

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
Mangawhai
New Community Hub
Concept Design Proposals
Version 01
December 2024
Part 3 of 3

athfieldarchitects.co.nz

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

CONTENTS

Part 1	Summary Concept Proposals
Part 2	Dargaville Community Hub
Part 3	Mangawhai Community Hubs
	Introduction
	Background Site Information
	Broader Mangawhai Context
	Urlich Park Site
	Urlich Park Site Analysis - Opportunities & Constraints
	Site History
	Existing Site photos
	First Thoughts Collage
	Summary Urlich Park Scenarios
	Proposed Site Aerial
	Proposed Concept Site Plan Opportunities & Constraints
	Urlich Park Proposed 3D
	Proposed Ground Floor Plan - Surrounds
	Proposed Ground Floor Plan - Programmes
	Proposed Concept Section
	During and Afterhours Operations
	Material Precedents
	Perspective Views
	Mangawhai Community Park Site
	MCP Site Analysis - Opportunities & Constraints
	First Thoughts Collage
	Summary Mangawhai Community Park Scenarios
	Proposed Ground Floor Plan - Surrounds
	Proposed Mezzanine Floor Plan - Surrounds
	Proposed Ground Floor Plan - Programmes
	Proposed Mezzanine Floor Plan - Programmes
	Proposed Floor Plans - Programmes
	Proposed Concept Section
	During and Afterhours Operations
	Precedent Materials
	Perspective Views
	Appendices
	WA - Landscape Sketches
	Enovate - Structural Engineers Memo

Introduction - Part 3

This document 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).

BACKGROUND SITE INFORMATION



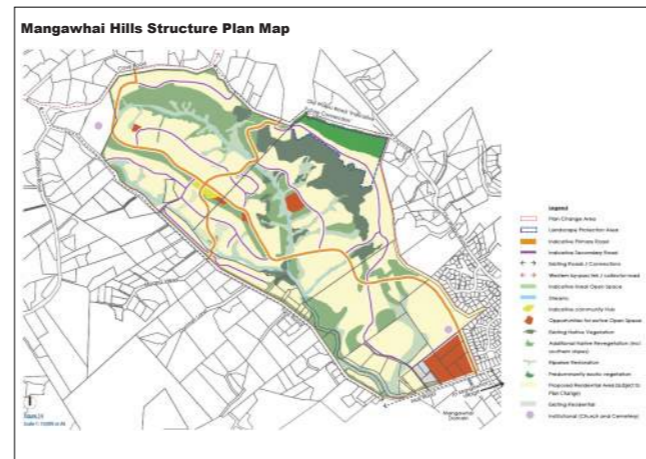
2017 Mangawhai Community Plan



2020 Mangawhai Spatial Plan



2022 (Update) Mangawhai Community Park Plan



2023 PPC84 - Mangawhai Hills



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 these are:

Relating specifically to Mangawhai Community Park / Molesworth Drive:

- Mangawhai Community Park Wetlands Hydrology Assessment - July 2019*
- Hawthorn Gedded Engineers & Architects Ltd Geotechnical Engineering Assessment For Proposed Office, Libaray And Carpark 191 Molesworth Drive Mangawhai Heads - July 2019*

Mangawhai Community Park Masterplan Transport - Flow Assessment - May 2021

Ecological Management Recommendations: Mangawhai Community Park - December 2021 - Rev 2

Mangawhai Community Park - Implementation Plan - September 2022
WSP Kaipara District Council - Mangawhai Activity Zone (MCP) Stormwater Issues - February 2024

WSP Detailed Design Memo For Mangawhai Activity Zone (MCP) - Stormwater Issues - April 2024

4078 MCP Site Survey - MERGED - 240614 - June 2024

Relating specifically to Ulrich Park / Moir Street:

4079 Ulrich Drive Site Survey - 240621- June 2024

Preliminary Geotechnical Investigation for Proposed Sports and Recreational Facilities at Ulrich Park, Mangawhai - 24072_Ulrich Park, Mangawhai - August 2024

Moir St_Ulrich drive possible MWI Hub location - Reset Urbanism - January 2024


Long Term Plan 2024-2027 Deliberations & Decision Making - Topic 2 - Ulrich Park (Moir Street Reserve) – what's next? - Community Feedback

Trine Kel Civil Engineering - Technical Memo - Flood and Velocity Plans_26.11.2024

SITE INTRODUCTION

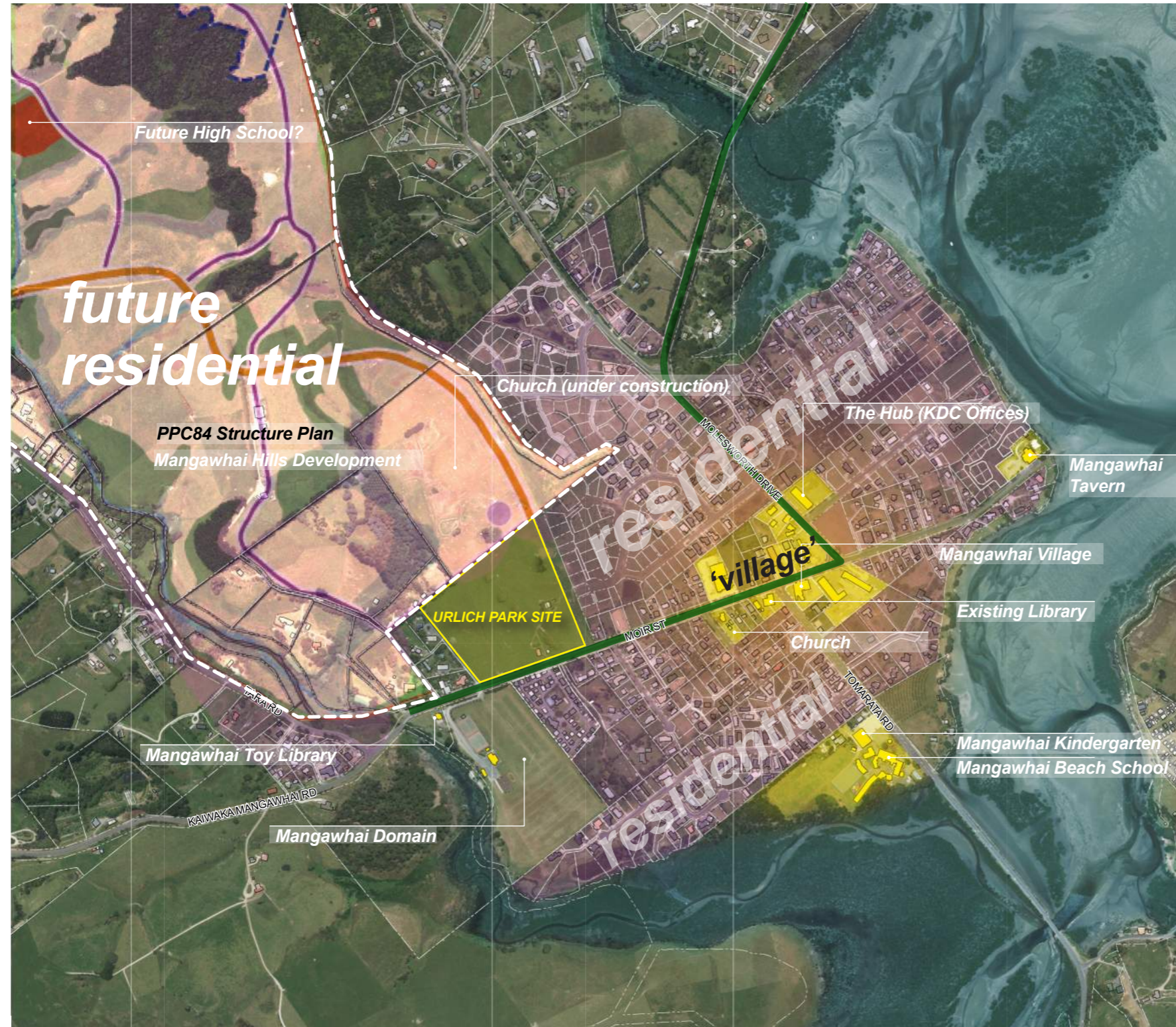
BROADER MANGAWHAI CONTEXT



 **Mangawhai Context Diagram**
2014 Aerial Photo
1:40,000 @ A3

URLICH PARK SITE ANALYSIS

OPPORTUNITIES AND CONSTRAINTS



Urlich Park Site

“ In 2022 Kaipara District Council bought 5.8ha here on Moir Street using reserve contributions collected from developers and property owners in the Mangawhai area.
 Named for the former owner, Urlich Park acknowledges the long association the Urlich family has with this land. The land is currently being grazed by a local farmer vehicle council engages with the community on how to best develop the site for sports and recreational facilities.”

Opportunities

- Enhance broader site connections.
- Complementary to existing Domain facilities.
- Extension of the Village.

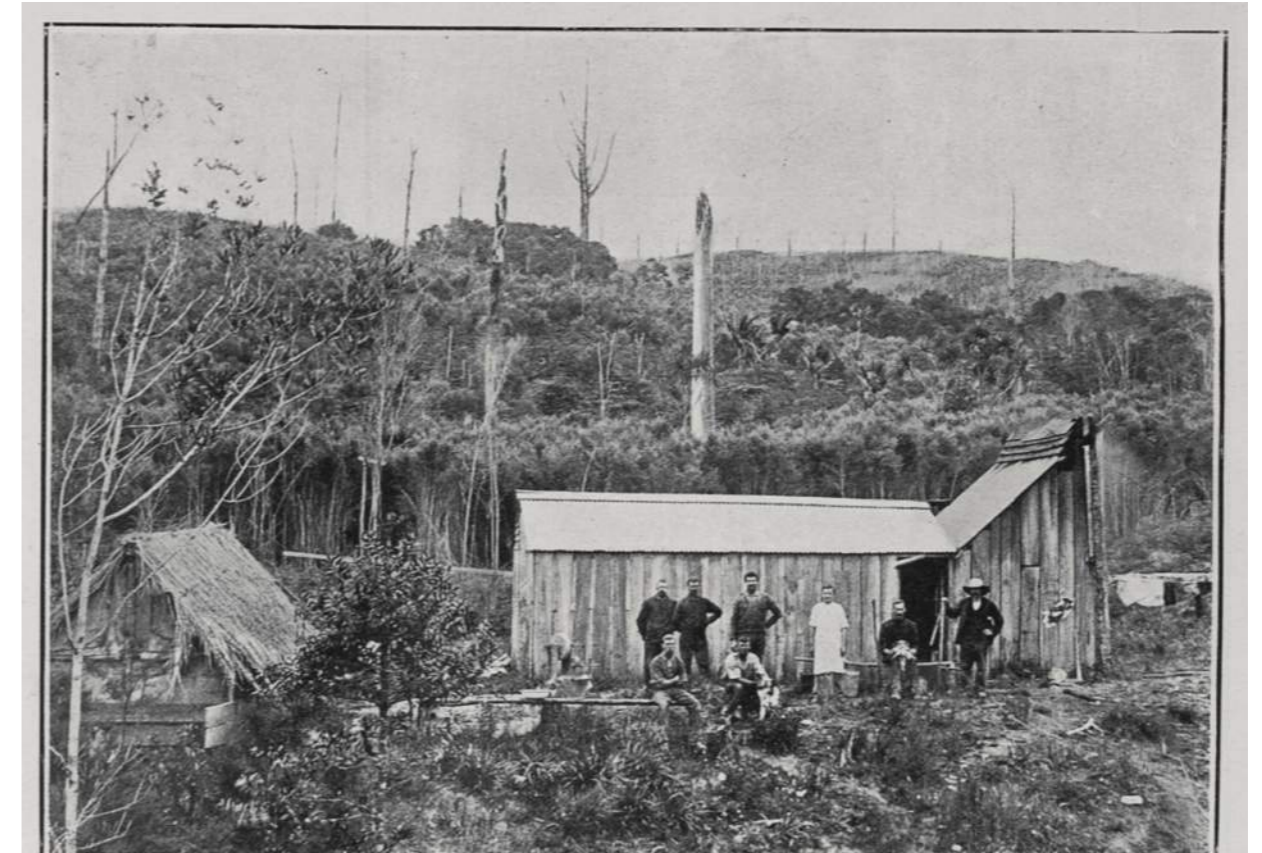
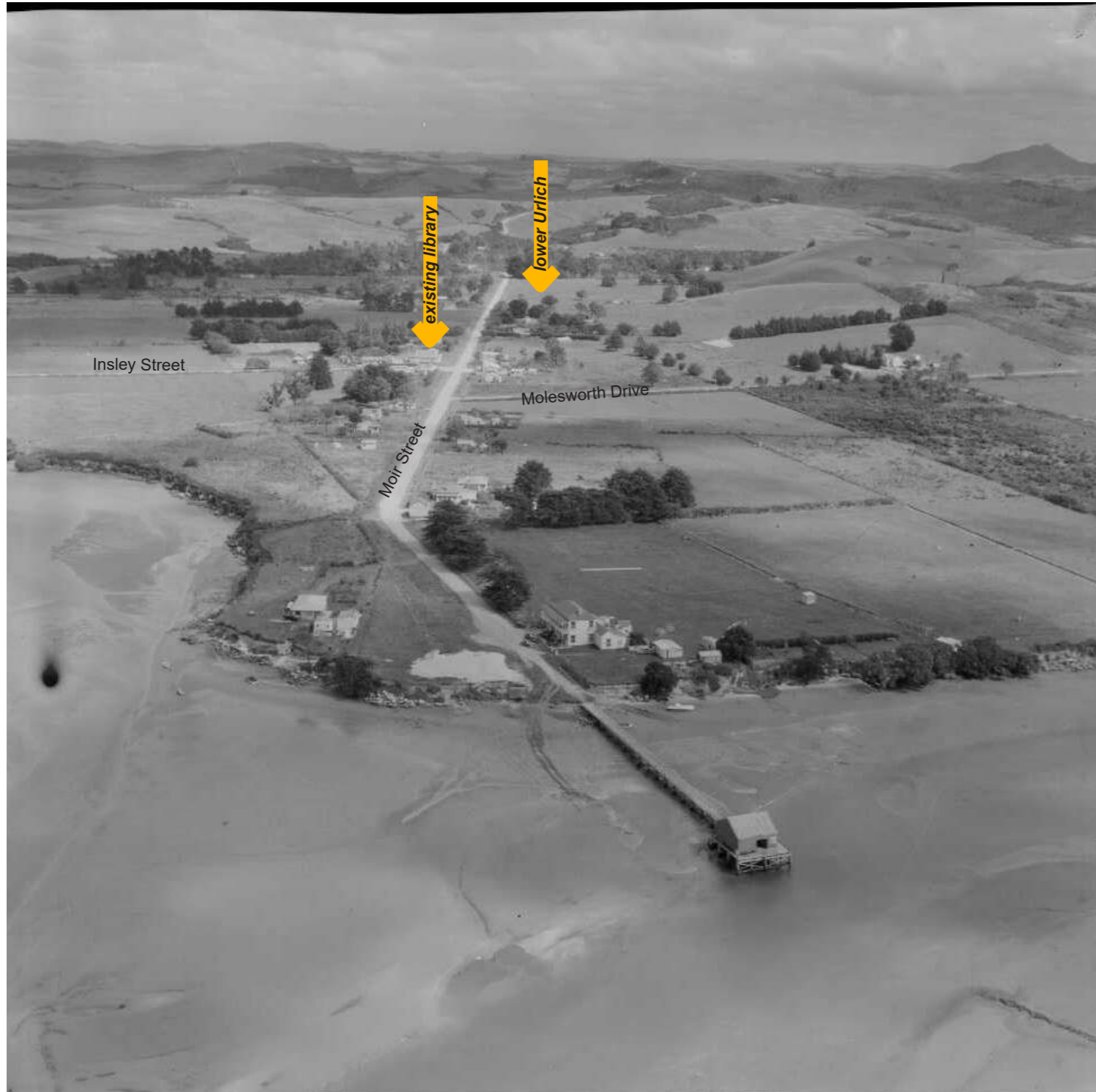
Constraints

