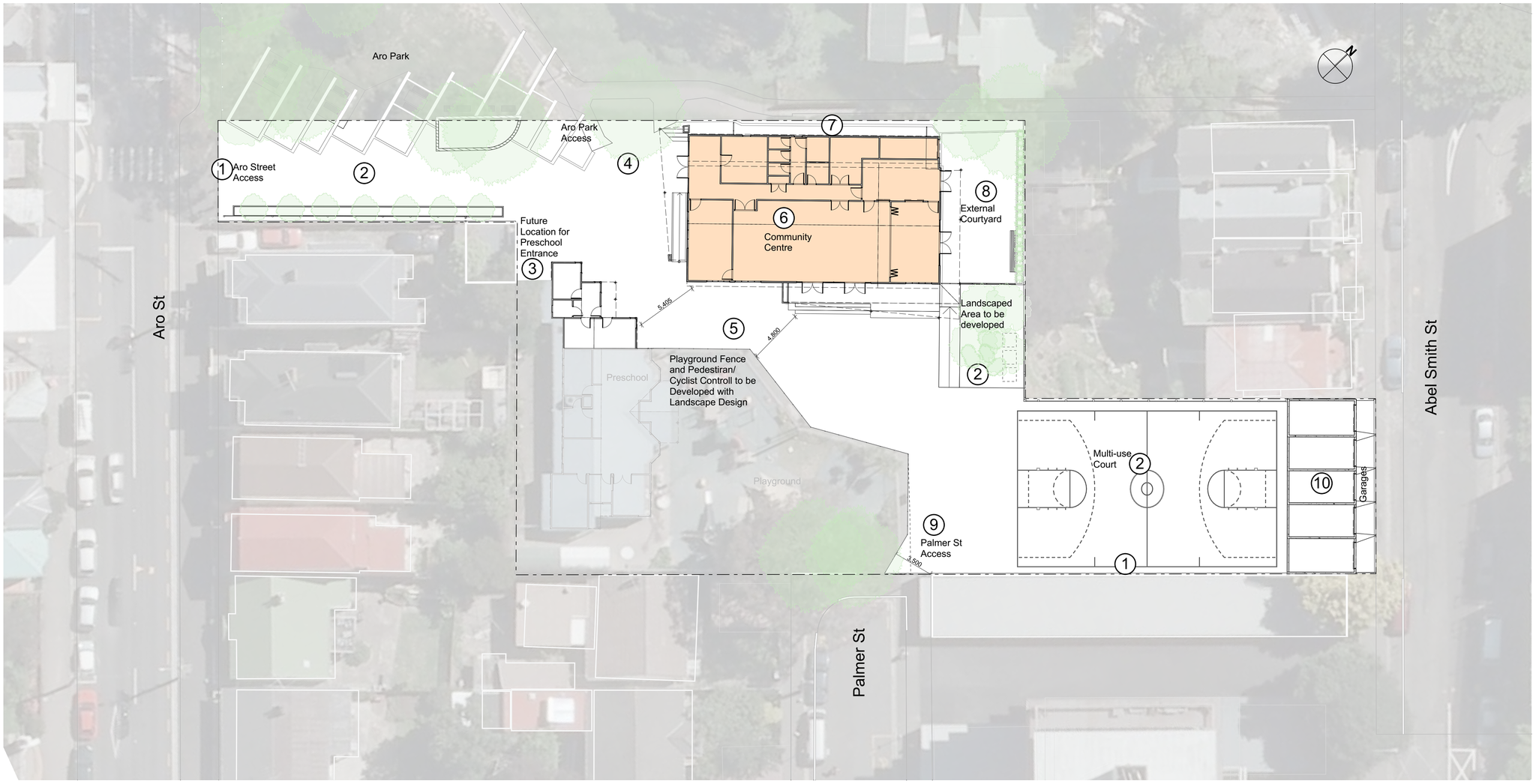



## Site Plan Key

- Site area available for redevelopment
- Site Boundary Lines
- Community Centre Building
- Trees

## Preliminary Site Plan Area Comparison

| | Areas ($m^2$) | |
|---|---|---|
| | Existing | Preliminary Design |
| Community Centre | 176 | 278 |
| Playground | 306 | 303 |

## Preliminary Site Plan Notes

This plan shows the preliminary design for the community centre on the site. The design was developed from the preferred option from the last round of community engagement, this option was Concept 1. The preferred option was selected by combining the community's feedback with site constraints and technical advice. This design will now need to be developed further to take account of more community feedback and technical advice. The information in these notes is a summary of what we have learnt so far and what we know we need to take account of going forward.

### 1. Site Identity

The community told us that they wanted to see the site's visual identity retained and developed. There was support for doing this through the Aro Street entrance, retaining the mural areas and the materials used in the Community Centre.

