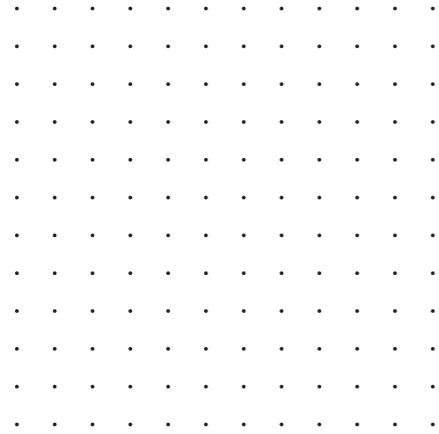


24.10
KDC NEW COMMUNITY HUBS

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a r c h i t e c t s
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l i m i t e d
a t h f i e l d



Kaipara District Council
New Community Hubs
Dargaville & Mangawhai
Summary Concept Design
Proposals
Version 01
December 2024
Part 1 of 3

athfieldarchitects.co.nz

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Background

Following the development of facility briefs by Sue Sutherland Consulting, Athfield Architects Limited were engaged in September 2024 to provide three feasibility studies with high level concept designs for Library Community Hubs (across three separate sites in the Kaipara District - two in Mangawhai and one in Dargaville).

The following documents capture the design development, rationale and spatial responses to the functional design briefs and selected sites in three parts:

Part 1:

Is a summary document recording the following:

- Presented Community Hub precedents of similarly briefed sizes, over one and two level arrangements.
- Commentary and suggested adjustments to the briefed Gross Floor Areas (GFA's) for each site to enable the Community Hubs arrangement over one, two or three levels, as required by the different sites proposed.
- First cut of project values which should be considered draft as they should evolve and change with mana whenua input and community stakeholder engagement.

Part 2:

Presents one high-level concept design proposal for the Dargaville Community Hub located on Hokianga Road, integrated into the Northern Wairoa Memorial Hall and adjacent Jaycee Park.

Part 3:

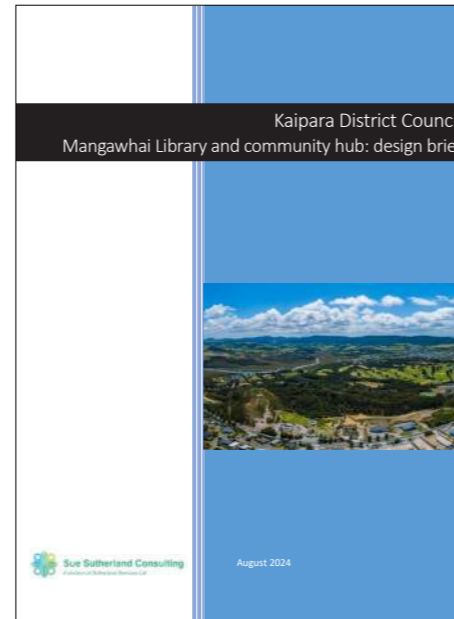
Presents two, high-level concept design proposals for the Mangawhai Community Hub, the first being located on Moir Street - Lower Urlich Park and the other on Molesworth Drive - adjacent to the Fire Station within the Mangawhai Community Park (MPC).

FUNCTIONAL & SPATIAL BRIEFS

DARGAVILLE & MANGAWHAI

Spatial Briefs

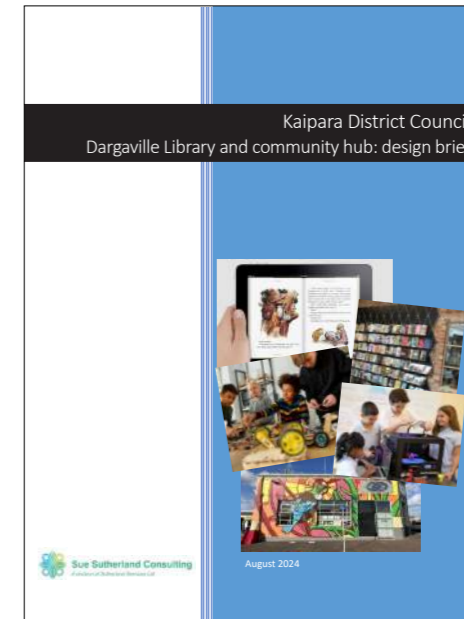
Functional briefs for Community Hubs in both Mangawhai and Dargaville were translated into spatial briefs. Following testing and discussion, the original nominated areas were amended to reflect additional circulation required for servicing a library over multiple floors.