- Ground conditions.
- Reliant on future growth to settle in.

 **Mangawhai Village Context Diagram**
 2014 Aerial Photo + Mangawhai Hills Structure Plan overlay
 1:10,000 @ A3

SITE HISTORY

BROADER MANGAWHAI CONTEXT



A typical bushmen's camp at Penman's Bush, near Mangawhai, North Auckland - 1906
Auckland Libraries Heritage Collections AWNS-19060215-06-03

Mangawhai, Northland, showing jetty and houses. Whites Aviation Ltd: Photographs. Ref: WA-37902-F. Alexander Turnbull Library, Wellington, New Zealand. /records/23524522

URLICH PARK SITE PHOTOS

EXISTING

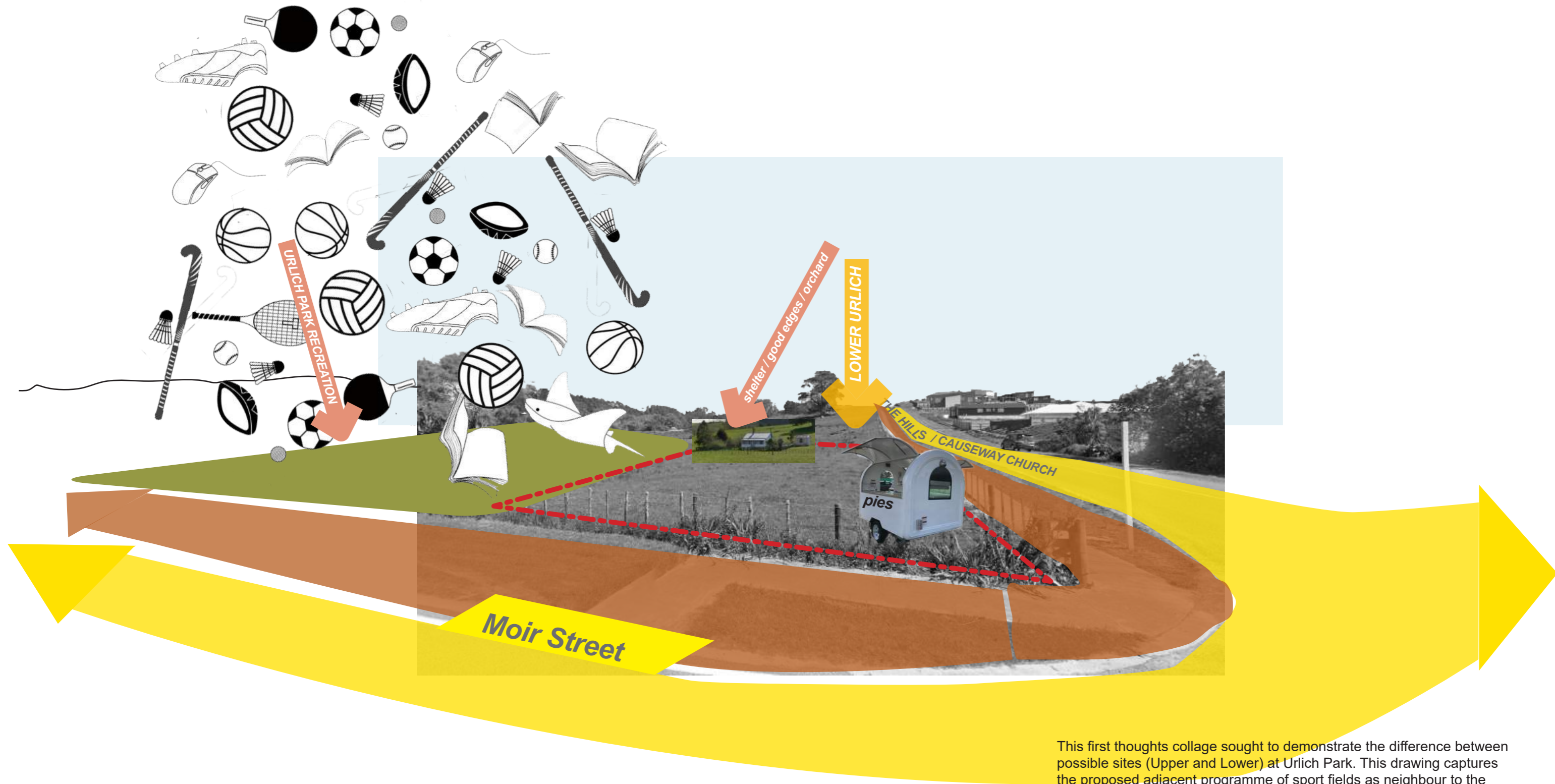


Lower Urlich - Photograph taken from Moir Street



Middle Urlich - Photograph taken from Urlich Drive

URLICH PARK LOWER SITE FIRST THOUGHTS

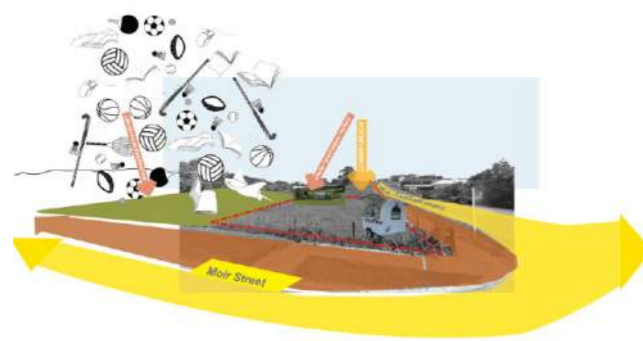


This first thoughts collage sought to demonstrate the difference between possible sites (Upper and Lower) at Urlich Park. This drawing captures the proposed adjacent programme of sport fields as neighbour to the Community Hub. Seeking to marry the two, books and hockey sticks fly in the air with shuttle cocks and stingrays flanking the site. Food and shelter are also referenced in this drawing - two celebrated aspects of the design proposal - flexibility, manaakitanga and amenity.

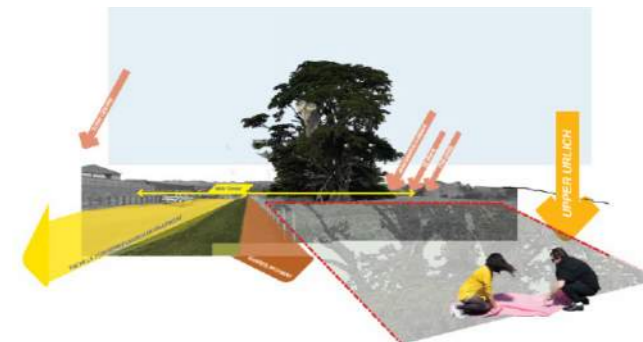
MANGAWHAI SCENARIOS URLICH PARK

Site Options

Urlich Park Lower



Urlich Park Upper



Scenarios Tabled Wananga 2 - 19.09.2024

Scenario 1 - Urlich Park Lower



Opportunities

- Good profile, address and approach.
- Good building edges to all sides.
- Good carparking.
- Potential for future community facilities precinct.
- Well positioned to link to new shared pathway.
- Single level building

Challenges

- Relatively isolated from Mangawhai Village.
- Flooding risk?
- Potential impact on playing field flexibility.

Scenario 2 - Urlich Park



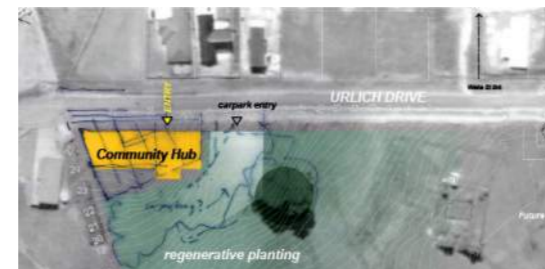
Opportunities

- OK profile, address and approach.
- Good building edges to all sides.
- Good carparking.
- Potential for future community facilities precinct.
- Well positioned to link to new shared pathway.
- Single level building.

Challenges

- Profile impacted by potential future community buildings.
- Relatively isolated from Mangawhai Village.
- Flooding risk?
- Potential impact on playing field flexibility.

Scenario 1 - Urlich Park Upper



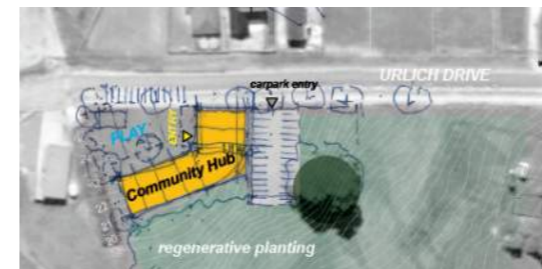
Opportunities

- Elevated position with great outlook.
- No impact on playing field arrangement.

Challenges

- Limited ability to establish community precinct.
- Isolated from Mangawhai Village.
- Exposed.
- Challenging carparking provision.
- Sloped site may require multiple levels and significant enabling works.
- Poor approach/entry.

Scenario 2 - Urlich Park Upper



Opportunities

- Elevated position with great outlook.
- No impact on playing field arrangement.

Challenges

- Limited ability to establish community precinct.
- Isolated from Mangawhai Village.
- Exposed.
- Challenging carparking provision.
- Sloped site may require multiple levels and significant enabling works.

Proposals Presented Wananga 3 - 04.10.2024

Scenario 1 - Urlich Park Lower



Opportunities

- Good profile, address and approach.
- Good building edges to all sides.
- Good carparking.
- Potential for future community facilities precinct.
- Well positioned to link to new shared pathway.
- Single level building.

