the design is a strong presence of Kāi tahu and design reflects the whakapapa of place.

and enhance the richness of the beautiful horizage assets by allowing the public to explore the street out beyond the awnings where a better view is enabled as well as framing particular views and selecting locations for trees. many beautiful façades that line the street. The design seeks to showcase George Street has a rich colonial heritage which is represented today with that compliment the architectural façades.



Historic photo of George Street, early 20th century. Source DCC.

Goorge Street

Developed Design Report

March 2022

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March 2022

George Street Upgrade

97 6.1 Aukaha - mana whenua cultural narrat 98 6.2 Technical drawings 100 112 115 116
6.2
Planting - selection criteria
list



Design partners: Jasmax. (Urban design and landscape architecture) AECOM. (Engineering) · Isaacs. (Contractors) The 03 Collective is a consortium formed of the following organisations.

The O3 Collective is working in close partnership with Dunedin City Council (DCC) and Aukaha to ensure a cohesive and transparent design process is undertaken to ultimately inform an outstanding result.

March 2022

Rov

Developed Design Report

Goorge Street Upgrade

Introduction

.1 Introduction

This report contains the Developed Design phase of the Retail Quarter Project for George Street. The designs contained within the report follow on term the Preliminary Design Report perpared by the O3 Collective dated April 2020 and builds on the Detailed Business Casa prepared in 2021.

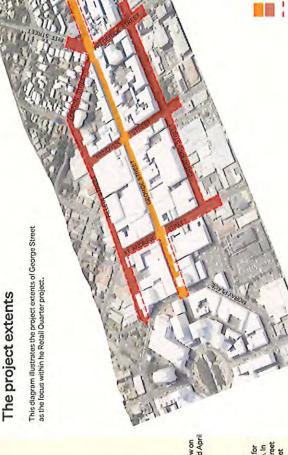
1.1.1 The project background

Dunodin City Council (DCC) and its partners have recognised the need for upgrades to George Street and the Retail Quarter to focus on the future. In 2018-2019 DCC propared high Inventional took and feel designs for George Street and engaged with stakeholders and the people of Otepoti Dunedin to got feedback and input into the design process.

This project's scope covers four city blocks within the Retail Quarter from Albany Street to Monry Place and Groat King Street to Placel Street, George Street, the traditional retail destination in Otopoil Dunodin is the focus of the project. (see map opposite which identifies the project extents).

A key mandate for the project was to partner with Käl Tahu mana whenua throught the file of the project, to share responsibilities in the decision making process and to propare a shared vision for George Street and the Retail Quarter. The relationship is summed up in this statement prepared by DCC:

"Dunedin City Council and mana whenua working together in a partnership of shared values to enhance and protect our unique Ötepoti Dunedin for the future of its people."



1.1.2 Purpose of this document

The intention of this Devoloped Design is to integrate and review stakeholder feedback from the Detailed Business Case and Preliminary Design for George Street and rot take the design thinking forward, applying more detailed ansideration.

This report should be read in conjunction with the proliminary design report which provides details on the central city context and background to the proposals.

1.1.3 The project programme

George Street in scope Retail Quarter streets within scope

LEGEND

Site boundary

The diagram opposite illustrates the George Street project programme from the city centre plan inception through to the developed design report and the commencement of construction in the future.

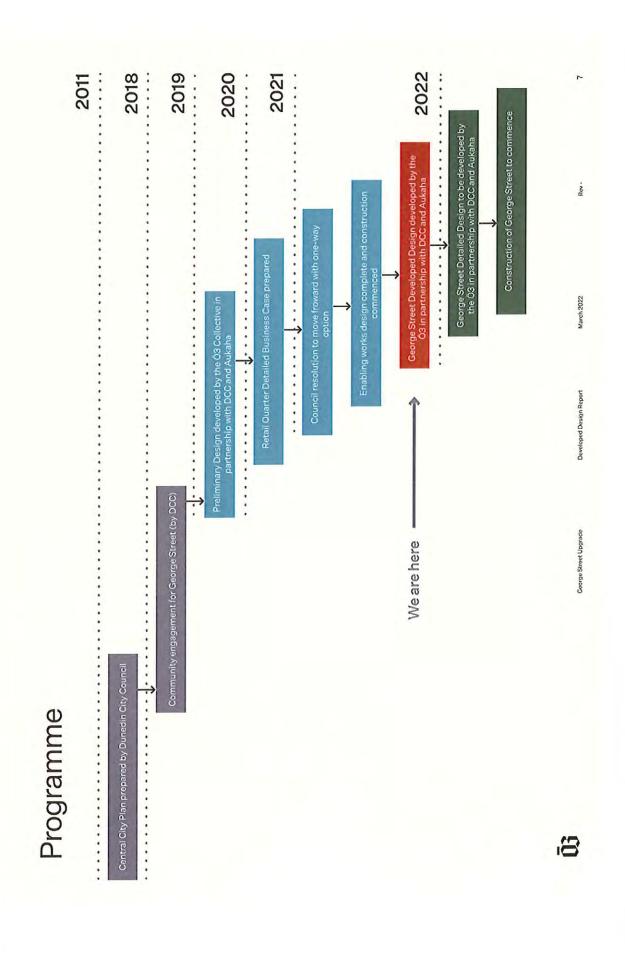
The Developed Design stage is now 100% complete with the submission of this report. The next stage will be the detailed design where construction drawings and specifications will be prepared ready for construction in 2022.

03

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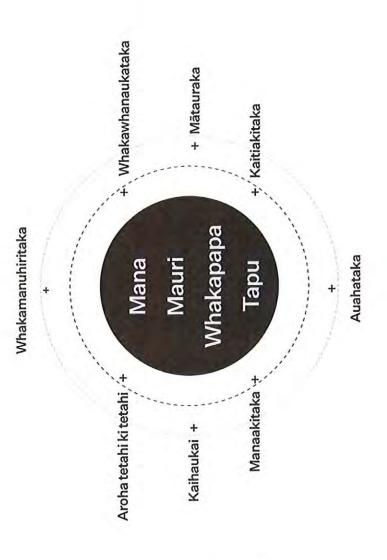
Kāi Tahu cultural values framework

1.2 Kāi Tahu cultural values

Whilet the colonial horitage of Dunedin is well understood and forms the backbonn of the olive control suchtieceural harding, the interoproration of Kail Tahu cultural values are another key element of the project brief. Representatives of mans whenus have been involved in the project process as a partner to DCC and have given guidance and input into the design throughout the preliminary and developed design places.

The diagram opposite illustrates the cultural values framework developed by mana whenua for projects within their takiwā and adapted for the Rotail Quarter and George Street project specifically.

The inner ring provides the four core cultural values of Mana, Mauri, Whakaspapa and Tapus that are foundational to a mana when us would view. The surrounding rings identify other cultural values and concepts that are informed by the four cror values. Mana when has the identified thas supporting values to be of a particular relevance to this project. In this idiagram only the values that have highest importance for George Street are identified (there are many more that reside in the outer ders that will be more offers important for other areas and projects in the outer ders that will be more



9

Rev -

Bolow is the Kāi Tahu whakatauki that sits above and provides the overall aspiration of mana whenua in Otepoti and across Te Wai Pounamu.

Te mana whenua, Te mana tupuna, Tawhia Puritia Kia ita

Te mana takata

To the authority on land, to the heritage Steadfast and resolute to human right bestowed, Holdfast

1.2.1 Explanation of cultural values

mana? This is a discussion about the prestige of Otepoti Dunedin and how we For Kül Tahu, mana is inhorited from their tupuna, their rights and responsibilities have never been extinguished and it is at the forefront of how they see themselves in the city. How important is it for the city to have enhance it together.

Whakapapa

To acknowledge the whakapapa of place and people is important, it creates a deeper understanding of who we are as individuals and as a community and the recognition of the interconnectedness of ecosystems and humans.

Mauri

Mana whenua acknowledges the existence of Mauri; it is an active phenomena in all things animate and inanimate. Mauri is the protector of the health of a person or place.

Kaitiakitaka

Kaitäkitaksa relatest to the interconnection and interdopondence on our natural environment pass, present and future. Carodianship is a responsibility for all of us. Respecting the environment and taking care of our resources as individuals and community.

Kaihaukai

Knowing our stories to gather an authentic and informed knowledge of what

has happened in the past.

Mātauraka

Manaakitaka

the building of relationships through regular exchanges that strengthen within and extending out to new communities. It is dependant on tikaka practices to ensure correct procedures are acknowledged in order for exchange to happen. resources (looking aftor our economy in our own back yard). This is the traditional practise of trading and exchanging. A fundamental component is Being dependent upon the sustainable harvesting and preservation of local

Whakawhanaukataka

In the modern day context can mean to be hospitable, to be generous and show general respect. It is about acknowledging the mana of each individual

This encompasses relationships, kinship and sense of family connection, it describes relationships through shared experiences and working together providing people with a sense of belonging.

Auahataka

Is about hospitality, catering for people when they arrive to a place. To provide sustenance to others and live comfortably in a shared space, sharing

Whakamanuhiritaka

as a reciprocal process.

is about respect and reciprocation. Considering and caring for others and

Aroha tetahi ki tetahi

resources together.

respecting and acknowledging each other's customs.

Is the creative essence imbued within a thing or a place that gives it its special presence and uniqueness.

6

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Background Central City Plan





1.3 The Central City Plan

Central City Plan objectives

The bold vision that has come from the Central City Plan is make Otopoti Dunedin 'One of the worlds great small cities'. A significant body of work has been done in the creation of the Central City Plan that sets out how this can

The CCP identified a series of 'quarters' and 'precincts' in order to break down the central city and deline areas of character, function and land use. The Quarter Plan is illustrated opposite.

The extents of this project covers a signilicant proportion of the Retail Ouarter (the Dunedin Hospital redevelopment makes a up the majority of the

One of the key outputs of the CCP was the establishment of the spatial plan strategic objectives which give the high level direction across the central city. Those objectives are listed below:

- A liveable city
- An environmentally sustainable and resilient city
 A city that enables a prosperous and diverse economy
 An accessible and connected city

 - A vibrant and exciting city
 A memorable and distinctive city

In addition the CCP objectives a further three objectives were established for the Retail Quarter in the DCC concept design stage. These objectives are

- Make George Street a more attractive place for people to visit
 Improve the safety and accessibility for pedestrians and other vulnerable
 - road users and reduce crash rates
 Coordinate infrastructure renewals to limit the extent of further disturbances



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3 Objectives

- 1. Improve safety and accessibility for pedestrians and other vulnerable road users and reduce crash rates
- 2. Make George Street a more attractive place for people to visit
- 3. Coordinate infrastructure renewals to limit the extent of further disturbances

These are relevant to both the Retail Quarter as a whole and also as a starting point for the development of specific George Street objectives.

The Retail Quarter Objectives and Design Principles were developed by DCC through the development of the Central City Plan in 2011. Extensive engagement with both stakeholders and the public was undertaken at this stage. Feedback received by DCC has informed the Retail Quarter's 3 decistives and 4 design principles generated for consultation from February to April 2019.

1.3.1 The Retail Quarter

4 Design Principles

- 1. Putting people first
- 2. Expressing an Ōtepoti / Dunedin sense of place
- 3. Greening the city
- 4. Streets as places



George Street

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Background preliminary design project objectives

Preliminary design objectives 1.4

Building on the Central City Plan six project objectives were developed during the Preliminary Design stage of the project. These objectives evolved through a series of workshops with key stakeholders DCC, Aukaha and the OS Collective (refer to the George Street Preliminary Design Report for further details. and explanation of the process of establishing the objectives).

The George Street project objectives are used within the Developed Design and throughout the life of the project as a guide to ensure that these key outcomes are achieved.

Identity + Sense of **Future Focused**

unique identity, character as Dunedin's premier retail and whakapapa of George Reinforce George Street street that reveals the maintainable, innovative and of Dunedin and take on the flexible to adapt over time to the needs of the people responsibility to consider

future generations.

Environmentally Sustainable

Place

Design a street that is

street that brings people

Diverse Economy Prosperous and

Accessible and

Connected

productive and meaningful day promotes trade and exchange Support local businesses by encourages people to spend creating a public realm that more time, and provides and night time economy

a people focused street that is Transform George Street into

and abilities while enhancing

access for people, properties connectivity within the retail

and businesses

quarter and maintaining

safe and inclusive for all ages

Memorable +

vibrant and beautiful social visitors meet. A place with street events are celebrated Make George Street a Distinctive

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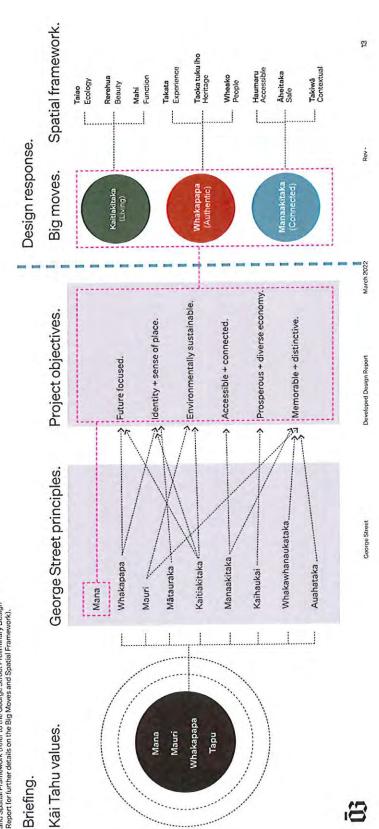
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1.4.2 Embedding Kai Tahu values

The flow diagram below illustrates the process of embodding the Käi Tahu cultural values within the George Street project objectives. The diagram also highlights the design-response including the Preliminary Design Big Moves and Spatial Framework (refer to the George Street Preliminary Design Report for further details on the Big Moves and Spatial Framework).



Background preliminary design big moves

1.5 The big moves

The three big moves were prepared during the Preliminary Design phase which aim to consolidate the Kär Tahu values, the George Street Principles and the Project Objectives within the design. They provide a way to focus design energy on the things that matter most for the street.



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Kaitiakitaka

A living street

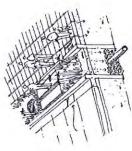
water and the forest ecology that exists in the nearby greenbelt. It will be beautiful so that everyone enjoys its appearance and cares for it. connected with natural systems such as A living street will be full of life and

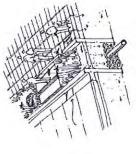


Taiao - Ecology



Rerehua - Beauty





Mahi - Function





Wheako - Experience

Taoka tuku iho - Heritage

Takata - People

that represents the city's rich heritage and

Dunedin is unique. Its city centre streets

Whakapapa

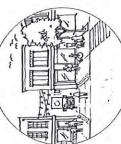
An authentic street

should provide an authentic experience

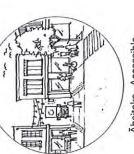
abilities and backgrounds will experience a street network that is safe, inclusive and

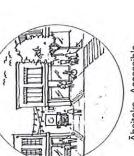
vibrant and reflects their values.

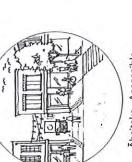
diverse and resilient. People of all ages, community of people that are creative,



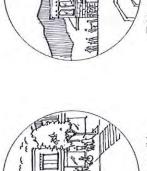
Haumaru - Safe







Āheitaka - Accessible



Takiwā - Contextual

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receive our guests and citizens, making them feel welcome and respected through the provision of a public realm that is safe and accossible.

Streets are for everyone, where public life the city and its inhabitants. It's where we

Manaakitaka

A connected street

plays out and reflects the personality of

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Retail Quarter detailed business case (DBC) DUNEDIN Kaunihera

1 Way Street

Detailed business case 1.6

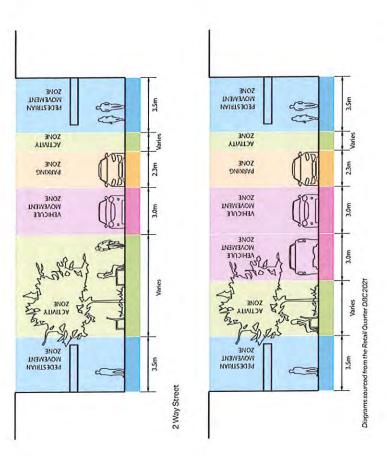
The Retail Quarter detailed business case was completed in mid 2021 with the alm to provide a body of evidence and analysis of the options developed in the Perifiminary Design phase and variations of these options that were proposed in councilis peer review processes.

The options considered were based on vehicle movement in the form of twoway or one-way streets as illustrated in the diagrams opposite. The options

- Do min with limited change
- Two-way slow street
- One-way south shared space
- One-way north shared space

The business case was agnostic on either of the two-way and one-way options as all three had be benefits which were rightively equivalent, there was no clearly reading option. The business case did determine that the do minimum which was the limited change option was not favourable.

The business case report was then provided to full council to deliberate over the options on the table. Through the voting process the one-way south option was approved to be taken forward into Developed Design and through to construction.



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Farmers Block examples





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WEADVA TO TEERTS

FARMERS

yii.

