Design Brief

Avondale Multipurpose Community Facility & Public Realm
# Contents

1.0 Introduction

2.0 Project Vision and Objectives 4
   2.1 Project Vision 4
   2.2 Key Provisions 4
   2.3 Design Values 4
   2.4 Architectural Vision 4
   2.5 Strategic Vision for Avondale 5

3.0 Mana Whenua 6
   3.1 Mana Whenua Project Vision 6
   3.2 Mana Whenua Cultural Landscape 7

4.0 Project Site 8
   4.1 Site Context 8
   4.2 Social Infrastructure and Movement 9

5.0 Programme and Spatial Requirements 10
   5.1 Facility Building Programme 10
   5.2 Public Realm Programme 10
   5.3 Functional Relationships - General 11
   5.4 Functional Relationships - Pōwhiri/ Mihi Whakatau 12

6.0 Spatial Components and Adjacencies 13
   6.1 Public Open Space 13
   6.2 Arrival Areas 14
   6.3 Multipurpose Community Spaces 15
   6.4 Staff 18
   6.5 Building Services 18
   6.6 Parking 18
1.0 Introduction

1.1 Purpose of the Document
This design brief serves a number of purposes. It is a high level record of what we’ve heard from the community about what they want to do and the spaces they need in their new facility. It supports the local board to meet their governance role in deciding what services will be provided. It also provides the basis for the design team to test and respond to as they go through the design process. This means it is just the start. While we expect the outcomes to stay the same, the detail may change.

1.2 Scope
The scope of the project is:
• A new Multipurpose Community Facility
• Public Realm – An enlarged and refurbished Town Square, Great North Road interface and new laneway.

1.3 Integrated Facilities
The Multipurpose Community Facility integrates library and community centre services. Integrated facilities are one building with multiple spaces flexibly designed to accommodate and deliver a range of complementary activities. They provide activities and services that respond in a more holistic manner to meeting community needs, are convenient to access and more effectively delivered. The benefits of integrated facilities include:
• Convenient, one stop shop for community activities
• Cross promotion, and exposure to, a broad range of activities, programmes and events
• Maximising use through sharing flexible and multi-purpose spaces
• Better return on investment through shared infrastructure, avoiding duplication of spaces and management, staffing and maintenance.

1.4 Urban Renewal
The Avondale Multipurpose Community Facility and Public Realm plays a key role in the creation of a new heart for Avondale. Auckland Council together with Panuku carried out a process to identify the best site for a new community facility in Avondale. That identified the site at 1951 - 1987 Great North Road as the one that would deliver the best urban renewal outcomes.

This formed a key part of the process of utilising the Public Works Act to acquire the shops at 1971 - 1987 Great North Road. The report which summarises this process is available on Auckland Council’s website.

It is very important that the wider urban renewal benefits to Avondale of this project are understood, and demonstrated, at every stage of the project. This includes the creation of a new heart in the middle of Avondale; maximizing the benefits of co-locating a new community facility, town square and open space; creating an active edge to Great North Road; the ability to future proof the development; and enhancing the connectivity to and through the town centre.

1.5 Community Engagement
The design brief responds to information and feedback from members of Avondale’s communities, mana whenua, community organisations, internal stakeholders and library and community centre staff. Engagement with the community aimed to build on what we’d heard from the community previously through events such as Stand Up Avondale, Our Future Avondale and research to produce documents such as the Whau Pacific Peoples Plan and Ethnic Peoples Plan. We received 159 responses to our online survey, 10 hard copy responses and around 245 comments from face-to-face conversations and held 14 stakeholder meetings. This totalled more than 1860 comments, ideas and suggestions. These confirmed the following themes as important to include in the design:
• Community connection
• Creative uses
• Learning and development
• Community services.

Through the development of the brief, we had further in depth conversations with members of the community. This included three community discussion groups and further discussion groups with arts/creative people, community providers and youth. We also had a number of hui with mana whenua and with council staff, including those who run the existing library and community centre. The feedback we received has been essential to the creation of this document.
2.0 Project Vision and Objectives

2.1 Project Vision

The project vision is to:

• Create a new heart for Avondale that integrates a new community facility, town square and open space which reflects Avondale’s unique identity
• Encourage and enable community ownership and activation
• Create a vibrant hub for Avondale which integrates community, library and light recreation uses in a flexible, multipurpose development
• Create a place which activates and complements the Avondale Town Centre
• Celebrate the significance of mana whenua, local and wider cultural landscapes
• Support community delivery of responsive programmes, services and activities.

2.2 Key Provisions

The new project will meet the following identified Avondale community needs:

• A place where people of all ages, abilities and interests can come together for meaningful social interaction and connection
• A place that supports learning, knowledge and culture for all
• A place where people have genuine opportunities to enhance their life and work skills through access to programmes and services
• A place where people can take part in light recreation and creative activities in a safe and healthy environment
• A place that can host important local and social events in Avondale’s community.