Challenges

- Relatively isolated from Mangawhai Village.
- High water table.
- Potential impact on playing field flexibility.

URLICH PARK CONCEPT SITE AERIAL PROPOSED



N
Ulrich Park Site Plan
1:2,000 @ A3

- Legend**
- a. Hockey Fields - assumed.
 - b. Netball Courts - assumed.
 - c. Future Community Sports Building - assumed.

URLICH PARK CONCEPT SITE PLAN PROPOSED

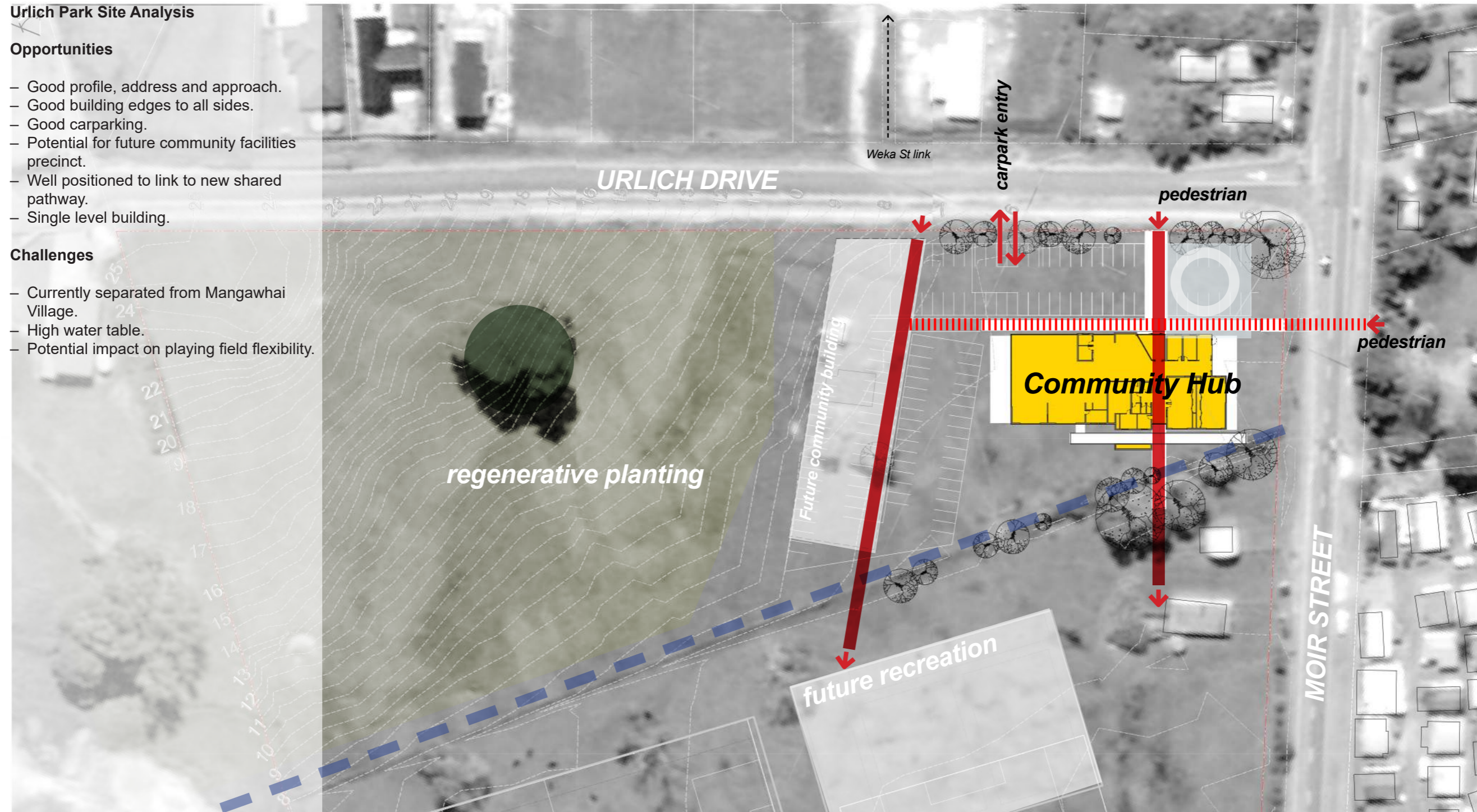
Ulrich Park Site Analysis

Opportunities

- Good profile, address and approach.
- Good building edges to all sides.
- Good carparking.
- Potential for future community facilities precinct.
- Well positioned to link to new shared pathway.
- Single level building.

Challenges

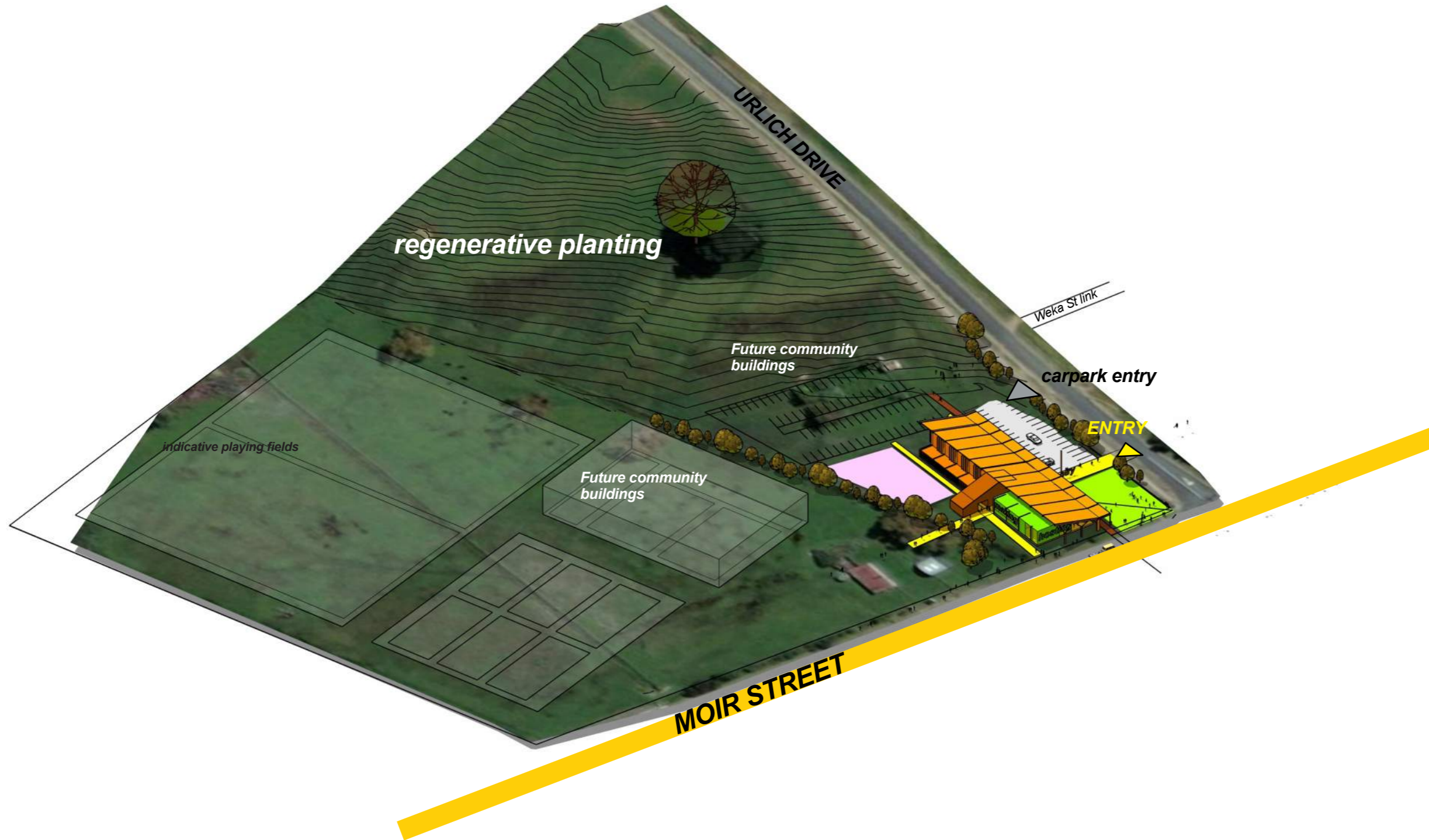
- Currently separated from Mangawhai Village.
- High water table.
- Potential impact on playing field flexibility.