### 2. Design of the outdoor spaces

There are a number of outdoor areas that will now be designed. This includes elements mentioned in these notes and other areas e.g. the enclosed courtyard, circulation spaces, basketball court and connections between the hall, preschool and the outdoor spaces. A brief for these designs has been developed from prior community engagement and will include where possible retaining and enhancing existing planting, providing spaces that encourage people to play, rest and circulate, and also retaining specific elements such as the community compost bin. There is also a proposed water bore on site. This brief will then be tested by the Landscape Architect in their development of a preliminary design.

### 3. Existing Portacom and Community Centre Offices

The offices for the Community Centre will move into the main centre. We have heard there are some constraints that WCC has around the future function of the empty offices. We have also heard a range of proposals from the community. The adjacent protacom is a temporary building and will be removed. This provides an option for a new entrance route to the preschool, by entering behind the main building. This will remove some congestion from the existing entrance and playground. This is a tentative suggestion which will require discussion with the stakeholders and the community.

### 4. Community Centre Connection to Aro St & Park

The community engagement told us that there was a strong interest in improving connection and sightlines between the Community Centre and Aro St/Park. As this preliminary design demonstrates the addition of a larger community centre entrance creates better visual connection to Aro Street and Aro Park.

### 5. Ped/Cycle/Preschool Path Control

The main pedestrian/cycle path from Aro Park to Palmer Street was a common concern of the public. The brief is to reduce cycle / skateboard speed and improve lines of site between pedestrians/users and cyclists. The design development process and landscape design will address this issue.

### 6. Community Centre

The selection of the preferred option was influenced by planning requirements which inform where on the site we can build. Concept 1: Floor Plan has been further developed into a preliminary design, based on community and steering group feedback. As shown in the Prelim Floor Plan.

### 7. Fire Rating Requirements

The Fire Report, on the existing community centre and concept designs, concludes that there will be a *fire rating requirement* for any extension to the North and West walls of the community centre. The Fire Report will inform how we now develop the designs e.g. selection of wall finishes and openings in exterior walls.

### 8. Tennis Pavilion

The Tennis Pavilion or Bunker is unoccupiable in its current state. The roof and interior space require large renovations to make it usable by the community and would have a large cost associated with it. It is for these reasons, as well as general approval from the community during this engagement process, that is has been decided to demolish the bunker to provide space for an exterior courtyard associated with the community centre.

### 9. Palmer Street Access and Playground

The Concept designs proposed widening Palmer Street access. This would improve loading/unloading access to the community centre and general pedestrian/cycle circulation. This was supported by the community, if it did not include decreasing the overall size of the playground. This has been taken into account in the preliminary design with a opening wide enough for temporary vehicle access with minimal impact on the playground.

### 10. Garages and Abel Smith St Access

The proposal to open access to the site from Abel Smith Street received a good level of feedback. Most site users were positive but equally most neighbours expressed concerns over the removal of the garages with parking, security and noise being key issues. The Structural Report of the Abel Smith Street garage shows there is a legal requirement to strengthen the building if they are to remain. WCC are now considering the garages as part of a separate project, so this area will not form part of this project.

