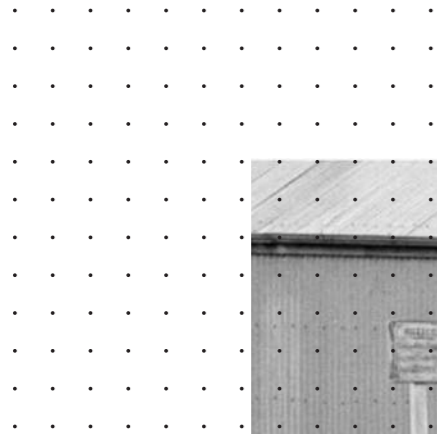


**24.10**  
**KDC NEW COMMUNITY HUBS**

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



**Kaipara District Council**  
**Dargaville**  
**New Community Hub**  
Concept Design Proposal  
Version 01  
December 2024  
Part 2 of 3

[athfieldarchitects.co.nz](http://athfieldarchitects.co.nz)

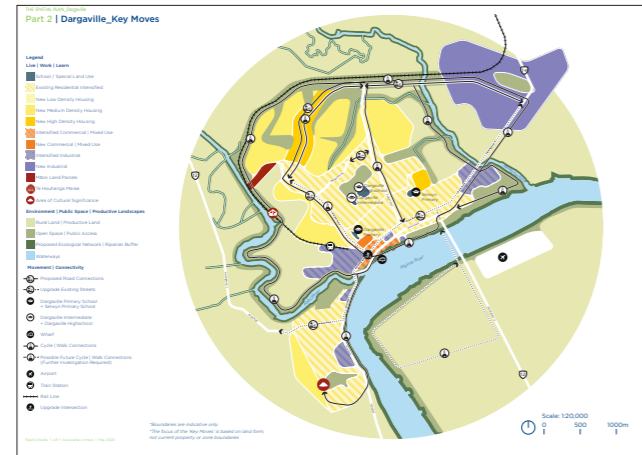
Level 2  
26 Lorne Street  
Auckland 1010  
PO Box 68060  
Victoria Street West  
Auckland 1142  
New Zealand  
+64 9 379 7331

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<b>Part 3</b>	<b>Mangawhai Community Hub</b>
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	Enovate - Structural Engineers Memo

## Introduction - Part 2

This document presents the 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.



2020 The Spatial Plan - Dargaville



2022-2023 He Rautaki Toi ā Rohe o Kaipara



2024 Northland Regional Council Natural Hazard Maps

## Site Information

The high level concept design proposals build from the reports and plan documents illustrated adjacent. In addition to these spatial plans, and maps Kaipara District Council (KDC) have provided several other technical reports, summaries and plans specific to each site. For Dargaville these are:

### Relating specifically to Hokianga Road

*Geotechnical Investigation For Proposed Community Hub At 37 Hokianga Road, Dargaville - 24076\_37 Geotech Report Hokianga Road, Dargaville - August 2024*

*4080 - Site Survey - 240703 Hokianga Rd - August 2024*

*11704 KDC - Lu Rc Dville Town Hall Application Combined- August 2024*

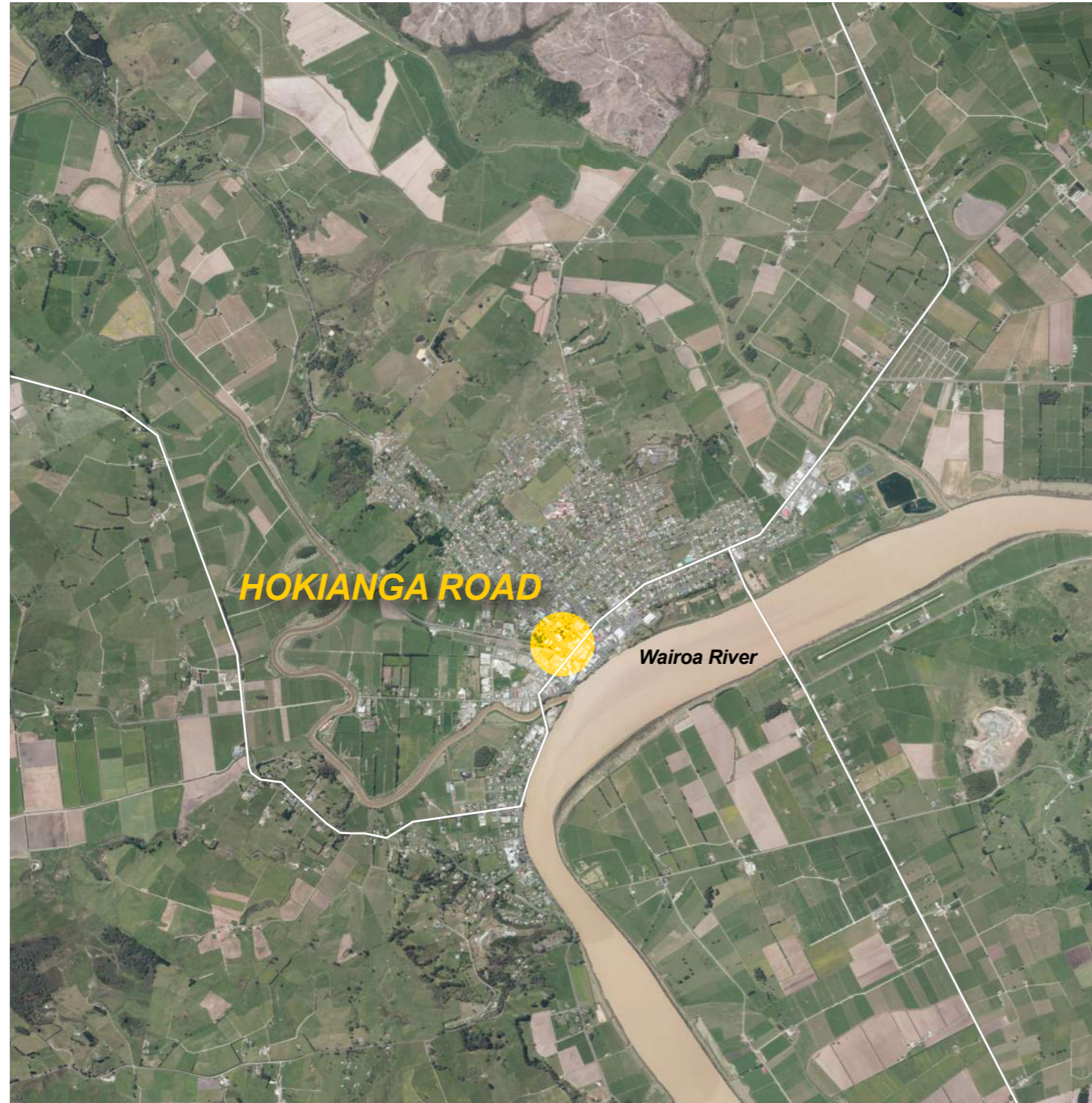
*11532 Seismic Assessment 2013-8-7 Municipal Chambers - August 2013*

*RSA Alteration Plans - 1980*

*RSA and Plunket - Building Plans - 1955*

*Trine Kel - Desktop Flood Analysis for 37 Hokianga Road - Flood and Velocity Plans\_4.12.2024*

# DARGAVILLE CONTEXT MAP



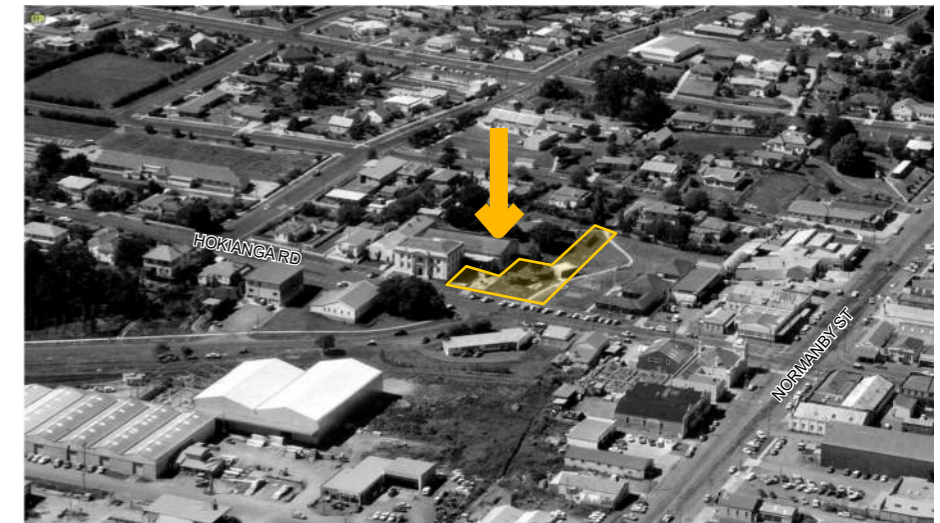
N  
Dargaville Context Diagram  
2014 Aerial Photo  
1:40,000 @ A3