YAROM BOAJA

DESIGN TRC

NORAY PLACE

WERCHATS TEERTS

Diagrams sourced from the Retail Quarter DBC 2021

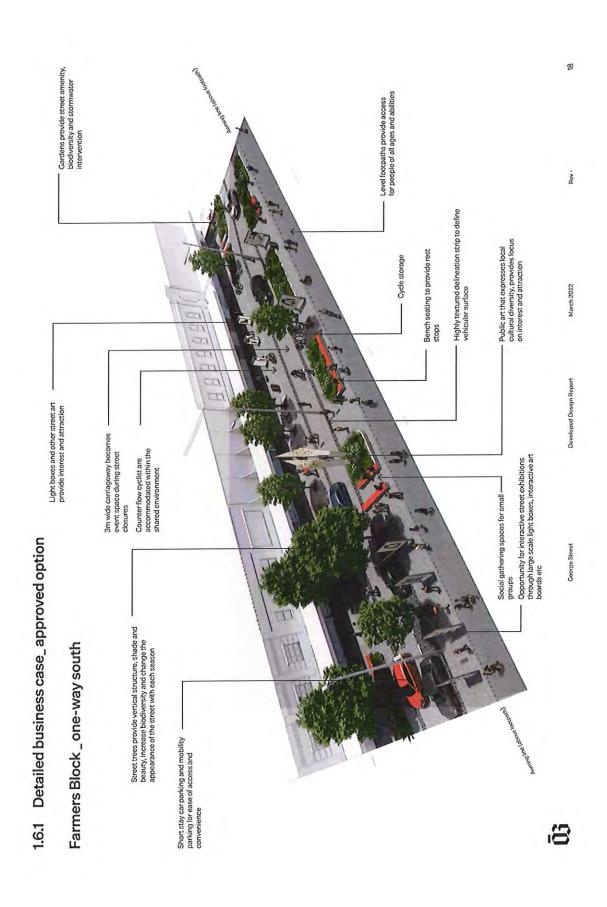
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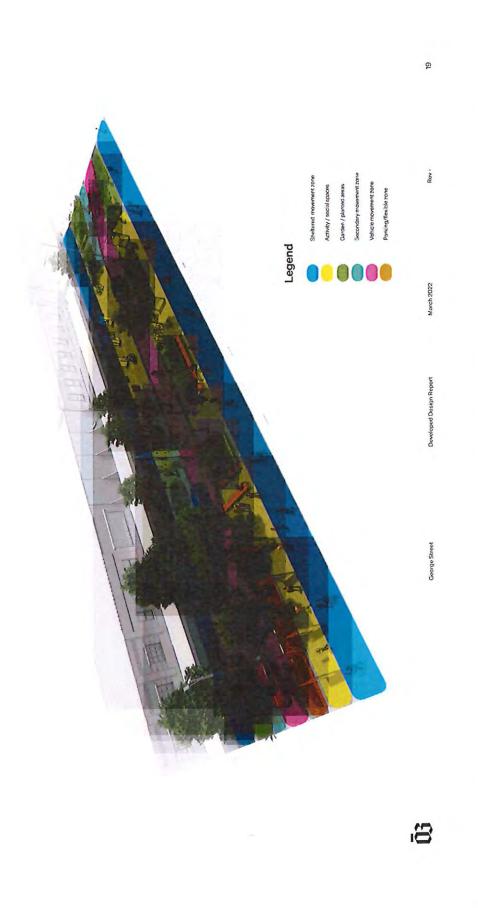








Farmers Block_One-way south_activity map





Design strategies

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2.1 Introduction

This section of the report outlines the key design strategies for George Street. The design strategies build on previous work undertaken in the Preliminary Design phase of the project providing greater detail and refinement of the street layout and elements.

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Mana whenua design strategies

Revealing whakapapa 2.2

The revealing of whakapapa refers to storey telling of both tangata and whenua which have importance for mana whenua in this area. It is about addressing the absence of the physical and visual expression of Orepotifor mana whenua in the street today. Revealing whakapapa is a key concept that relates to all mana whenua design strategies.

The text written here is based on the cultural narrative titled 'George Street' prepared by Megan Potiki on behalf of Aukaha (refer to appendix A for cultural narrative). The narrative outlines the whakapapa of George Street and wider central city area from the period of early contact between mana whenua and european settlers to the establishment of the city in its current location. The map opposite provided by Aukaha illustrates the original shoreline with the key landmarks of Otepoti, Mataukareao and To Tutal o To Matauria. Superimposed are the successive reclamations into the harbour resulting in the waterfront we see today. The landscape in the area pre-European settlement was a strong contrast of dense enclosed bush and open estuarine wetlands. The whakapapa of the landscape is expressed and explored through concepts illustrated in the design.



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Design framework

2.2.1 Key narratives

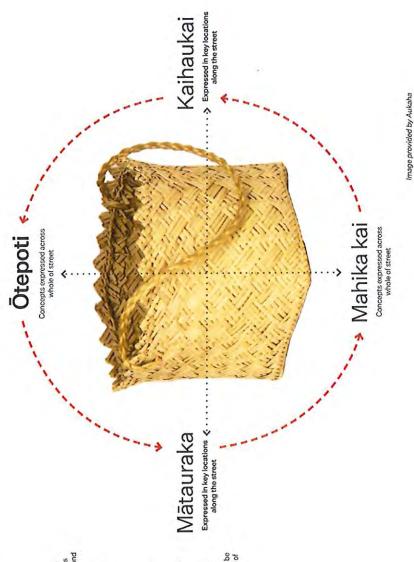
Four key narratives emerged through the Preliminary Design phase which have now been explored in more defail. The diagram on this page identifies thace four key narratives. Oteopti, Mataurake, Mahika kai and Kaihaukai and Illustrates how each one is related closely to the others.

Otepoti is the overarching concept and relevences the corner of the traditional four conversed keet what it is believed was the origin of the Maori name for Otepoti / Dunedin. This project looks at re-establishing the traditional definition of Otepoti.

Closely related to this are the ideas of:

- Mātauraka, knowing our stories to gather an authentic and informed knowledge of what has happened in the past.
- Mahika kai, the practise of gathering and nurturing resource and food
 - Kalhaukai, the traditional practise of trading and exchanging

Essentially, each one of these values supports the next and vice versa, for example, matauraka as revealing the traditional stories of Otepoti with mahika kal as the gathering and use of natures resource which in turn can be used for kalnaukai (trade and exchange) and further connected to the use of the poti as the traditional basket for trade and exchange of goods.



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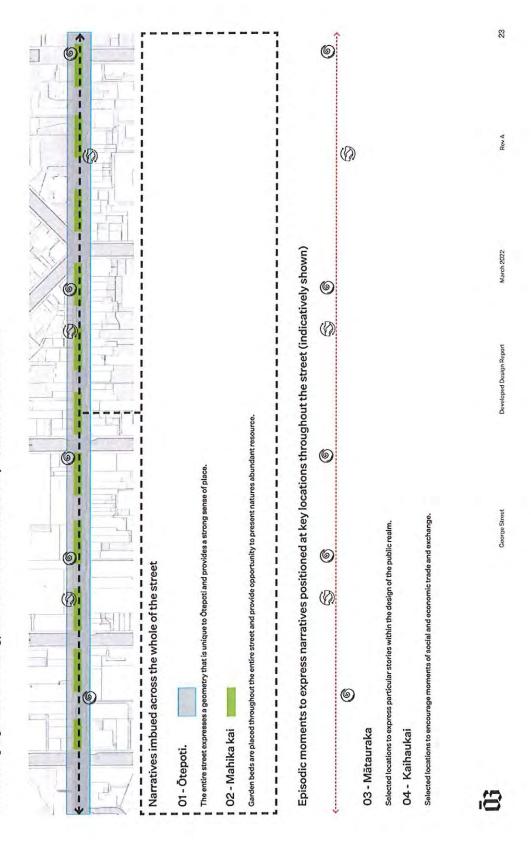
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The following organisational strategy informs the distribution of the key narratives across the street.





2.2.2 Significance

The meaning of O-te-poti is significant here in relation to a number of key Māori histories:

- Landing place of waka
- Food gathering mahika kai
- The significance of old Māori language
- Maintaining the original place names and reclaiming names.
- The concept of Māori travelling up the Otākou awa (harbour) to gather food or exchange food.

The name Otepoti lisself is an ancient one according to Tahu Pétiki. He disagreed that it had any meaning related to boats or a port but was in fact the shape of the area that looked like the corner of a Maori woven food backt, known as a poti. This name has a longer history than contact period and European boats.



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Goorgo Stroot

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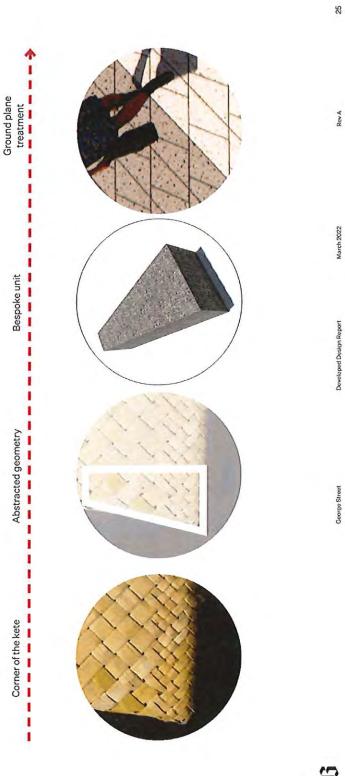
Poti

2.2.3 Informing geometry

The four cornered kete, or poti, is used to drive the geometry of the paving chosen in the ground plane. This surface treatment will be unique and meaningful for Otepoti Dunedin.

It is an authentic shape for Otepoti and a powerful way of providing a surface treatment that is contextual, meaningful and relates back to the principals of whakapapa.

The diagram opposite shows the evolution of the poti paver from the inspiration of the poti through to the individual paver.



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Poti

2.2.4 Grain and scale

The corners of the poti are a critical element in the function and strength of the poti, similar to how the intersections of the city blocks are critical to the strength of the street. The corners hold the kete and have a liner grain with a more complox weave that releases as it moves away from the corner, similar to how a city block works.

The structure of the potl has provided inspiration for the scale and layout of the ground plane and other elements within the street. Compression of form and orders the street corners and a releasing occurs towards the middle of the block.

Street Corner Mid Block Release Compression Street Corner

Looser weave to centre

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Finer weave to corner

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Compression

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Kaihaukai

2.2.5 Trade and exchange

Streets are public places for everyone. They are the canvas for everyday interaction and life. Therefore they should be laid out to allow for a range of social interactions from small spaces to eat lunch and take a phone call through to larger spaces for hosting events and gatherings of people. The spaces with George Street are designed to provide a platform for daily human life which enable trade and exchange of not just goods and services but of social interaction and information.

Opportunities:

- Provide a range of opportunities in the design of the public realm that allows urban life to flourish
- Knowlodge sharing through interpretive signage and storyteiling for example, interpretive signage to inform of values of plants within the public realm
- Provide a range of street furniture or elements that encourage social interaction of varying scales



Spaces for gathering. South Frame. Image source - Jasmax

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Mahika kai

2.2.6 Key species

Nature provides an abundant resource basket for Mãori. Early Mãori were adopt at learning the secrets of natures resources and developed a hard-won knowledge of the native flora and flauna of Otepoti which enabled survival and ultimately, the ability to thrive.

The dried form of barracouts was a key trade item during the 1830s and was the most prominent lish supplied to Dunedin's settlers during their lean, oarly years.

Opportunities:

- · Reveal the intimate and respectful relationship with nature
- Express how Te Wao Nui o Tane (the great forest of Tane) provided
 everything required to sustain life. From being a food market, a source of
 medicine, a tool shop, a trade centre and a playground all at once
- Consider how natural cycles of plants and fauna reflect the seasons
- Bring native species and particularly species found in and around Otepoti into the design of the public realm



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Mahika kai

2.2.7 Colour concept

The following colour palette which is used as 'accents' throughout the street has been developed to reflect the natural colours of key mahika kai species as well as providing the connection back to Otákou Marae.

Makā / barracouta

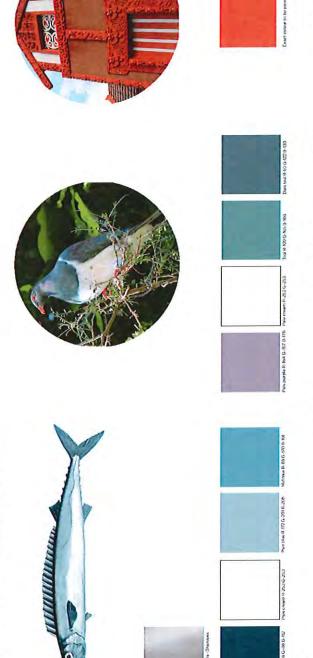
In the past fish sourced around the Otepoti coast provided up to 50% of the the price its Maoni. The Makki, Y Barracouta made up around 50% of the cathe. Diede barracouta was a key trade commodity in 1830s during anny Europoan settlement.

The shimmering silvers of the fish and flashes of blue as it moves through the water provide inspiration for colour accents along the street, Sliver can be incorporated through the use of stainless steel with subtle blues and pale silver whites representing the scales and upper spine of the fish.

Ötäkou Red

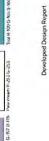
The red shade seen at the Otakou Manae has recently been developed and refined into it's own specific colour specification, known as Otakou Red.

Otakou Red can be incorporated into the new urban street elements to provide a meaningful link between the Marae on the Peninsula with the central city.



There is a strong desire for Kererù to return in numbers to the peninsula and for native birds to return to the central city. New plantings and wider biodiversity initiatives throughout the emerging new CBD will look to emenage habitat for native birds and insects. Kererū / NZ wood pigeon

The distinctive green hues of the Kereru along with splashes of pale purple and cream are reflective of the feathers of the bird and can provide inspiration for colour accents along the street.



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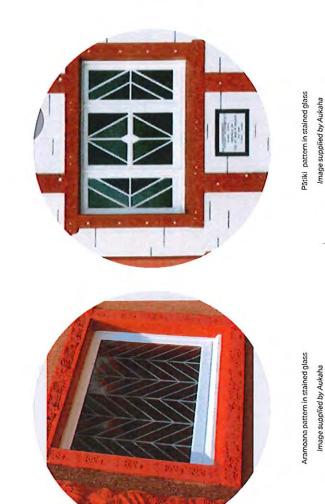
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Mahika kai

2.2.8 Paving patterns

The Patiki and Aramoana are patterns found in the windows of $Ot{\bar s}kou$ Marae that represent important mahika kai.

These patterns have been used in the design to drive pattern concepts in the ground plane in terms of paving and surface treatments along the street.



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Mātauraka

2.2.9 Art works

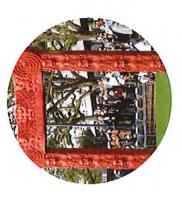
The street design considers a number of locations for commissioned artworks to be located.

Mana whenua have expressed a desire for a significant artwork to be commissioned of either an ancestor or event that talks to the whakapapa of place which would be undertaken by a nominated Kai Tahu artist. The sculpture would be located at the end of the New Edinburgh Way block next to the Frederick Street intersection.

Examples of similar artwork include:

- Ko te Tühono the waharoa designed by Ayesha Green, installed in the Octagon in 2021
- Maori Chief designed by Molly Macalister, 1967, in Tamaki on lower Queen
- Kurahaupô/ To Paepaeroa O Kahukura, Ephraim Russel, 2021<
- Te Wahoroa ki te Ao Maarama , Lonnie Hutchenson, 2013, Pembroke

The specifics of the commission are yet to be determined including the artist, the brief and scope and orientation of the works.



Ko te Tühono, Ayesha Green, Octagon Ötepoti, 2021



Maori Chief, Queen street Tāmaki, Molly Macalister, 1967



Kurahaupō/ Te Paepaeroa O Kahukura, Ephraim Russol



Te Wahoroa ki te Ao Maarama , Lonnie Hutchenson

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Mātauraka

2.2.10 Whakatauki / quotes

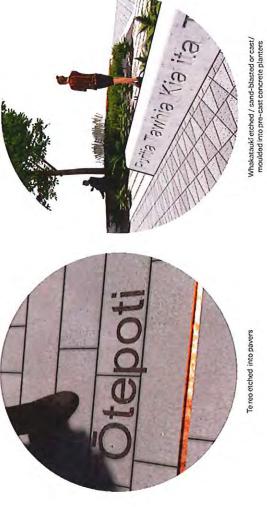
Quotes and whakataukī (proverbs) are being identified by mana whenua as key narratives to be expressed in the design of paving and streot furniture as illustrated in the examples opposite.

Specific text for George Street will be worked through with mana whenua in the detailed design phase for George Street.

Below is a whakatauki example:

Te mana whenua , Te mana tupuna, Te mana takata Puritia Tawhia Kia ita

Steadfast and resolute
To the authority on land, to the heritage bestowed, to human right Holdfast



Te reo etched into pavers

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Mātauraka

2.2.11 Mapping

Location: Golden Block

Drawing inspiration from the Aukaha map a centrally located etching in basalt stone is proposed in the Golden Block. This 'ground map' tells the story of the pre-European shore line, landmarks important to mana whenua, historic reclamation events within the harbour and the street grid of today. The map provides a geographic orientation within the city and connects back to the pre-reclamation shoreline.

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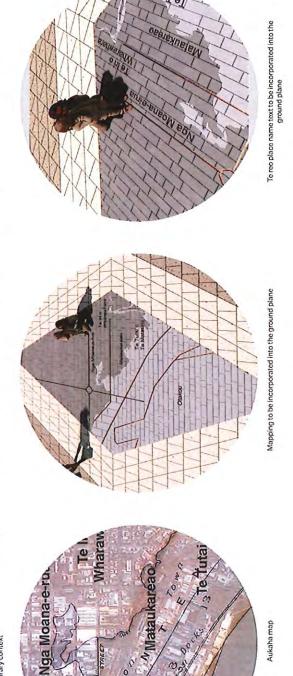
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Opportunities.

- Acknowledging a Māori world view of the significance of landmarks and the ability to locate ones self within the wider context of the landscape
- Identifies te reo place names
- Consideration of the historic waterfront and coastal features within the design of the contemporary context



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Heritage

2.3 Heritage - hidden in plain sight

George Street contains a richness of heritage buildings and building façades that are significant contributors to the character and sense of place of the Retail Quarter, However very little is commonly known in terms of the narratives, history and whakapapa of these buildings. There is a opportunity nearratives of the George Street heritage.

Hidden in plain sight

This concept refers to the desire to provide a means to access the rich history of buildings and places within the street. It is about exploring the whakapapa of place.

Digital portal (outside this project scope)

It is not practical or desirable to install traditional 'heritage information boards' within the street. Historic buildings and sites are too numerous and this traditional approach would either create significant clutter due to the share number of boards required or not do justice to the richness of heritage along the street.

Therefore the project team recommends that a digital online platform is used to record and provide access to this rich history of place. In this way the insed to record and provide access to this rich history of place. In this way the insed to record and provide access to this rich history of place. In this way the insed to record and provide access the provided access to the provided ac

The online resource will be accessed through cues within the street such as OR Codes embedded in pavers adjacent to significant heritage buildings or

Process of accessing the historical information of George Street through and online portal (to be procured separate from the George Street project and would be updated over time)

(ES) Limit





Place



Online resource

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2.3.1 Framing heritage architecture

Preserving views of Heritage buildings

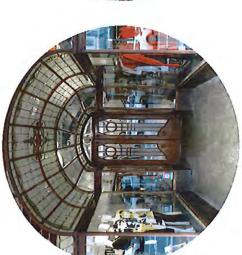
The diagrams on the following pages identify heritage buildings along George Street. The DCC scheduled heritage buildings and character contributing facades within George Street are highlighted in pink and blue respectfully.

To coordinate street design with heritage buildings, trees will be placed to avoid screening of the focades, in some cases, tree shape, size and placement will be used to frame buildings, entrance ways or to align with the rhythm of the building facade.