2.3 Design Values

• Local – sense of place, a place to be proud of
• Mana Whenua values – agreed design principles, ongoing engagement and use
• Inclusive – accessible, multicultural, inviting to all
• Welcoming – enduring, warm, comfortable, community destination
• Engaging – social interaction, stimulating, creative, integrated art
• Social – a place to connect, the social centre of Avondale
• Integrated – flexible, useful
• Transformative – catalyst for Avondale, participative, educational
• Sustainable - efficient, innovative, environmental
• Future looking – forward thinking, technological, relevant
• Whole of Life value - good value in construction, operation, maintenance and decommissioning
• Safe and healthy - CPTED , well-being, promoting good health.

2.4 Architectural Vision

The architectural vision includes the following overarching qualities and principles:

• A building that is open, friendly and welcoming to all
• A building form that reflects Avondale’s sense of place and diverse community
• A robust architecture made from real, natural and long lasting materials
• Provides greenspace
• Spaces that have lots of opportunities to connect to greenspace and promote exterior/interior flow and use
• A building that is grounded in its wider landscape and site views to Te Wao nui a Tiriwa (Waitākere ranges)
• Spaces that have natural light and natural ventilation and open to the outdoors
• Clever and practical design that functions well and is not frivolous
• Enables a great customer experience
• A building that is environmentally sustainable and educates these principles through its architecture and systems.
2.0 Project Vision and Objectives

2.5 Strategic Vision for Avondale

The vision for the Avondale Multipurpose Community Facility is founded on key documents and plans that outline the strategic vision for the Avondale communities and town centre and specifically the role of this facility within Avondale and the wider Whau network. The key documents are summarised below.

Central West Area Community Needs Assessment and Facilities Investigation - July 2016

Summary:

Research was undertaken in 2016 to understand the community needs and community development priorities in the Central West area, so that Auckland Council can make informed decisions about the services, programmes and facilities that will meet the needs of the local community. It included feedback from over 1000 respondents using a range of methods. Needs were grouped under seven main themes:

- The quality of the natural environment
- The quality of the built environment and urban design
- Connection and isolation
- Economic development
- Sport, recreation and leisure
- Safety
- Transport.

Community Facilities Network Plan - August 2015

Vision:
Vibrant, welcoming places at the heart of where and how people connect and participate.

Outcomes Sought:
Places for people to connect, places for people to participate, places for community led action, places for community organisations.

Summary:
The Community Facilities Network Plan provides a road map for how Auckland Council will invest in community facilities over the next 20 years. The objectives for planning the future of community facilities are:

- Undertake integrated and coordinated planning across all types of community facilities to ensure future decisions are based on clear evidence and assessment of all options
- Focus investment on developing fit for purpose, integrated and connected community facilities
- Explore opportunities to leverage and support partnerships with other providers.

Our Future Avondale, The Communities of Avondale Vision and Design Principles - April 2019

Key values:
Nga Ara Whau - Our Avondale is the gateway to the Whau, safe, friendly and easy for everyone to get around
Hauora - Good health and wellbeing for ourselves, families and communities
Kotahitanga - Our town is for us all. Great for meeting people, recreation and shopping, with a growing range of jobs, activities and services
Taiao - Our land, waterways and natural environment are protected, restored and ecologically strengthened
Mahi Toi - We are creative in what we do and how we do it
Mana - We respect and celebrate the achievements of our people, places and histories.

Avondale Town Centre Regeneration, High Level Project Plan - November 2017

Key vision:
To build on Avondale’s great accessibility, train station, schools and community to create a strong, vibrant centre where the growing population wants to live, work and play.

Strategic Moves:
- Enliven the heart of Avondale town centre
- Create high-quality residential neighbourhoods
- Strengthen connections within the town centre
- Foster the growth of local businesses.

Other documents:
- The Whau Pacific Peoples Plan
- Whau Ethnic Peoples Plan
- Thriving Communities.
3.0 Mana Whenua

3.1 Mana Whenua Project Vision

The key principle of the project is hononga – connection, relationship and bond. This underpins the project in its entirety, from how we work together, the services and design of the facility through to how the facility is operated when it opens.

Discussions with mana whenua representatives (Te Kawerau a Maki, Te Akitai Waiohua, Ngāi Tai ki Tāmaki, Ngāti Whāitu, Orakei, Te Rūnanga o Ngāti Whāitu) have revealed a desire for the facility to help remember and celebrate the local and wider rich cultural landscape and in particular the orientation to the Wai Te Whau (Whau River) and Te Wao nui a Tiriwa (Waitakere ranges). The location of the facility, on an original walking track to Kotuitanga (the place where waka were lashed together) is significant as a metaphor for joining peoples together for a common purpose. Furthermore the daily flights of seabirds between the Manukau and Waitemata harbours reinforces the significance of both the gathering and movement of birds and people in search of nourishment and cultural enrichment.