N  
Dargaville  
1968 Aerial Photo  
Sourced from Retrolens <http://retrolens.nz> Survey Number: SN3029  
not to scale

# DARGAVILLE

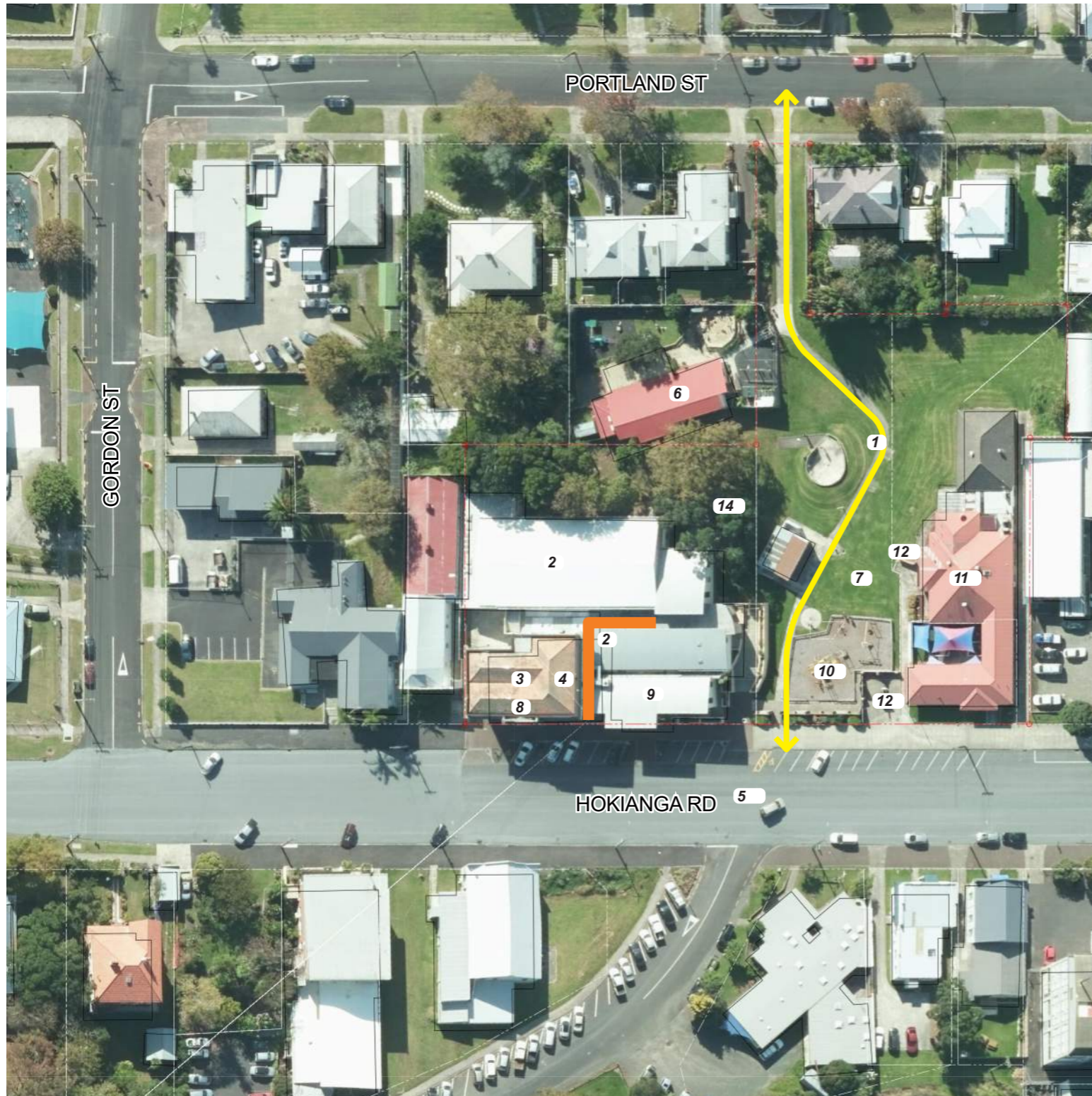
## EXISTING CONTEXT DIAGRAM / MAPPING



Dargaville, Northland. 1973  
Whites Aviation Ltd: Photographs. Ref: WA-71185-F. Alexander Turnbull Library,  
Wellington, New Zealand. /records/23082438

# SITE ANALYSIS

## OPPORTUNITIES AND CONSTRAINTS

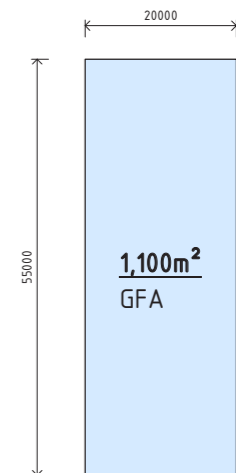


### Opportunities

1. Enhance broader site connections
2. Repair of Municipal Chambers and Memorial Hall public interfaces and entries
3. Potential to improve accessibility of Municipal Chambers
4. Possible synergies with Cinema facilities and the Community Hub operations
5. Establish a positive Civic precinct & support Dargaville Spatial Plan key moves
6. Improve relationship with Kindergarten
7. Explore/express site history eg Kaihu Railway.

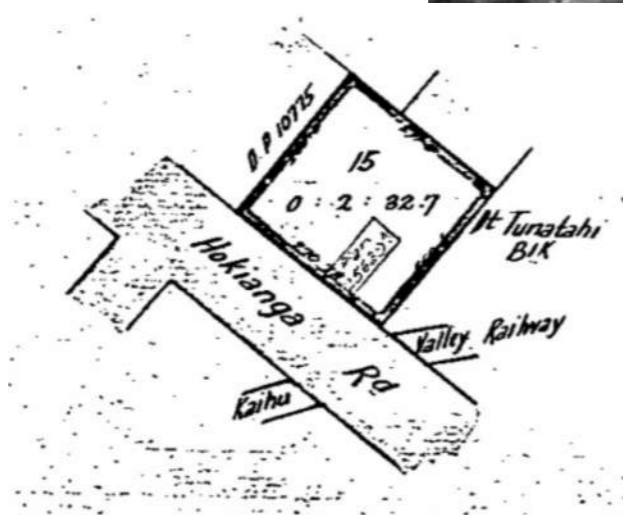
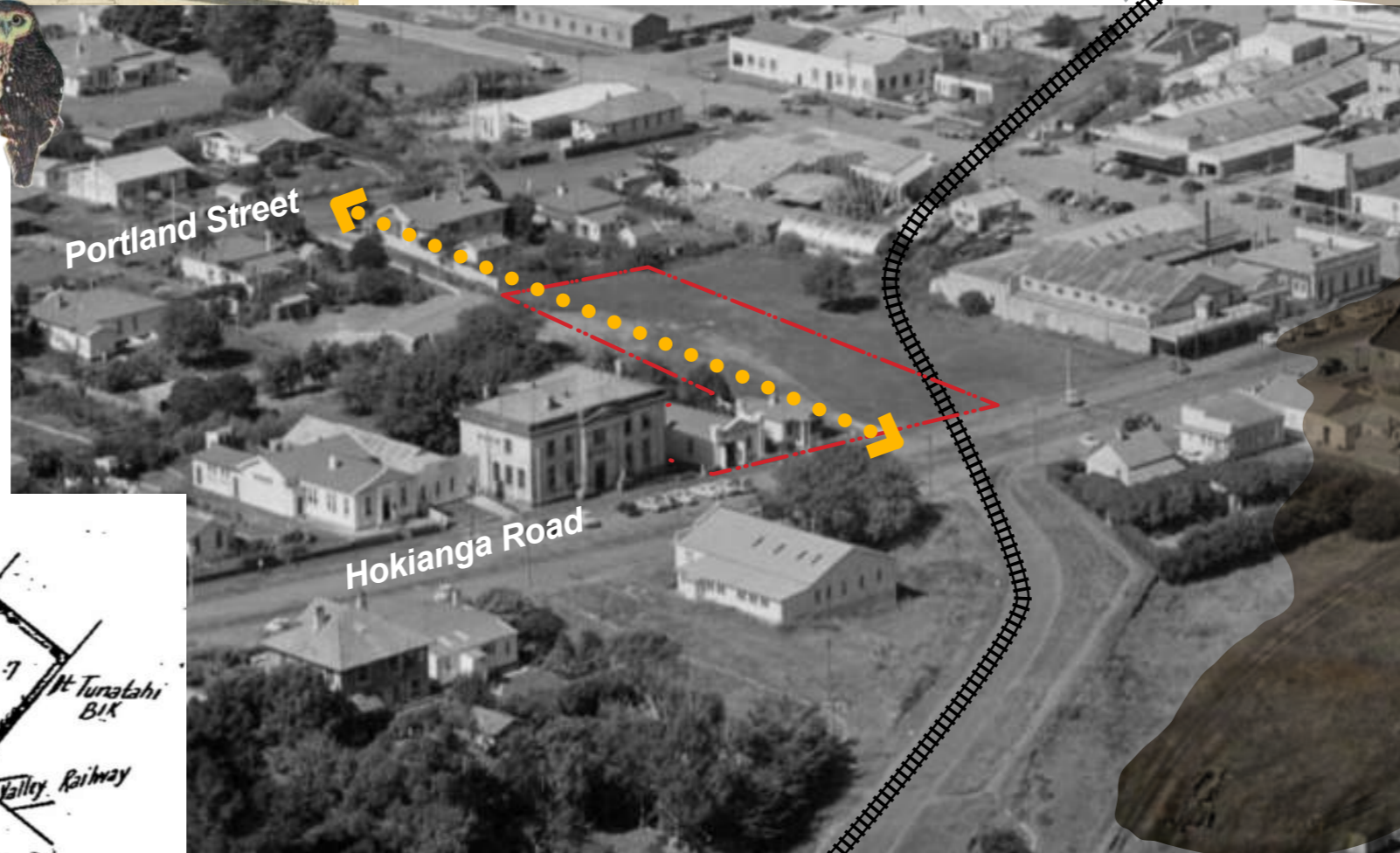
### Constraints