Further detail on the locations of trees in relation to the façades is found in section 2.7 of this report. Examples of heritage architecture in George Street:







Adams Bruce Ltd. 310 George St



Crown Clothing Co. 392 George St

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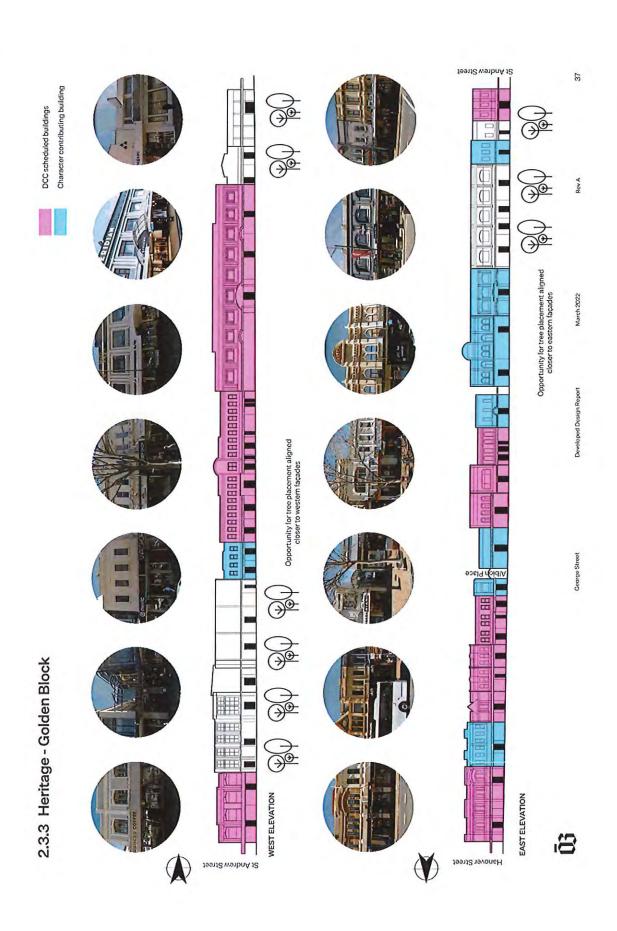
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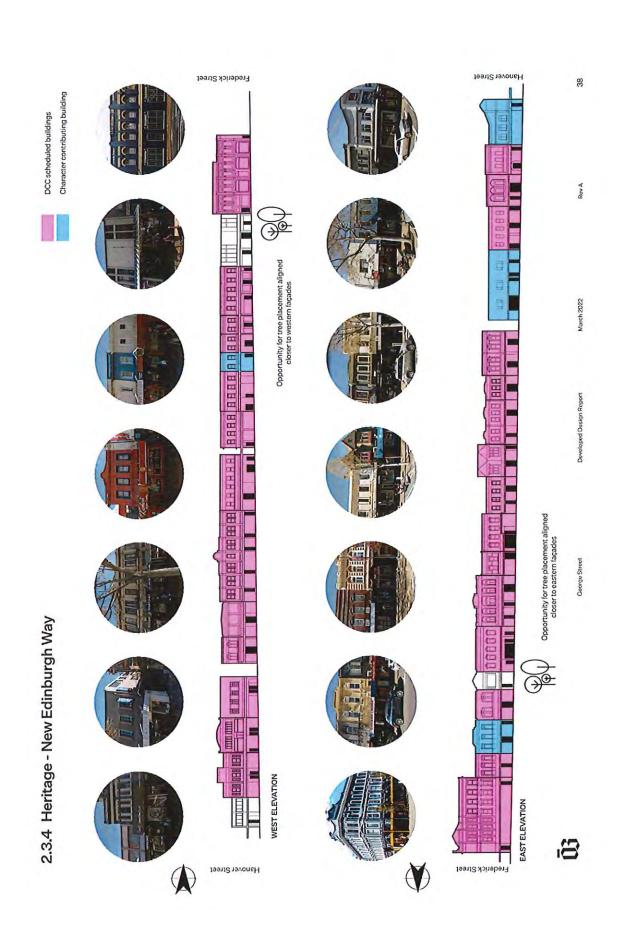
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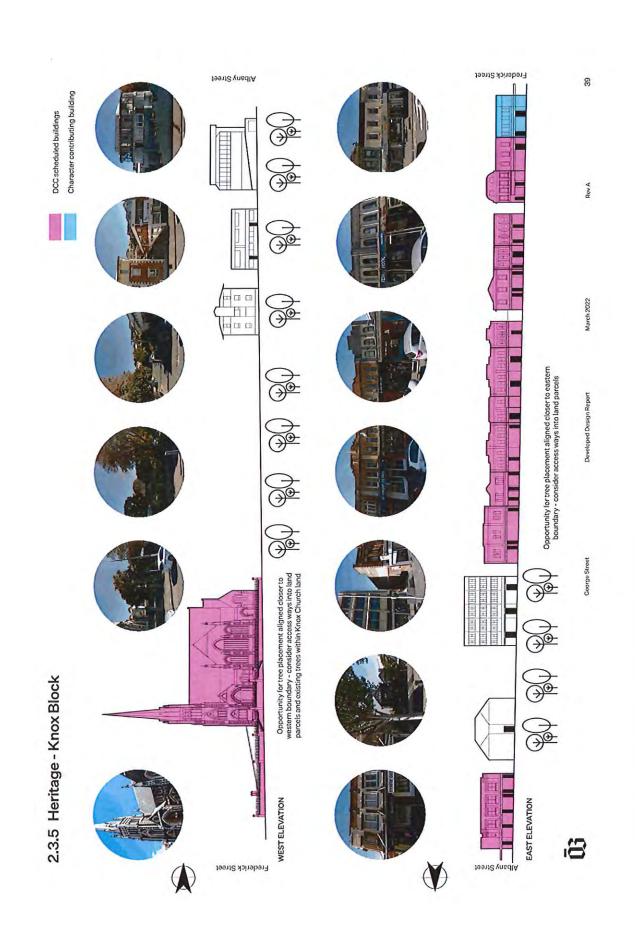












City of Literature

2.4 City of Literature

The George Street project provides an ideal opportunity to celebrate Otepoti
- Dunedin's status as a 'City of Literature', it is one of 42 cities worldwide that
has been given the UNESCO status celebrating the many pact and present
writers and poets.

have been nominated as inspiration and which could be etched into the ground plane, planter walls and street furniture. Specific text will be worked through with DCC in the detailed design phase for George Street. The George Street city of literature strategy is to provide text passages, words and phrases from important writers such as Janet Frame and Hone Tuwhare within the street. Below are some examples of potential text that



stopping to take everything in: "I walked the City last night

"oystercatchers by

night, above Knox Church, cluck and

chuckle, flying

seawards."

the same lovely woman I used grown somewhat more ample with new baubles on display" And the City seemed more assured to know

"Once upon a time (and it happens to this day) there was Late Night in the city, or Friday Night Shopping. On Late Nights the streets everything – soap and peppermint cushions and handkerchiefs and electric light bulbs and and shops, as you know are filled with people In the middle of one city stood a large store which was crowded with people every Fri-day night; for it sold everything, or nearly One night when so many people were trampling and shoving over the floor, one of the floorboards said in floor-language, 'Squirk', which meant 'Oh dear. Oh dear.'" clothes and skeins of wool and dahlia seeds. hurrying and scurrying and buying things.

David Eggleton (from 'Dada Dunedin' Time of the Icobergs, David Eggleton, Otago University Press, 2010)

Janet Framo (from 'The Friday Night World', Gorse is Not People, Janet Frame, Penguin Books, 2012)

Hone Tüwhare (from 'Prodigal City', Deep River Talk, Hone Tuwhare, Godwit Press 1993)

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Movement and parking

2.5 Movement and parking

Council approved the one-way south option in September 2021 which is the basis for the design. The one-way portion of the design connects Frederick Street and Moray Place. The Knox Block' remains a two way as It provides abus routes into the central city bus hub on Great King Street. Provides are generally similar to existing numbers however the time restrictions have shortened overall to allow more turnover and better access to retail business.

At least two mobility parking spaces are provided in each block and in the case for the Golden Block four mobility parking spaces are provided. This is a significant increase from the existing limited spaces currently along the errice longth of the street. The following pages illustrate the location of each space within the blocks of George Street.

Bushub Bus stop

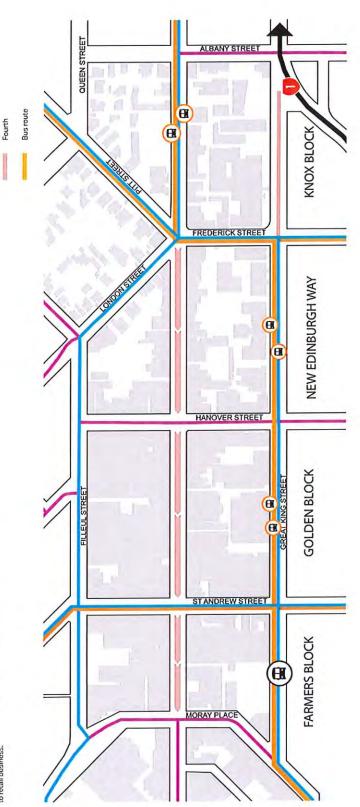
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Primary

LEGEND

Secondary

Tertlary



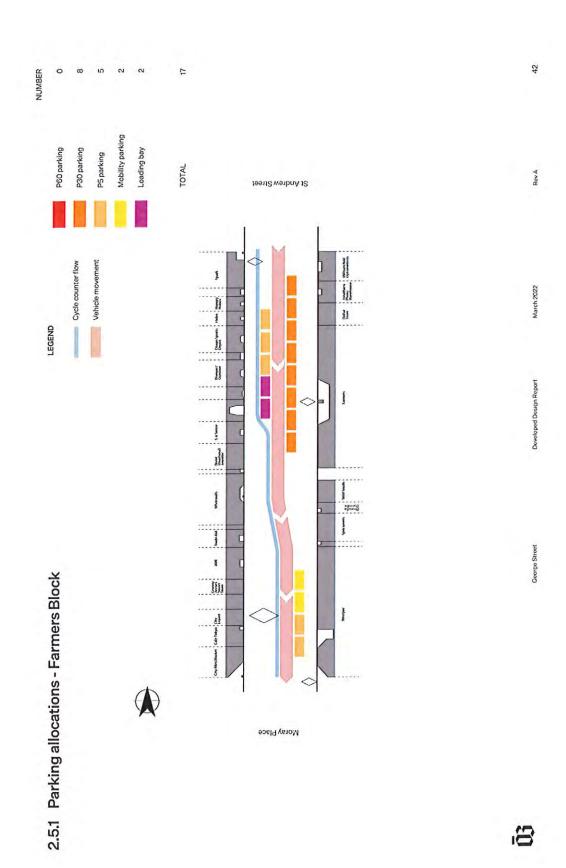
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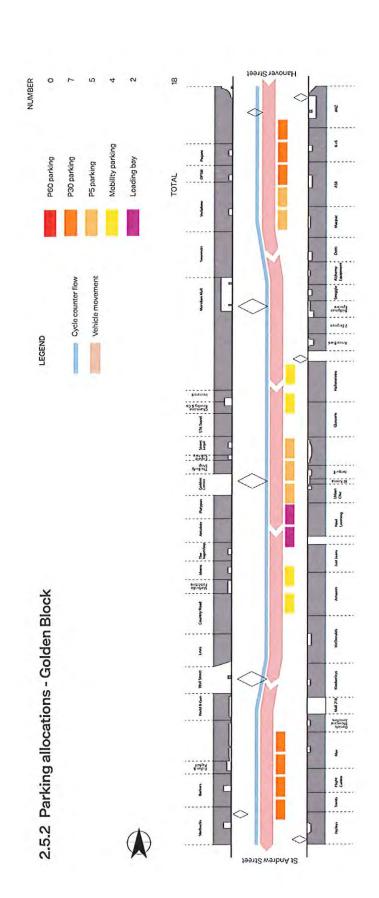


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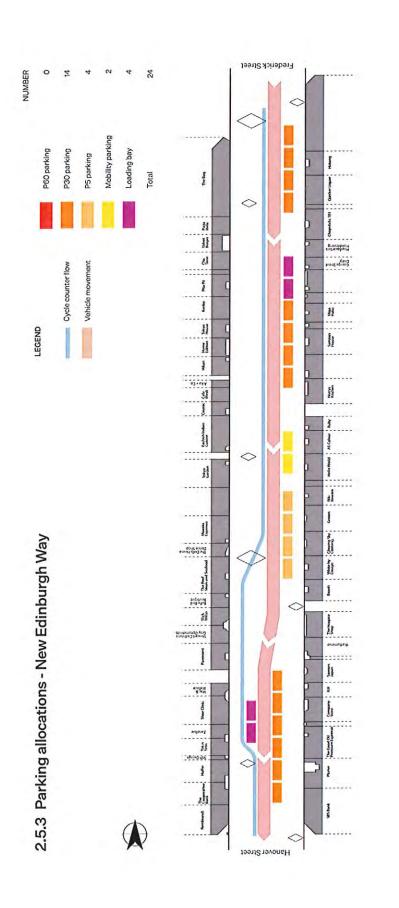
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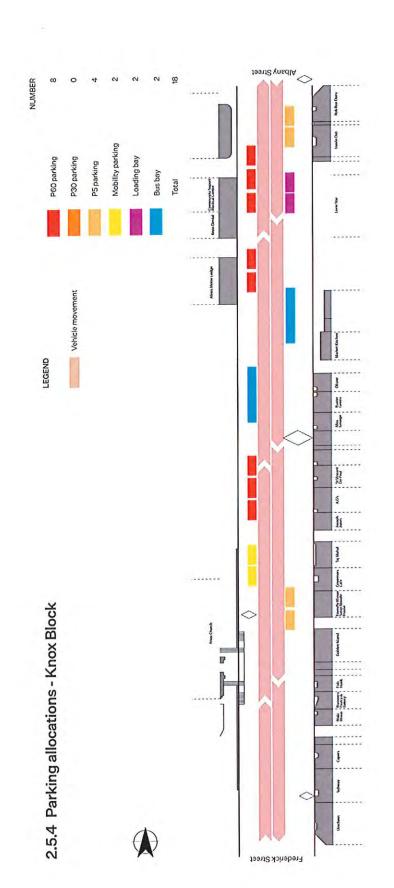
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Goorge Street

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Materials

2.6 Materials selection criteria

Materials both surface treatments and street furniture have been selected based on the following criteria:

Cost - Selection of materials and construction methods that are within project budgets. Carbon emissions - Selecting products and suppliers that have sustainability and processes that reduce carbon emissions. This goes hand in hand with sourcing material locally to reduce carbon emissions in

Whole of life costs - Ongoing costs to maintain and operate streetscapes throughout their lifespan. Maintenance - Selecting products that are easy for DCC to maintain (and source) into the future.

Local - Ideally, materials will be sourced locally to the Otago region and NZ although with the understanding that some specialty products may need to be imported.

Appearance - Selected materials need to be attractive and respond to local context. Surface finishes should perform in accordance with the local conditions, be slip resistant, and able to withstand expected loadings.

Function - Ensuring surface finishes perform in accordance with the local conditions. Be slip resistant and able to handle the expected loading put



Cost





Whole of life costs



Maintenance

Local



Appearance



Function



George Street

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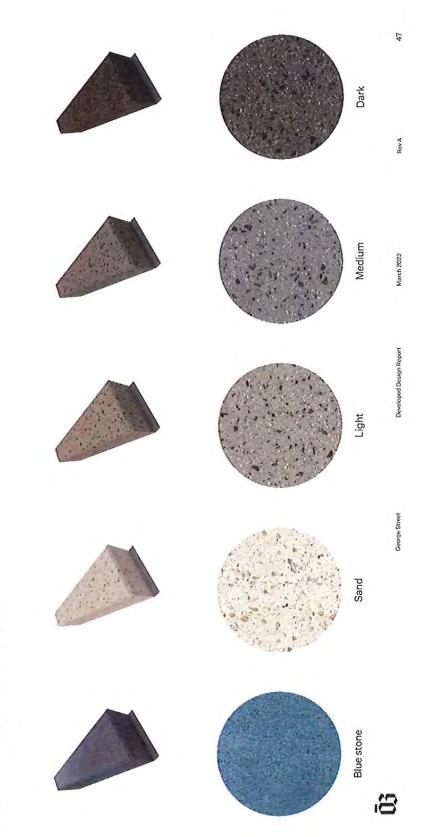
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Paving

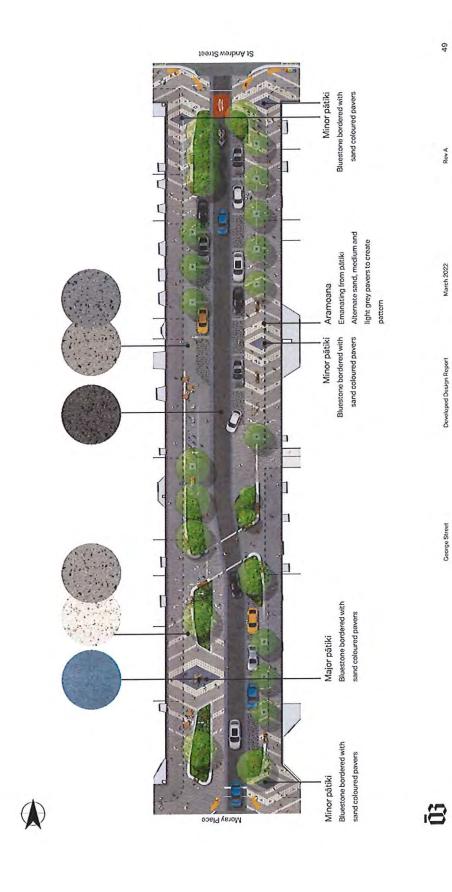
A bespoke paving unit has been developed for George Street. It is intended to be used throughout the central city. The paving has been developed with input from mana whenus and is representative of the corner of the pot (kreto). As discussed in section 2.2.4 of this report the authentic shape of the power for Otepoti is a powerful way of providing a surface treatment that is contextual, meaningful and relates back to the principal of whakapapa.