1080m² GFA
Single Storey

1220m² GFA
For circulation if
over two levels

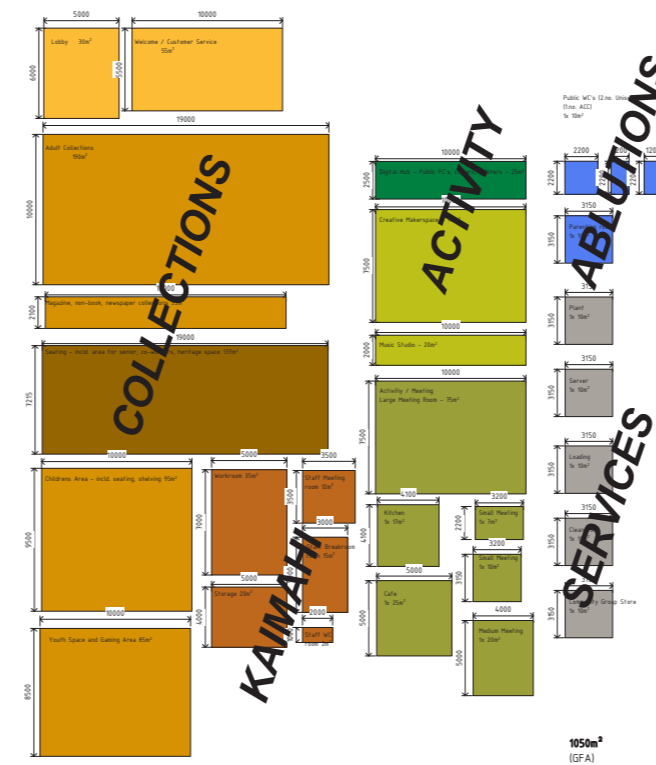
2024 Mangawhai Functional Design Brief



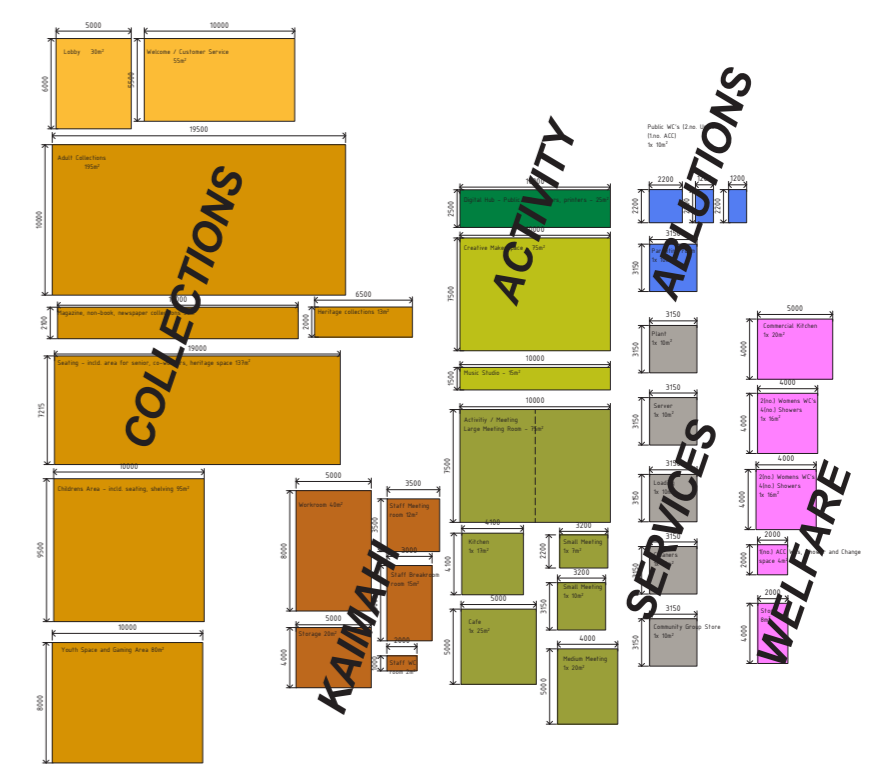
1160m² GFA
Single Storey

1357m² GFA
For circulation
if over two
levels + external