URLICH PARK CONCEPT 3D PROPOSED

24.10
KDC Mangawhai Community Hub
Concept Design Proposals
Part 3 of 3
Version 01
Athfield Architects Ltd
December 2024

Page 12

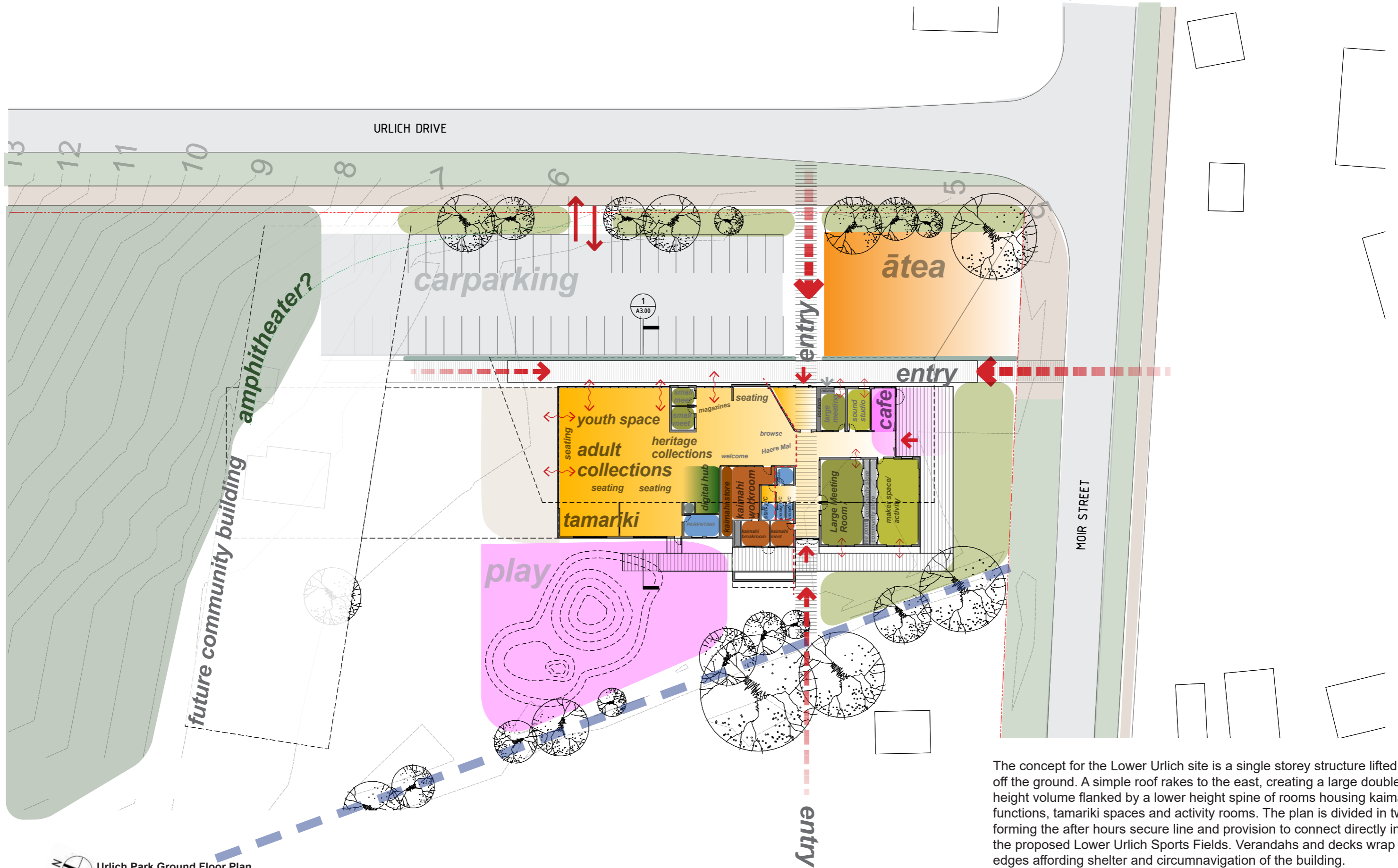


Ulrich Park / Moir St Aerial View 01
South

URLICH PARK CONCEPT

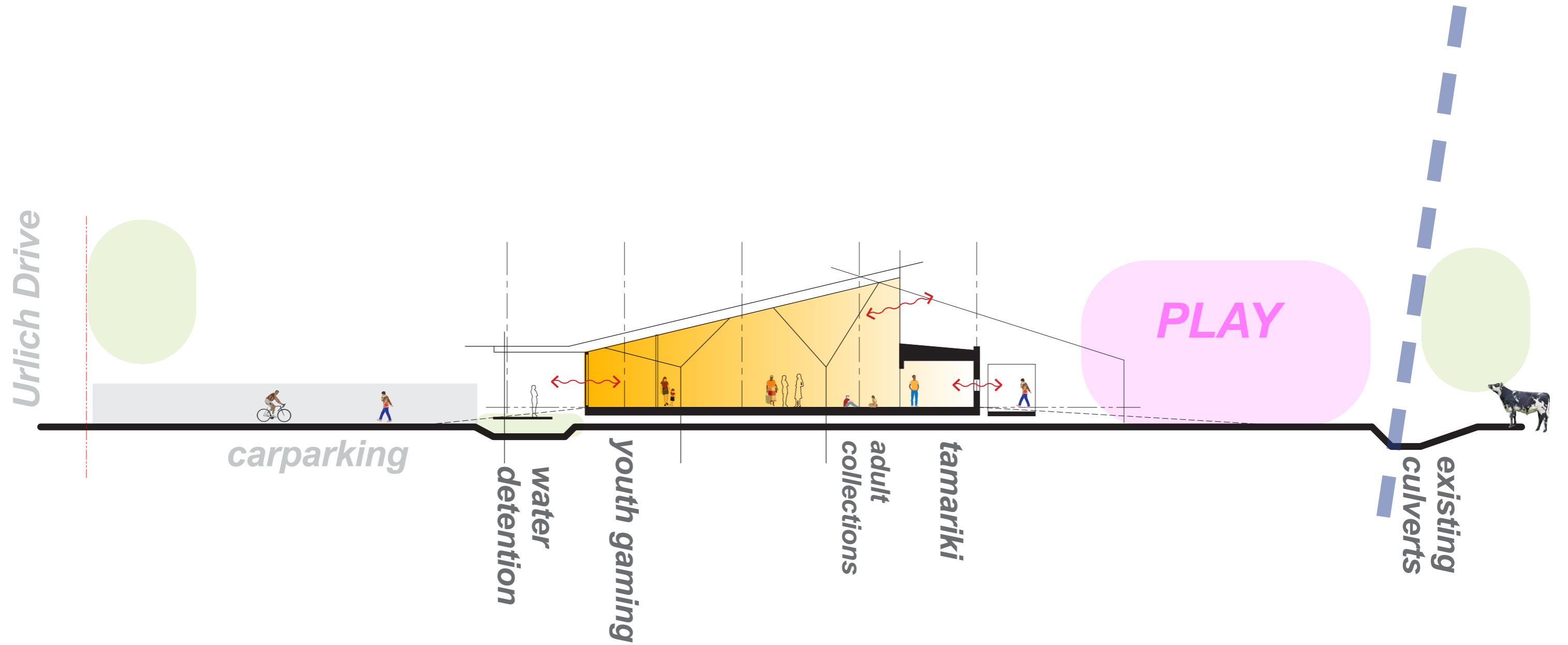
PROPOSED GROUND FLOOR PLAN PROGRAMMES

24.10
 KDC Mangawhai Community Hub
 Concept Design Proposals
 Part 3 of 3
 Version 01
 Athfield Architects Ltd
 December 2024

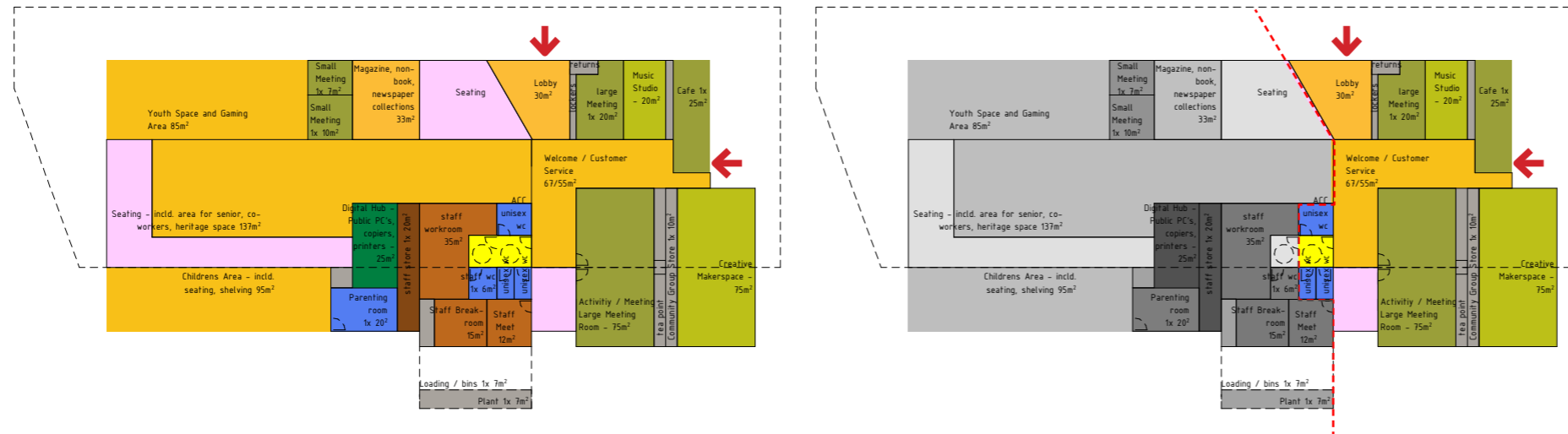


The concept for the Lower Urlich site is a single storey structure lifted off the ground. A simple roof rakes to the east, creating a large double height volume flanked by a lower height spine of rooms housing kaimahi functions, tamariki spaces and activity rooms. The plan is divided in two forming the after hours secure line and provision to connect directly into the proposed Lower Urlich Sports Fields. Verandahs and decks wrap the edges affording shelter and circumnavigation of the building.

URLICH PARK CONCEPT SECTION PROPOSED



MANGAWHAI - LOWER URLICH COMMUNITY HUB AFTER HOURS OPERATION



The design allows for partial access after hours. Main entry remains as the primary after hours access door enabling use of many activity / meeting function rooms, external covered space and access to ablutions.

Park Level Day to Day 1:500 @A3

RL: +800

- Welcome
- Youth
- Tamariki
- Digital Hub
- Adult collections
- Seating / heritage / co-workers /seniors
- Magazines, non-book,

- Cafe
- Large Meeting /Activity (divisible)
- Music Studio
- Creative Maker Space
- Large Meeting
- Small Meeting
- Small Meeting

- Staff Workroom
- Staff Meeting
- Staff Breakroom
- Staff Store

- Unisex WC's
- Accessible WC
- Staff Accessible WC
- Parenting Room

Park Level After Hours 1:500 @A3

RL: +800

- Welcome
- Youth
- Tamariki
- Digital Hub
- Adult collections
- Seating / heritage / co-workers /seniors
- Magazines, non-book,

- Cafe
- Large Meeting /Activity (divisible)
- Music Studio
- Creative Maker Space
- Large Meeting
- Small Meeting
- Small Meeting

- Staff Workroom
- Staff Meeting
- Staff Breakroom
- Staff Store

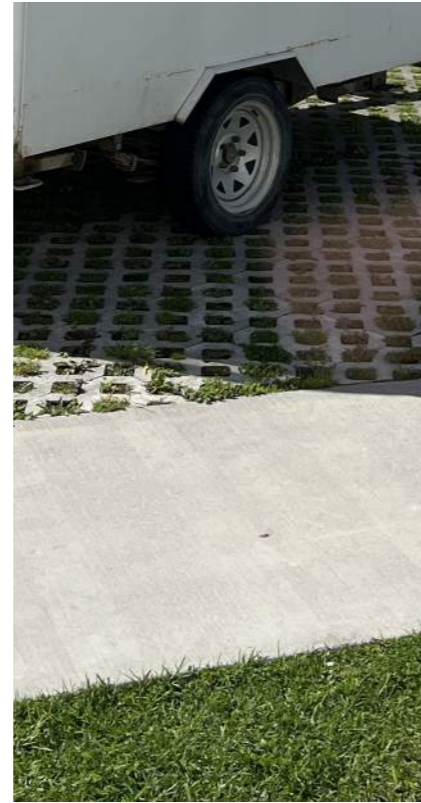
- Unisex WC's
- Accessible WC
- Staff Accessible WC
- Parenting Room