8. Unknowns associated with strengthening works required for Municipal Chambers
9. Existing floor levels of the Municipal Chambers and Memorial Hall relationship to footpath levels and playground
10. Existing playground facility (acknowledge potential to re-locate)
11. Impact on RSA amenity/outlook
12. Impact on Gun Emplacement and War Memorial
13. Limited ability for on-site carparking
14. Existing mature trees (also opportunity).



**Indicative Single Level Library Footprint**  
 1,100m<sup>2</sup>  
 1:1,000 @ A3

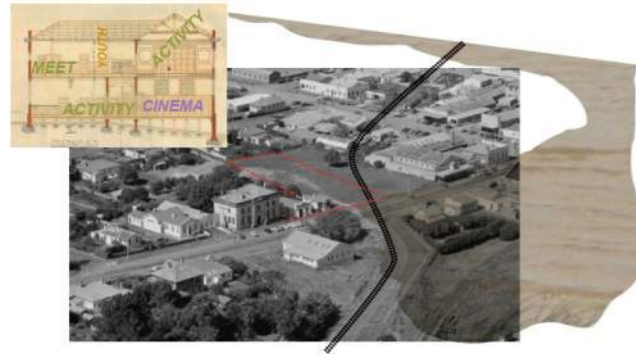
# HOKIANGA ROAD FIRST THOUGHTS COLLAGE



This first thoughts collage seeks to capture and keep vivid relationships established during wananga, desktop research and site visits. 37 Hokianga Road site was cut into several parcels forming the Kaihu Valley Railway line. This truncated edge is acknowledged in the ground floor plan arrangement.

## Site Options

### Jaycee Park



## Scenarios Tabled Wananga 2 - 19.09.2024

### Scenario 1 - Stand alone



#### Opportunities

- Stand alone with distinct profile and identity.
- Good edges to 3 sides.
- Positive sheltered edge to Portland St link.
- Generous Ātea / entry approach from Hokianga Rd.
- Good north aspect.

#### Challenges

- Does not integrate / connect with Memorial Hall & Municipal Chambers.
- Proximity to RSA & War Memorial / Gun emplacement.
- Topography may lead to significant retaining/ earthworks.
- Vehicle servicing.

### Jaycee Park + Memorial Hall

### Scenario 2 - Integrated with Memorial Hall



#### Opportunities

- Positive profile and identity.
- Good edges to all sides.
- Positive sheltered edge to Portland St link.
- Integration with Memorial Hall.
- New (sheltered) entry plaza to Memorial Hall, Cinema and Community Hub.
- Potential for multiple entries including one from the playground frontage.
- Positive relationship to RSA and War Memorial.
- Combined servicing with Memorial Hall.

#### Challenges

- Multiple levels.
- Existing building interfaces.
- Ownership structure?

### Jaycee Park + Memorial Hall + Municipal Chambers

### Scenario 3 - Fully Integrated with Memorial Hall + Municipal Chambers



#### Opportunities

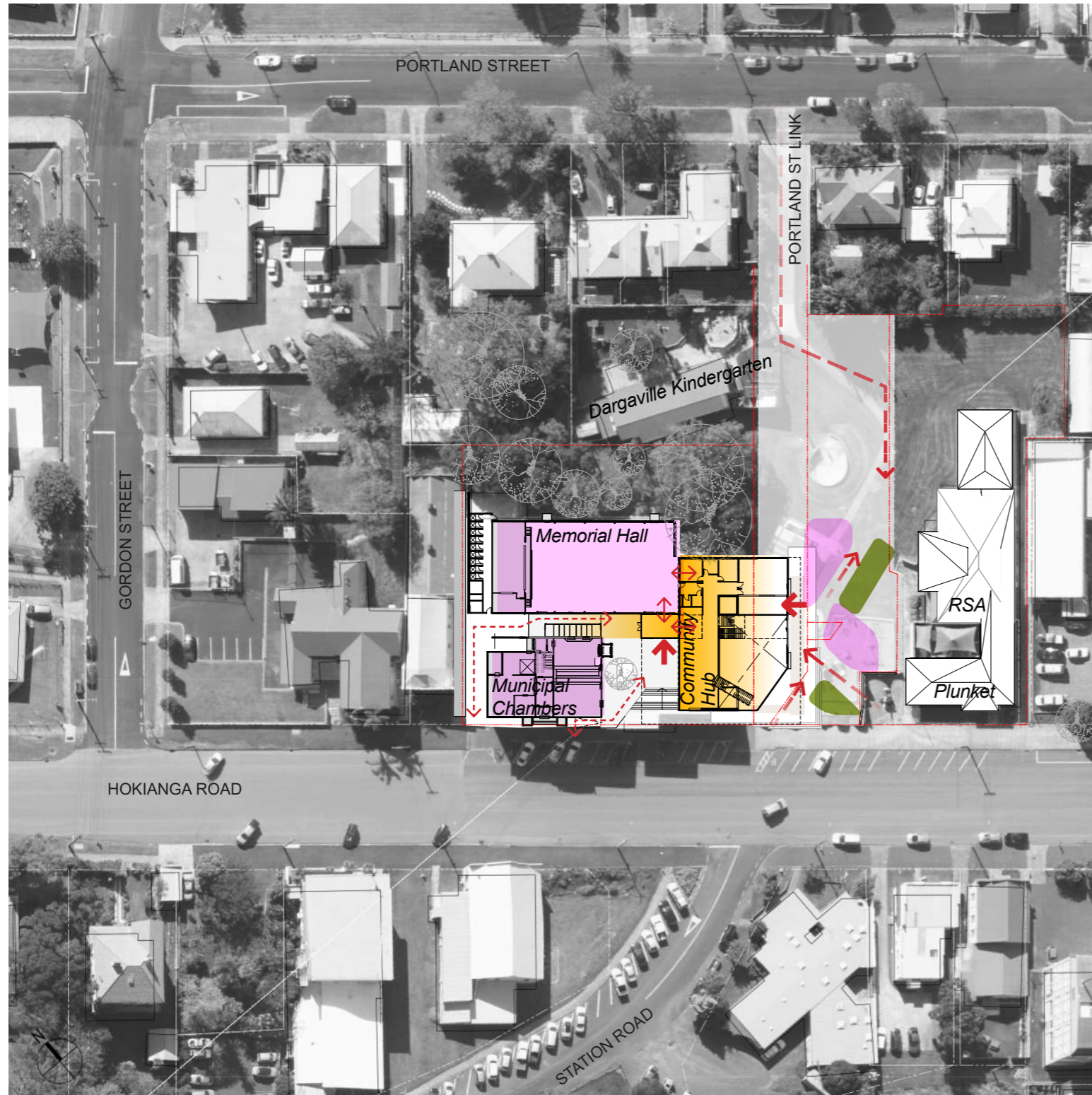
- Positive profile and identity.
- Good edges to all sides.
- Positive sheltered edge to Portland St link.
- Integration with Memorial Hall & Municipal Chambers.
- New entry foyer to Memorial Hall, Cinema and Community Hub.
- Potential for multiple entries including one from the playground frontage.
- Positive relationship to RSA and War Memorial.
- Combined servicing with Memorial Hall.
- Re-using/upgrading existing heritage building.

#### Challenges

- Strengthening works required for Municipal Chambers.
- Multiple levels.
- Multiple existing building interfaces.
- Ownership structure?