Mana whenua have expressed a desire for the facility to be visually and physically/ spatially supportive of expressing mana whenua cultural identity/ sense of place along with providing for cultural welcoming processes and other protocol which will enrich the value of the centre for the local and wider community.

There is an opportunity for the proposed facility to fulfil a valuable community role allowing for mana whenua to host gatherings, formal welcomes and events while enabling a deeper appreciation of the wider mana whenua cultural landscape.
3.0 Mana Whenua

3.2 Mana Whenua Cultural Landscape

Legend
- FACILITY SITE
- VOLCANIC CONES
- SITES OF SIGNIFICANCE
- •••• TE TOANGA WAKA (PORTAGE)
- -------- WHAU WALKWAY

TE KOTUTANGA
A place at the head of the Whau where waka were built and prepared. One tradition tells of the building of a dove-tailed waka here (Kawenga-roimata) and the death of the man for whom it was being built as a result of a taua. The subsequent mourning offered (roimata) prior to launch were incorporated into the name.

TE RewaRewa
The location of a kainga at the head of Wai Te Whau, roughly the location of New Lynn. The name references the access to the river for transport by waka.

PuKeHuHu
The general area of higher land east of the Whau where trees were felled for building of waka.

Motu Karaka
A kainga site at the southern end of the Whau portage at Green Bay beach. Named in reference to a sacred karaka grove.

TE Whau Pa
The name of the Pa site and kainga situated at Blockhouse Bay. The Pa watched over the Whau portage. Te Whau came to be the name for the wider Whau area. The name relates to various traditions associated with the Whau tree, including the use of its seeds as fishing floats.

Information sourced from Te Kawerau a Maki map in Whau Neighbourhood Greenways document and additional information provided during mana whenua discussions.
4.0 Project Site

4.1 Site Context

The facility is to be located at 1951-1987 Great North Road, Avondale. The existing shops will be demolished. The total space for the facility and Town Square/ Open Space could expand into the Avondale Central Reserve, located to the west of the site. The diagram below illustrates the approximate extent the facility would extend into the reserve with a 1500 sqm town square and (single level) 2000 sqm facility (note this diagram is intended to provide contextual scale only, it is not intended to illustrate the organisation of the facility components or site layout). The Avondale Central Reserve is approximately 4-5m below the existing Town Square/ Great North Road ground level.
4.0  Project Site

4.2  Social Infrastructure and Movement

The diagram below illustrates the key social infrastructure and movement surrounding the facility site.
5.0 Programme and Spatial Requirements

5.1 Facility Building Programme
The facility building programme has been developed in response to the strategic objectives, vision, and priority of functions and activities identified in the key visioning documents and consultation process. The key functions that the new Avondale Multipurpose Community Facility will provide for are:

- Spaces for social interaction
- Multi functional spaces for cultural activities, events, performances and creative arts
- Spaces suitable to promote and encourage learning
- Providing information, help and housing of the Avondale Library book collection
- Spaces suitable for community groups and services to use
- Opportunities for mana whenua cultural landscapes to be interpreted and cultural protocols to be provided for
- Opportunities for bookable spaces in a variety of sizes for the community
- Connection to outdoor public open space/s
- Accessible for after hours use
- Community cafe space
- Community kitchen
- Opportunities for exhibitions
- Service/support staff facilities
- Toilets
- Servicing

The overall programme is broken into components, each providing a section of the core services of the Avondale Multipurpose Community Facility. Each component has been developed to ensure the project achieves its strategic objectives and fulfils a platform for the optimum delivery of community activities and services.

The components of the Avondale Multipurpose Community Facility programme are:

- Arrivals - Point of arrival at the facility providing foyer/entry point and shared facilities including community lounge, community cafe area, community kitchen, parents room, toilets, lockers and storage areas.
- Multipurpose Community Spaces - The majority of the facility building area is dedicated to this component which provides for community social space, learning, activities, events, performances and meetings in spaces of various scales to support the facility’s role as a community hub.
- Support Staff - Staff work areas to support the services provided at the facility.
- Building Services - Area allocated for the ancillary spaces of the building - circulation, services and plant, loading and sundry areas.

5.2 Public Realm Programme
The public realm programme has been developed in response to the strategic objectives, vision, and priority of functions and activities identified in the key visioning documents and the consultation process to date. It will support urban renewal outcomes and in particular it should reinforce the creation of a new heart for Avondale that reflects Avondale’s unique identity. It consists of three components:

- An upgraded town square
- A new lane which provides a walking and cycling connection between Great North Road and Avondale Central Reserve (and potential future connections)
- Great North Road street edge.