2.7 Paving concept - Unit paver



RovA March 2022 Compression & Release Developed Design Report pātiki 3 George Street 2.7.1 Paving concept - pattern 03

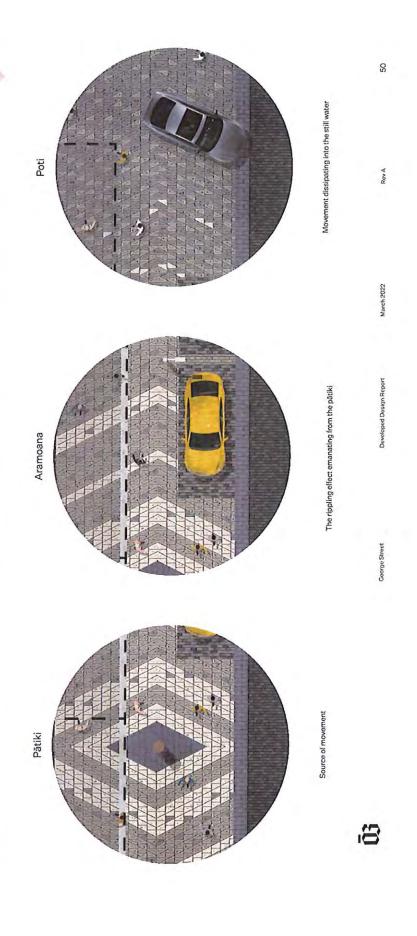
2.7.2 Paving concept - pattern





2.7.3 Paving concept - patiki setting the movement within the pattern

Deconstruction of pattern moving away from pātiki sets up a repeating rhythm along the street



2.7.4 Paving concept - pattern street view



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Furniture

2.8 Components

The following pages identify the type, location and quantum of street furniture proposed throughout the street. In general street furniture can be classified into four main groups, cycle racks, rubbish and recycling shalls, seasing areas and drinking fountains (see chapter 5 of this report for specific furniture elements proposed).

The lighting strategy is covered in the separate section 2.10.



Cycle racks

Cycle rack are provided in convenient locations that do not disrupt pedestrian areas within each block. They are placed both centrally within the street adjacent to movement zones and at the junctions of east west streets. The capacity of each cycle rack area is 6-10 cycles.



Rubbish & recycling bins

Rubbish and recycling bins 'multi bins' are strategically located along the street based on need and convenience. Extra bins are located in areas that are anticipated to generate higher waste.



Seating areas

Seating is provided in abundance along the street with a variety of types and tuese. This will include seats with arm and back rests. Bench seating integrated on top to planter walls and large platform seating for groups of people.



Drinking fountains

Access to water is important and will be provided in each block. Water foundans are located in high use areas where a mixture of movement along the street and seating areas are provided.



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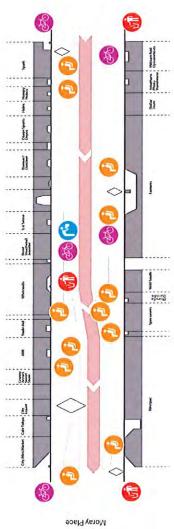
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Goorge Street

2.8.1 Furniture distribution - Farmers Block

LEGEND

2 NUMBER Drinking fountain Seating areas Rubbish bins Cycle racks day 2 Bearings Selfence Whetenalls , ı M



St Andrew Street

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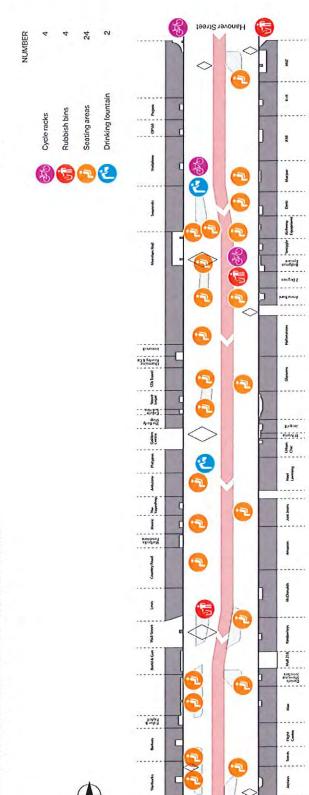
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George Street

2.8.2 Furniture distribution-Golden Block

LEGEND

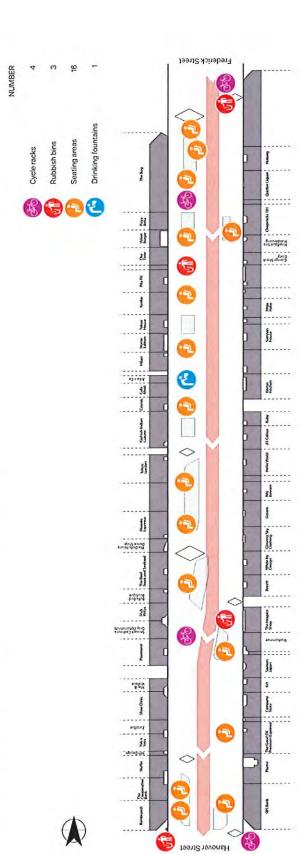


St Andrew Street

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2.8.3 Furniture distribution- New Edinburgh Way Block

LEGEND



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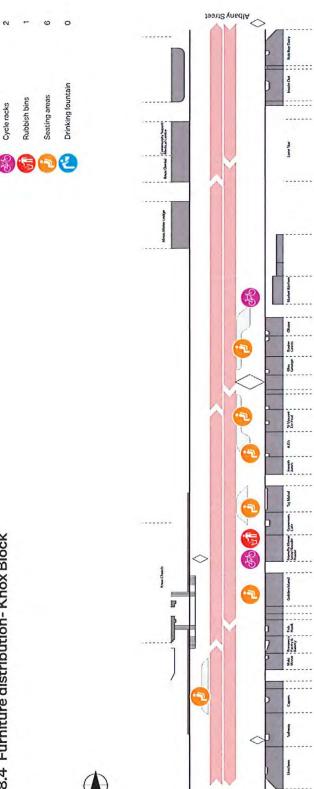
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Frederick Street

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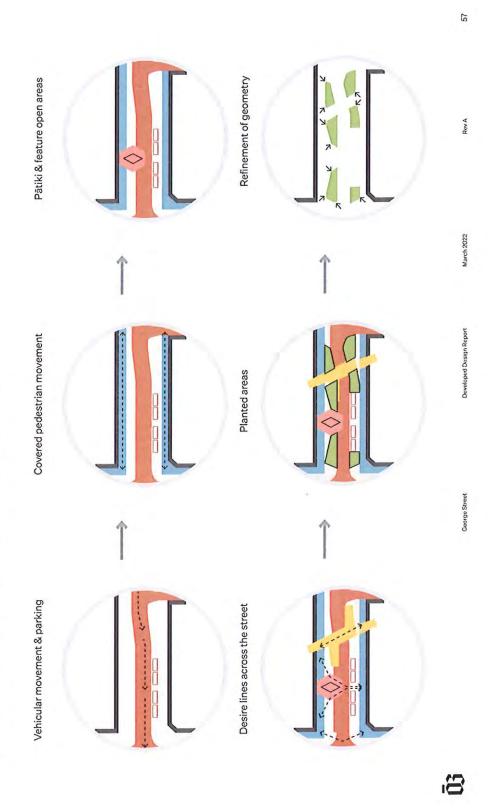
George Street

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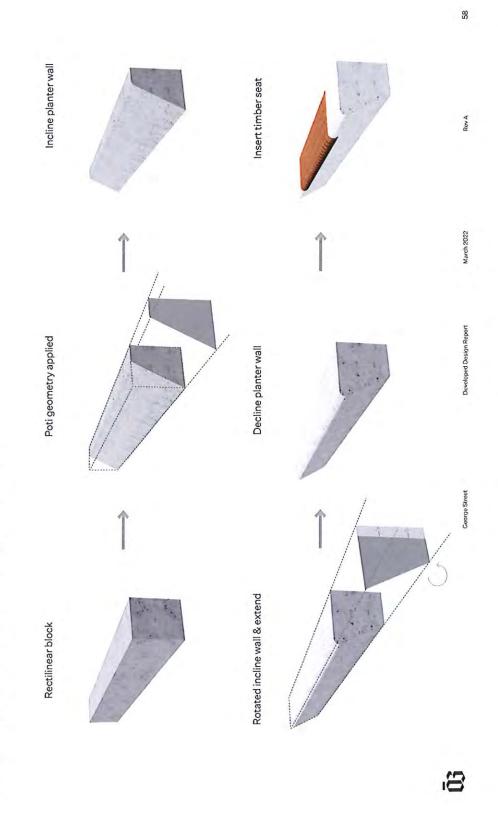
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2.8.5 Planter bed geometry -informing layout / carving out space



2.8.6 Planter bed geometry-informing components



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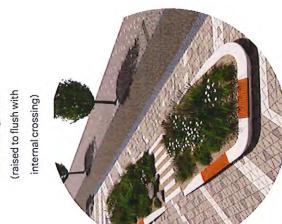
2.8.7 Planter bed geometry examples

Transition garden

Raised garden

Flush garden







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Planting

2.9 Planting

The three key objectives for the planting are to:

- 1. Create a verdant "Green Street" that is full of life
- 2. Provide planting that reflects the natural and cultural heritage of Otepoti
 - 3. Arrange the planting so that they frame and enhance the architectural heritage of George Street

In order to achieve these objectives we need to:

- Use plants that connect the town belt with George Street, to attract birds
- Arrange clusters of various sized and shaped planting beds and trees, to create an overall appearance of a verdant "Green Street"
- Use locally sourced native plants that reinforce local ecology, sense of place and are resilient to local conditions
- Employ ecosystem services to treat stormwater, prior to entering the ground water and harbour
- Employ a diverse palette of tree shapes and sizes to align with immediate context (architectural heritage and the grain of the built form) and to produce seasonal interest
- Augment plantings with non-local species that enhance the visual appearance of plantings, so that they can be enjoyed by everyone
- close out, robust and low maintenance species and arrangements that Employ a methodology that is suited to urban plantings; enabling fast won't interfere with sight-lines, services or pavements



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2.9.1 Planting - strategy

Ecosystem services are widely defined as the benefits that nature provides humans. Various planting atributes will be designed with to provide cocystem services, which are aligned with the Kii Tahu values and project objectives.

Ecosystem services

Whakapapa Identity + sense of place

Planting attributes

Local ecosystem

Water purification

Flowering

Fruiting

Foliage

Evergreen

Function + sustainability

Mahi

Mahika kai Natures resource

Beauty + wellbeing

Rerehua

Ecology + wildlife

Taiao

Deciduous

Productive use

Encourage wildlife corridors to form with the town bolt, pulling nature through the city by using some fruit and seed producing plants, which birds and insects will

Use a variety of flowering plants to add boauty and vibrancy along the streets. Express seasonal change and provide for plant pollination, habitats and flood sources for birds and food sources for birds and

gardens that function to polish the water from the pavements, prior to releasing into the groundwater and harbour,

Use specific plants in rain Water purification

Plants native to the Dunedin ecosystem will reflect local

Local ecosystem

Planting attributes

environmental conditions and provide natural habitats for native wildlife. identity, have traditional uses for Māori and Kāi Tahu, be resilient to the

Berries and seeds

flourish upon.

Productive use

Include plants that provide mahika kai and rokoa values, for uses such as food, craft and medicine.



Foliage

Use a range of different shaped and textured plants to compose interesting and appealing garden mixes, creating variety along the streets.



A high proportion of evergreen plants will ensure a full foliage cover all year round.

Deciduous

shade and winter sun.
Choreograph the timing
of autumn leaves for a
prolonged seasonal display. Locate deciduous trees to maximise urban comfort by providing summer

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Goorge Street



2.9.2 Planting - concept

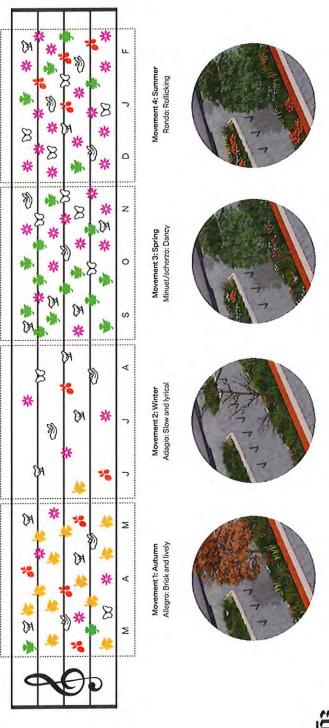
A 'seasonal symphony'

The drama of each season can be related to the four movements of a symphony. The planting concept for the Retail Quarter will carefully select plants and combine them in mixes to create a choreographed dance and display of libovering. Intiting and coloured foliago: This will provide a continual change throughout the year and along the streats. Like a backdrop, a high proportion of evergreen plants will ensure a permanent planting presence.

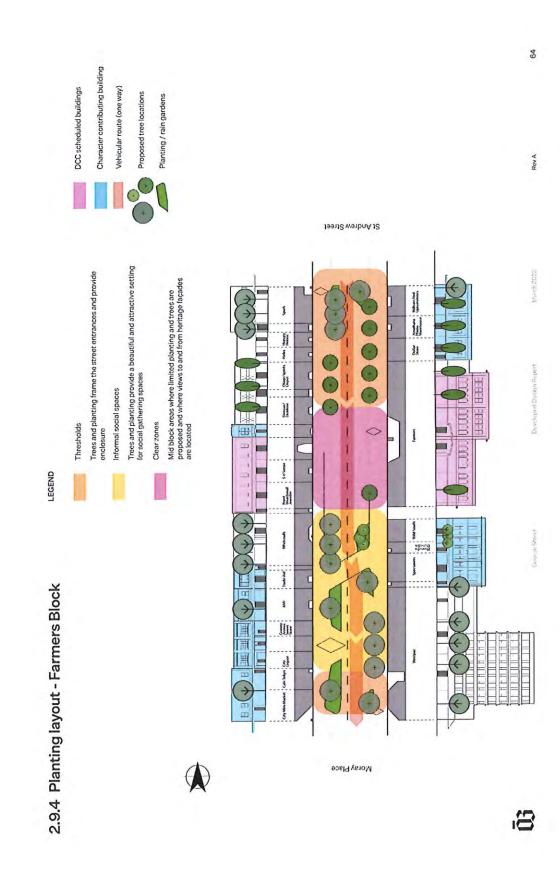
The planting selections will consider each plants temporal cycles to prolong and emphasise the effect of each season. This will provide an abundance of ecological habitats and corridors for birds and insects, productive value for people to engage with and a healthy, verdant 'Green Street' that is full of illo.

Human and wildlife activity Productive S Insects Birds P Tree foliage (Coloured) Tree foliage (Green) Berries and seeds Flowering Plant activity

LEGEND







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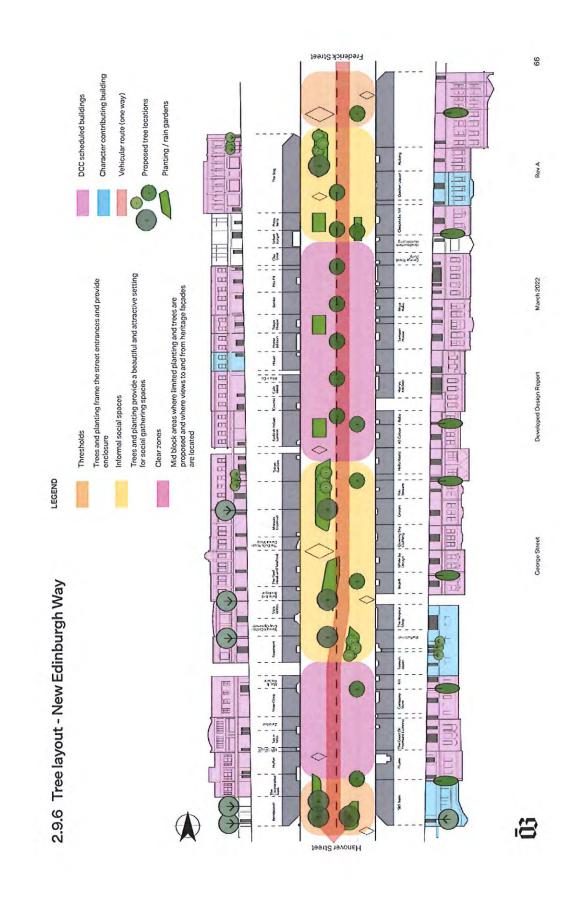
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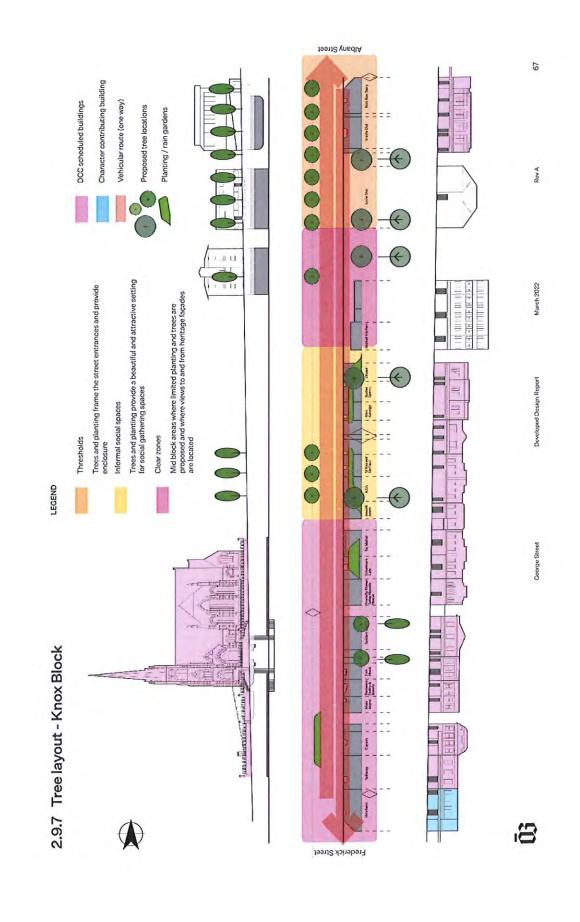
St Andrew Street

LEGEND

Hanover Street









Stormwater management

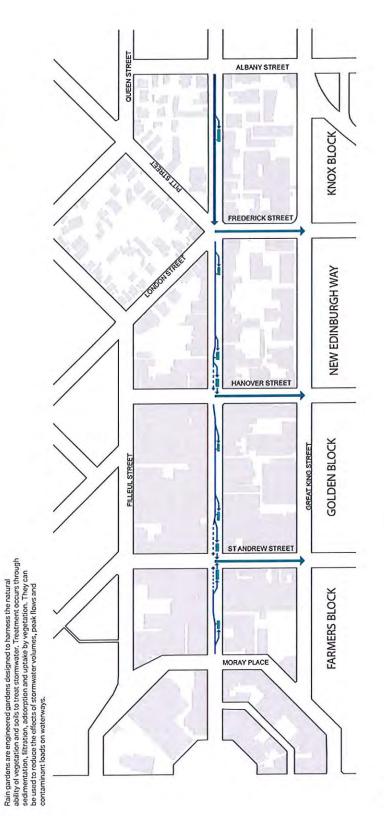
2.10 Stormwater management

Urban stormwater run-off can have adverse effects on the drainage, ecological, cultural, recreational, landscape and heritage values of waterways. Discharge of untroated stormwater to groundwater can also affect the quality of shallow groundwater.