accessible WC

2024 Dargaville Functional Design Brief



Mangawhai Spatial Brief



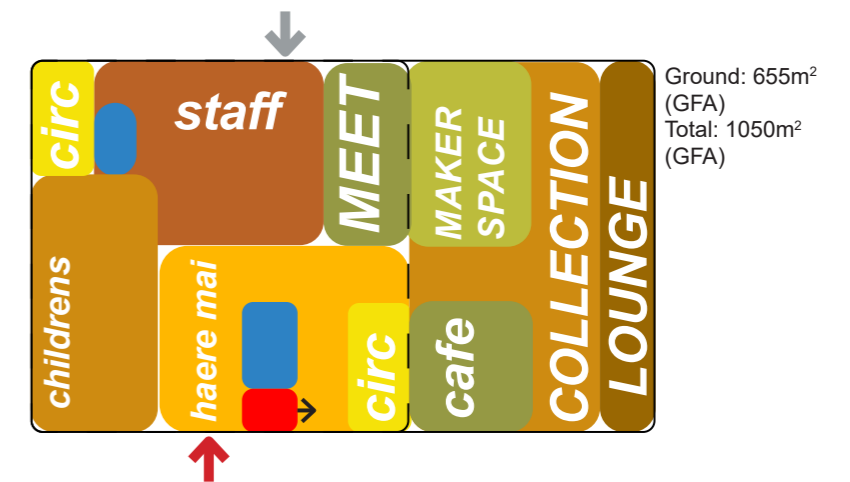
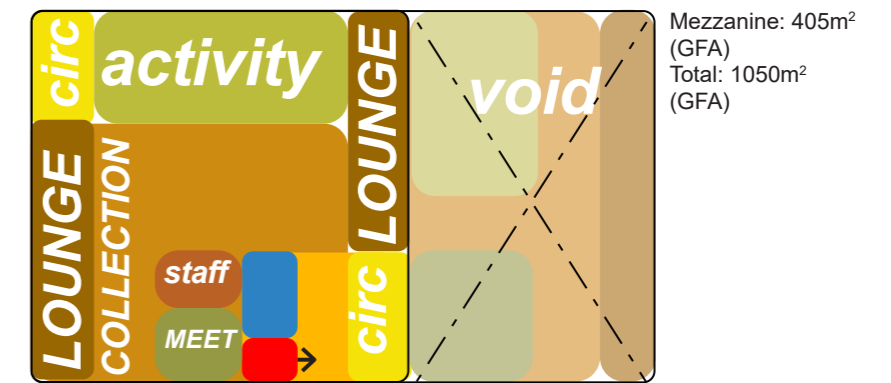
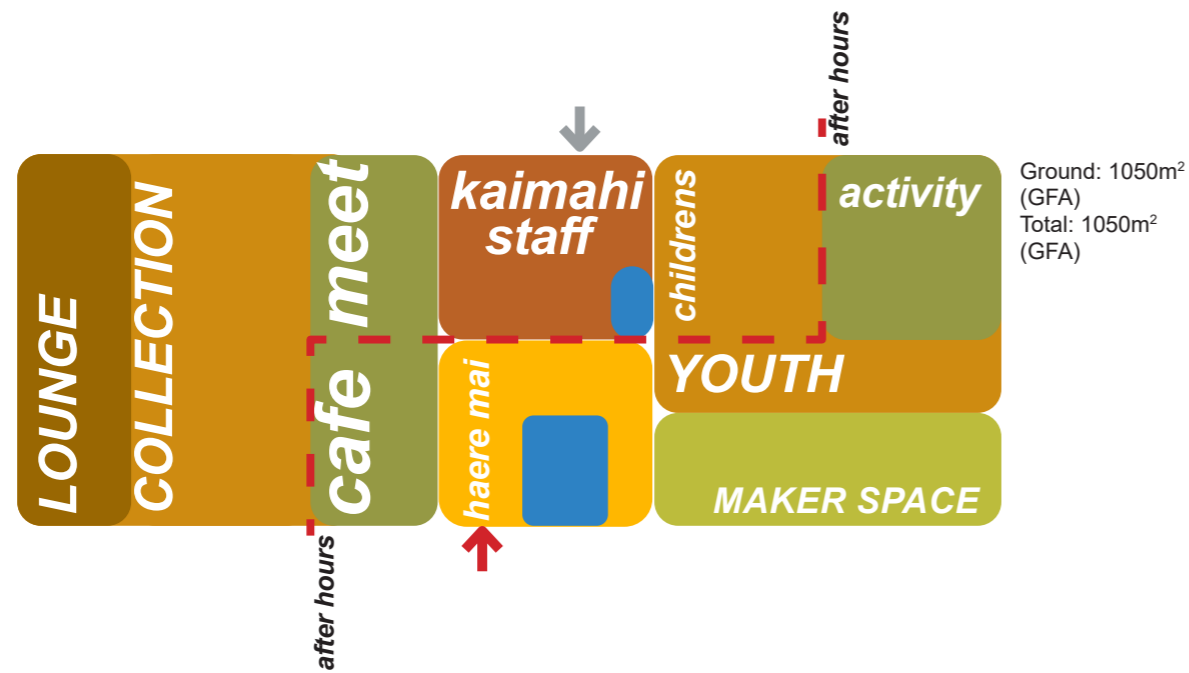
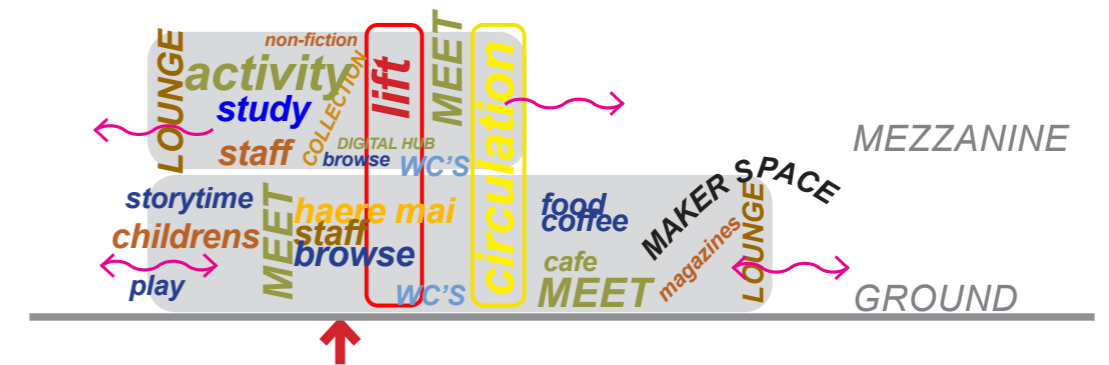
Dargaville Spatial Brief