The key considerations for the public realm programme are:

- The public realm programme should enhance the vibrancy of the main street. A thriving main street works best with continuous activity from one edge to the other along a continuous retail edge. A gap in the frontage of a street more than 20m potentially introduces a risk that people will not progress along the street unless there is a specific destination they are heading for beyond the gap. This poses a significant challenge to the public realm programme

- It is important therefore that the town square is designed as part of the main street and activity along the street edge is continued around the edge of the town square. The new building’s active edges should be as close as possible to Great North Road to minimise the overall width of the street
- The town square should be the right size to see across, easily traverse and feel busy most of the time but it can grow for bigger events by expanding into other adjacent spaces. Consideration should be given to how the parking slip lane can best integrate with the overall project
- The town square should be conceived as a series of flexible spaces that can be set up to suit different types of activity
- The edges of the public realm should be designed to encourage activity to spill from adjacent buildings and land- uses. Activity within the Community Facility should easily spill out into the square

- The new lane should be seamlessly integrated with the town square. It should be closed off to vehicles for bigger events. At other times it should encourage activity from the new development on Avondale Central to spill across the lane and into the town square
- The public realm is part of a connected walking and cycling network. The new lane should prioritise pedestrian and cycling movements. It may be also used as a vehicle access to the facility and Avondale Central Reserve. Consideration should be given to how the new lane might be future-proofed for potential development of the Avondale Racecourse
- Avondale Central Reserve is well-connected to the main street. The public realm should successfully integrate Avondale Central Reserve into the town square and main street. While the design of the park does not form part of this project the linkages and the direct interface will play an important role in developing synergies
- The public realm should consider and respond to the predicted impacts of climate change and minimise greenhouse gas emissions. Particular regard will need to be had to overland flow paths, flood risk mitigation and the use of Water Sensitive Design strategies
- The public realm should create a suitable microclimate and deliver an ecologically sensitive design.
5.0 Programme and Spatial Requirements

5.3 Functional Relationships - General

The functional relationships between components have been arranged based on each component’s attributes and requirements (refer to the adjacent diagram). Further functional relationship diagrams have been provided in the following sections to elaborate on key components individually. These will be explored and refined during the design stages of the project.

The Arrival Areas will provide the primary entry point for the building from which visitors will be able to access the other components of the facility. It is anticipated that the main entry point will address the Town Square and create a permeable/active edge. The opportunity to also address the Great North Road frontage with either a main entry at the corner or a secondary entry should be explored.

It is critical that the Arrival Areas are legible, highly visible and welcoming to all. The design language of the entry should encourage casual foot traffic as well as facility users.

It is anticipated that the facade of the facility building that faces the town square will be visually permeable and able to be physically opened during large events and fine weather. The design will explore ways that the town square and facility can integrate and provide for community use in a holistic way.

The Arrival Areas should visually and physically lead to the main Multipurpose Community Spaces and service these with shared facilities such as the community kitchen, parents room and toilets.

The Multipurpose Community Spaces should be designed to be accessible from the Arrival Areas in order to facilitate the management of different opening hours and access shared facilities such as toilets and kitchens. Community consultation has highlighted the importance of these spaces being connected to their surroundings and greenspace being directly accessible from them. After hours, independent access to these spaces is essential.

Support Staff areas and facilities should be adjacent to the Multipurpose Community Spaces to enable prompt and efficient support of the community users and programmes in these spaces.

Supporting the main components of the facility are the Building Services - circulation spaces (including lifts and stairs), loading, services and plant. Careful attention should be paid to minimise the area dedicated to building services and to ensure that inactive areas are kept away from the active edges of the site.

The parking strategy for the facility is to provide for a variety of transport modes and arrival points and recognise the changing nature of car use and transport in Avondale. Vehicle access to Loading / Parking areas should not compromise pedestrian movements around or through the facility site.
5.0 Programme and Spatial Requirements

5.4 Functional Relationships - Pōwhiri / Mihi Whakatau

- Cultural threshold / mana whenua identity statement
- Area / open welcoming space
- Mahau / porch arrival space where mana whenua / hau kāinga can gather for karanga and haka pōwhiri
- Interior welcoming and hui space
- Space for meals / community cafe / community kitchen
- Ablutions should be conveniently located but not visibly close to the welcoming and dining areas.

Functional relationships of mana whenua cultural protocols
6.0 Spatial Components and Adjacencies

6.1 Public Open Space

The Public Open Space component of the project includes the enlarged and refurbished Avondale Town Square, the new laneway, the site boundaries of Great North Road (including the parking slip lane) and the Avondale Central Reserve.

It is anticipated that the Town Square will be increased to approximately 1000-1500 sqm. The project includes a new laneway along the northern edge of the existing Town Square.

