Avondale town square, library and community hub

April 2021



Have your say

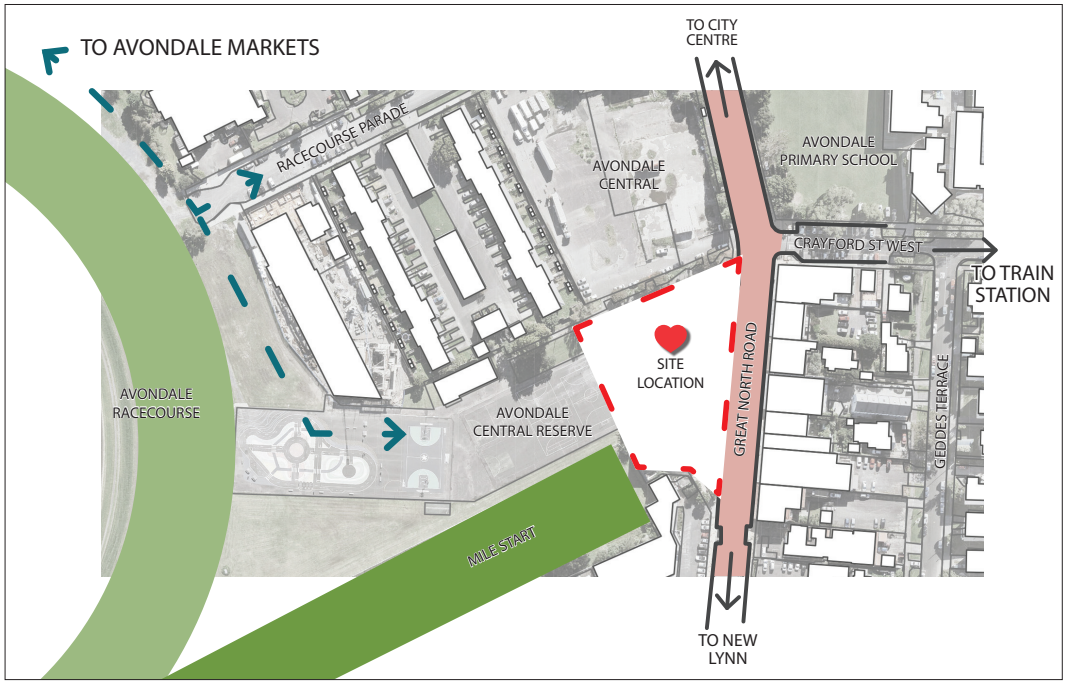
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Panuku Development Auckland
An Auckland Council Organisation

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Project background and location

Auckland Council and Panuku Development Auckland are enabling the urban regeneration of Avondale over the next 10 to 15 years. The regeneration programme will include an upgrade to the town square and a new library and community hub, alongside more homes, shops, eateries, and businesses in the heart of Avondale.









What is this consultation about?

This is your opportunity to have your say on the proposed design for the Avondale library, community hub and town sqaure. In 2019 we asked what kind of services and activities you would like in the new facility and outside spaces. We have used your feedback along with feedback gathered from other conversations to inform the design process and creation of these design plans.

The information provided in this document outlines the project background, the scope and the proposed designs.