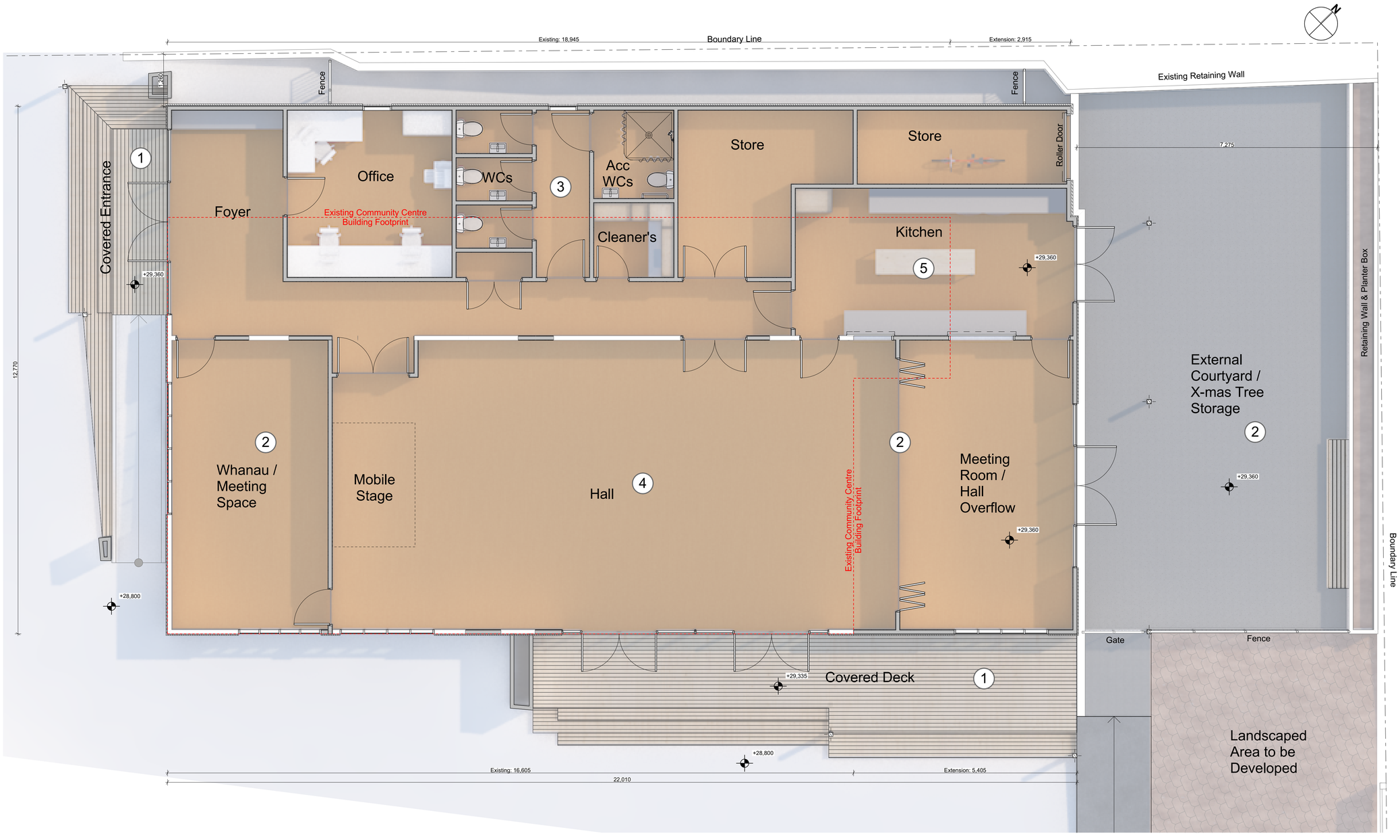
# Preliminary - Site Plan

# Aro Valley Community Centre Redevelopment

ARCHITECTS jerram tocker + barron

Preliminary Design - Site Plan 101

08-Mar-18




## Floor Plan Key

- Existing Wall
- New or Infill Wall
- Timber Decked Area
- New Concrete Courtyard
- Landscaped Area
- Existing Community Centre Building Footprint

## Preliminary Site Plan Area Comparison

| | Areas ($m^2$) | |
|---|---|---|
| | Existing Comunnity Centre | Preliminary Design |
| Hall | 99.65 | 97.08 |
| Whanau/Meeting Space | 19.99 | 28.68 |
| Hall Overflow/Meeting | - | 30.91 |
| Kitchen | 14.29 | 24.43 |
| Office | *23.36 | 19.28 |
| WC's | 7.89 | 11.24 |
| Cleaning | 2.04 | 4.08 |
| Foyer and Corridor | 14.53 | 39.31 |
| Store's | 18.1 | 22.83 |
| Total Community Centre | 176.49 | 277.84 |

* note: existing community centre offices are located in preschool building.

## Preliminary Floor Plan Notes

This is the preliminary design. The design is a result of developing the preferred concept with input from the community feedback and technical consultants.

## 1. Deck Areas

The deck and entrance have been developed to allow connection of interior and exterior, to provide adaptable spaces for events and gathering spots. The decks also are designed to ensure they do not disrupt wider site users and neighbours.

## 2. Mixed Use Spaces

The community centre's spaces need to be reasonably adaptable to current and future uses. The spaces also need to make it easy to transition from one use to another, sometimes on an hourly basis. This design provides a series of communal spaces with the ability for them to be used together or separately, including the exterior site and courtyard.

## 3. General facilities

The toilet, office, cleaning and storage facilities have been designed based on community feedback of the concept designs, as well as specific user groups' input. Spaces and floor areas are designed to allow the community centre to be used for a wide rage of uses and events.

## 4. Retain, Reuse, Replace: Sustainability

The existing Community Centre's roof is in reasonable condition and there are some existing solar panels. The preliminary design aims to maintain as much of the roof's form, structure and cladding as possible. This would reduce waste from the build and reduce cost of the upgrade. The general consensus from the community was to see the use of natural materials in a modernized version of the existing building, with some people keen to see the entire existing aesthetic retained.

## 5. Kitchen Use and Size

The community engagement informed us that the kitchen should be warm and welcoming, as well as a functional place to cook for small and large numbers of people. This information has informed the development of the kitchen design and size. It is proposed that a Kitchen User Group support further design development.

# Preliminary - Floor Plan

ARCHITECTS jerram tocker + barron

# Aro Valley Community Centre Redevelopment

Preliminary Design - Floor Plan 102

08-Mar-18

Existing Form/
Roof Retained

Larger Entrance Visible from
Aro St

Means of Slowing Cyclist and
Pedestrians

Existing Vegetation

Timber Verandah to Hall and
External Courtyard

Exterior Community Space
with Better Connection to Hall.

Extension to Back of
Community Centre

Orientation of Main Entry
Toward Aro Park.