6.1.1 Town Square

Key functions:
- The Town Square design must strongly reflect Avondale’s community and be a focal point for the town centre
- Provision of a large, level space for community events and performances, markets, festivals and celebrations (stay and night)
- Active and passive spaces that encourage social interaction and use of the square. This will include furniture and protection from sun, wind and rain
- Provision of greenspace
- Mana whenua cultural markers/narrative and threshold
- Reinforce pedestrian connections to, and legibility of, the primary entry to the facility and the Avondale Central Reserve and beyond
- Play space for children. Non structured play opportunities for all
- Access to public toilets, drinking water fountain and bottle refill
- Secure bicycle and scooter parking, adjacent entry to facility
- Multiple utilities (3 phase power, water, lighting) placed throughout the square for use during events and by facility programmes.

Adjacencies:
- ‘Front’ edge of facility building where main arrival point will be located
- Great North Road and new shared laneway
- Recreation space (Avondale Central Reserve). Direct sight lines and pedestrian access essential.

Design Qualities and Considerations:
- The Town Square will consist of vibrant, high quality spaces that are integrated with the facility building. Provision should be made for the facility to use these spaces for programmes and activities, particularly in areas where shelter is provided. Storage will be provided for resources, temporary furniture and equipment for use in this space
- Provision of greenspace and local flora that reflects the site’s location on the swamp edge and proximity to Wai te Whau. Some greenspace should be provided that can be occupied/touched
- Preserve and enhance views from the town square to Te Wao nui a Tiriwa (Waitākere ranges)
- Provision of mana whenua cultural markers/narratives in the Town Square
- The square is the right size to feel busy most of the time, but can grow for bigger events
- The square is a series of flexible spaces that can be set up to suit different types of activity
- Vehicle access for loading and set up/pack down for events, markets, festivals, food trucks, marquees and celebrations
- Opportunity for food trucks and marquees to be temporarily located in square
- A safe space that is considerate to neighbours
- Consider provision of ability to project images and video on to the square and sound systems to accommodate art projections etc.
- Rehousing of Dale the Spider
- Provision of a graffiti wall and temporary artwork use
- Retention (or recycling) of existing basalt wall along northern edge of Town Square.

6.1.2 Laneway

Key functions:
- Designed to be seamlessly integrated with the Town Square.
- Prioritises pedestrian and cycling movements
- May be used as a vehicle access to the facility and Avondale Central Reserve.

6.1.3 Great North Road Street Edge

Key functions:
- Provision of shelter for footpath users
- Work with Auckland Transport on how best to integrate the parking slip lane with the overall project objectives
- Opportunity for secondary entry point to facility from Great North Road street edge.

Adjacencies:
- Active edge of facility building
- Loading and access for building (potentially at south end of slip lane).

Design Qualities and Considerations:
- Street edge of building should be active and permeable. Building facade must be welcoming, of a human scale and encourage passing foot traffic to enter facility
- Where building edge is inactive consider provision of ‘shop window’ type exhibition spaces.

6.1.4 Avondale Central Reserve

Avondale Central Reserve is not within the project scope but provides an important edge to the western boundary of the site and opportunities for valuable recreational public open space adjacent the facility and town square. The design for the Facility and Town Square should carefully engage with the reserve and its future potential. Consideration should be given to:
- Creating an active edge to the reserve and some community spaces at the level of the reserve
- Identifying opportunities for improved recreation on the reserve and the creation of community gardens and greenspace
- Preserving the sightlines to the reserve and encouraging users of the reserve to engage with and use the facility
- Strengthening pedestrian connections to the reserve and future proofing connections to the Racecourse and Wingate Reserve.
6.0 Spatial Components and Adjacencies

6.2 Arrival Areas
The Arrival Areas component of the facility comprises the main entry point and foyer of the building and shared facilities for the building users including a community cafe space, community kitchen, community pantry, parents room, toilets, lockers and storage. The building threshold adjacent to the square is to be visually permeable and able to open large areas during fine weather or events. The design should encourage flow between the interior and the Town Square. The design of the building and the square must be integrated and support activities happening across both spaces.

6.2.1 Foyer/Entry
Key functions:
- Primary entry point to facility
- Welcome area
- Community lounge (informal seating and gathering area)
- Able to host powhiri and other cultural welcoming ceremonies
- Programming, small events and exhibition opportunities
- Provision of way finding and information about the facility
- Key role in providing access to other spaces in the facility
- Library book drop off
- Storage for furniture and resources for use in Town Square
- Drinking water fountain and bottle refill.

Adjacencies:
- Access/ circulation to shared facilities including cafe space, community kitchen, parents room, toilets, lockers and storage
- Public open space. Main entry point from Town Square
- Access to Multipurpose Community Spaces.