# CONCEPT SITE PLAN PROPOSED



## Scenario 2 - Integrated with Memorial Hall

### Opportunities

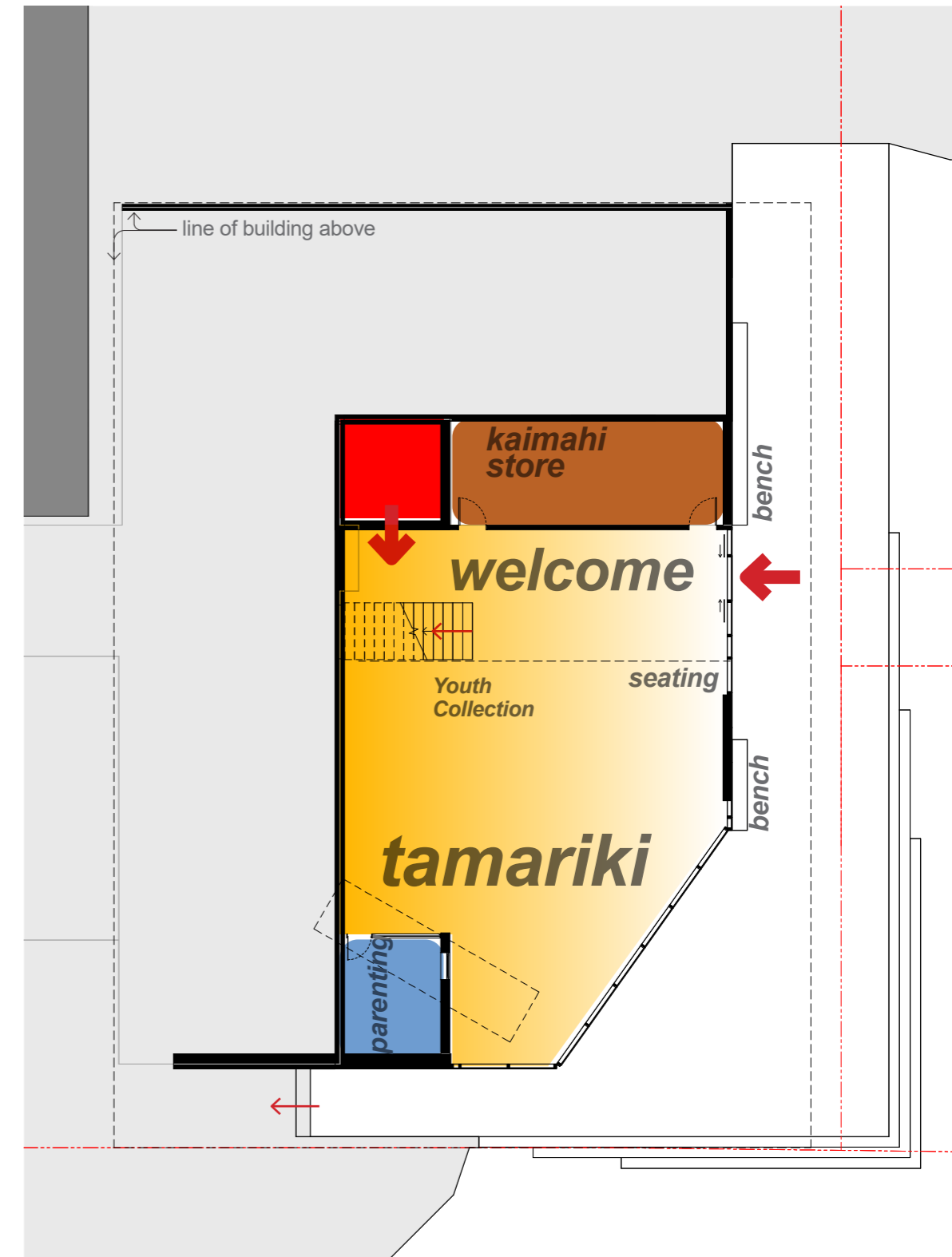
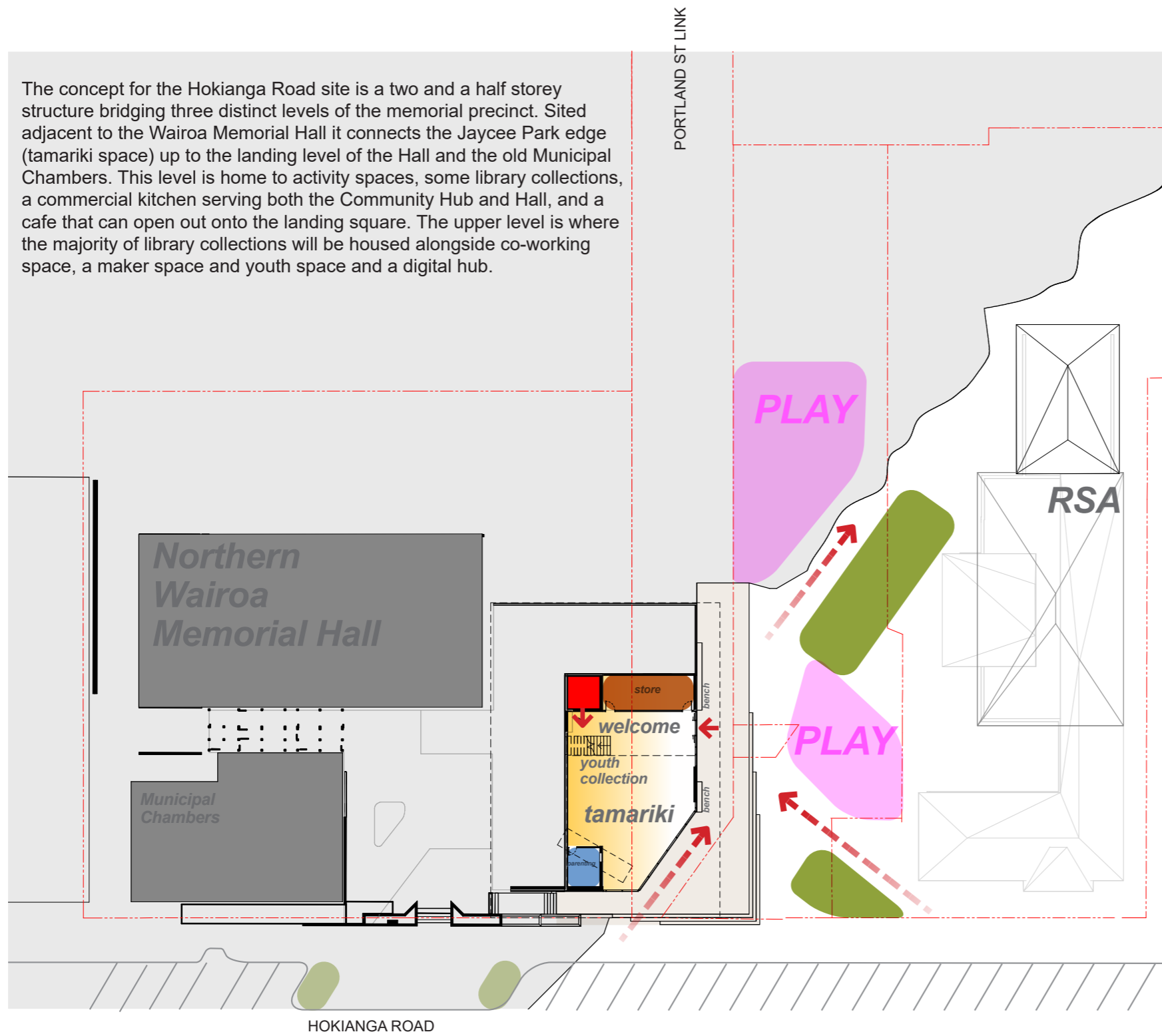
- Positive profile and identity.
- Good, integrated edges to all sides.
- Positive sheltered edge to Portland St link.
- Integration with Memorial Hall.
- New (sheltered) entry landing to Memorial Hall, Cinema and Community Hub.
- Potential for multiple entries including one from the playground frontage.
- Positive relationship to Returns Services Association Building (and Plunket) and the War Memorial.
- Combined servicing with Memorial Hall.