URLICH PARK

MATERIAL PRECEDENTS



sensible strategies for staging with neighbours



flexible surfaces



Good verandah's / sheltered edges



rooms within bigger spaces made through shelving



Up off the ground



Wet edges / swales



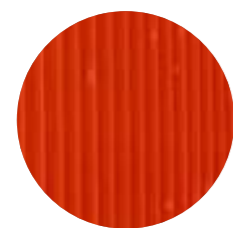
Rough sawn boards



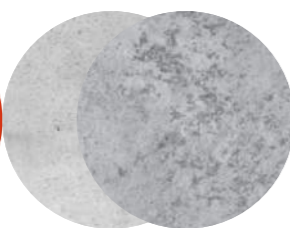
Water retention / storage



Coloured Profiled cladding



Custom Coloured Profiled aluminium cladding



Concrete with exposed aggregate



Timber Decking



Good Visibility through Glazing



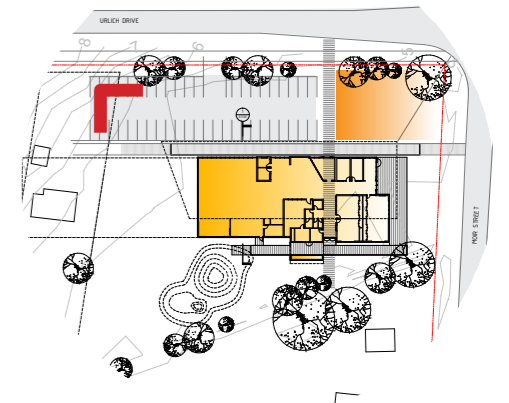
Timber sarking / external soffits

URLICH PARK CONCEPT PERSPECTIVES PROPOSED

24.10
KDC Mangawhai Community Hub
Concept Design Proposals
Part 3 of 3
Version 01
Athfield Architects Ltd
December 2024



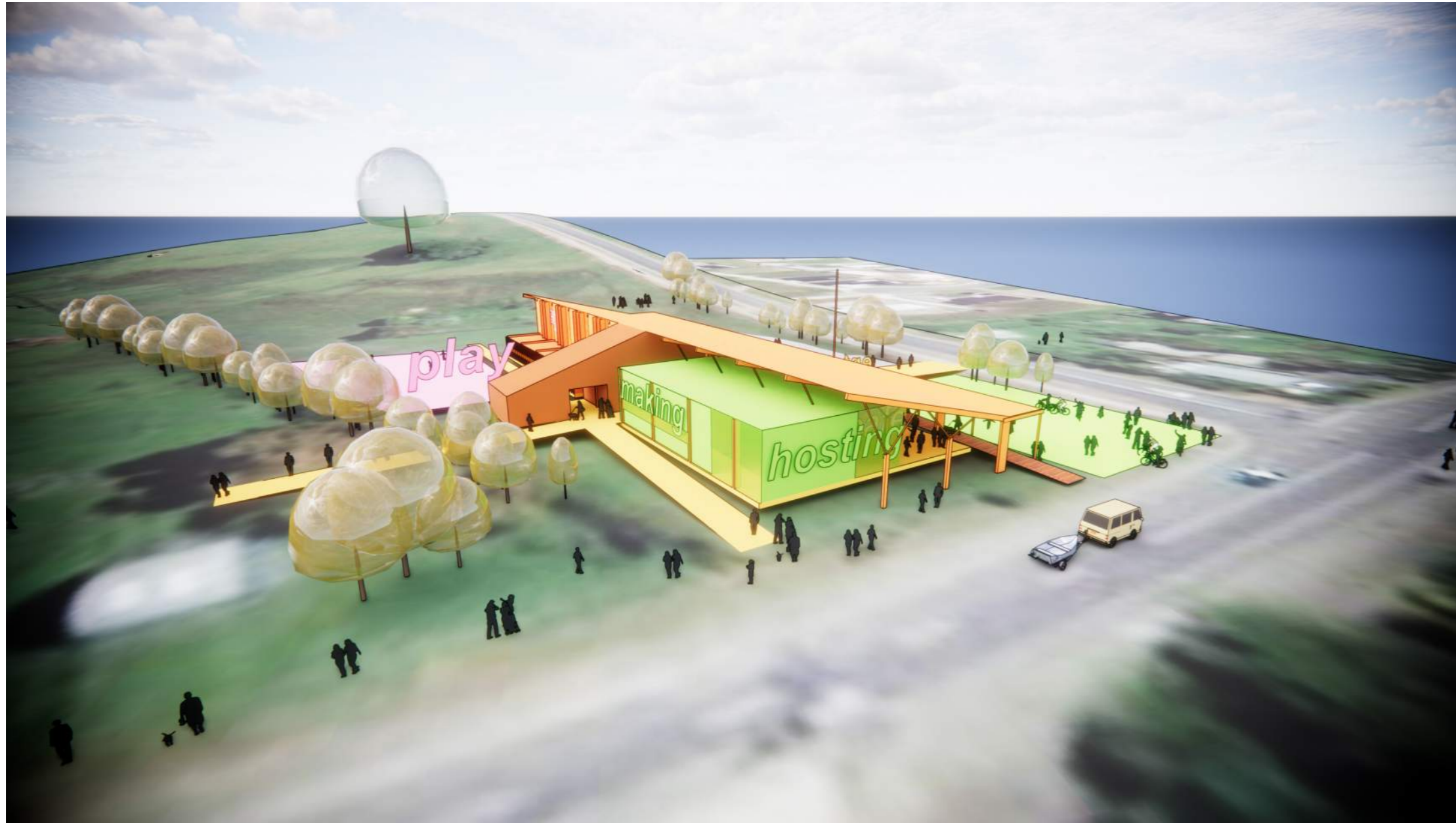
View from North Carpark Corner



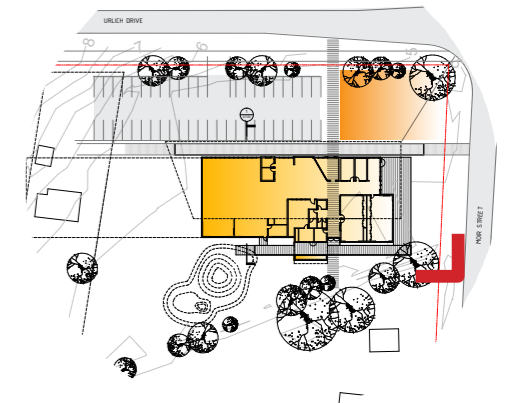
URLICH PARK CONCEPT PERSPECTIVES PROPOSED

24.10
KDC Mangawhai Community Hub
Concept Design Proposals
Part 3 of 3
Version 01
Athfield Architects Ltd
December 2024

Page 18



Elevated view from Southern corner / Moir Street



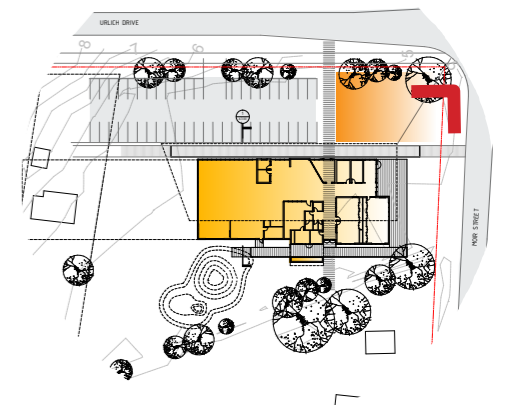
URLICH PARK CONCEPT PERSPECTIVES PROPOSED

24.10
KDC Mangawhai Community Hub
Concept Design Proposals
Part 3 of 3
Version 01
Athfield Architects Ltd
December 2024

Page 19



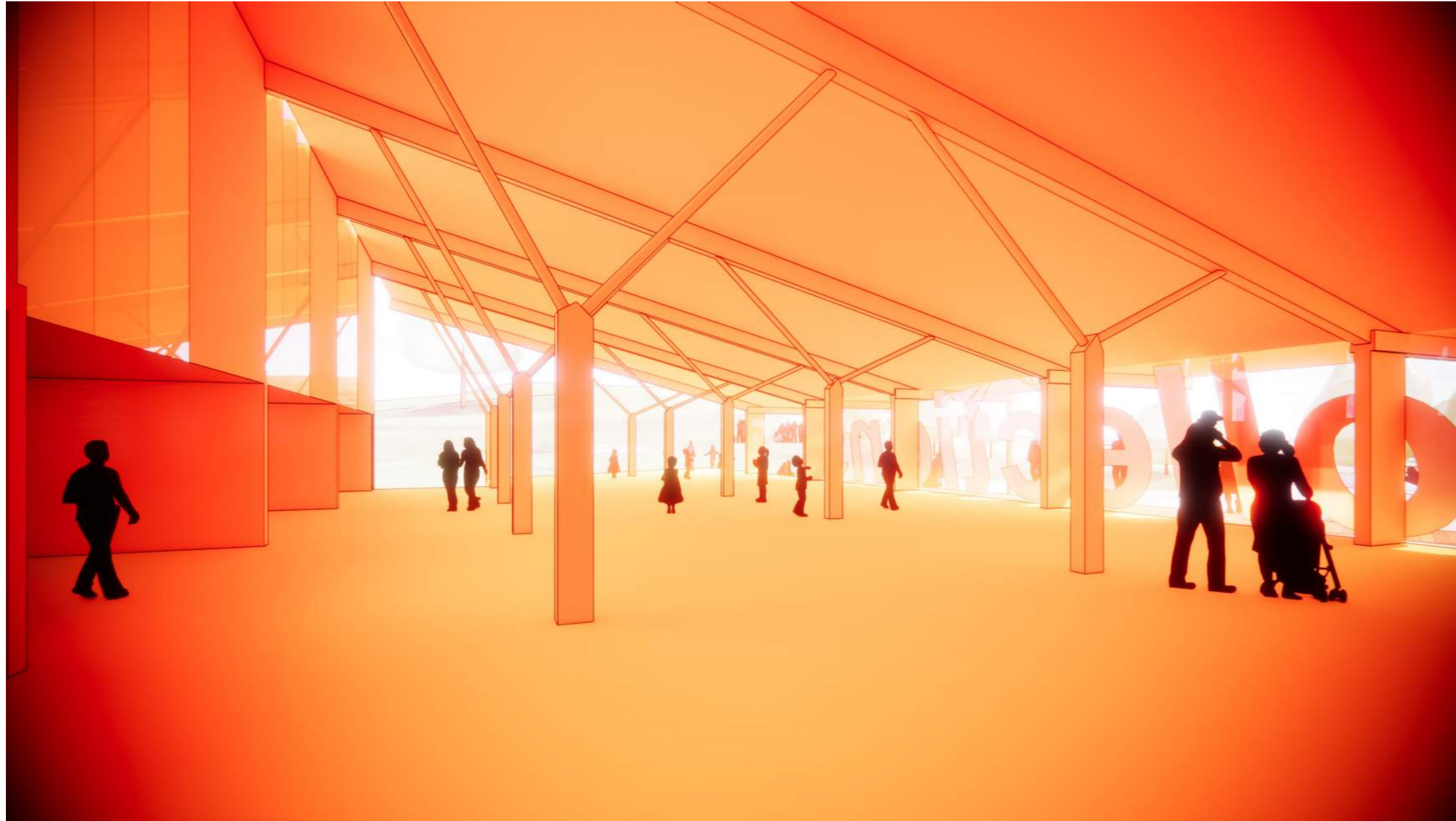
Elevated view from Eastern corner / Moir Street & Urlich Drive



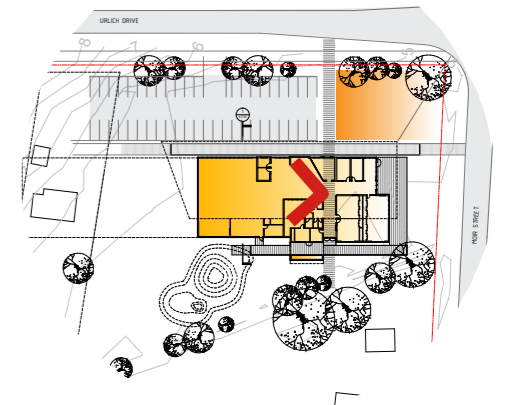
URLICH PARK CONCEPT PERSPECTIVES PROPOSED

24.10
KDC Mangawhai Community Hub
Concept Design Proposals
Part 3 of 3
Version 01
Athfield Architects Ltd
December 2024

Page 20



Interior view from primary Library spaces across adult collections, tamariki and youth



URLICH PARK 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 whenua feedback.

Overland Flow Paths / Flood Prone Sites

Northland Regional Council's (NRC) online flood maps have informed reference levels (RL's) for floor levels and NRC 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 Lower Urlich is approximately +800mm above finished ground level.

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.

Lower Urlich sites suggest play externally upon raised mounds, here we would encourage play that is linked to the wrapped boardwalk space that surround the perimeter of the building.

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 for Lower Urlich are a first cut:

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

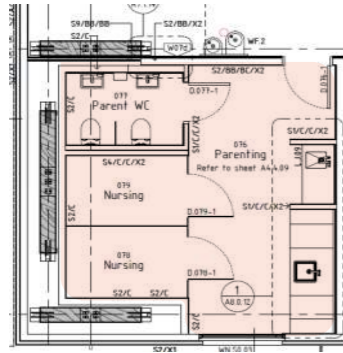
- Instant water boiler, sink.
- Storage dependant on offering, may include cup / mug store, tea / coffee store / dish drawer.
- Bins / waste strategy.

URLICH PARK PROPOSAL COMMENTARY

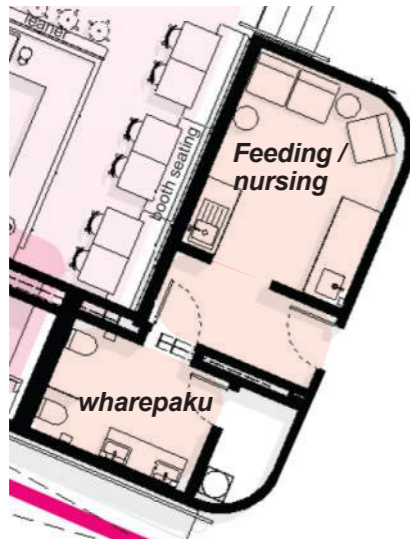
Parenting Room

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 - Ashburton District Council
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.

Lower Urlich site can accommodate the minimum carparks required.

Bike / Scooter / Mobility Scooter Parking

There is a need for well located bicycle parking, mobility scooter and buggie store. The Lower Urlich site has a large welcome verandahs proposed enabling storage externally under cover, or within welcome spaces.

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.



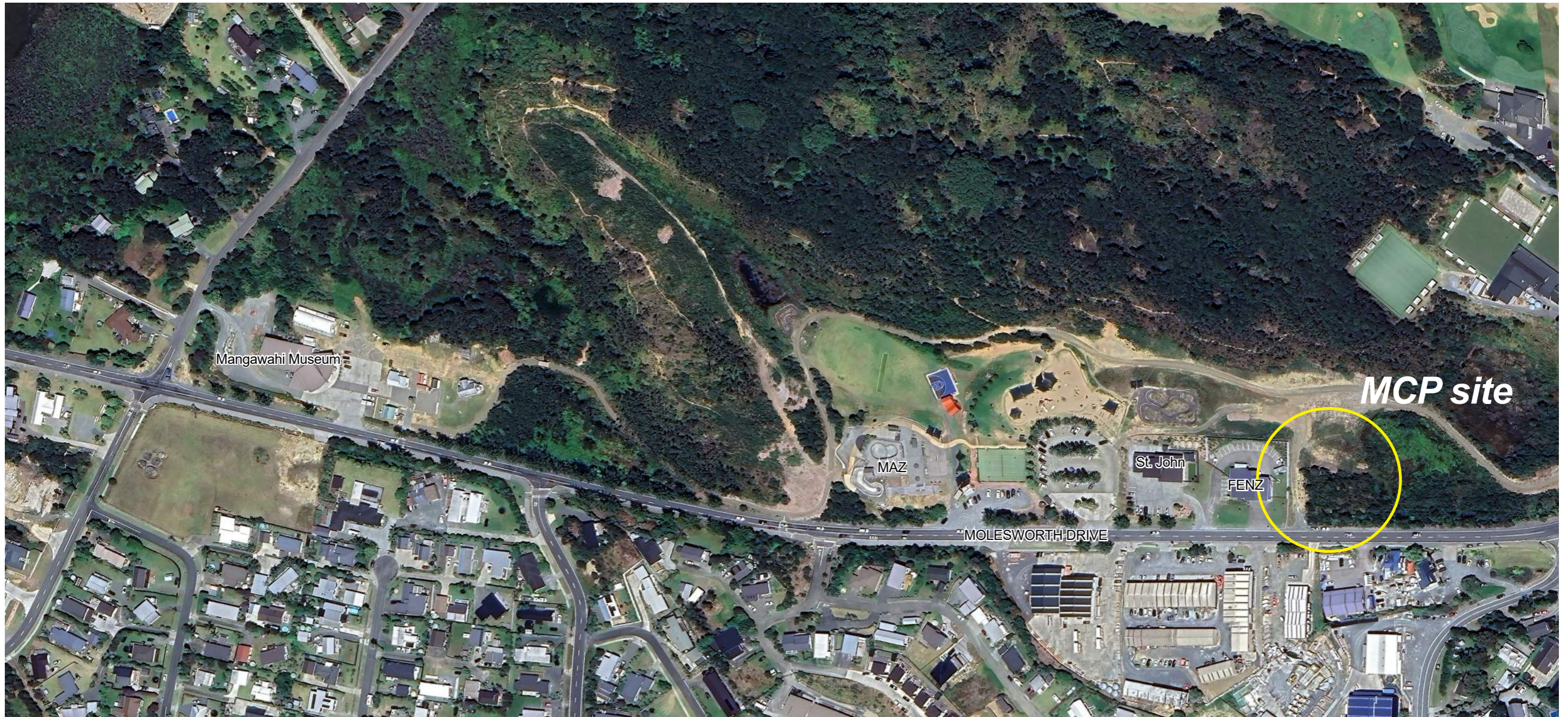
Far North District libraries - Mobile Library Van