Design Qualities and Considerations:
- Foyer and main entry are to be legible, welcoming for all and of a human scale
- Express mana whenua cultural narratives and a Maori presence
- Express Avondale’s diverse community
- Foyer to present a permeable, accessible and active edge to the exterior. Consider ways to extend this to night time hours using lighting and technology
- Foyer space and furniture to be transformable/reconfigurable and adapt to changing displays, events and programmes
- Shelter to be provided at entry points to building

Design Qualities and Considerations:
- Promote passive surveillance of Public Open Spaces at night from facility
- Rehousing of artwork in existing Avondale community hall
- Community pantry
- Provision of ‘heat & eat’ station
- Provision of utilities (electricity, lighting, mounting) to promote ease of set up for programming, small events and exhibitions.

6.2.2 Community Cafe Space
Key functions:
- Place where the community can informally eat and socialise together, including bringing your own food
- Counter to sell / serve food (consider social enterprise, small food businesses).

Adjacencies:
- Foyer/entry
- Town Square (children’s play space).

Design Qualities and Considerations:
- Cafe space is to be highly visible and welcoming to all
- Space to be visually and physically connected to Town Square and able to be opened during fine weather and events
- Opportunities to eat outside, adjacent the cafe space, with shelter from sun, wind and rain. Provision of area for food trucks to park adjacent cafe
- Furniture to be transformable/reconfigurable. Some furniture to be able to be used outside
- Future-proof design to meet licensing requirements.

6.2.3 Community Kitchen
Key functions:
- Provision of kitchen for community use to support functions and activities at the facility
- Able to service the large bookable multipurpose spaces
- Opportunities for teaching
- Potential to support food related social enterprises
- Storage.

Adjacencies:
- Foyer/entry
- Bookable spaces.

Design Qualities and Considerations:
- Well connected and central to the Arrival Areas. Consider direct access to outdoor areas
- A (lockable) servery to the space where community meals are served
- It must meet commercial kitchen standards and requirements and be a warm, daylit and inviting place to be.

6.2.4 Parents Room
- A separate space where parents can tend to their children with comfort and privacy
- Comfortable seating options and facilities for heating drinks and food for infants.

6.2.5 Toilets (internal)
- Male and female toilets and changing areas.
- Two gender neutral / accessible toilets available for use as per current provision
- Consider housing within the facility building envelope but with external access only
- Locate for optimum safety and visibility of entry to toilets.

6.2.6 Public Toilets (externally accessible)
- Provision of secure lockers for use by community members while using the facility. Consider a variety of sizes.

6.2.7 Lockers
- Drop Off Facility
- Welcoming and serviced
- Book drop off
- Active/Permeable Edge
- Safe/Accessible Drop Off Facility
- Loading/Deliveries
- Public Toilets (External Access)
- Exhibition/Programmable/Waiting area
- [Bookable] Multipurpose Community Spaces
- Facility Entry
- Entrance Foyer
- Welcome area

Diagram of the functional relationships within the arrival spaces
6.0 Spatial Components and Adjacencies

6.3 Multipurpose Community Spaces

The Multipurpose Community Spaces component of the facility comprises the majority of the facility and will deliver the spaces for community activities to occur. A variety of sizes and types of spaces will be provided. The vision for the facility is for spaces to be multi purpose and suitable for a variety of uses throughout the day and week. Quality and functionality of space should not be compromised by trying to provide for too many different uses. ‘Moveable’ walls are to be generally avoided as a solution for spaces requiring acoustic separation. Spaces on the building perimeter are to be permeable and able to open large areas during fine weather or events. The design should encourage flow between the interior and any adjacent open spaces. The design of the open spaces must be integrated and support activities happening across both spaces. Storage is a key component of the smooth operation of the multipurpose spaces. To support events, activities and programmable areas appropriate storage should be provided adjacent to key spaces for furniture, resources and technology.

6.3.1 Multipurpose Community Space 1

**Key functions:**
- Informal seating area
- Housing the existing Avondale Library book collection
- Quiet zone (acoustically separated) for concentrated study, research and reading
- Children’s services including Wriggle and Rhyme
- Youth services
- Maker space/Creative area
- Programming, activities and exhibition opportunities
- Service point
- Storage
- Provision of computer terminals
- Provision of help and information services

**Adjacencies:**
- Public open space. Must be highly visible
- Arrival Areas/Entry foyer
- Multipurpose Space 3 (or 2) in order to combine part of this space for large community events of 250+ people.