SPATIAL BRIEF

SINGLE LEVEL VS. OVER TWO LEVELS

Single Level vs. Two Levels

The briefs and proposed area schedules assumed single story buildings - there was no allowance for vertical circulation. Single storey libraries of this size are common in New Zealand, but two and three story facilities are also possible with careful consideration of the planning and distribution of functions. These spatial diagrams illustrate strategies for single and two story facilities. On the following pages are precedents of these models.

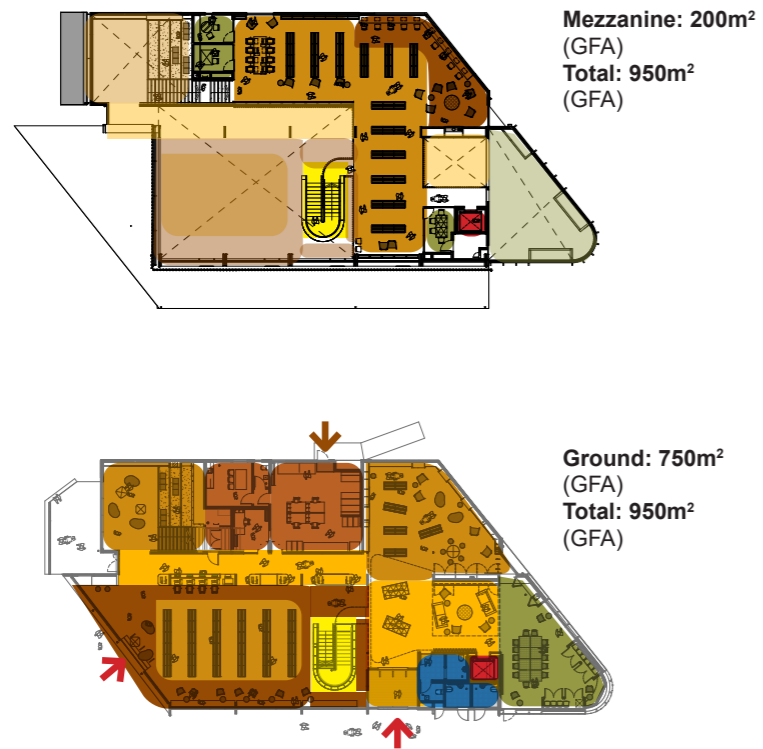


PRECEDENTS

SINGLE & TWO LEVEL COMMUNITY HUBS

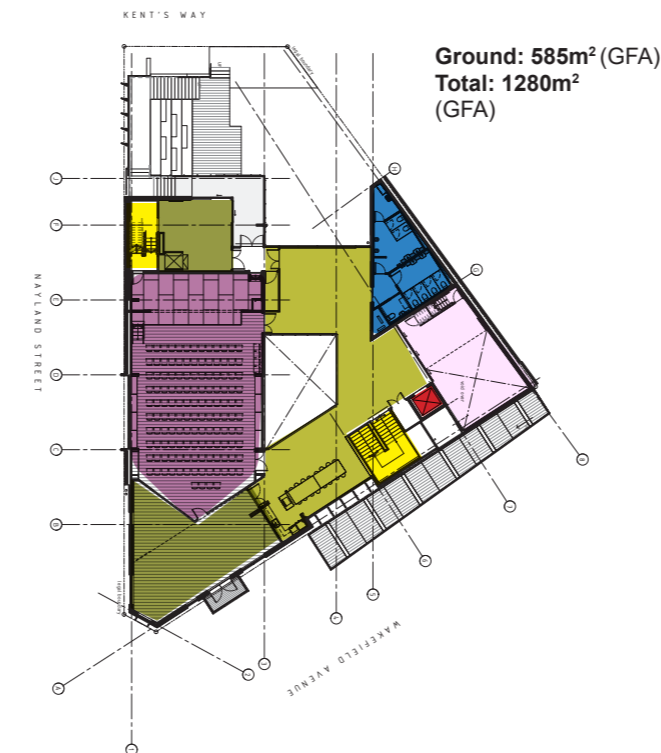
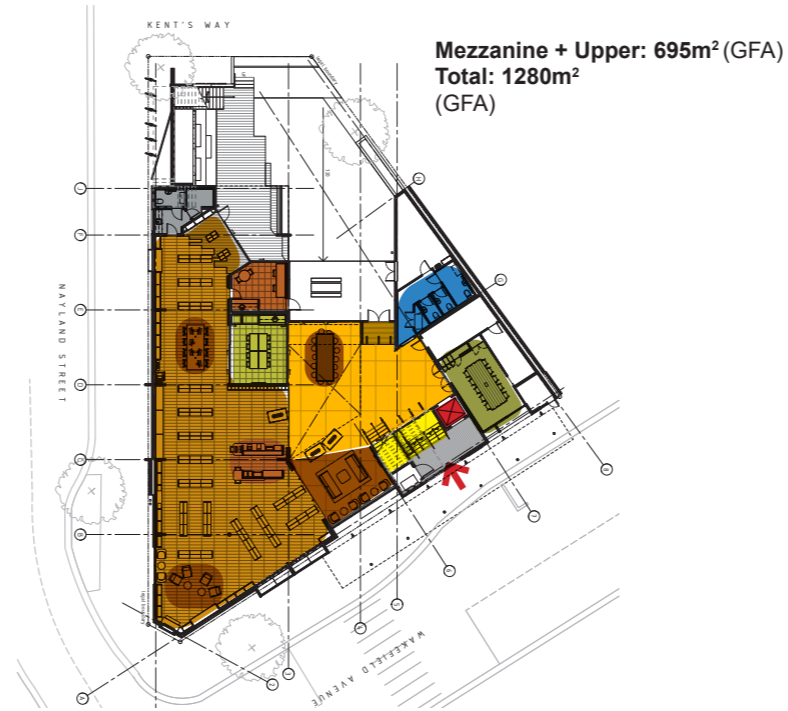
Te Pātaka Kōrero o Te Hau Kapua Devonport Library - Two Levels

Diagrams below describe the area balance of the Mezzanine housing (quiet / non-fiction / heritage programmes) and the Ground Floor housing (fiction, tamariki, community room, kaimahi) programmes.



Matuku Takotako - Sumner Centre Two Levels

Diagrams below describe the Centres split between core library functions on the ground floor, with food, events and museum functions housed on upper floors.



Te Kete Aronui - Rototuna Library Single Level

A single storey structure with enclosed spaces clustered at one end.



COMMUNITY HUB BRIEFED AREAS

AAL COMMENTARY ON ADDITIONAL AREA

AAL Commentary and Additional Area

Below is a summary of adjustments made to the area schedules for each of the Community Hub options contained in the Sue Sutherland Consulting Brief. This is in response to the proposed site for each hub, which has led to one, two and three storey buildings. With the multi-storey buildings requiring allowances for vertical circulation (lifts and stairs) and service risers.

The following areas per storey have been assumed in the development of the options.

stairs: 20m² / stair
lift: 12m² / lift + 8m² for circ. 20m²
risers: 10m²

Dargaville - Space Allocation + Three Storey

Space allocation

Following is a summary of the spatial requirements. It does not take account of the additional space needed for stairs and lifts should a two level building with a mezzanine be required. This would be additional space of between 150-200m².

The space allocation has been checked against the State Library of New South Wales *People Places* calculator which indicates a building of 1174m² to serve the population of the Dargaville and surrounding area. The showers and toilets and commercial kitchen and store of 92m² are not included in the *People Places* calculator and are additional. We have endeavoured to bring the building within 1160m² by reducing the amount of space allowed for seating from 91 to 70 and put more of the collections on 5 high shelving. This figure of 1160m² includes the 92m² for the community functions needed to support the Wairoa Memorial Hall. The service based calculator is attached as Appendix 5.