### Challenges

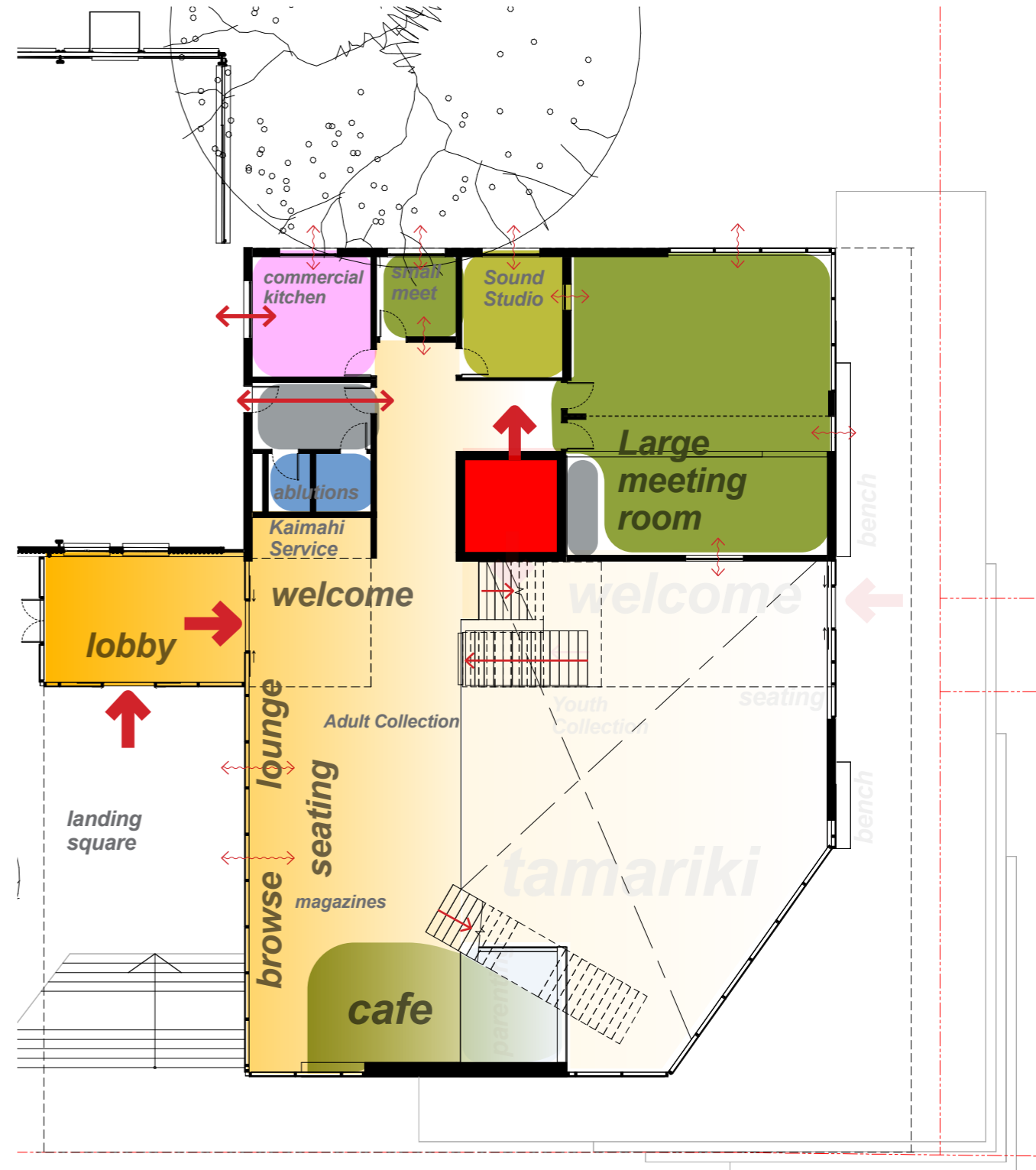
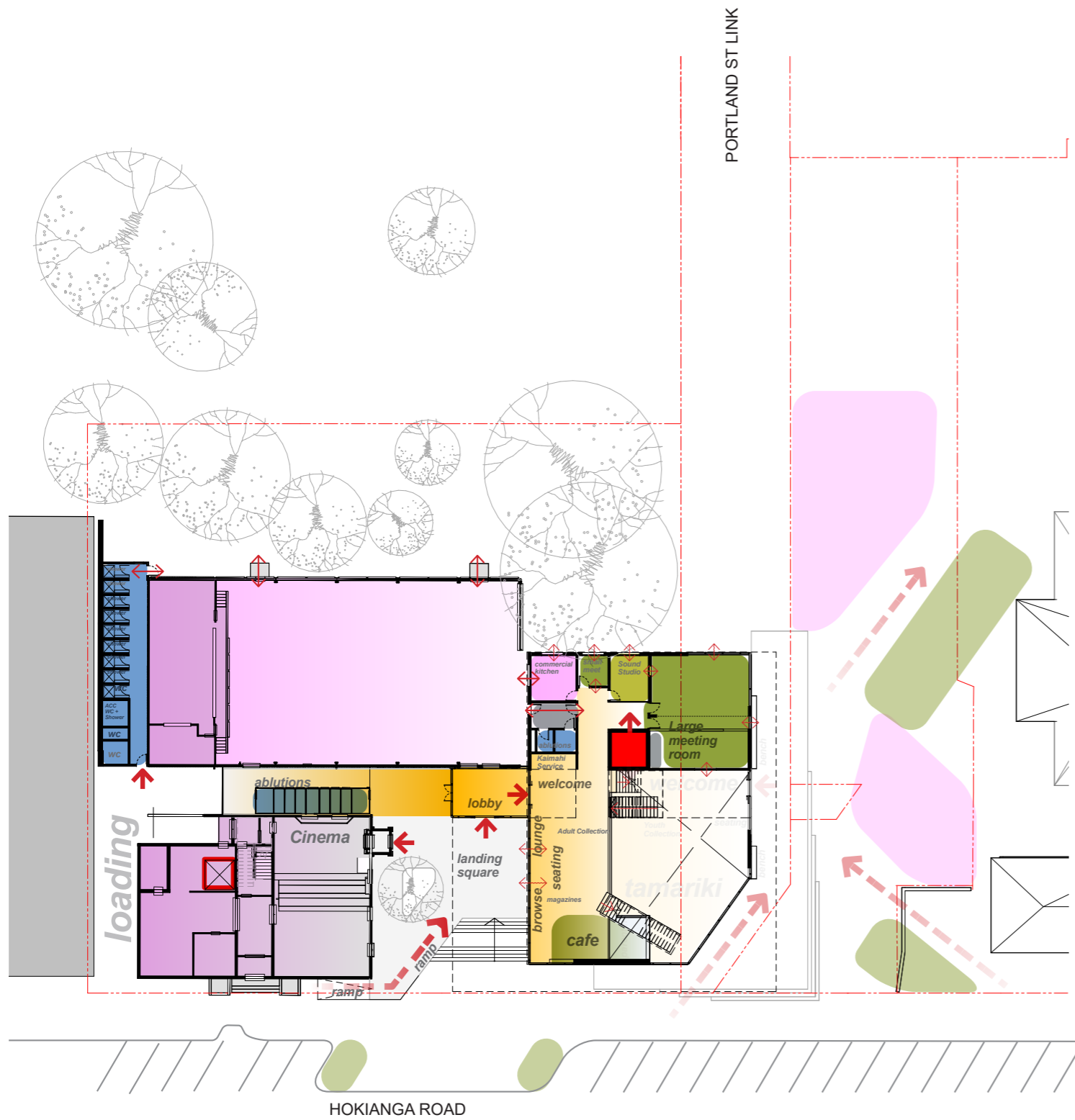
- Multiple levels.
- Existing building interfaces.
- Loading.