MANGAWHAI COMMUNITY PARK / MOLESWORTH DRIVE SITE ANALYSIS



Mangawhai River 1949.
Whites Aviation Ltd: Photographs. Ref: WA-20370-F. Alexander Turnbull
Library, Wellington, New Zealand. /records/22810460

MANGAWHAI COMMUNITY PARK / MOLESWORTH DRIVE SITE ANALYSIS



Molesworth Drive Site Plan
1:2,500 @ A3

Mangawhai Community Park Site Analysis

Opportunities

- Ability Contribute to a vibrant community precinct.
- Leverage established pedestrian connections.
- contribute to / enhance a high value natural environment.

Challenges

- Site constraints associated with topography and wetlands / swale.
- Isolation / distance from broader community / village centres e.g. Wood St and Mangawhai Village.

MCP / MOLESWORTH DRIVE PANORAMIC PHOTO

24.10
KDC Mangawhai Community Hub
Concept Design Proposals
Part 3 of 3
Version 01
Athfield Architects Ltd
December 2024

Page 25



MANGAWHAI COMMUNITY PARK SITE

FIRST THOUGHTS COLLAGE



This first thoughts collage captures an important relationship observed during an initial site visit to the Mangawhai Community Park site. This collage celebrates the distinctly different, upper (dry) and lower (wet) views of the park in elevation. It seeks to acknowledge the other users of the ridge line and park, and its unique landscape setting.

MANGAWHAI SCENARIOS

MANGAWHAI COMMUNITY PARK

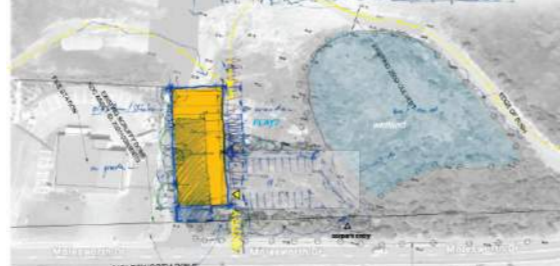
Site Options

Mangawhai Community Park



Scenarios Tabled Wananga 2 - 19.09.2024

Scenario 1 - Mangawhai Community Park



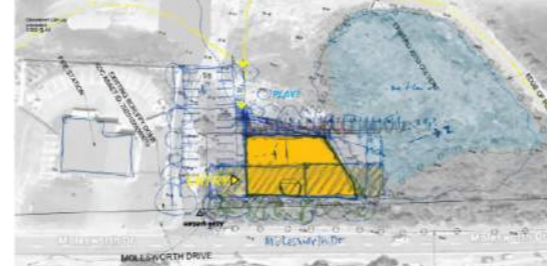
Opportunities

- Ability to contribute to a vibrant community precinct.
- Leverage established pedestrian connections.
- Contribute to / enhance a high value natural environment.

Challenges

- Site constraints associated with topography and wetlands / swale.
- Isolation / distance from broader community / village centres e.g. Wood St and Mangawhai Village.

Scenario 2 - Mangawhai Community Park



Opportunities

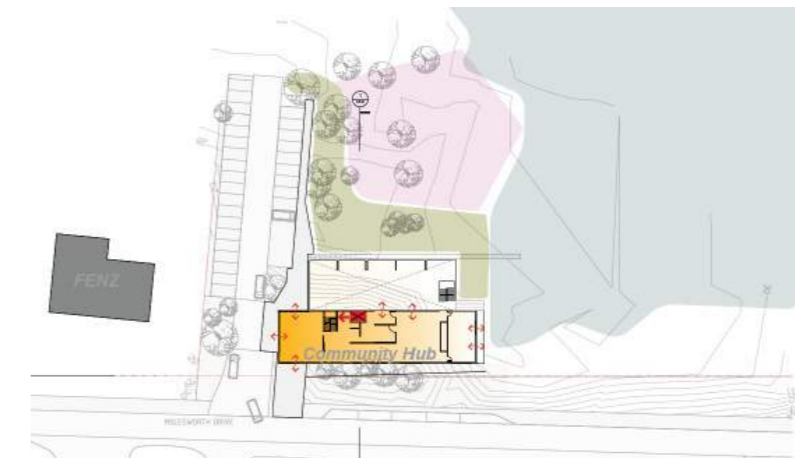
- Ability to contribute to a vibrant community precinct.
- Leverage established pedestrian connections.
- Contribute to / enhance a high value natural environment.

Challenges

- Site constraints associated with topography and wetlands / swale.
- Isolation / distance from broader community / village centres e.g. Wood St and Mangawhai Village.

Proposals Presented Wananga 3 - 04.10.2024

Scenario 2 - Mangawhai Community Park



Opportunities

- Ability to contribute to a vibrant community precinct.
- Leverage established pedestrian connections.
- Contribute to / enhance a high value natural environment.

Challenges

- Site constraints associated with topography and wetlands / swale / water table / liquefaction prone ground.
- Isolation / distance from broader community / village centres e.g. Wood St and Mangawhai Village.
- Carparking.

CONCEPT GROUND FLOOR PLAN

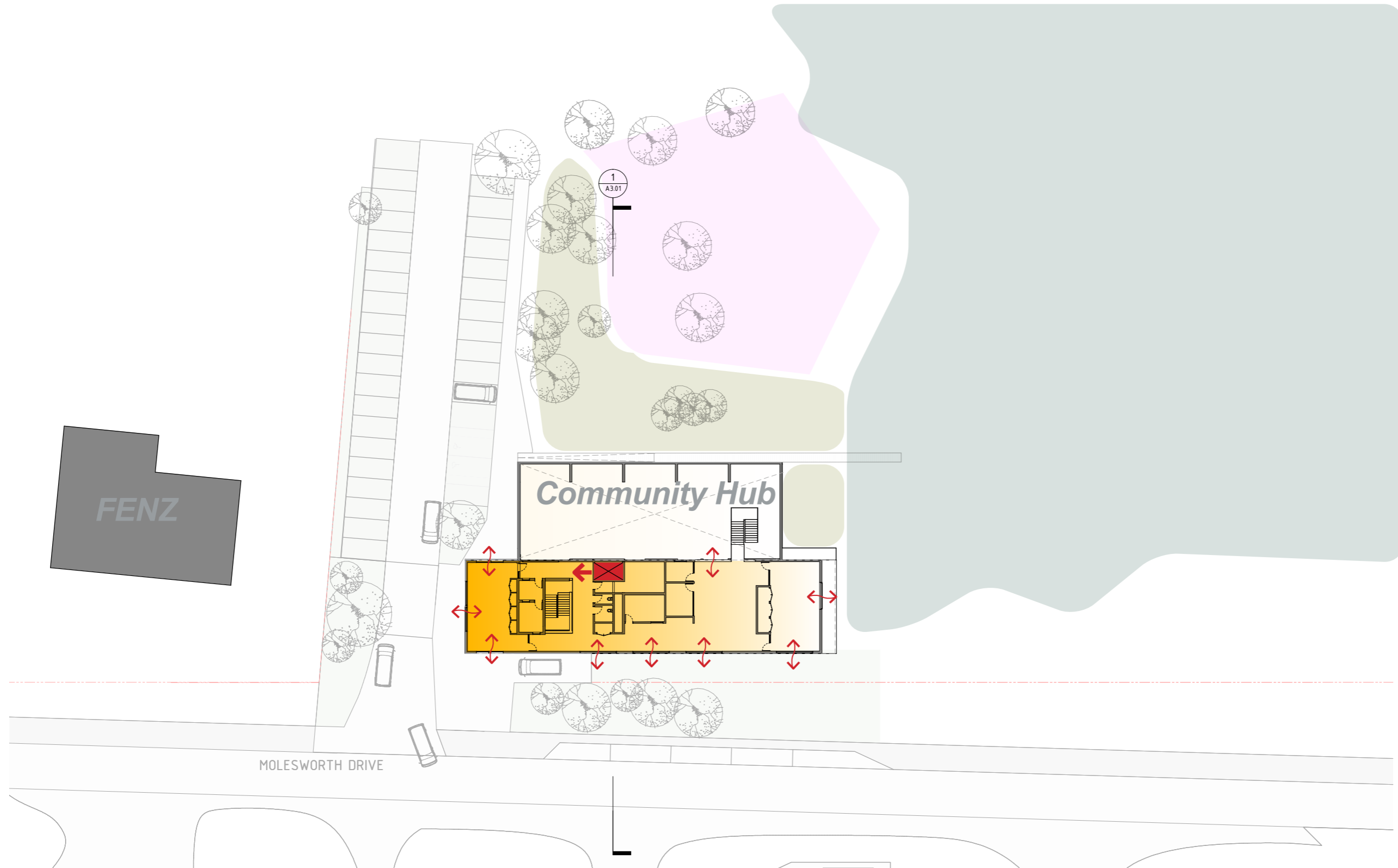
MCP SITE



Note:
Minimum District Plan carparking places shown.
Noting that carparking beyond this point is not
recommended as it will negatively impact quality
of the open space within the MCP.