Function	Space	m ²
	Lobby	30
	Welcome/customer service	55
Collections	Adult collections	195
	Magazines, nonbook, newspaper collections	33
	Heritage collections	13
Seating	Seating - including area for seniors, co-workers, heritage space	137
	Children's area (including seating and shelving)	95
	Youth space (including seating and shelving)	80
Digital	Digital hub: Public computers, copiers, printer	25
Creative	Creative Maker space	75
	Music studio	15
	Activity/meeting	Activity/meeting room - large (sub dividable in 2)
	Small (1 x 10m ² and 1 x 8m ²)	18
	Medium	20
Staff	Community kitchen	25
	Work room	40
	Meeting room	12
	Break room	15
	Staff toilet	6
	Storage	20
Utilities	Public unisex toilets (2), Accessible (1)	14
	Parenting room	20
Community	Plant, communications, loading, cleaners' cupboard	50
	Commercial kitchen (to complement Hall)	20
	men's and women's showers (8 total) and 4 toilets	54
	Accessible toilet and shower and changing space	10
	Store	8
		1160 m²

AAL commentary

This is an accessible WC

+ 7m² externally accessible wc

Brief GFA: 1167m²

Dargaville: 3 Levels
Main Stair: x 3 (60m²)
Secondary Stair: x 2 (40m²)
Lift: 1 x / floor = 3 x 20 (60m²)
Riser: 1 x / floor = 3 x 10 (30m²)

+190m²

TOTAL GFA: 1357m² incl. circ

Lower Urlich - Space Allocation - One Storey

Space allocation

Following is a summary of the spatial requirements. It does not take account of the additional space needed for stairs and lifts should a two level building with a mezzanine be required. This would be additional.

The space allocation has been checked against the State Library of New South Wales *People Places* calculator which indicates a building of 1113m² to serve the population of the Mangawhai and immediate surrounding area. We have reduced the amount of space allowed for seating from 91 to 70 seats to bring the footprint of the building to 1080m². The service based calculator is attached as Appendix 3.

Area	m ²	
Lobby	30	
Welcome/customer service	55	
Collections	Adult collections	190
	Magazines, nonbook, newspaper collections	33
Seating	Seating - including area for seniors, co-workers, heritage space	137
	Children's area (including seating and shelving)	95
	Youth space and gaming area (including seating and shelving)	85
Digital	Digital hub: Public computers, copiers, printer	25
Creative	Creative Maker space	75
	Music studio	20
Activity/Meeting	Large meeting room (subdividable)	75
	Small (1 x 10m ² and 1 x 8m ²)	18
	Medium size	20
	Kitchen in a cupboard	15
	Café / community kitchen	25
Staff	Workroom	35
	Meeting room	12
	Break room	15
	Staff toilet	6
	Storage	20
Utilities	Public unisex toilets (2), Accessible (1)	14
	Parenting room	20
	Plant, server, loading, cleaner's cupboard, corridors	50
	Storage for community groups	10
1080m²		

AAL commentary

Split this into 3 tea points

This is an accessible WC

Brief GFA: 1080m²

TOTAL GFA: 1080m² incl. circ

Mangawhai Community Park - Space Allocation + Two Storey

Space allocation

Following is a summary of the spatial requirements. It does not take account of the additional space needed for stairs and lifts should a two level building with a mezzanine be required. This would be additional.

The space allocation has been checked against the State Library of New South Wales *People Places* calculator which indicates a building of 1113m² to serve the population of the Mangawhai and immediate surrounding area. We have reduced the amount of space allowed for seating from 91 to 70 seats to bring the footprint of the building to 1080m². The service based calculator is attached as Appendix 3.

Area	m ²	
Lobby	30	
Welcome/customer service	55	
Collections	Adult collections	190
	Magazines, nonbook, newspaper collections	33
Seating	Seating - including area for seniors, co-workers, heritage space	137
	Children's area (including seating and shelving)	95
	Youth space and gaming area (including seating and shelving)	85
Digital	Digital hub: Public computers, copiers, printer	25
Creative	Creative Maker space	75
	Music studio	20
Activity/Meeting	Large meeting room (subdividable)	75
	Small (1 x 10m ² and 1 x 8m ²)	18
	Medium size	20
	Kitchen in a cupboard	15
	Café / community kitchen	25
Staff	Workroom	35
	Meeting room	12
	Break room	15
	Staff toilet	6
	Storage	20
Utilities	Public unisex toilets (2), Accessible (1)	14
	Parenting room	20
	Plant, server, loading, cleaner's cupboard, corridors	50
	Storage for community groups	10
1080m²		

AAL commentary

Split this into 3 tea points

This is an accessible WC

Brief GFA: 1080m²

MCP: 2 Levels
Main Stair: x 2 (40m²)
Secondary Stair: x 2 (40m²)
Lift: 1 x / floor = 2 x 20 (40m²)
Riser: 1 x / floor = 2 x 10 (20m²)

+140m²

TOTAL GFA: 1220m² incl. circ

The concept design should be considered with the following commentary on the brief, proposal and assumptions. It is anticipated that this will inform subsequent design stages as the design is developed and refined in response to stakeholder and mana whenua feedback.