# CONCEPT PARK LEVEL FLOOR PLAN PROPOSED

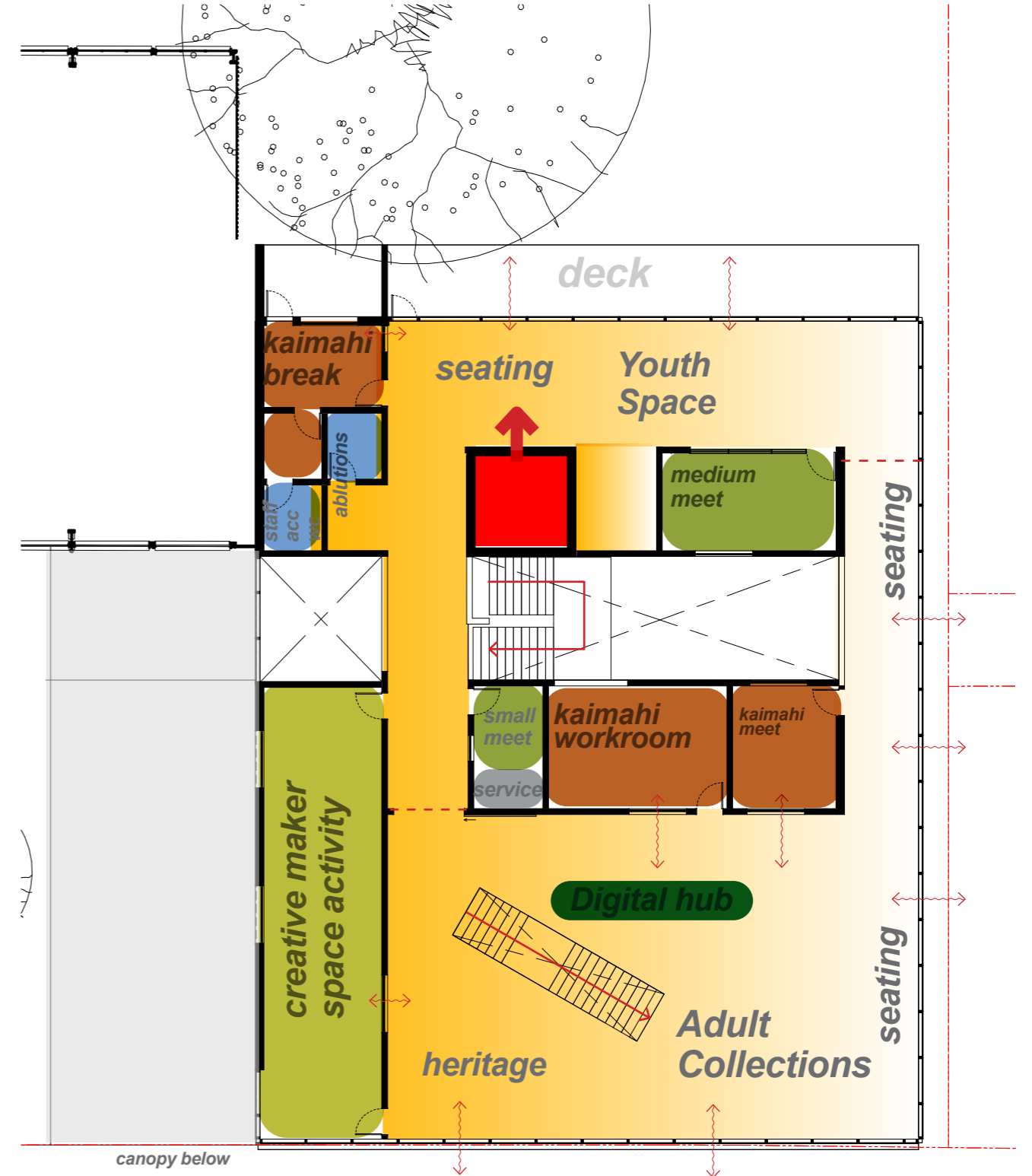
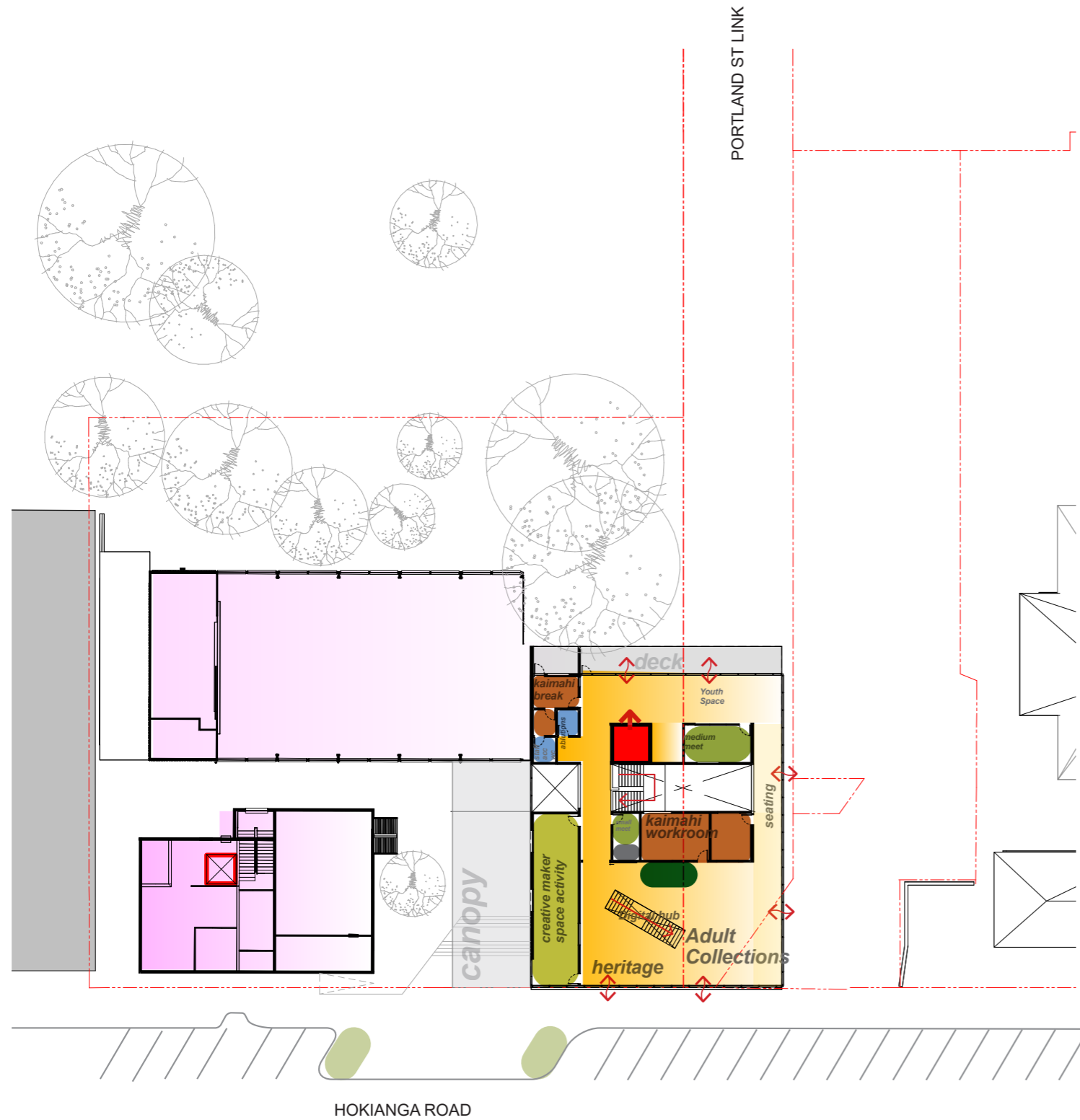
The concept for the Hokianga Road site is a two and a half storey structure bridging three distinct levels of the memorial precinct. Sited adjacent to the Wairoa Memorial Hall it connects the Jaycee Park edge (tamariki space) up to the landing level of the Hall and the old Municipal Chambers. This level is home to activity spaces, some library collections, a commercial kitchen serving both the Community Hub and Hall, and a cafe that can open out onto the landing square. The upper level is where the majority of library collections will be housed alongside co-working space, a maker space and youth space and a digital hub.



# CONCEPT LANDING LEVEL PLAN PROPOSED



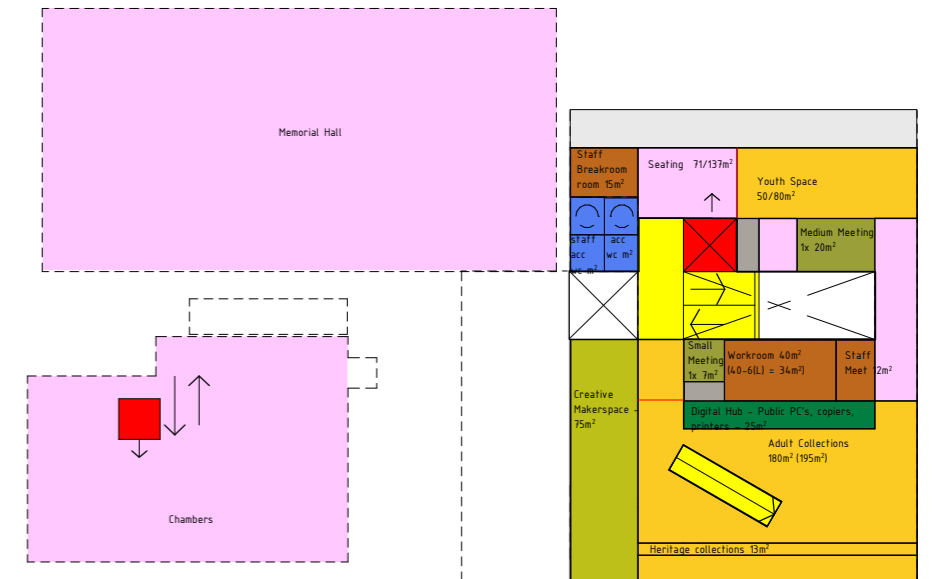
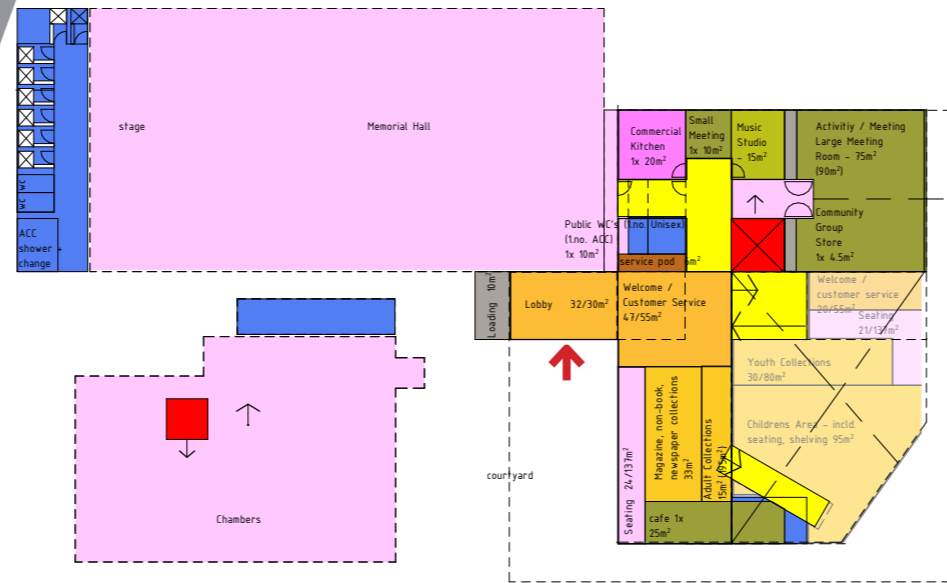
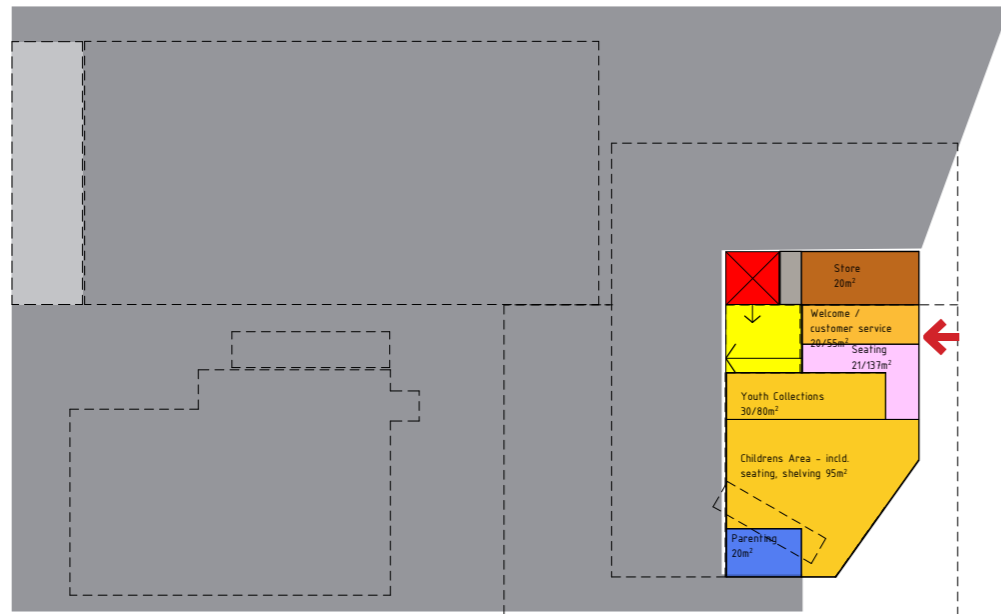
# CONCEPT UPPER LEVEL FLOOR PLAN PROPOSED