This project aim is to achieve for full road and footpath coverage within the corridor being discharged to rain gardens.

Location of rain gardens Overland flow path and direction of flow

LEGEND



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Lighting

2.11 Lighting strategy

The lighting strategy is to provide V3 lighting category. This is primarily for safety, to ensure all objects can be easily seen at night. A colour temperature of 4000K along the strete will enable good colour rendition and facial recognition is achieved in all locations. In certain locations, a higher colour temperature and luminance levels may be applied to increase visibility and achieve a more festive atmosphere.

Light poles with high performance and long life LED luminaries set at 10m high at nominal 20-25m spacings will light the carriageway and lootpaths under awnings.

Lighting proposed is in two categories:

- Functional lighting, in the form of poles along the street providing levels of light that is welcoming and safe, facial recognition and visual access across the street is achieved
- Feature lighting, providing an attractive and dynamic night-time atmosphore which will highlight specific areas such as the păliki, ground plane or planter lighting to emphasise movement, and catenary lighting above



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2.11.1 Lighting concept - Farmers Block

Note: light poles and feature lighting shown here are indicative, refer to technical drawings set for locations to be finalised in Detailed Design

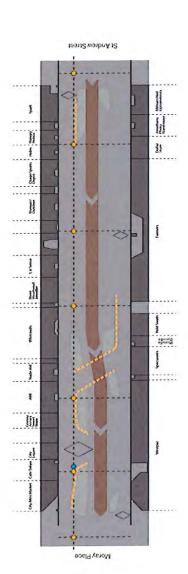
Planter / seating lighting

Pole light

LEGEND 0

Feature spot on pole light Catenary lighting





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George Street

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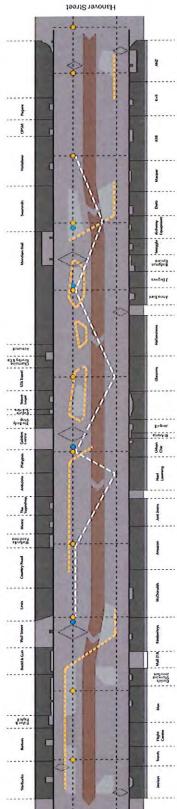


2.11.2 Lighting concept - Golden Block

LEGEND

Note: light poles and feature lighting shown here are indicative, refer to technical drawings set for locations to be finalised in Detailed Design





St Andrew Street

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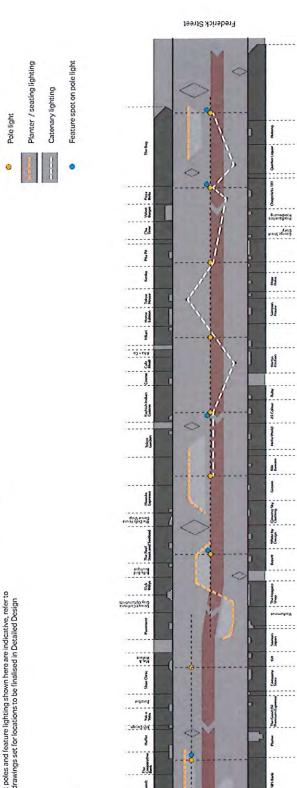
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2.11.3 Lighting concept - New Edinburgh Way Block

LEGEND

Note: light poles and feature lighting shown here are indicative, refer to technical drawings set for locations to be finalised in Detailed Design



Hanover Street

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2.11.4 Lighting concept - Knox Block

Note: light poles and feature lighting shown here are indicative, refer to technical drawings set for locations to be finalised in Detailed Design

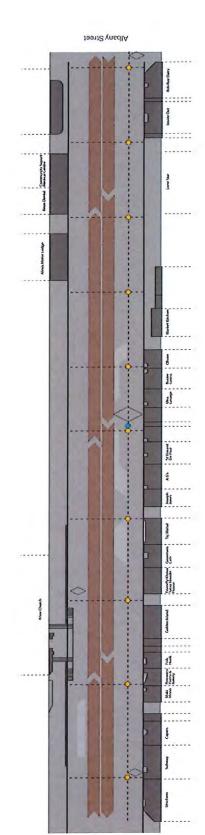
Planter / seating lighting

Pole light

LEGEND

Catenary lighting Feature spot on pole light





Frederick Street

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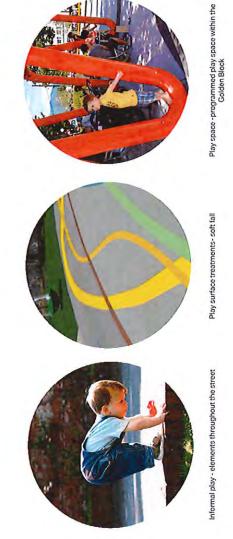
2.12 Play strategy

The play strategy for George Street is to provide a diversity of informal and formal play opportunities along the street.

The focus will be the play space located in the Golden Block between the entrances of the malls. It is located here to provide an opportunity for children to have fun in the city while out with their parents and guardians.

It is true that play is not just for kids and this play space is also for adults and therefore the structures and activities proposed are suitable for all ages. consideration has been made in terms of safety standards and setbacks, soft-fall materials and fall distances.

Informal play is considered along the street, the planters themselves offer opportunities to 'walk the edge' as they undulate up and down the street. Strepping stones and boulders are proposed as alternative ways to cross the planters in various locations.



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2.12.1 Play activities

Play in George will consist of a number of activities that can be considered passive or active in nature. The approach to play will allow for as many of these extrivities as possible such that a dynamic and rich opportunity of play is accossible for ages and abilities within the strent. Below are some of the possible passive and active play activities for George Street:

Active activities

- Climbing on obstacles such as planter edges or on cargo nets
- Swinging from dedicated elements
- Balancing on boulders, beams and ledges
- Running between activities
- Jumping on spring mats and between obstacles

Passive activities

- Lounging- sitting or lying in a hammock
- · Listening through whisper-ma-phone
 - Looking and observing
 - · The 'insta' moment



Passive listening



Active climbing



Active balancing



Passive lounging

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2.12.2 Golden Block play space

The concept for the Golden Block play space is inspired from the kareao (or suppleieds Vine which according to mans whenture was common in the dense bank that occupied the foreshore of Otepot before the city was settled. The intertwining vines formed a near imponotrable barrier within the forest.

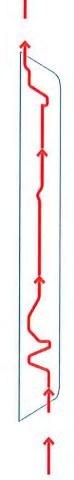
The play concept is derived from forging a pathway through the kareao labyrinth.

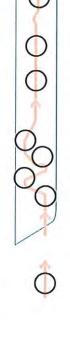
The three key components of the play space are:

- Ground plane surface treatment is an abstraction of the complex lattice of karcao vines
- Journey a playful element that is multi dimensional enables navigation through the space
- Obstacles episodic play elements that occur along the journey that are conquered as you pass through

Journey

Kareao vines informing the geometry of the ground plane Ground plane





Obstacles

George Street

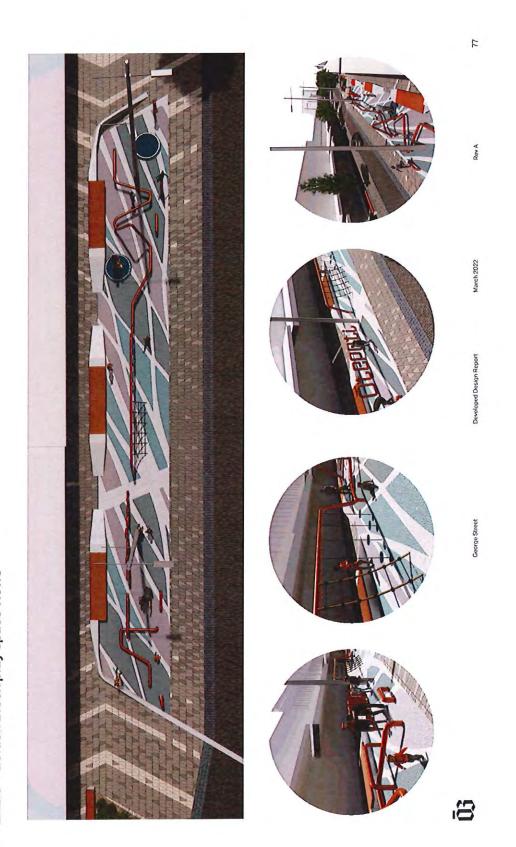
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2.12.3 Golden Block play space views



Street Programming

Street programming

As Dunedin's premier retail streat George Streat needs to deliver value at all levels for the whole community and their guests. Attracting peoplot to spend turn in the street will contribute to the economic performance of the basinessess that line the street and promote activities that will keep the street. occupied and feeling safe.

Activities in the buildings that line the street will be rellocted in the layout of the street - to frame them and enhance views to reinforce identity. Crossings and sitting areas will be associated with natural movements and sunny places to stop and watch the world go by, perform and play. Areas where food and entertainment is clustered will enable outdoor dining to extend businesses and onliven the street.

The following pages explore how the street is 'programmed' to ensure a balance is achieved between movement and destination social space.

Considerations

- Shade and sun access to provide warmth and shelter where its needed
- Heritage and character buildings to frame and protect views of facades
- Location of trees and planting
- Location of public art installations
- Location of Patiki and other breakout spaces
- Entry points into buildings where people will be moving
 - Desire lines for pedestrians crossing
- Adjacent use (food and beverage, retail, commercial) Vehicle movement, parking and loading
 - Access to lane-ways and service routes
 - Cycle routes and parking stands
 - Placement of street furniture



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George Street Upgrade

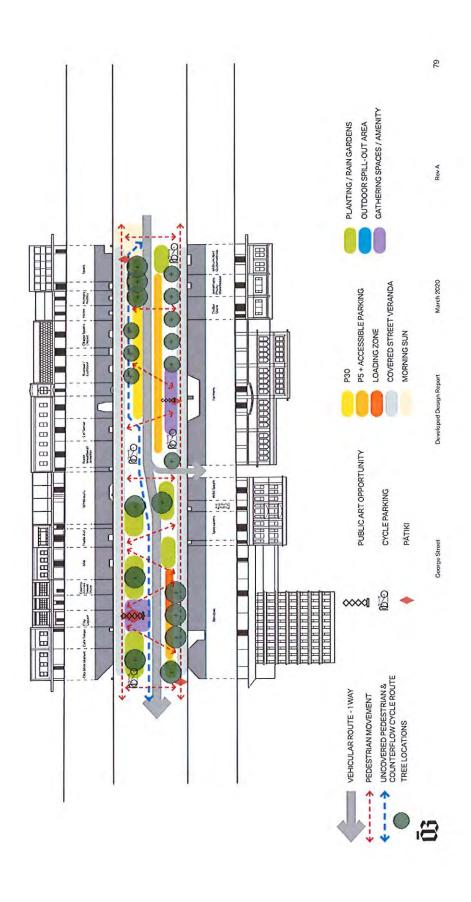
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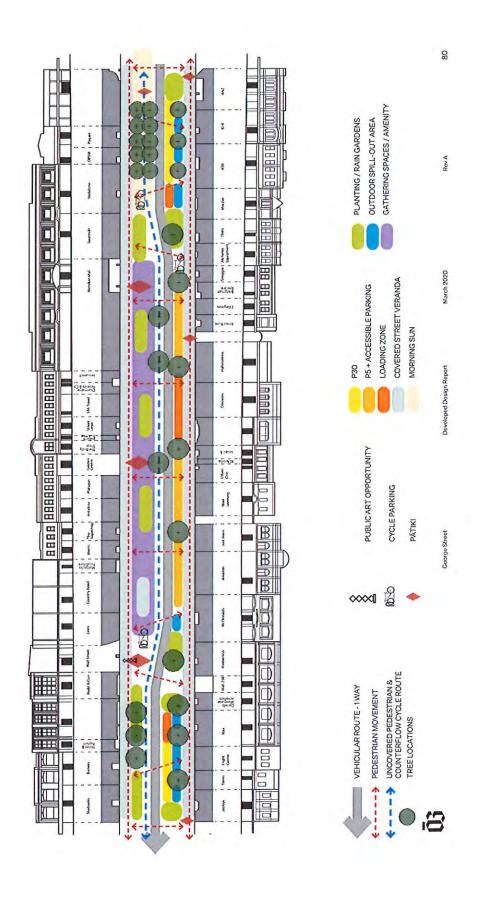
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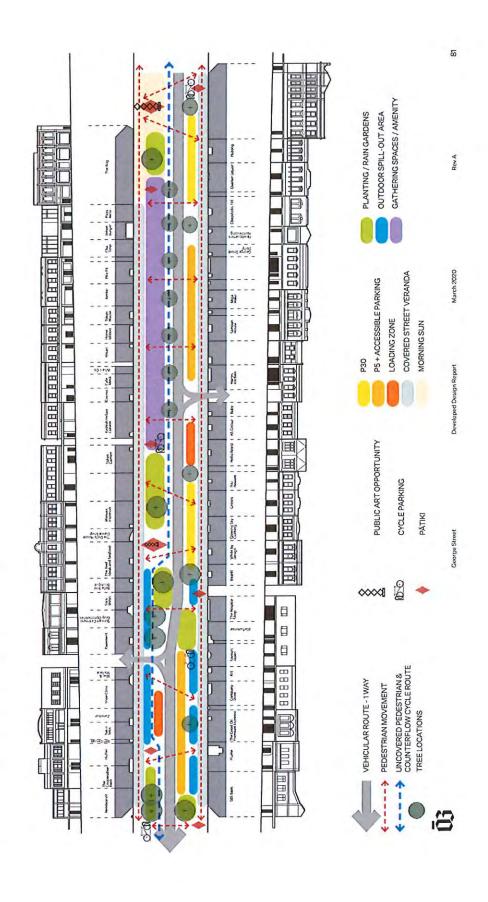
Farmers Block Programme 3.2



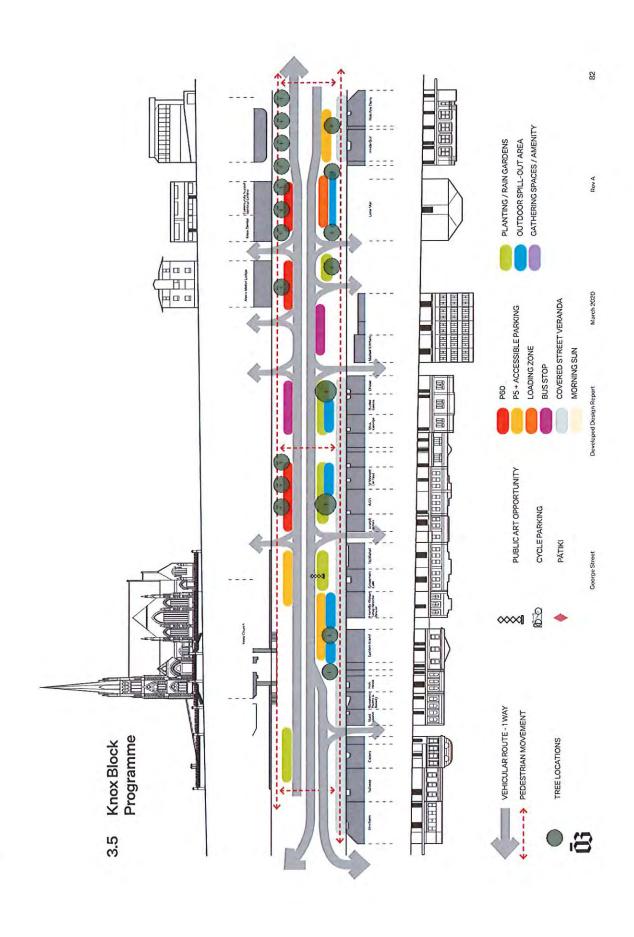
3.3 Golden Block Programme



3.4 New Edinburgh Way Programme









Design Drawings

4.0 Design Drawings

This section provides rendered street views, illustrative plans and axonometric drawings of the Developed Designs for George Street.

These drawings are to be read in conjunction with the technical drawings which provide more detailed set-outs and information on tree, planting, features and furniture placements.

Paving geometry is to be further fine tuned during detailed design.