Overland Flow Paths / Flood Prone Sites

Northland Regional Council's (NRC) online flood maps have informed reference levels (R.L.'s) for floor levels and NRC commentary has been provided on the suitability of assumptions made. KDC with Trine Kel Civil engineering have provided desktop flood modelling of the Moir Road Lower Urlich Site and the Dargaville Hokianga Road site.

Council Services

Ancillary KDC services such as dog registration, rates payments, rubbish bag sales etc. may need to be accommodated within the Community Hub buildings. We note that cash handling and float store can have impact on service design and will need to be worked through in later design stages.

Play / playgrounds

'PLAY' on the plans proposes play features. The brief for these play space / playgrounds would need to develop alongside the internal planning and design development and may require specialist input depending on what is required.

As the Dargaville Community Hub proposal sits adjacent to and within Jaycee Park it is the only proposal that would require removal and replacement of existing play equipment in order to build the project.

Both the MCP and Lower Urlich sites suggest play externally, here we would encourage two different types of play, each distinct in their offering complementing the site and neighbors of the Community Hub.

Kitchens / Kai / Tea and Coffee

Functional briefs for both Dargaville and Mangawhai Community Hubs include provisions for food and drink. This has been discussed at many hui, with more work to be done in developing what the offerings are at each site. Descriptions below are a starting point of all the types considered for.

Commercial Kitchen

- Commercial grade equipment.
- Provision to serve food at required temperatures (hot & cold).
- No food stored on-site.
- Commercial sterilizer.
- Bins / waste strategy.

Cafe

Fit out & compliance by tenant - in principal the inclusion of a cafe would mean seeking an operator who does not require a kitchen on-site - instead, food preparation would occur elsewhere. Serving primarily cabinet food, coffee, etc.

Community Kitchen

- Domestic & commercial grade appliances with a focus on beverages and food reheat.
- Instant water boiler, fridge, dish drawers, storage of tea and coffee equipment, spoons etc.
- Bins / waste strategy.
- Hygiene strategy supported by provision of separate wash hand basins, and associated hand washing and hand drying equipment.

Community Tea Point

- Domestic grade appliances with a focus on beverages
- Instant water boiler, sink, fridge, dish drawers, storage of tea and coffee equipment, spoons etc.
- Bins / waste strategy.
- Hygiene strategy supported by provision of separate wash hand basins, and associated hand washing and hand drying equipment.

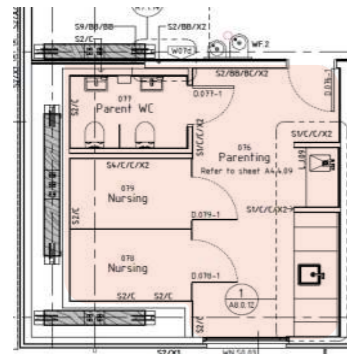
Large / Larger Meeting Room Kitchenette

- Instant water boiler, sink.
- Storage dependant on offering, may include cup / mug store, tea / coffee store / dish drawer.
- Bins / waste strategy.

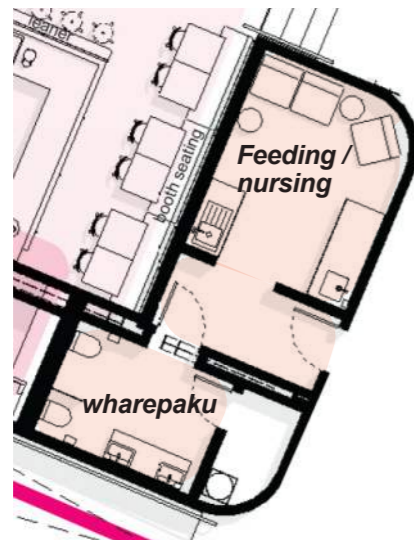
Parenting Room

There is a preference for multiple amenities to be allowed for in the parenting room. These include baby changing facilities, and the provision of space for feeding / nursing. Details around this provision, sizing would need to be developed in the next design stage.

Below are examples of a 'full offering' with slight differences in their arrangement and area. These precedents have been used to inform the adjustment of the area allowance in the brief that has been assumed in the concept designs.



Te Whare Whakatere - ADC Parenting Room
Approx. 5.5 x 5.2 = 27m²



Te Aka - Napier District Council Parenting Wharepaku and Feeding Room
Wharepaku = approx. 9m²
Circulation = approx. 5m²
Feeding / nursing = approx. 12m²
= +/- 26m² total

Car parking

The concept designs have been developed with carparking requirements assumed as follows:

Using the designation of the building as a 'Place of Assembly' The Kaipara District Plan requires one car parking space for every five users of the building.