**Design Qualities and Considerations:**
- This space is open to everybody and should be highly visible and welcoming
- The interior of this space can provide both exterior outlook/daylit spaces and also more introspective, enclosed areas. Comfort and warmth are important qualities for this space
- Views to Te Wao nui a Tiriwa (Waitakere ranges) are desirable from this space
- Active areas such as informal seating areas and programmable spaces should be located on the important active edges adjacent to public open spaces. Refer diagram on following page
- Consideration should be given to creating some spaces that are semi enclosed for activities that are noisy or could benefit from a feeling of separation or enclosure
- A space for creative programmes and a maker space should form a part of this Multipurpose Space. This space will be designed for creative activities and will have robust finishes and storage cupboards
- Book stacks should be low and on casters for flexibility of movement. Consideration should be given to ways that the book collection and computer terminals can be secured at times. It is anticipated that occasionally (possibly several times a year) this space may be required for large community events of 250+ people. In this instance, part of this space may be able to be integrated with Multipurpose Space 2 or 3 to create a larger space
- Consideration should be given to activity adjacencies to best complement their noise levels. Refer diagram following
- Consideration should be given to designing spaces that can be shared temporally by different activities. Refer diagram following

---

**Diagram:**

- Activity adjacencies - noise
- Activity adjacencies - temporal

---

Avondale Multipurpose Community Facility | Design Brief | 15
6.0 Spatial Components and Adjacencies

6.3.2 Multipurpose Community Space 2
Key functions:
- Seated performances
- Large meetings
- Community meals
- Light recreation classes and activities
- Community led programmes, classes, events and rehearsals
- Exhibition opportunities
- Storage.

Adjacencies:
- Arrival Areas
- Community Kitchen
- Multipurpose Community Space 4.

Design Qualities and Considerations:
- This space should be warm and daylit with a high ceiling
- This space should have significant areas of glazing and a tangible connection to its surrounds. Views to Te Wao rui a Tinana (Wairakei ranges) from this space are considered highly desirable
- Adjacency and direct access from this space to the community kitchen is essential. A (lockable) servery from the community kitchen to this space is a key consideration
- Connection to Multipurpose Community Space 4 should be considered and this space should open on to it
- Consideration should be given to this space having access to the Town Square for large events
- The acoustic design of this space is critical to fulfill its function as an event and performance venue
- This space will have a timber floor. The floor shall be suitable for dancing, light recreation and performance
- Consider provision of a temporary stage
- Ability to block out daylight during performances
- This space will be fitted with sound, lighting equipment and AV equipment and screen. The opportunity for a simple back stage/ wings should be investigated
- After hours, access to this space that is independent from the Arrival Areas/ Multipurpose Community Space 1 is essential
- Storage will be provided for housing furniture and equipment when not in use
- Consideration should be given to being able to integrate this space with Multipurpose Space 1 to create a bigger space for occasional large community events.

6.3.3 Multipurpose Community Space 3
Key functions:
- Performances and events
- Meetings
- Community meals
- Light recreation classes and activities
- Community led programmes, classes and rehearsals
- Exhibition opportunities
- Play groups
- Storage.

Adjacencies:
- Arrival Areas
- Community Kitchen
- Multipurpose Community Space 4.

Design Qualities and Considerations:
- This space should be warm and daylit with a high ceiling
- This space should have significant areas of glazing and a tangible connection to its surrounds
- This space should open directly onto Multipurpose Community Space 4 for use by playgroups/ young children
- If this space is not able to be directly adjacent to the Arrival Areas (community kitchen, toilets) and Loading/ Parking a safe and secure access to these spaces shall be provided
- The acoustic design of this space should be given a high priority
- This space will be fitted with sound, lighting equipment and AV equipment and screen
- This space will have a timber floor
- After hours, access to this space that is independent from the Arrival Areas/ Multipurpose Community Space 1 is essential
- Storage will be provided for furniture, resources and play group equipment
- Consideration should be given to being able to integrate this space with Multipurpose Space 1 to create a bigger space for occasional large community events
- Investigate possibility for sleeping overnight as part of a programmed activity.

6.3.4 Multipurpose Community Space 4
Key functions:
- Outdoor community courtyard space
- Social interaction
- Play groups
- Light recreation
- External circulation / after hours access
- Provision of greenspace.

Adjacencies:
- Multipurpose Community Spaces 2 & 3
- Arrival Spaces
- Community Kitchen.

Design Qualities and Considerations:
- A secure, outdoor area for community use
- Furniture and shelter from sun, wind and rain shall be provided
- Courtyard should connect to multipurpose community spaces, and arrival spaces and may provide an opportunity for after hours access to bookable spaces
- Investigate the possibility of this space connecting to the Town Square with provision for being separate and secure when desired
- Provision of greenspace should be investigated
- Provision of children's play features.
6.0 Spatial Components and Adjacencies

6.3.5 Creative Space

**Key functions:**
- Making art and creative activities
- Teaching art
- Storage

**Adjacencies:**
- Exterior space for creative activities.

**Design Qualities and Considerations:**
- This space should be warm and daylit with a high ceiling
- This space will cater to wet and dirty activities (weaving, carving, printing, painting) and should have a simple and robust fitout
- Large sinks and benches shall be provided
- This space shall have a concrete floor and be easily ‘washed out’
- Access to an outside space for working, deliveries and easy ventilation is highly desirable
- After hours, independent access to this space is desirable.