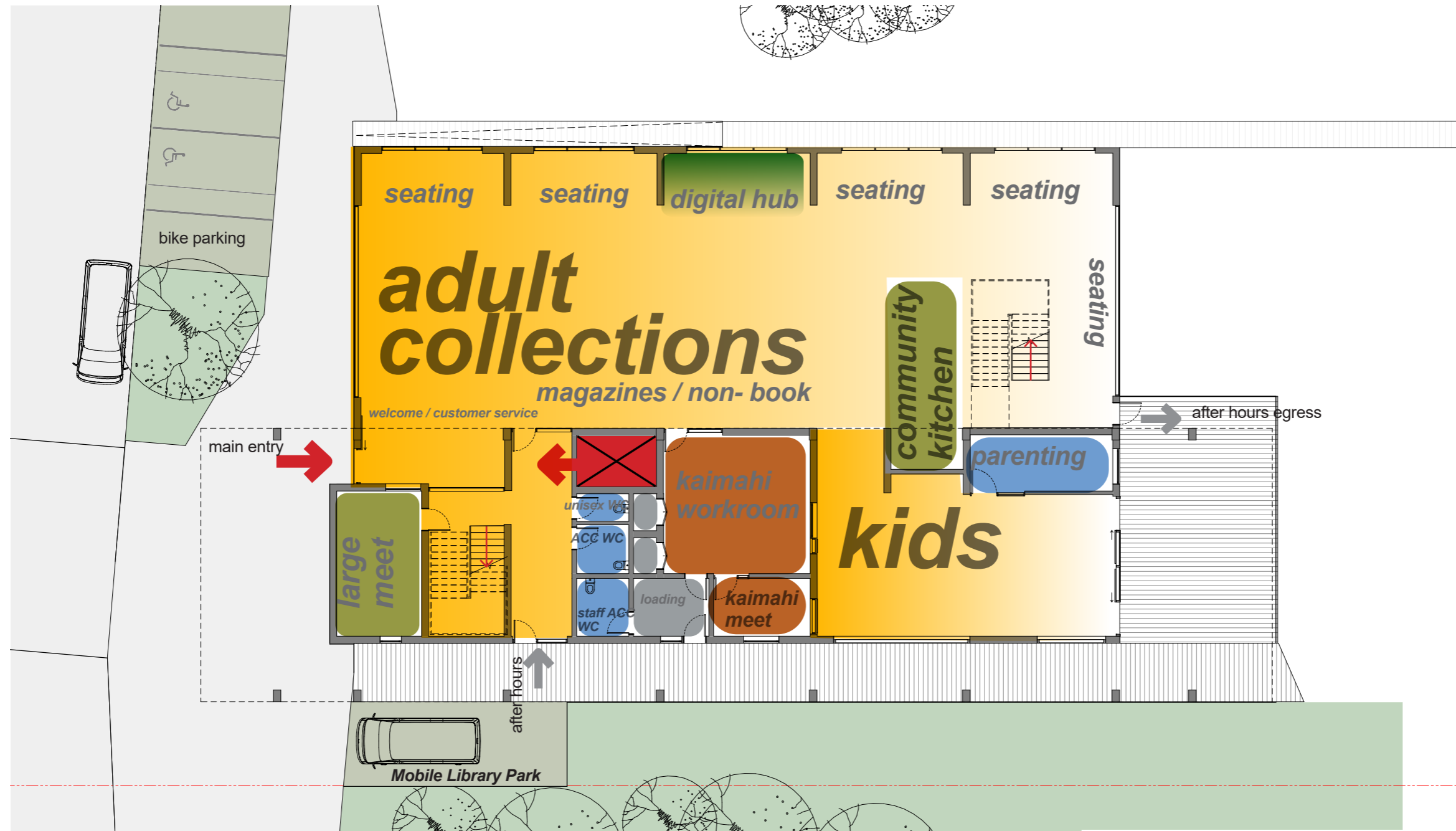


CONCEPT MEZZANINE FLOOR PLAN MCP SITE



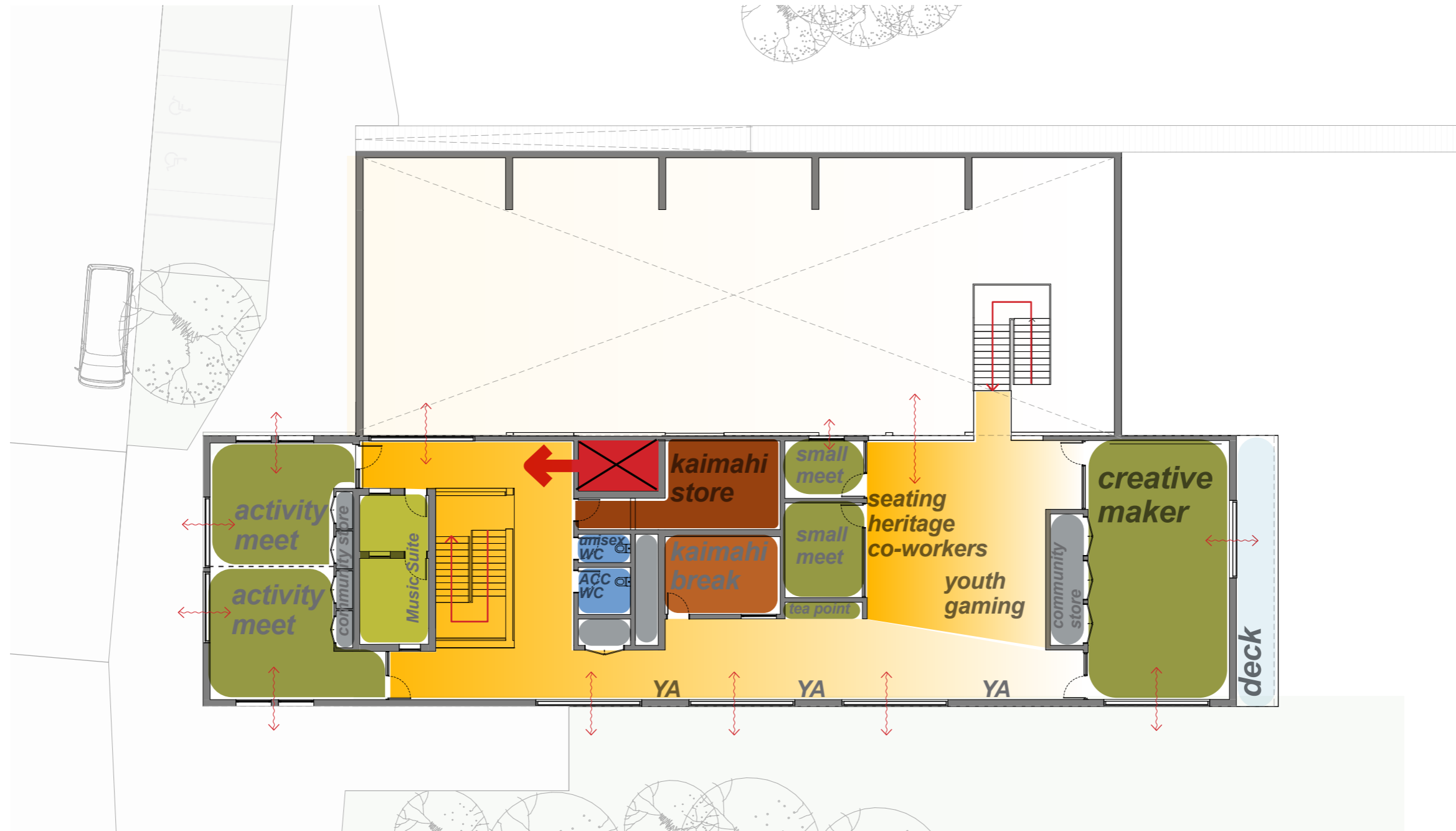
CONCEPT GROUND FLOOR PLAN

MCP SITE



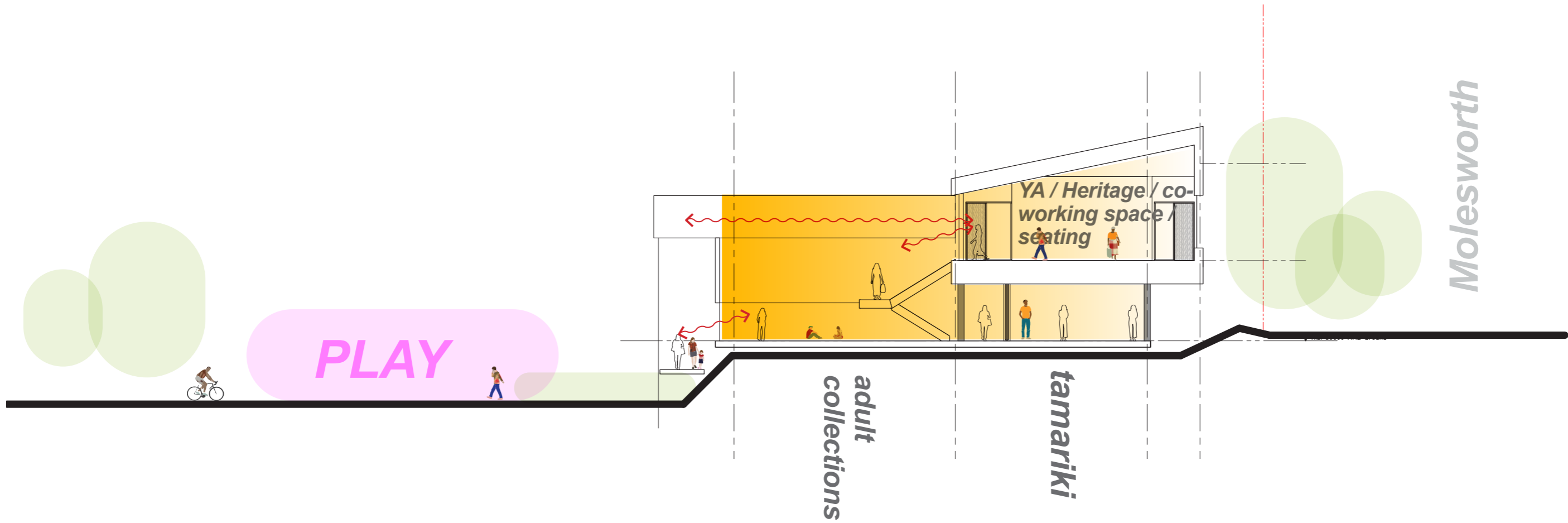
The concept for the Mangawhai Community Park site is a two storey structure sited close to the road, lightly touching the mounded earth below. Its two levels enable different views of the surrounding landscape and two distinct offerings of community hub programme - Library collection on the ground floor, and events / activities and co-working occurring on the mezzanine. The upper mezzanine box overhangs on both ends, acting as both billboard and shelter to the entry below.

CONCEPT MEZZANINE FLOOR PLAN MCP SITE



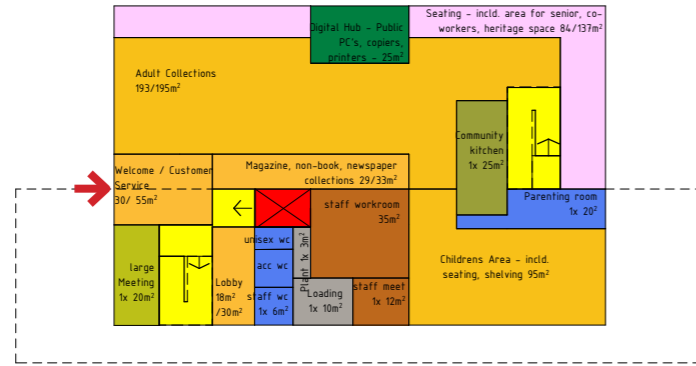
CONCEPT BUILDING SECTIONS

MCP SITE



Ulrich Park Transverse Section
1:200 @ A3

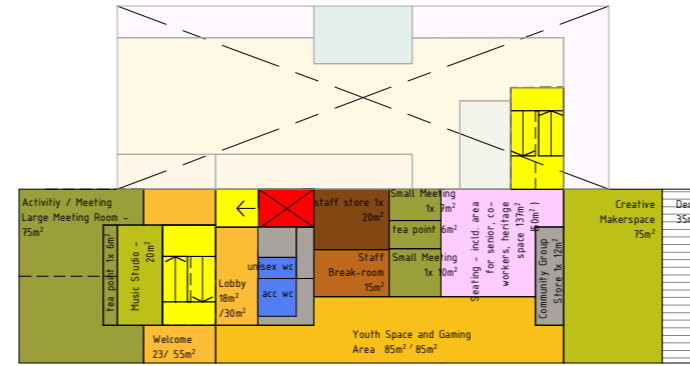
MANGAWHAI - MCP COMMUNITY HUB DURING OPERATING HOURS



Ground Level 1:500 @A3

RL +00

- Lobby
- Welcome / returns
- Kids
- Seating / heritage /seniors
- Magazines, non-book,
- Staff Workroom
- Staff Meeting
- Community Kitchen
- Large Meeting
- Unisex WC's
- Unisex Accessible WC
- Staff Accessible WC
- Parenting Room
- Lift
- Circulation



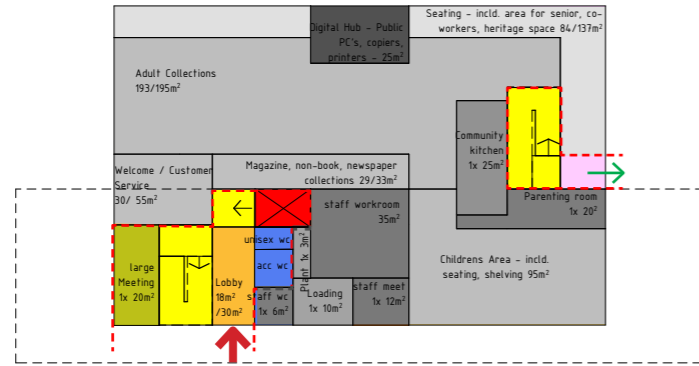
Mezzanine Level 1:500 @A3

RL +4000

- Lobby
- Welcome
- YA
- Youth Gaming
- Seating / co-workers
- Large meeting /activity (divisible)
- Music Studio
- Small Meeting
- Small Meeting
- Teapoint x 2
- Staff Breakroom
- Staff Store
- Unisex WC
- Unisex Accessible WC
- Lift
- Circulation