This calculation method nominates the number of 35-45 carparks for the Community Hub(s) to be provided off site.

Nominally suggesting 35x5=175 PAX to 45x5=225PAX in the hub at any one time.

For Dargaville, the provision of off street car parking would be impracticable to achieve without significantly compromising the nature of the proposal and therefore the existing on street car parking is to be used instead.

Lower Urlich site can accommodate the minimum carparks required.

MCP site can accommodate the minimum carparks required, however, the spatial impact on the surrounding landscape could be significant and not desirable. This will require further testing.

Bike / Scooter / Mobility Scooter Parking

There is a need for well located bicycle parking, mobility scooter and buggy store. Most options have large verandahs / canopies proposed, enabling storage externally under cover, or within welcome spaces, or brought with customers inside the library.

Kaipara District Libraries - Mobile Library

Consideration of access / loading of the mobile library into the building is required at all sites. The mobile library van will be based in Dargaville.



Far North District libraries - Mobile Library Van

PROJECT VALUES

WHAT WE'VE HEARD

FROM THE KDC HUBS BRIEF

KDC Vision

Kaipara - the place to be!

Healthy environment
Prosperous economy
* Vibrant communities
Affordable living
Dependable roading.

KDC Libraries Strategic Priorities

Broadening horizons
Enriching Lives
Strengthening Communities
Building Iwi partnerships
Strengthen customer/community engagement

Principles and Values - Aspirations for the new hubs

Manaakitanga – welcoming, caring, hospitable, accessible, safe,
Kotahitanga – inclusive, equitable, fostering diversity,
Whanaungatanga – collaborative, intergenerational, youth voice, relationships,
Te Huinga – community gathering and connection [gathering and connecting community and communities],
Taiao – flexible and adaptable, sustainable in design, build and operations, biophilic,
Culture and arts – reflecting and telling the local stories of Pakeha, Te Ao Māori, Pasifika,
Catalyst – for learning, creativity, inspiration, change; and
Enabling – integrated digital technology and services, interactive, future focused, generating opportunities.

WHAT IS MISSING?

- Mana i te Whenua - recognition of the unique authority of mana whenua (and of māori as the crown treaty partner),
- Sense of place - creating an identity strongly connected to place,
- Supporting (and sharing with) other community activities and facilities - building synergies. Enabling community building. Transformative,
- Future facing – forward thinking, technological, relevant,
- Ahi-kaa – facilitate ahi-kaa and kaitiaki roles within the area and facility,
- Welcoming – enduring, warm, comfortable, community destination. Town “Living Room”
Tohu - acknowledging wider, significant landmarks,
- Mana – a place to be proud of,
- Mana Whenua values – agreed design principles, ongoing engagement and use,
- Mahi Toi - whole facility re-inscribes iwi narratives,
- Inclusive – universally accessible, multicultural, inviting to all with ‘no wrong door’ and open when customers need it,
- Engaging – social interaction, stimulating, creative and enables a great customer experience,
- Responsive – embraces the ideas, skills and needs of individuals, groups and the wider community,
- Integrated – flexible, adaptable, useful,
- Transformative – catalyst for [Mangawhai/Dargaville] and Library service, participative, educational,
- Sustainable - efficient, innovative, environmental and demonstrative,
- Safe and healthy - CPTED , well-being, promoting good health,
- Whole of Life value - good value in construction, operation, maintenance and decommissioning; and
- Intergenerational – serves, benefits and connects past, present and futures generations.

ARCHITECTURAL VISION

- A place that has mana and is respected
- A place with a profile, seen, and visibly vibrant.
- A building that is grounded in its wider landscape (Tohu)
- A building that is open, friendly and welcoming to all (Manaakitanga)
- Architecture that reflects [Mangawhai/Dargaville]’s sense of place and diverse community
- Robust architecture made from real, natural and long lasting materials with familiarity and connection to the site
- Architecture that is flexible – enabling adaptation to support and evolving and changing library service model.
- Safe spaces for the whole community to normalise coming to the library and engaging with their neighbour and their neighbour’s neighbour – for social interaction
- Spaces with an atmosphere (not a ‘shh!’ place!) that enables informal interaction and activities, but can also support formal events, protocols and tikanga – all with a great soundtrack
- Spaces that have lots of opportunities to connect externally and promote exterior/ interior flow and use (Taiao)
- Spaces that have natural light and natural ventilation and open to the outdoors
- Design that will endure, extending to the furniture, equipment and elements that will be touched.
- Clever and practical design that functions well and is not frivolous
- A design that is environmentally sustainable and educates these principles through its architecture and systems.
- No wrong door. Accessible to all. Grounded in universal design.
- Configured for manaakitanga. And Good coffee! Ability to host with food.