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4.1 New Edinburgh Way view



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Golden Block view

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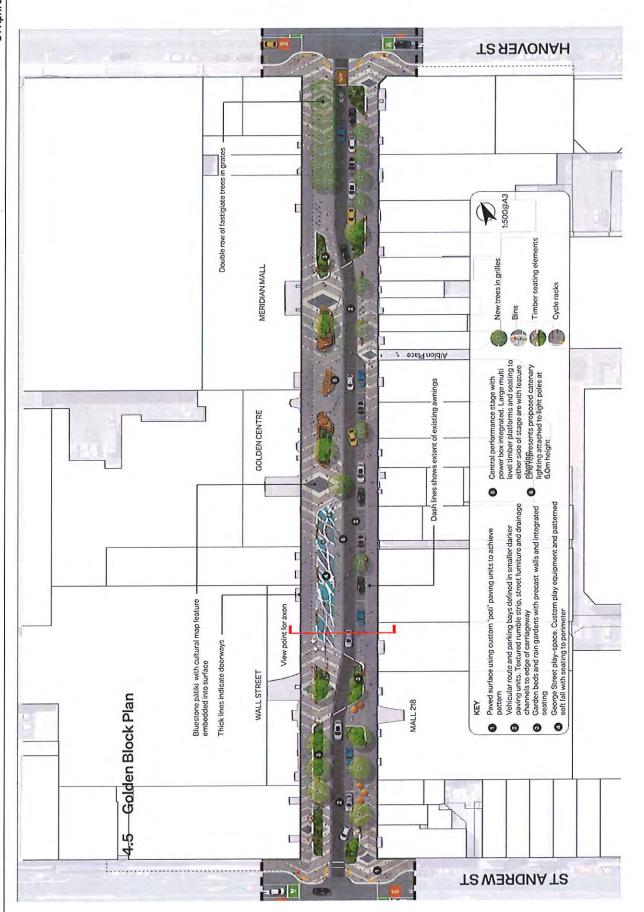
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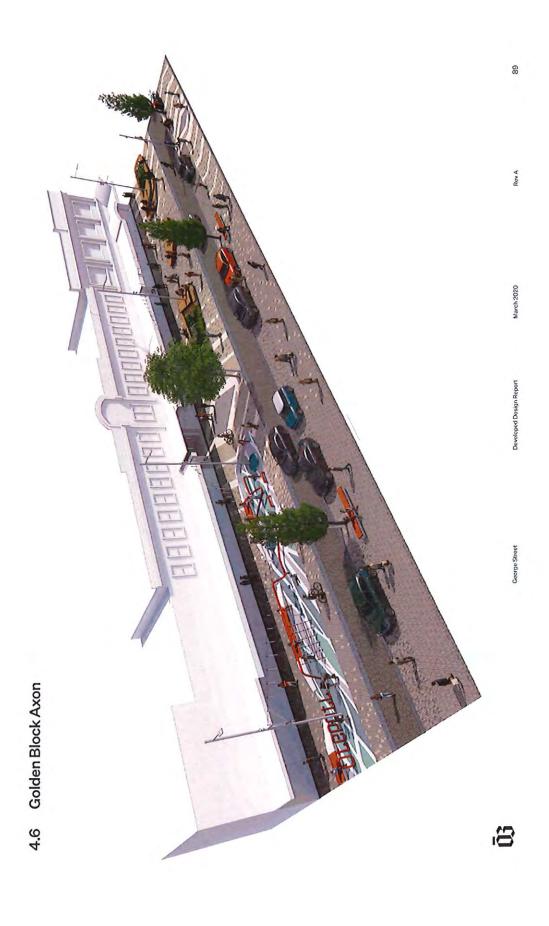
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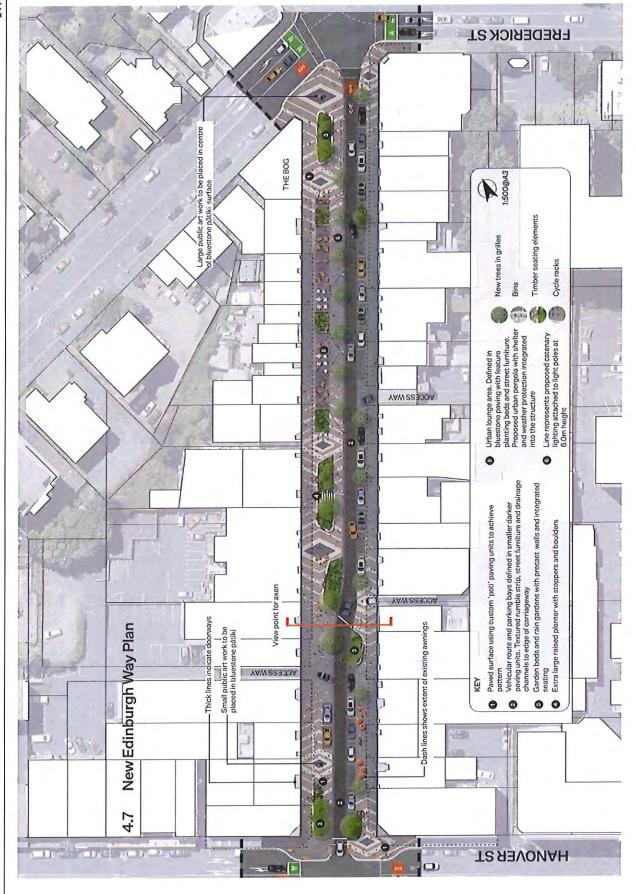








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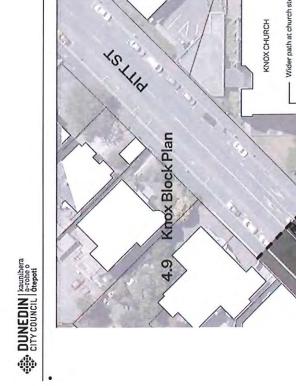




4.8 New Edinburgh Way Axon













Project Components

5.0

5.1 Introduction

This section of the report provides drawings and descriptions of the key components within the design for George Street. It covers the proposed paving materials, infrastructure, drainage, street furniture and planting. Key materials, infrastructure / drainage, street furniture and planting. Key materials are cross referenced with the technical drawing set in section 6 of this report.

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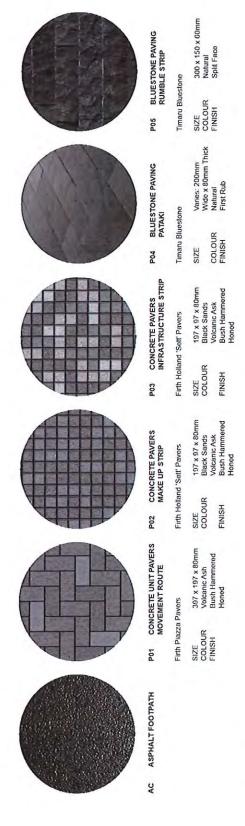
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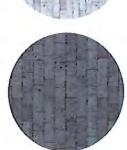
George Street Upgrade

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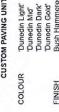
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Surface material nominations 5.2













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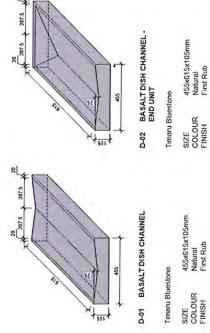
George Street

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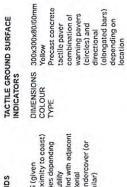
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DUNEDIN kaunihera

Street infrastructure nominations 5.3







 To meet NZ standards Coordination with utility pro-viders and DCC required to clearly identify service cover type and requirements

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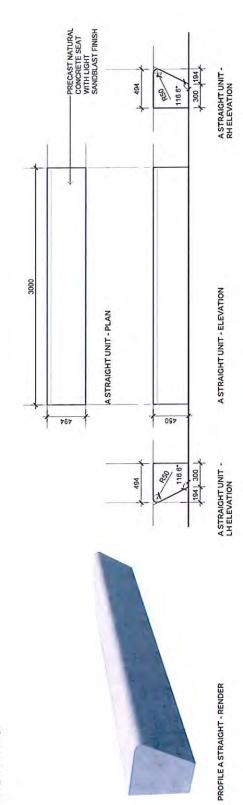
March 2020

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Furniture - precast modules 5.4

PROFILE A - STRAIGHT UNIT

3.0m long ralaad concroto procest unitro form adging to gardan beds with wide flat top. Further development of units to allow for lifting provisions and to accommodate change in lewels within ground plans to occur during detailed deelign.



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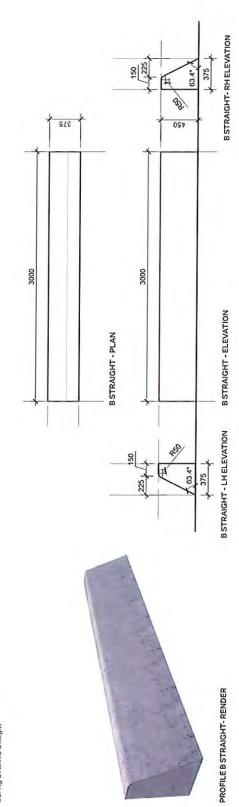
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DUNEDIN | kaunihera

PROFILE B - STRAIGHT UNIT

3.0m long raised concrote precast unit to form edging to garden beda with narrow flet top. Further development of units to allow for lifting provisions and to accommodate change in isvole within ground plans to occur during detailed design.



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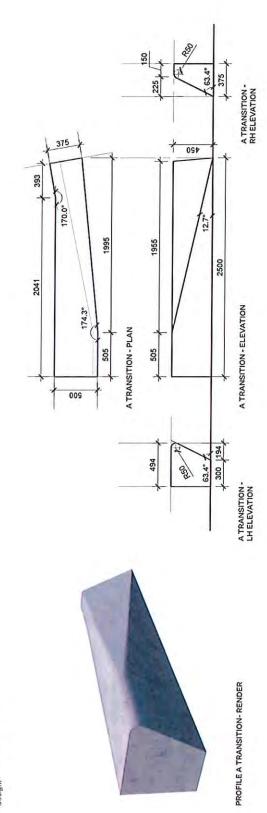
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George Street

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PROFILE A - TRANSITION UNIT

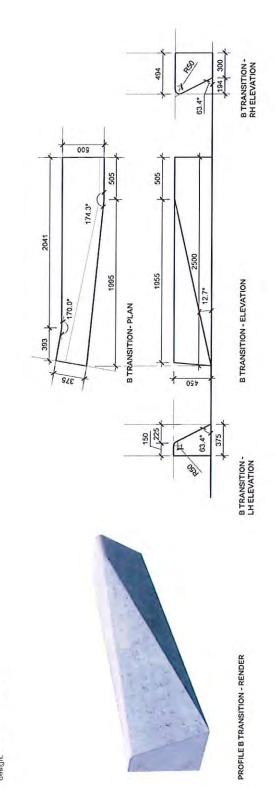
Unit to transition between profile A and profile B. Further development of units to allow for lifting provisions and to accommodate change in levels within ground plane to occur during detailed design.



DUNEDIN kaunhera

PROFILE B - TRANSITION UNIT

Unit to transition between profile B and profile A. Further development of units to allow for lifting provisions and to accommodate provisions and to accommodate change in levels within ground plane to occur during detailed design.



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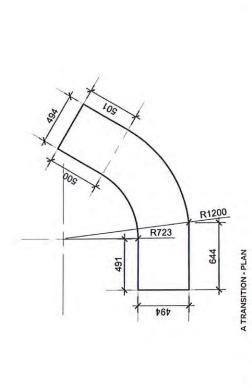
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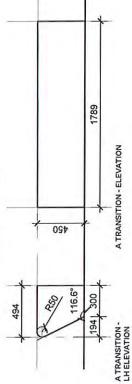
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PROFILE A - 1200 60D CURVE UNIT

Corner unit to allow radial curves to be created. Further development of units to allow for lifting provisions and to accommodate change in levels within ground plane to occur during detailed design.





716.6°

A TRANSITION -RH ELEVATION

03

PROFILE A - 1200 60D CURVE UNIT RENDER

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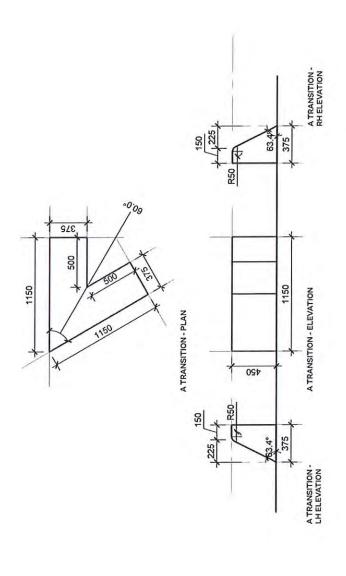
George Street



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PROFILE B - 60D CORNER UNIT

Corner unit to allow eharper profile corners to be created. Eurlane development of units to allow for lifting provisions and to accommodate change in levels within ground alons to occur during detailed design.



<u>:</u>

PROFILE B - 60D CORNER UNIT RENDER

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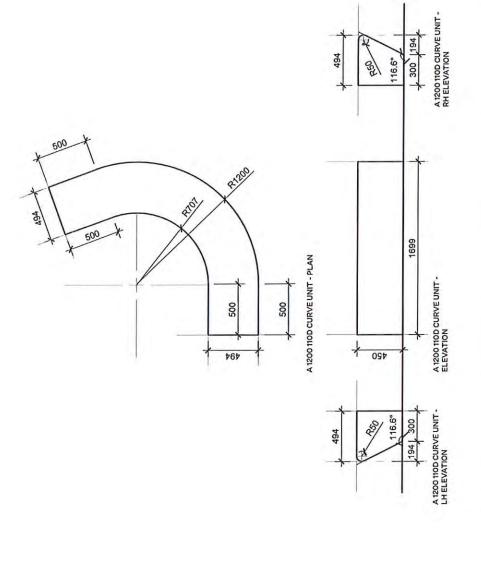
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PROFILE A - 1200 110D CURVE UNIT

Corner unit to allow radial curves to be created. Further development of units to allow for lifting provisions and to accommodate change in levels within ground plane to occur during desiglic.



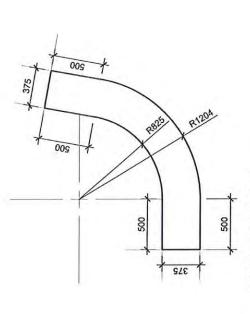
03

PROFILE A - 1200 110D CURVE UNIT RENDER



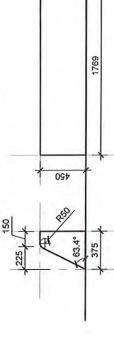
PROFILE B - 1200 80D CURVED UNIT

Corner unit to allow aharper prefile corners to be received. Further development of units to allow for lifting provisions and to accommodate change in levels within ground plane to occur during detailed design.



B 1200 80D CURVED UNIT - PLAN

150



B 1200 BOD CURVED UNIT -LH ELEVATION

PROFILE B - 1200 80D CURVED UNIT RENDER

- B 1200 80D CURVED UNIT - ELEVATION

B 1200 80D CURVED UNIT -RH ELEVATION

63.4°

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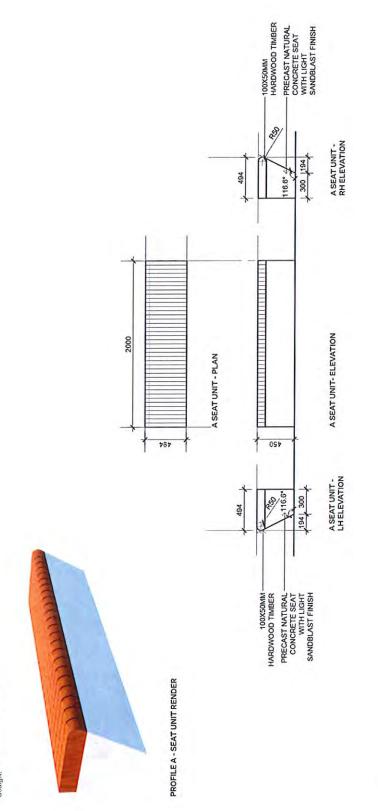
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PROFILE A - SEAT UNIT

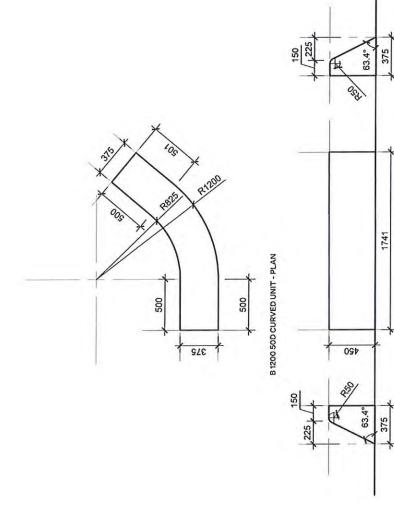
Timber searing slats to be incorporated into the profile of the precast units. Further devolopment of units to determine sextent of searing to have back and arm restat to occur during detailed design.





PROFILE B - 1200 50D UNIT

Cornor unit to allow radial curves to be created. Further development of units to allow for lifting provisions and to accommodate to hang oil levels within ground plane to occur during detailled design.





PROFILE B - 1200 50D UNIT RENDER

03

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B 1200 50D CURVED UNIT -RH ELEVATION

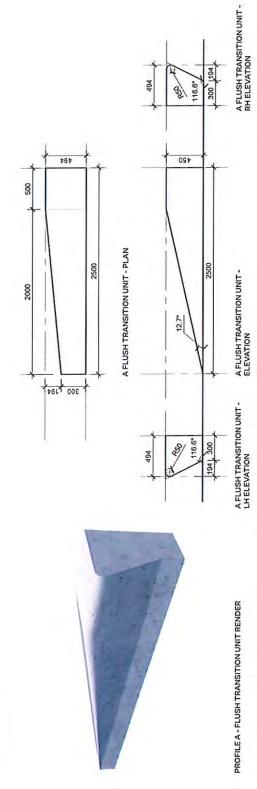
B 1200 50D CURVED UNIT -ELEVATION

B 1200 50D CURVED UNIT -LH ELEVATION



PROFILE A - FLUSH TRANSITION UNIT

Unit to taper down from finished soat wall height to flush with greated plane. Further development of units to occur during dotalled design.



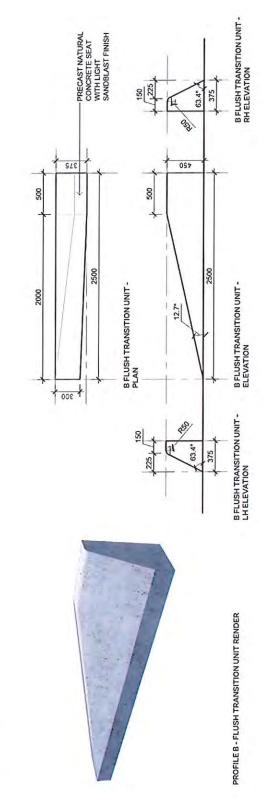
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PROFILE B - FLUSH TRANSITION UNIT

Unit to taper down from finished seat well height to flush with ground plane. Further development of units to occur during detailed design.



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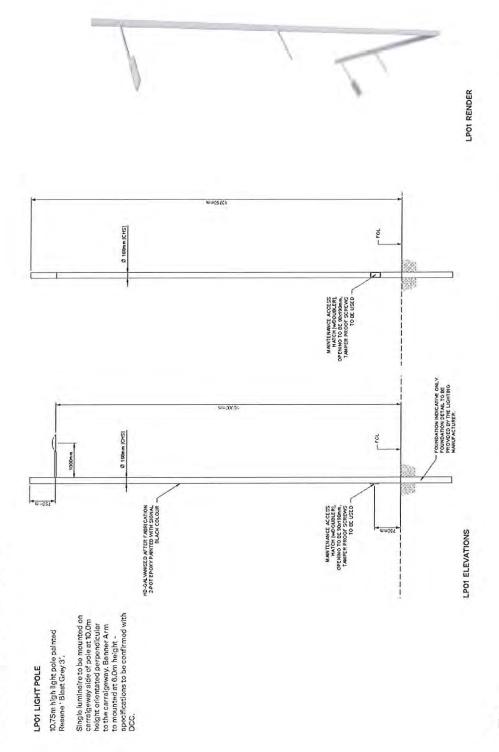
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5.5 Furniture - light poles



Ö



LP02 LIGHT POLE

10,75m high light pole painted Resene ' Blest Grey 3'. Typical luminaire to be mounted on carragoway side of pole at 10.0m height of narrated perpendicular to the carraigoway. Additional feature directional spot lighting to be mounted on poles to be directed at street features. Spot luminaire and mounting details to be confirmed in detailed design.

LP03 LIGHT POLE

10.75m high light pole painted Resene ' Blast Grey 3'. Typical luminalre to be mounted on certaigeness yield of pole at 10 Cm height orientated perpendicular to the carraigenesy. Catenary lighting wire and luminalreat to be strung between these poles.