# CONCEPT SECTIONS PROPOSED



# DARGAVILLE COMMUNITY HUB DAYTIME OPERATION



**Park Level  
1:500 @A3**

RL +450 above FGL.

- Welcome
- Youth
- Kids
- Seating
- Staff Store
- Parenting Room
- External Accessible WC

- Lift
- Circulation

**Landing Level  
1:500 @A3**

RL +2810

- Lobby
- Welcome
- YA
- Magazines / newspapers
- Seating / co-workers /seniors

- Cafe
- Large meeting /activity (divisible)
- Music Studio
- Small Meeting

- Staff Point (part of Workroom allocation)

- Unisex ACC WC
- Unisex WC
- Accessible WC and Shower
- Unisex Showers and WC's

- Commercial Kitchen

- Lift
- Circulation

**Upper Level  
1:500 @A3**

RL +6310

- Adult collections
- Seating / co-workers /seniors / heritage
- Heritage
- Digital Hub
- Youth

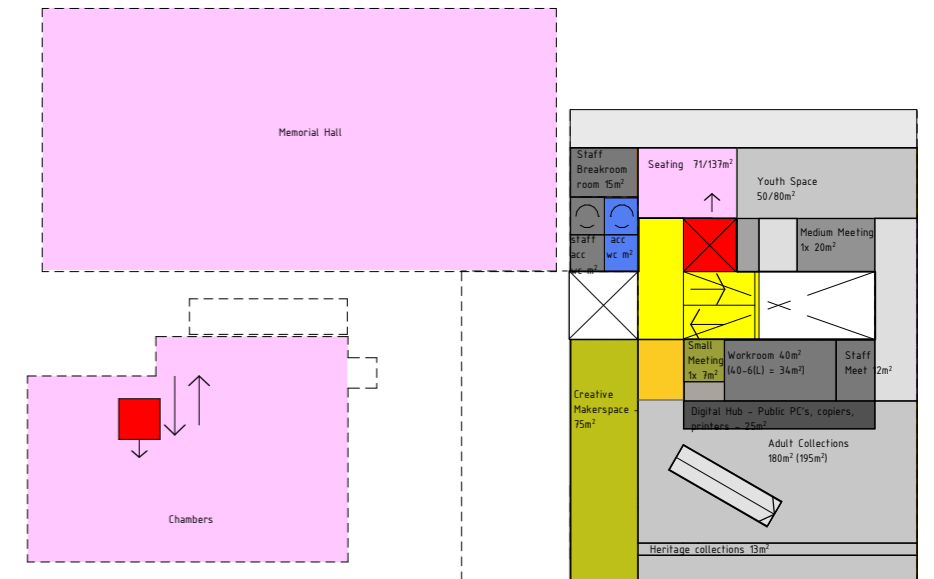
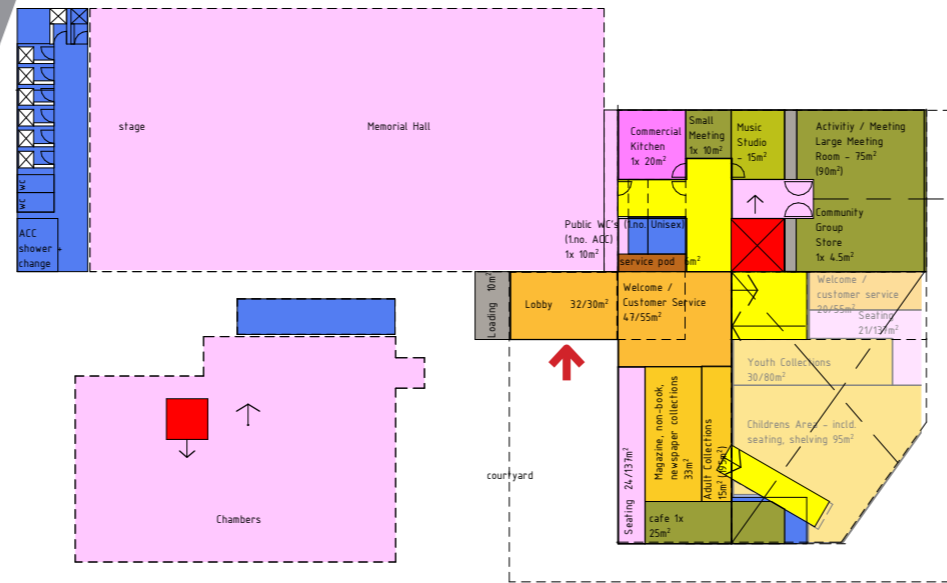
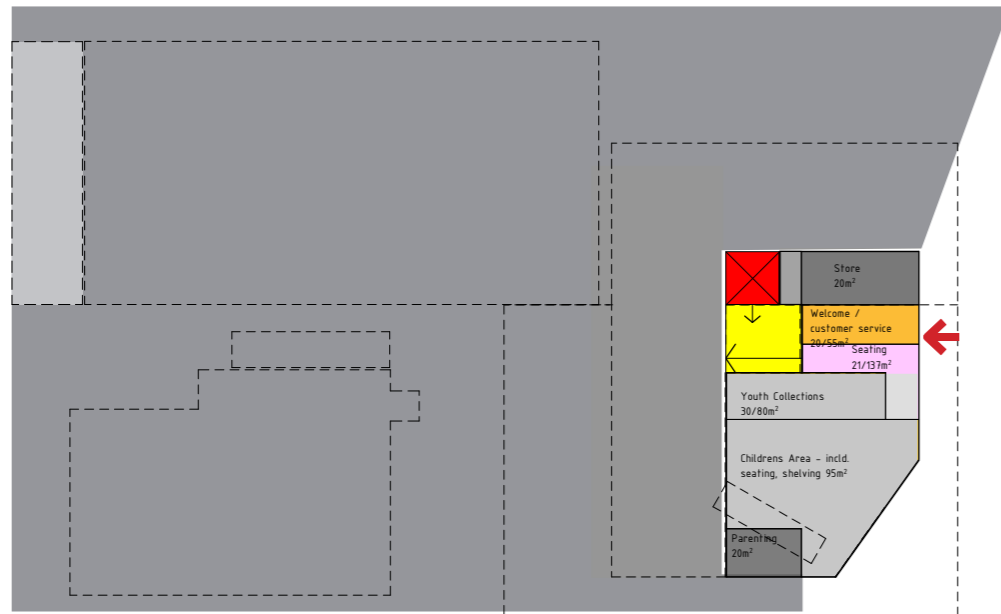
- Creative Makerspace
- Medium Meeting
- Small Meeting

- Staff Workroom
- Staff Breakroom
- Staff Meeting

- Unisex ACC WC
- Staff Unisex ACC WC

- Lift
- Circulation

# DARGAVILLE COMMUNITY HUB AFTERHOURS OPERATION



## Park Level 1:500 @A3



RL +450 above FGL.