MANGAWHAI - MCP COMMUNITY HUB

AFTER HOURS OPERATION



Ground Level 1:500 @A3

RL +00

Lobby

Welcome / returns
 Kids
 Seating / heritage /seniors
 Magazines, non-book,

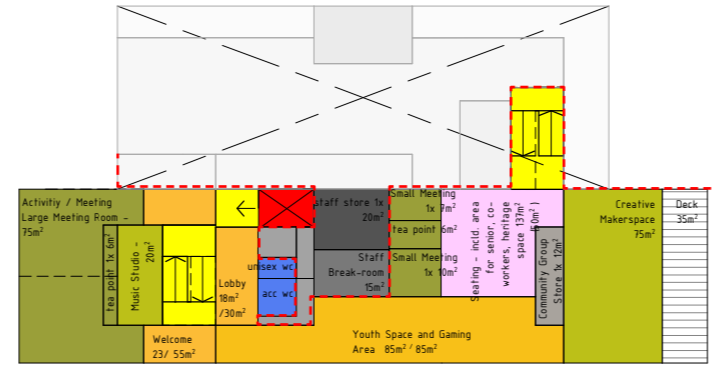
Staff Workroom
 Staff Meeting

Community Kitchen

Large Meeting

Unisex WC's
 Unisex Accessible WC
 Staff Accessible WC
 Parenting Room

Lift
 Circulation



Mezzanine Level 1:500 @A3

RL +4000

Lobby

Welcome
 YA
 Youth Gaming
 Seating / co-workers

Large meeting /activity (divisible)
 Music Studio
 Small Meeting
 Small Meeting
 Teapoint x 2

Staff Breakroom
 Staff Store

Unisex WC
 Unisex Accessible WC

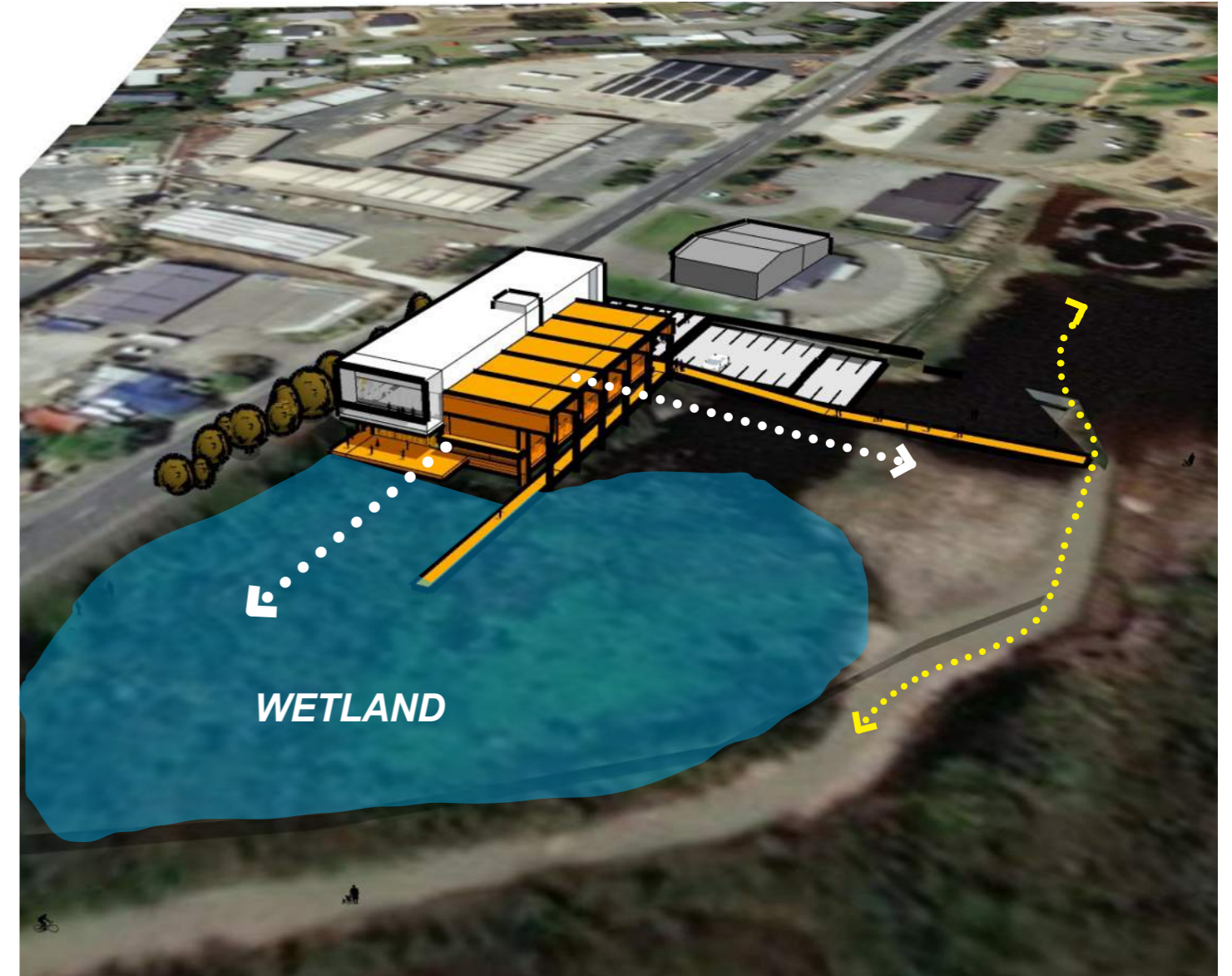
Lift
 Circulation

The design allows for partial ground and mezzanine access after hours. The lift and two stair cores provide for accessibility, ablutions and fire egress for larger groups in the mezzanine. Appetite for the extent of access and the inclusion of collection items within some spaces should be tested further.

MCP / MOLESWORTH DRIVE PERSPECTIVE VIEWS



Molesworth Drive Aerial View 01
South East

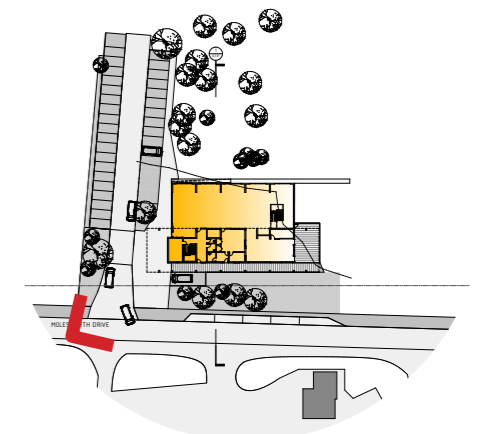


Molesworth Drive Aerial View 03
North

MCP / MOLESWORTH DRIVE PERSPECTIVE VIEWS

24.10
KDC Mangawhai Community Hub
Concept Design Proposals
Part 3 of 3
Version 01
Athfield Architects Ltd
December 2024

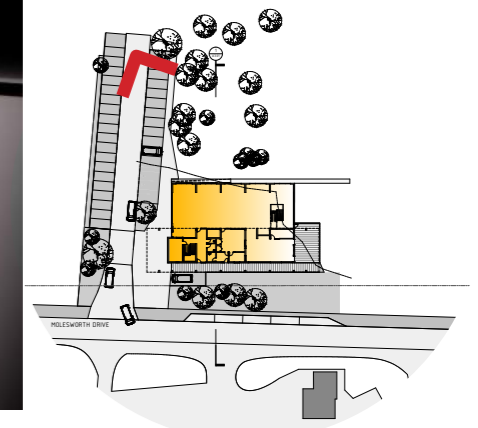
Page 36



Street View from Molesworth Drive

MCP / MOLESWORTH DRIVE PERSPECTIVE VIEWS

24.10
KDC Mangawhai Community Hub
Concept Design Proposals
Part 3 of 3
Version 01
Athfield Architects Ltd
December 2024

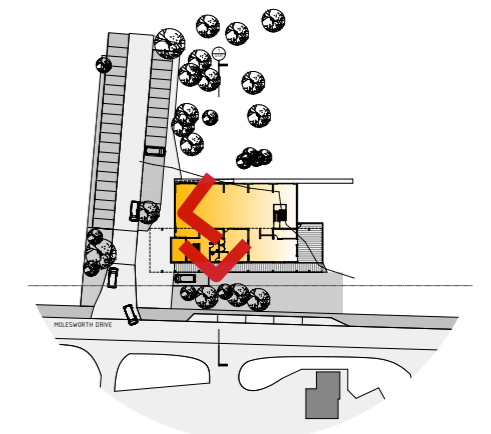


Carpark view of Western and North Western facades

MCP / MOLESWORTH DRIVE PERSPECTIVE VIEWS



Interior views of Ground floor double height space

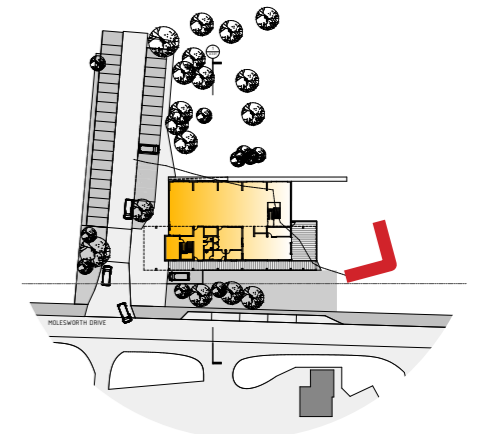


MCP / MOLESWORTH DRIVE PERSPECTIVE VIEWS

24.10
KDC Mangawhai Community Hub
Concept Design Proposals
Part 3 of 3
Version 01
Athfield Architects Ltd
December 2024



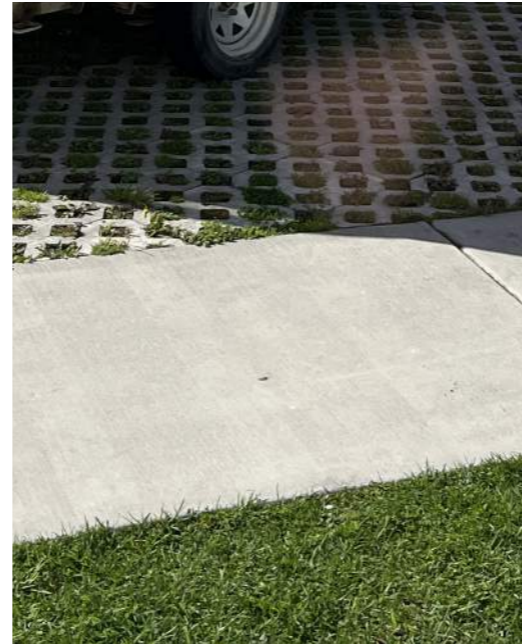
North Eastern view of Tamariki outdoor deck, wetland jetty



MCP / MOLESWORTH DRIVE PRECEDENTS



Good edges to occupy



Permeable, practical surfaces



Celebratory edges



Tightness to neighbours



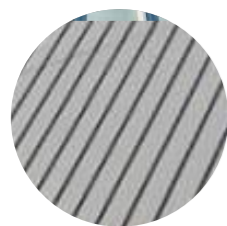
bike friendly



Good solar shading



Celebratory circulation



Standing seam
Aluminium
cladding



Vertical ship-lap -
random width



Timber Decking



Good Visibility
through Glazing



Timber sarking /
external soffits

MANGAWHAI COMMUNITY PARK 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 feedback.

Overland Flow Paths / Flood Prone Sites

Northland Regional Council's (NRC) online flood maps have informed reference levels (RL's) for floor levels and NRC commentary has been provided on the suitability of assumptions made.

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.

The MCP site plans suggest play externally within the wetland landscape encouraging a different type of space for play and exploration.

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 what is proposed at the MCP site:

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

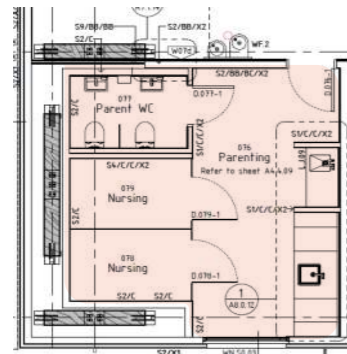
- Domestic grade appliances with a focus on beverages
- Instant water boiler, sink, fridge, dish drawers, storage of tea and coffee equipment, spoons etc.
- Bins / waste strategy.
- Hygiene strategy supported by provision of separate wash hand basins, and associated hand washing and hand drying equipment.

MANGAWHAI COMMUNITY PARK PROPOSAL COMMENTARY

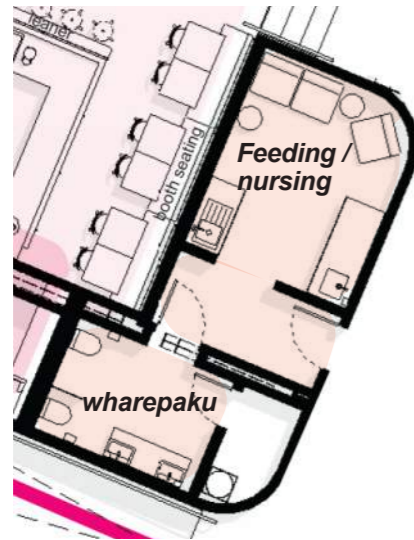
Parenting Room

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 - Ashburton District Council
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.

The 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 buggie store. The MCP proposal has a large canopy proposed to two edges with a deck wrapping around enabling storage externally under cover. External bicycle parking has also been provided.

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

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

© Athfield Architects Ltd
December 2024
All rights asserted