6.3.6 Workshop/ Training Rooms

**Key functions:**
- Meetings
- Training and workshops
- Recreation classes and activities.

**Adjacencies:**
- This space should not be located on active edges of the site.

**Design Qualities and Considerations:**
- This space should be warm and light
- AV equipment and screen will be provided
- After hours, access to this space that is independent from the Arrival Areas/ Multipurpose Community Space 1 is desirable.

6.3.7 Clinic Rooms

**Key functions:**
- Access for multiple community service providers
- Small meetings.

**Adjacencies:**
- Arrival Areas/ Entry foyer
- Community kitchen.

**Design Qualities and Considerations:**
- These spaces should be daylit and private
- These spaces will require a waiting space. It is intended that they will utilise the entry foyer if possible
- These spaces will be predominantly used to deliver community services such as provided by CAB, Plunket, budgeting services and legal advice
- All of these rooms will have storage and technology provisions. One of the clinic rooms will be fitted with a sink
- The potential for these spaces to be used to support events and performances in the larger multipurpose spaces (i.e. changing rooms) should be investigated
- After hours, access to these spaces that is independent from the Arrival Areas/ Multipurpose Community Space 1 is desirable.
6.0 Spatial Components and Adjacencies

6.4 Support Staff
Support Staff areas and facilities should be located adjacent to the Multipurpose Community Space 1 and close to key entries to the building. This will enable prompt and efficient support of the community users and programmes in these spaces. It is important that staff spaces have natural light and ventilation wherever possible to promote staff well-being. Secure parking for staff bicycles and scooters should be considered in this location if suitable.

6.4.1 Staff Work Area
- A shared open plan workroom will be provided for staff use
- A small meeting room will be provided for private staff meetings. When not in use it will be available as a workspace.

6.4.2 Staff Lunchroom
- A lunchroom with kitchenette will be provided for staff use. It should be a pleasant space with natural light and ventilation.

6.4.3 Staff Toilets and Lockers
- A single accessible toilet and shower will be provided for staff use only. This may be used as a backup for the main toilets if necessary
- Secure lockers will be provided for staff belongings
- A first aid cupboard and defibrillator will be located near the Support Staff areas. Consider how access to this will be maintained after hours when staff are not present.

6.5 Building Services
This component contains the ancillary spaces which support the operation of the facility and include:

6.5.1 Circulation
- This component includes circulation between spaces and any required vertical circulation (stairs and lifts). It will also provide for required escape routes
- It is intended that the key spaces will be on a single level, thereby promoting ease of management and also reducing requirements for vertical circulation. It is, however, recognised that the site is sloping and that the building design will respond to this as appropriate. It is highly likely that there will be some lower level space, possibly loading and access and spaces addressing the Avondale Central Reserve to the west of the site.

6.5.2 Sundry Areas
Spaces for cleaners to operate from and store their materials and a room to house the IT services for the facility will be provided.

6.5.3 Plant and Servicing
- This includes areas associated with the building’s plant and the reticulation of building services including services risers, distribution boards, sprinkler systems and communications cupboards. The reticulation of services must allow for ongoing maintenance and upgrades
- Design and location of the main plant must not limit architectural form and expression and should consider views to the building from current and future surrounding developments.

6.6 Loading/ Parking
The parking strategy for the facility is to provide for a variety of transport modes and arrival points and recognise the changing nature of car use and transport in Avondale.

6.6.1 Car Parking
- Consideration will be given to opportunities for provision of on grade car parking for the facility in areas of the site that are available once the building arrangement is known. If cost permits, undercroft parking may be provided in areas of the building where the site currently slopes down towards Avondale Central Reserve. Any parking at a lower level should be sleeved by active spaces to the public open space (reserve edge)
- Parking areas provided will be prioritised for users such as the elderly, disabled and parents of small children. Any parking provided will be future proofed for other uses
- On site car parking provided shall take careful consideration of pedestrian movements and safety of car park users
- In accordance with Auckland Council Corporate Carparking Policy priority for parking will be given to customers in the first instance, then: parking for maintenance contractors and finally for staff and other third party requirements if space allows.

6.6.2 Parking Small Forms of Transport
- Safe and secure parking will be provided for mobility scooters, bicycles, scooters and skateboards
- E charging stations will be provided.

6.6.3 Loading and Deliveries
- A small loading bay for large items and courier deliveries will be provided for the facility at the rear of the building
- It is important that the loading bay has after hours, independent access for facility users
- The loading bay will incorporate an area for rubbish and recycling storage. Innovative waste solutions are to be considered for the facility
- The loading bay may be located at a lower level than the key community spaces. This area will need to be accessed after hours and independently for loading and deliveries for events and other uses. A lift from this space to the Arrival Areas should be considered. This lift should also service general public access
- Consider providing bicycle and scooter storage for staff at this location if suitable.