LP04 LIGHT POLE

10.75m high light pole painted Resene 'Blast Grey 3'. Typical luminaire to be mounted on carraigneys alded of pole at 10,0m height orientated persendicular to the carraignessy. Additional heature directional aport lighting to be mounted on polea to be directed at attreet features. Caronary lighting wire and luminaires to be attung between these poles. Spot luminaires and catenary lighting mounting details to be confirmed in detailed design.



LPO3 RENDER

LP02 RENDER

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LPO4 RENDER

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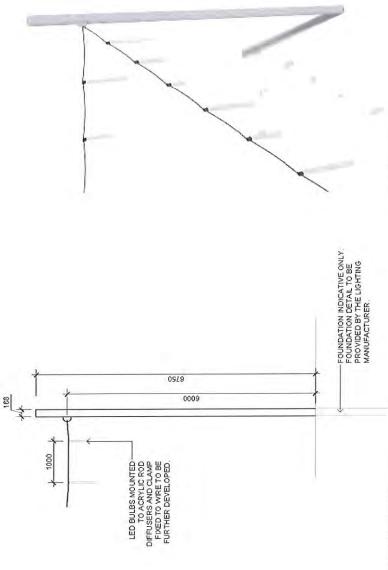


LP-CAT CATENARY SUPPORT POLE

6.75m high catonary light pole pointed Resence Blast Grey 3' with catenary lighting mounted at 6.0m obove finished ground level. Power supply requirements, fixing details and wiring details to be confirmed and coordinated with supplier and electrical engineer.

CAT CATENARY LIGHTING

LED bulbs mounted to earylic rod diffusers and clamp fixed to stainless steel catenary wire. Ughting to be intasiled as per suppliers details.



LP-CAT CATENARY SUPPORT POLE ELEVATION

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LP-CAT + CAT RENDER

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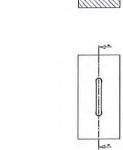
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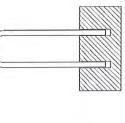
Furniture - bins and cycle stands 5.6

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BIKE - Bicycle Rack

TYPE BR_01
MATERIAL Staniess Steet 304
DIMENSIONS W300XH900Xda
Somm
FINISH Safur Linish
FIXING. Surface mounted to
concrete powing- as
per manufacturers
details
SUPPLIER. Walkspace (or
approved alternative)







BIKE PLAN



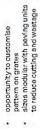
GRATE - Tree Grate

TYPE



SUPPLIER: FIXING:

MATERIAL





TREE GRATE PRECEDENT

0

DCC Triple Waste Splitting Bin DCC approved supplier Sub-surface mounted to concrete pad as per suppliers details Continue to roll out larger weste splitting bins city wide Supplier TYPE FIXING

BINS - Rubbish Bins



BINS RENDER

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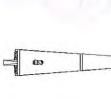
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Furniture - drinking fountains 5.7

AQUA - Drink fountain and bottle









AOUA RENDER

AQUA ELEVATION

AOUA PLAN

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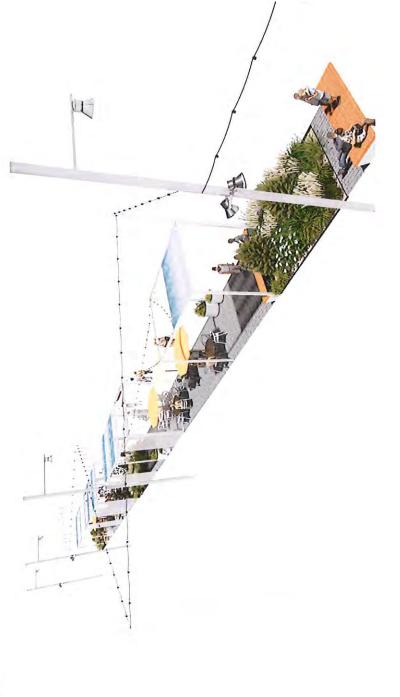
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5.8 Urban lounge

FULL STRUCTURE

Urban lounge with overhead shade structure, fixed pots, precest concrete seat units and catenary lighting overhead.

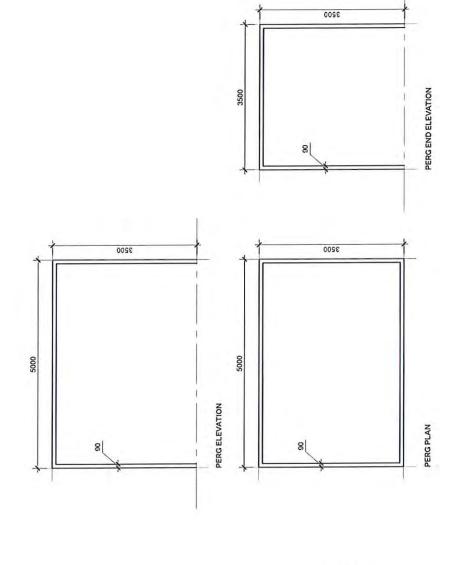




5.8.1 Urban lounge components

PERG URBAN PERGOLA STRUCTURE

Urban pergolas modules to be 3.5m high x 3.5m wide x 5.0m long. Frame to be constructed using 89 x 89 x 8mm SH5 grade steel butt welded on site. 2 Pot opoxy paint finish to all steel in Resone 'blast gray 8'. Ground planted columns to engineers a specifications. Tempered glass panels with concealed fixings to top relia of structure. Coloured and fitted panels with concealed fixings to top relia of structure. Details to be confirmed in detailed design.



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PERG RENDER

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5.8.1 Urban lounge components



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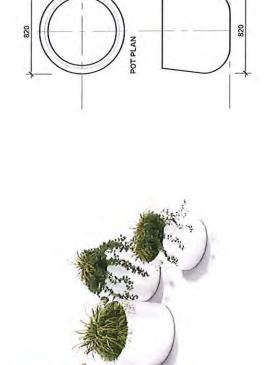


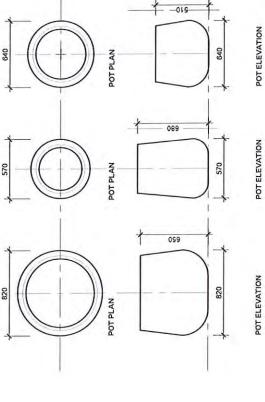


5.8.1 Urban lounge components

CYLINDRICAL PLANTERS

TYPE: Urban Planter /
Urban tall planter
MATERIAL: Glass reinforced
concrots
Concrots SedH-x570V (large)
510H-x540V (Medum)
650H-x520V (medum)
650H-x520V (medum)
7 INISH: 2-Port accove plant
finish white
SUPPLIER: Urban effects





POTS RENDER

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5.9 Planting - selection criteria

STREET TREE PLANTING DESIGN

Street trees add considerable value to urban environments, although they need to mature before their child value can be realised. Too other street trees are removed too early due to complications with their management, poor planting practices or being the wrong shapes and sizes for their locations.

In selecting the long list of street trees for George Street, we have prioritised the following:

1. Longevity.

We want street trees to be multi-generational, autilving us all and going on to shade and beautily the street for decades. Trees that are typically short lived have been selected out, as have trees that have roots that are known to damage underground services and pavements, drop branches, block drains, have allergens or are toxic, or don't have a track record of thriving in tough urban environments.

2. Responding to context.

The shape, size, habit, and provenance of trees will suit their final locations. We don't want to march trees down the street at regular spacings, ignoring adjacent cortext and making each block look the same, regardless of any ordings in context.

Creating a 'gardened' environment.

Each block is different with regards to land uses and architectural style and scale. The composition of the street should change as you move through it and view it from different vantage points. And it should change through the day and through the seasons too.

There is beauty in diversity. We have chosen to break from tradition and provide diversity of shape, size, habit, and provenance. Street trees will be selected and located to:

- frame valued buildings, doorways, and views
- shade parts of the footpath, and let light and warmth through to others
- create shape and volumes in the street that are proportional to human scale and the built environment.
- create seasonal interest with deciduous trees, and hold the street together in the cooler months with a framework of evergreen trees
- reinforce local identity and make connections between cultural heritage and the built environment.
- support local birds and insects through the seasons
- collectively green the street, being purposefully, offset rather than inline to fill the street out when viewing it longitudinally, but spacious when amongst them.

Street trees aren't easy to establish and retain over the long term. The following forms part of our philosophical and technical design response:

- Prepare trees ahead of time in the nursery ready for planting out, achieving strong root growth in favour of height and girth
- Create Ideal conditions that will support each tree through to maturity and beyond, allowing 12 15 cubic metres of tree pit volume and using strata vault tree pit cells under pavements
- Aggregate tree pits in common trenches to enable trees to 'talk to each other' through their roots and the mycorrhizal network
- Passively irrigate trees wherever possible
- Structurally separate tree pits from raingardens so tree roots aren't disturbed during maintenance.

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George Street

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5.10 Planting - Street trees evaluation criterea

BOTANICAL NAME	MAORI/COMMON NAME	PROVENANCE	LEAF	TREESIZE	MAHINGA KAI	ECOLOGICAL	SEASONALITY	(YEARS)
		• LOCAL • NATIVE • EXOTIC	DECIDIOUS	x	& D	200 B	4 } ω * ω * ω * ε	Long (>100) Moderate (50-100) Short (<50)
Acer campostre cvs.	field maple	•	() (⊙ -		8	* % 图	7
Acer cappadocicum 'Rubrum'	red cappadocian maple	•	(3)	© -		8	* "	M
Acer palmatum cvs.	Japanese maple	•	@ ,	© +		8	**	Σ
Carpinus betulus 'Fastigiata'	upright hornbeam	•	(3)	© -		8	**	M
Cordyline australis	ti kouka, cabbage tree	•	4114	9	公司参田	20 DF	₩ 米 %	٦.
Fagus sylvatica 'dawyck'	upright european beech	•	*	③		DA	事状な	J
Dacrydium cupressinum	nimu, red pine	•	***	⊕	公司参回	PK	* %	٦ -
Fraxinus excelsior 'Green glow'	european ash	•	*	⊙ H		8	** =	M
Fuscopora cliffortioides	tawhai rauriki, mountain beech	•	****	⊙ -	&	(A)	*	-
Gingko biloba	maidenhair tree	•	3 ,	⊕			*	,
Gingko biloba 'Fastiglata'	upright maidenhair tree	•	*	⊙			*	٦,
Kunzea ericoides	kānuka, white tea tree	•	ull!	0	多品多	S CA	₩ 米 %	7
Liriodendron tulipilera 'lastigiata'	upright tulip tree	•	@ .	⊕		CA CA	*	,
Nyssa sylvatica	sourgum, tupolo	•	(3)	<u>O</u> -		DA	* * =	M
Pistacia chinensis	Chinese pistachio		(3)	-		R	* % 目	M
Podocarpus laetus	hall's tòtara	•	****	⊛ H	&	K	* **	٦
Podocarpus totara	tōtara	•	***	O -	多图多图	KO	**	٦,
Prumnopitys ferruginea	miro		***	⊛ -	多图多图	PKO	**	٦
Metrosideros umbellata	Southern Rata		****	<u>o</u> -	公司参回	XX XX	***	7
Sophora microphylla	south Island kowhai	0	****	0	多图 参	88	***	
Tilis cordata	linden lime	•	()	⊕		8	***	M
Tilia cordata 'Spring Glow'	golden small leaved lime	•	⊕ .	Θ-		S A	***	M
Zelkova serrata	Japanese zelkova	•	@ .	()			**	د

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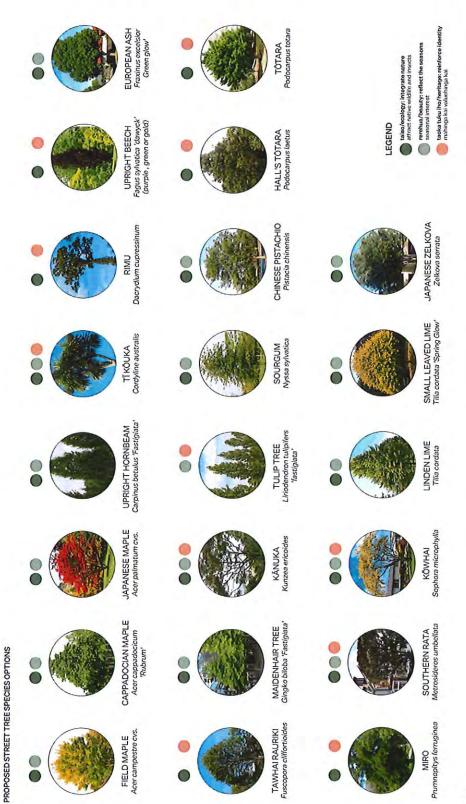
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5.11 Planting - Proposed tree palette



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5.12 Planting - Tree height comparison

STREET TREES - FULL SIZE COMPARISON (INDICATIVE)

20m

UPRIGHT HORNBEAM Carpinus 'Fastigiata' 12.0 × 4.0 Exotic MAIDENHAIR TREE Ginkgo biloba 10.0 × 6.0 Exotic EUROPEAN ASH Fraxinus excelsior 'Creen glow' 10.0 × 6.0 Exotic SOURGUM Nyssa sylvatica 10.0 × 6.0 Exotic CHINESE PISTACHIO Pistachia chinensis 8.0 × 6.0 Exotic JAPANESE MAPLE Acer palmatum 8.0 × 5.0 Exotic KOWHAI Sophora microphylla 8.0 × 5.0 Otepoti UPRIGHT MAIDENHAIR Ginkgo 'Fastigiato' 7.0 × 3.0 Exotic KĀNUKA Kunzoa ericoides Otepoti 6.0 × 4.0 GOLDEN LINDEN Tilia 'Spring glow' 5.0 × 4.0 Exotic TTKOUKA Cordyline australis 5.0 × 2.5 Otepoti Mature Size (H×Wm) Provenance Tree Species Ecosystem 10m 15m 5m

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STREET TREES - FULL SIZE COMPARISON (INDICATIVE)

20m

TOTARA Podocarpus totara 15.0 × 8.0 Otepoti MIRO Prumnopitys ferrugines 15.0 × 6.0 Otepoti HALL'S TÔTARA Podocarpus laetus Otepoti 15.0 × 6.0 JAPANESE ELM Zelkova serrata 14.0 × 9.0 Exotic CAPPODOCIAN MAPLE Acer cappodocium 12.0 x 6.0 Exotic TAWHAI RAURIKI Fuscopora cliffortioides 12.0 × 5.0 Exotic Mature Size (H×Wm) Provenance Tree Species 新 Ecosystem 10m 15m 5m

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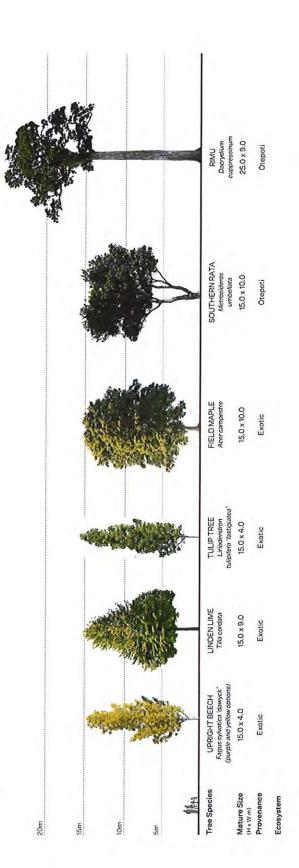
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STREET TREES - FULL SIZE COMPARISON (INDICATIVE)





5.13 Planting - Shrub selection criterea

		* LOCAL * NATIVE * EXOTIC	DCCIDNOVS	SHE WAS LEADED WITH SHEET STRAWN	BUILDING WIDGING	₩ roop	DA g	S Day	₩ Day	T LOWER AUTOMS
Coprosma acorosa	tarakupenga, sand coprosma	•	***	缓	20	4 &	RS	- Og	*	*
Euphorbia glauca	waiūatua, shore spurge	•	****	Æ	30			وي	** &	
Euphorbia 'Polychroma'	cushion spurge	•	****	缓				8		*
Gaura lindheimeri	pink butterfly bush	•	****					8		*
Hebe albicans	koromiko, mt arthur hebe	•	***		30	4	DA	8		*
Hebe pimeleoides 'Quicksilver'	quicksilverhebe	•	***		30		DA	8		*
Hebe propinqua	whipcord hobe	0	4111	(A)	20 M	A	DA	8		*
Hobe 'Wiri Mist'	koromiko	•	***		30	A D	DA	8		*
Hebe 'Wirl Prince'	koromiko	•	****	(A)	80		DA	8		*
Leptospermum scoparium 'Red Falls'	mānuka, prostrate tea tree	•	4114		SO SO	4 &	DA	8	(A)	米
Leucophyta brownii 'Silvor nugget'	silver cushion bush	•	***	(A)				8		*
Podocarpus nivalis	snow totara	•	****				RS	8	** @g	
Sedum spectabile	stone crop	•	****							*
Sophora prostrata 'Little Twister'	prostrate kowhai	•	4444	€£	30	₩	DA	8	** @aj	*
Acaena caesiiglauca	piripiri, glaucous bidibidi	•	***	FYNYA			PG		*	*
Acaena inermis 'Purpurea'	piripiri, purple bidibid	٠	****	Menhoy			DA	8	*	*
Acaena novae-zelandiae	piripiri, red bidibidi	0	***	MANN			RS	8	*	
Anaphalioides bellidioides	everlasting dalsy	•	****	FANANA	S S	₩ ₩	-	8		*
Bergenia 'Bressingham White'	siberian tea, elephant ears	•	****	PANANA				8		*
Coprosma acerosa 'Hawera'	sand coprosma	•	***	MANAN			DA	9	** &	40
Coprosma acerosa 'Red Rocks'	sand coprosma	•	***	FYNYY	90	*		75	** &	
Disphyma australe	horokaka, NZ ice plant	•	***	Francisco	9	(F)		8	*	**
Fuchsia procumbens	creeping fuchsia	•	3	PANANA	200		D	8	** @	*

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rohe	
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00	