- Welcome
- Youth
- Kids
- Seating
- Staff Store
- Parenting Room
- External Accessible WC

- Lift
- Circulation

## Landing Level 1:500 @A3

RL +2810

- Lobby
- Welcome
- YA
- Magazines / newspapers
- Seating / co-workers /seniors

- Cafe
- Large meeting /activity (divisible)
- Music Studio
- Small Meeting

Staff Point (part of Workroom allocation)

- Unisex ACC WC
- Unisex WC
- Accessible WC and Shower
- Unisex Showers and WC's

Commercial Kitchen

- Lift
- Circulation

## Upper Level 1:500 @A3

RL +6310

- Adult collections
- Seating / co-workers /seniors / heritage
- Heritage
- Digital Hub
- Youth

- Creative Makerspace
- Medium Meeting
- Small Meeting

- Staff Workroom
- Staff Breakroom
- Staff Meeting

- Unisex ACC WC
- Staff Unisex ACC WC

- Lift
- Circulation

# DARGAVILLE COMMUNITY HUB PRECEDENTS



Good sheltered spaces between



Neighbours for reference



Connections between floor plates



Custom Furniture that works hard



Civic entries celebrating Mana Whenua Mahi Toi



Communal food and coffee



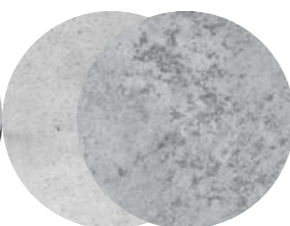
Textiles of Dargaville



Good Visibility through Glazing



Profiled aluminium cladding



Concrete with exposed aggregate



Pleated core ten



# CONCEPT PERSPECTIVES PROPOSED

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View South East looking down Hokianga Road

# CONCEPT PERSPECTIVES PROPOSED

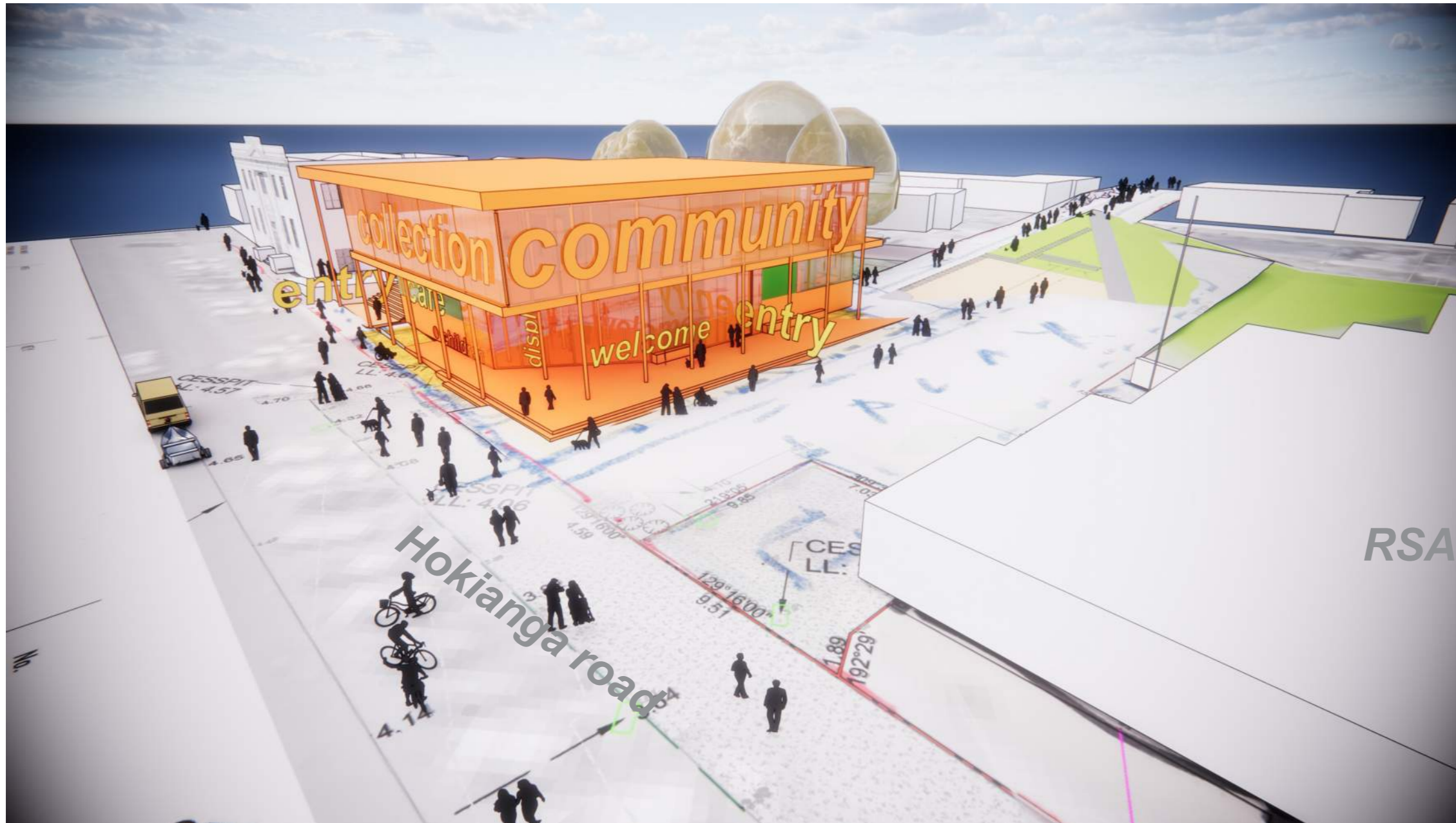
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*Elevation Street view of Municipal Chambers  
and Proposed Community hub*

# CONCEPT PERSPECTIVES PROPOSED



Elevated view from Southern Corner

# CONCEPT PERSPECTIVES PROPOSED

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Elevated view from Jaycee Park

# CONCEPT PERSPECTIVES PROPOSED

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*Pedestrian view from Jaycee Park*

# CONCEPT PERSPECTIVES PROPOSED

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Interior view of double height Tamariki space / Young adult collection

# DARGAVILLE PROPOSAL COMMENTARY

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 wheuna feedback.

## Overland Flow Paths / Flood Prone Sites

Northland Regional Council's (N.R.C) online flood maps have informed reference levels (RL's) for floor levels and commentary has been provided on the suitability of assumptions made. Following work undertaken by KDC / Trine Kel Civil Engineers - it is suggested that the finished floor RL for Dargaville Hokianga Road site is approximately +450mm above finished ground level of Jaycee Park.

## 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 will require removal and replacement of existing play equipment in order to build the project.

## 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 offering are. Descriptions below are a first cut for provisions in Dargaville:

### Commercial Kitchen

- Commercial grade equipment.
- Means 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.

### Large / Larger Meeting Room Kitchenette

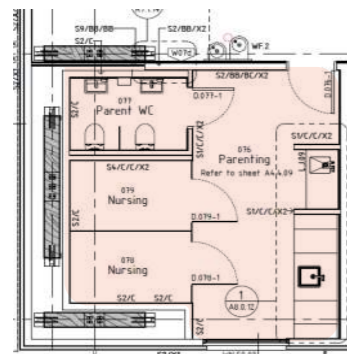
- Instant water boiler, sink.
- Storage dependant on offering, may include cup / mug store, tea / coffee store / dish drawer.
- Bins / waste strategy.

# DARGAVILLE PROPOSAL COMMENTARY

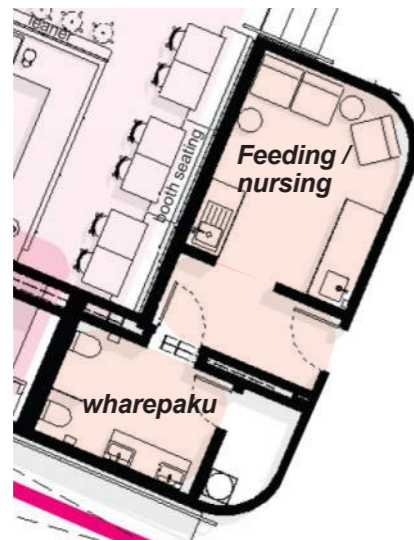
## Parenting Room

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 = 27m<sup>2</sup>



Te Aka - Napier District Council Parenting Wharepaku and Feeding Room  
Wharepaku = approx. 9m<sup>2</sup>  
Circulation = approx. 5m<sup>2</sup>  
Feeding / nursing = approx. 12m<sup>2</sup>  
= +/- 26m<sup>2</sup> 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.

## Bike / Scooter / Mobility Scooter Parking

There is a need for well located bicycle parking, mobility scooter and buggie store. The proposal for Dargaville includes large verandahs / canopies enabling storage externally under cover, or within welcome spaces. If required in the case of mobility scooters, 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