BOTANICAL NAME	MAORI/COMMON NAME	PROVENANCE	LEAF	PLANTFORM	MAHINGA KAI	ECOLOGICAL		SEASONALITY
		* LOCAL • NATIVE • EXOTIC	DICEIDUOUS	AMANA SECTION MATERIAL SECTION OF THE SECTION OF TH	IRALDWG MEDICHE CAN'T FOOD	MAD INVECT	Carry Out	FRUT FLOWER AUTUMN
Gunnera prorepens	gunnera	•	****	Partery Part		8		**
Leptinella dioica	shore leptinella, cotula	0	411	Manhy		8		米%
Ligularia reniformis	tractor sout	•	***	PANAL STANKES		8		*
Linum monogynum	rauhula, native linen flax	•	***	Property .		8		*
Lobelia angulata	panakenake	•	(4)	Freeze		DA	(Ca)	*
Muehlenbeckia axillaris	creeping pohuehue	•	(4)	PANAL S				*
Pachystegia insignis	marlborough rock daisy	•	##	Phinales.			1	*
Pimelea prostrata	pinátoro, NZ daphne	•	***	PANALY.	£		A.	*
Pimelea urvilleana	NZ daphne	•	***	PANAL STANKE		8		*
Totragonia implexicoma	kōkihi, native spinach	9	***	Section buy	# & F	D	æ.	* *
Thymus serpyllum 'Coccineus'	creeping thyme	•	****	French		8		*
Asplenium bulbiferum	mouku, hen and chicken fern	•	4111	w			e.	
Hypolepis ambigua	rough pig fern	0	444				ale a	
Polystichum vestitum	pūniu, prickly shield fern	•	***	***************************************		1	e de j	
Arthropodium 'Matapouri Bay'	rengarenga	•	***	源		8		*
Astolia fragrans	kakaha, bush lily	•	***	黎	*	8		**
Astelia nervosa	mountain astelia	•	***	湯	₩ & A	8		* 米 %
Dianella revoluta 'Little Rev'	little rev turf IIIy	•	***	黎	100			**
Dianella nigra	turutu, nz blueberry	•	***	ALC.		8 M	3	* %
Dietes grandiflora	fairy iris	•	****	郷	*	10.11		**
Libertia grandillora	mikoikoi, NZ irls	•	***	黎		8		* *
Libertia ixioides	mikoikoi, NZ iris	•	***	架		8		**
Libertia peregrinans	creeping iris	•	***	職		S D		米%

BOTANICAL NAME	MAORI/COMMON NAME	PROVENANCE	LEAF	PLANT FORM	MAHINGAKAI	ECOLOGICAL	SEASONALITY
		• LDCAL • NATIVE • DATEC	BEODUQUE EVENGALEN	MANA WATER THE STATES OF THE S	SULCING NEDCING GANT 1000	DA CHIEF CONTROL	** ** **
Phormium cookianum 'Emerald Gem'	wharariki, mountain flax		411	樂	8	S S S	**
Carex buchananii	buchanan's sedge	•	MH	灣		Q.	*
Carex solandri	forest sedge	•	HH-	湯		A.	**
Carex virgata	agpas dwaws	•	MH	灣			**
Chionochloa flavicans	haumata, miniature toe toe	•	***	濃		æ)	**
Chionochloa rigida	wi kura, narrow-leaved snow tussock	•	***	續		હ્યુ	**
Festuca novae-zelandiae	fescue tussock, hard tussock	•	(3)	續		SA (M	**
Poacita	wī, silver tussock	•	()	湯	& P	£	**
Achillea millefolium 'Terracotta'	common yarrow	•	@ .	ব্যুদ্ধ		8	*
Agastache foeniculum	anise hyssop	•	(3)	E CONTRACTOR OF THE CONTRACTOR		8	*
Echinacea purpurea 'Magnus'	purple coneflower	•	(2)	Q		8	米%
Folicia amelloides	blue marguerite	•	4111	Æ		8	*
Hellaborus orientalis	lenten rose	•	@ ;	Markey		8	*
Rudbeckia fulgida 'Goldstrum'	black eyed susan	•	⊕ ;	₩ ₩		8	*
Colchicim speciosum	autumn crocus, naked ladies	•	@ .			8	*
Galanthus nivalis	snowdrops		@ ;			8	*
Muscan armeniacum 'Touch of snow'	grape hyacinth	•	⊕ ;			8	*
Narcissus 'Carlton'	carlton daffodil	•	⊘ .′			8	*
Zephyranthes candida	rain IIIy		@ ,			8	*

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Developed Design Report

George Street

March 2020

Rov A





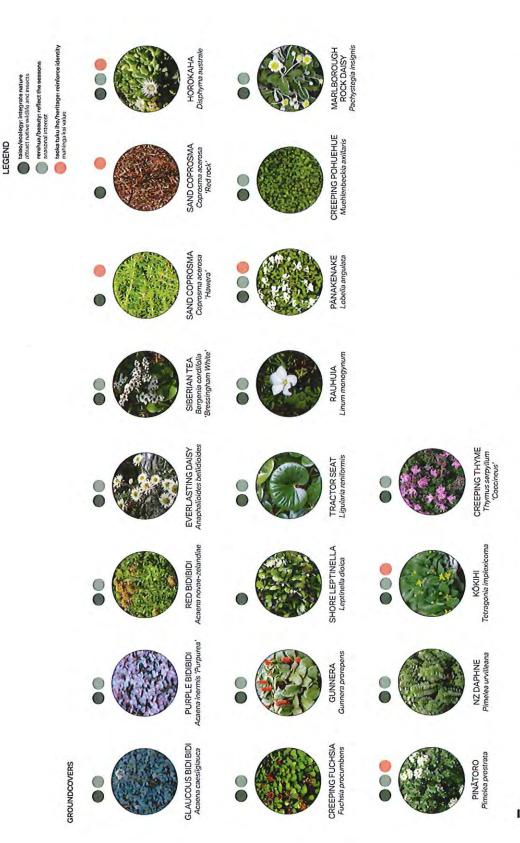
5

RovA

March 2020

Developed Design Report

George Street





SEASONAL COLOUR



BULBS



ANISE HYSSOP Agastache foeniculum



BLUE MARGUERITE Folicia amelloides



0

LENTEN ROSE Helleborus orientalis





taoka tuku iho/heritage: reinforce identity mahinga kal value rerehua/beauty: reflect the sensons seasonal interest taiao/ecology: integrate nature atract native wildlife and insects

LEGEND

BLACK-EYED SUSAN Rudbeckia fulgida 'Goldstrum'



GRAPE HYACINTH Muscari armeniacum 'Touch of snow'



CARLTON DAFFODIL Narcissus 'Carlton'

SNOWDROPS Galanthus nivalis

AUTUMN CROCUS Colchicim speciosum

RovA

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George Street

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Appendices

6.0

This section provides the technical appendices for the George Street Developed Design.

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Goorge Street Upgrade Developed Design Report March 2020 Rev.A.

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6.1 Appendix A - Aukaha Cultural Narrative

George Street

Developed Design Report

March 2020

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RevA

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6.1 Appendix B - Technical drawings

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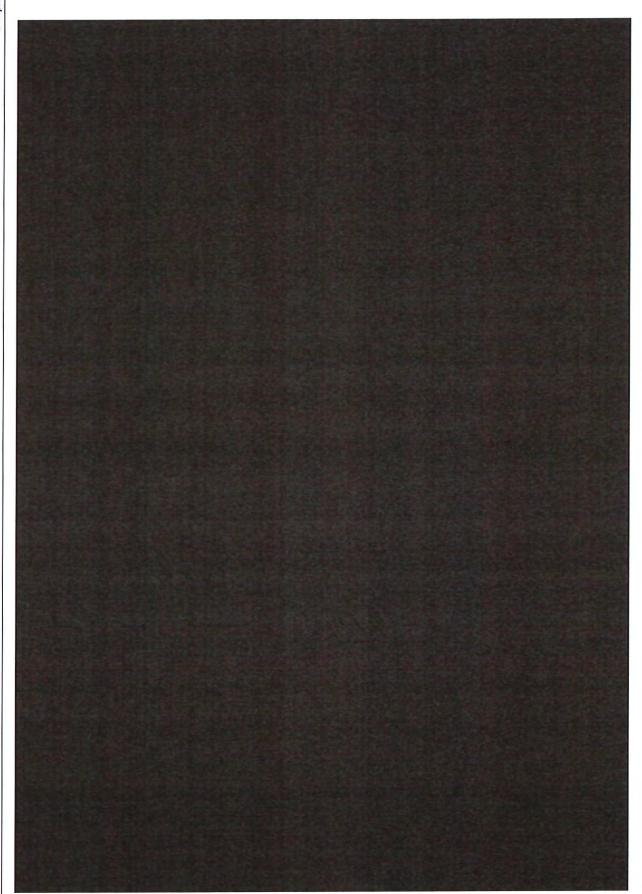
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Rev A





DCC Retail Quarter - Playspace Invoices

ltem	\$ nvoice Value
Seesaw - Inclusive	\$ 29,414
Seesaw - 7m	\$ 79,745
Seesaw - 12m	\$ 135,589
Talk Tubes	\$ 17,926
Shade canopies	\$ 258,506
Soft fall play surface	\$ 80,650
Total	\$ 601,830

DCC Retail Quarter - Playspace Invoices

Seesaw-Inclusive			
Playco Inv INV-3674	Playco		29,414.00
A CONTRACTOR OF THE PARTY OF TH		Total \$	29,414.00
Seesaw - 7m			
7m Seesaw Design	Eni Engineering Claim 3		10,500.00
7m Seesaw Structural Test	Enl Engineering Claim 3		500.00
7m Seesaw Supply	Eni Engineering Claim 3		59,159.00
Seesaw Variations 50%	Eni Engineering Claim 3		4,635.96
Seesaw Installation 50%	Eni Engineering Claim 3		4,950.00
		Total \$	79,744.96
Seesaw - 12m			
12m Seesaw Design	Eni Engineering Claim 3		60,314.75
12m Seesaw Structural Test	Eni Engineering Claim 3		500.00
12m Seesaw Supply	Eni Engineering Claim 3		65,188.00
Seesaw Variations 50%	Eni Engineering Claim 3		4,635.96
Seesaw Installation 50%	Eni Engineering Claim 3		4,950.00
		Total \$	135,588.71
Talk Tubes			
Talk Tubes Design	Enl Engineering Claim 3		4,557.00
Talk Tubes Supply	Eni Engineering Claim 3		13,369.28
		Total \$	17,926.28
Shade Canopies			
Shade Canopy Design	Enl Engineering Claim 3		51,800.00
Shade Canopy Supply	Eni Engineering Claim 3		206,706.03
9.		Total \$	258,506.03
Soft Fall Play Surface			
Deposit	Numat INV 174834		29,300.00
Balance	Numat INV 176775		51,350.00
		Total \$	80,650.00
		TOTAL \$	601,829.98



TAX INVOICE

Isaac
PO Box 20-001
Bishopdale
Christchurch 8543

Emailed for amended invoice 25/1/24

Invoice Date 7 Dec 2023

Invoice Number INV-3674

Reference 234746

GST Number 76094187

Playco Equipment Limited PO Box 548

Kumeu 0841 Auckland NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
PO 336139			
Supply 1x Custom J987 inclusive Springer	1.00	29,414.00	29,414.00
		Subtotal	29,414.00
		TOTAL GST 15%	4,412.10
		TOTAL NZD	33,826.10

Due Date: 14 Dec 2023

Our standard terms are payment within 7 days of invoice. Accounts Contact: Melanle Nicholas - accounts@playco.co.nz - 0800 76 46 76 Please make payment by direct credit to: 06 - 0153 - 0249173 - 00





Project Progress Claim Summary 3

Isaac Construction

Date:

Reference: Sumitted By: Dunedin Retail Quarter Upgrades - George St

Michael Kaye

Revision:

Project Total Value: Project Total Invoiced:

\$846,676.19 \$846,676.19

Project

or rotal mirologa.	40.0,010.10
Total Remaining:	\$0.00

1 Design & Restaurianal Continue	Date	Quote No. Qty	Quote Amount	PO	Amount	Invoice	Total	
L Region V Brothesianal February							all William	
12.0 m Seesaw Design		1	\$60,314.75	PO 318750			\$60,314.75	_
Progress Claim 1	30/04/2023		4.00.40.00.00		\$8,400,00	25758	400,011110	1
Progress Claim 2	31/05/2023				\$9,352,00	26437		
Progress Claim 3	30/06/2023				\$5,600,00	27438		
Progress Claim 4	31/07/2023				\$9,940.00	28211		
Progress Claim 5	31/08/2023				\$21,450.00	29318		
Progress Claim 6	31/03/2024				\$5,572.75	34000		
				Total Invoiced:	\$60,314.75	Total Remaining:	\$0.00	
7.0 m Seesaw Design		1	\$10,500.00	PO 318750			\$10,500.00	2
Progress Claim 1	31/03/2024				\$10,500.00	34000	VE	_
				Total Invoiced:	\$10,500.00	Total Remaining:	\$0.00	
Shade Canopy Design		1 .	\$51,800.00	PO 318750			\$51,800.00	10
Progress Claim 1	31/07/2023				\$3,500.00	28211		12
Progress Claim 2	31/07/2023				\$5,460,00	28267		
Progress Claim 3	29/09/2023				\$3,150,00	29318		
Progress Claim 4	29/09/2023				\$5,600.00	29997		
Progress Claim 5	31/03/2024				\$34,090.00	34000		
				Total Invoiced:	\$51,800.00	Total Remaining:	\$0.00	
Talk Tubes		1	\$4,557.00				\$4,557.00	10
Progress Claim 1	31/07/2023		100 A 10 B 10 C		\$1,120.00	28211		10
Progress Claim 2	31/08/2023				\$3,437.00	29318		
PRODUCTION OF THE STATE OF THE				Total Invoiced:	\$4,557.00	Total Remaining:	\$0.00	
Engineering Construction Monit	oring							
12.0m Seesaw - Structural Test		1	\$500.00	PO 318750	\$500.00	34000	\$500.00	8
7.0m Seesaw - Structural Test		1	\$500.00	PO 318750	\$500.00	34000	\$500.00	3
				Total Invoiced:	\$1,000.00	Total Remaining:	\$0.00	0

5. Talk Tubes									
Product Supply		4061	4	\$3,342.32	PO 354886			\$13,369,26	11
Progress Claim 1	29/02/2024					\$11,348.00	33426		
Progress Claim 2	15/03/2024				V	\$2,021.28	33744		
6. 12.0 m Seesaw					Total Invoiced:	\$13,369.28	Total Remaining:	\$0.00	
Product Supply		4441	1	\$65,188.00	PO 354886			\$65,188.00	9
Progress Claim 1	31/01/2024					\$13,927.00	32833		- 1
Progress Claim 2	29/02/2024					\$37,532.00	33426		
Progress Claim 3	26/03/2024					\$8,631.00	33952		
Progress Claim 4	26/03/2024					\$5,098.00	34464		
7. 7 0 m Seesaw					Total Invoiced:	\$65,188.00	Total Remaining:	\$0.00	
Product Supply		4441	1	\$59,159,00	PO 354886			\$59,159.00	4
Progress Claim 1	26/03/2024	1111	0.00	φου, του,συ	1 0 00 1000	\$35,789.00	33952	400,100.00	-1
Progress Claim 2	26/03/2024					\$23,370.00	34464		
r rogress oldin 2	LOIGOLLOLI				Total Invoiced:	\$59,159.00	Total Remaining:	\$0.00	
7.1 Seesaw Variations							2076-2077		
Lighting and Hardware	30/04/2024		2	\$997.49		\$1,994.98	34712	\$1,994.98	
Top Surface Non-Slip Painting	30/04/2024		2	\$2,208.90		\$4,417.80	34712	\$4,417.80	. 5
Mechanism Change	30/04/2024		2	\$1,429.30		\$2,858.60	34712	\$2,858.60	-
					Total Invoiced:	\$9,271.38	Total Remaining:	\$0.00)
8. Shade Canoples						74			
Product Supply		4687	3	\$68,902.01	PO 376892			\$206,706.03	13
Progress Claim 1	27/03/2024					\$22,173.00	33990		
Progress Claim 2	22/04/2024					\$184,533.03	34500	20.00	
9. Site Works					Total Invoiced:	\$206,706.03	Total Remaining:	\$0.00	
Seesaw Installation (\$2,500 discou	unt applied)	4441	1	\$9,900.00	PO 354886	•		\$9,900.00	6
Progress Claim 1	24/04/2024	7/10/2010	169)		*/ T == 1.00	\$9,900,00	34568	88 31	
1 1031000 010					Total Invoiced:	\$9,900,00	Total Remaining:	\$0.00	



Numat Group Ltd | PO Box 400 | Oamaru 9400 accountsreceivable@numat.co.nz Contact Phone | 0800 686 119 GST# | 107 775 803

Tax Invoice

174834

Invoice Date:

16.8.2023

Sales Order#:

Purchase Order#:

PO344713

Store Card / Dealer #:

Sales Rep:

SM

BILL TO:

Isaac Group PO Box 20-001 Bishopdale Christchurch 8543 New Zealand

Code	Description	Units	Qty	Unit Price	Amount
Deposit	40% deposit invoice for your payment on receipt to confirm commencement of works	Each	0.4	\$73,250.00	\$29,300.00
	George St Dunedin Pour'n'Play				

Sale Amount

\$29,300.00

Tax Total (%)

\$4,395.00

Total

\$33,695.00

Amount Paid

\$0.00

Amount Due

\$33,695.00

Pay Now

PAYMENT DUE:

On receipt of invoice

BANK ACCOUNT:

06 0941 0173106 00 SWIFT Code ANZBNZ22; please use the invoice number as your

reference

Numat T&Cs:

Interest will be charged on overdue accounts & all costs incurred in the collection of overdue

accounts are payable by the debtor.

For the rest of our T&Cs please refer to: http://www.numat.co.nz/terms/



Numat Group Ltd | PO Box 400 | Oamaru 9400 accountsreceivable@numat.co.nz Contact Phone | 0800 686 119 GST# | 107 775 803

Tax Invoice 176775

Invoice Date:

30.4.2024

Sales Order#:

Purchase Order#:

PO 344713

Store Card / Dealer #:

Sales Rep:

SM

BILL TO:

Isaac Construction Limited PO Box 20-001 Bishopdale Christchurch 8543 New Zealand This is the revised invoice recyd 30/04gg amount and address was updated from the original.

Code	Description	Units	Qty	Unit Price	Amount
Install_Rec Projects	Option 1) • 20mm top layer of Pour'n'Play installed using the Premium Resin	Each	1	\$73,250.00	\$73,250.00
	Isaac Group_George St Dunedin				
Install_Rec Projects	Variations: 4 x seesaw bumpers	Each	1	\$7,400.00	\$7,400.00
Deposit	Less 40% Deposit: Reference INV174834	Each	1	\$(29,300.00)	\$(29,300.00)

 Sale Amount
 \$51,350.00

 Tax Total (%)
 \$7,702.50

 Total
 \$59,052.50

 Amount Paid
 \$0.00

Amount Due

Pay Now

\$59,052.50

PAYMENT DUE:

On receipt of invoice

BANK ACCOUNT:

06 0941 0173106 00 SWIFT Code ANZBNZ22; please use the invoice number as your

reference

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