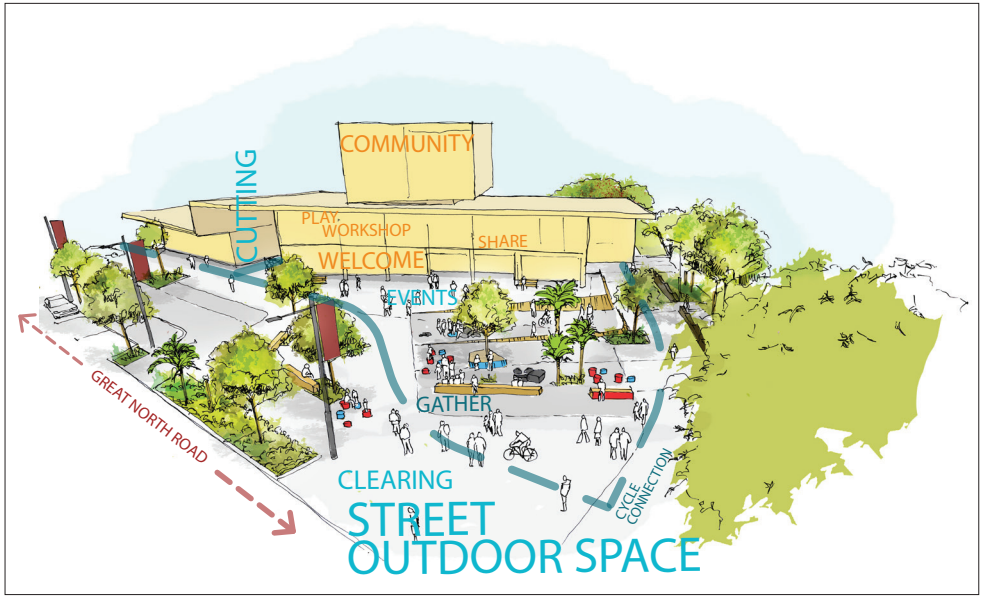
Site location

The location was chosen because it sits at the heart of Avondale's main street – Great North Road – extending to the city in one direction and New Lynn and Henderson in the other. It also links with Avondale Central Reserve, the Avondale Racecourse, the future Te Whau Pathway, the Avondale Train Station and cycle path.

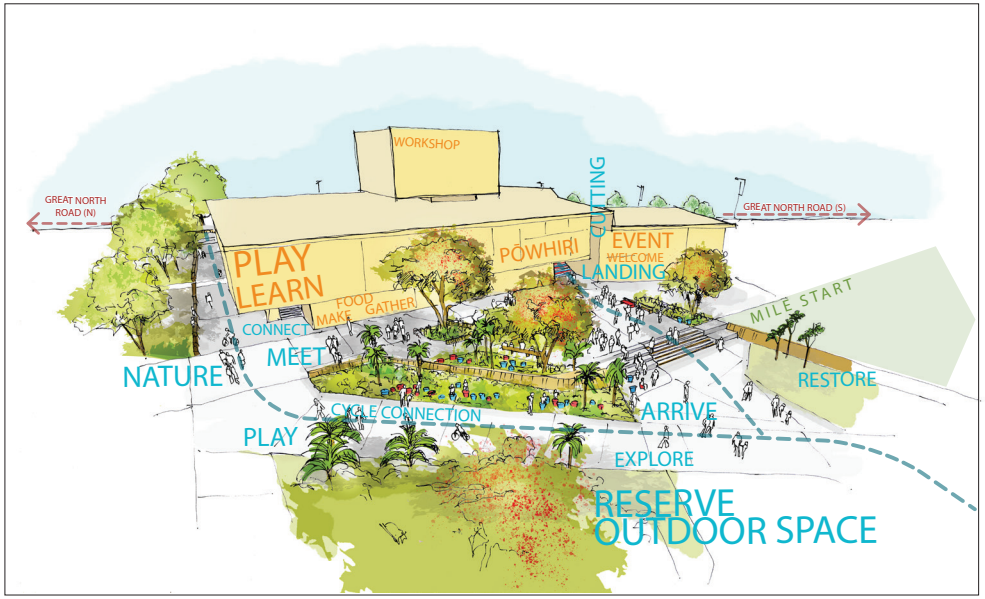
Conversations with mana whenua confirm the historic and cultural significance of the area as a meeting or crossing point of waka traveling up the Whau River from the Waitematā Harbour across to the Manukau Harbour, and where the rangatira would travel by foot to trade.

About the library and community hub

The new Avondale library and community hub needs to be a vibrant, fun and active place that is functional on a day-to-day basis, while also being flexible to allow for a range of activities and events. It's a place to share, connect and meet, hang out and play in the heart of Avondale.



Indicative design: View of the town square from Great North Road



Indicative design: View from Avondale Central Reserve

We've had conversations with mana whenua, our stakeholders and the Avondale community over a number of years, and from these conversations we've created a draft design for the new Avondale library and community hub that cover the following four themes:
Community connection, creative uses, learning and development and community services

The scope of the project aims to incorporate these themes into the design for:

- A new, integrated library and community hub – a multi-purpose community facility integrating library and community centre services. The hub will have multiple spaces flexibly designed to accommodate and deliver a range of activities.
- Outside spaces – an enlarged and refurbished town square fronting Great North Road, an outdoor space fronting Avondale Central Reserve and a new laneway (beside the new library and community hub fronting Avondale Central Reserve).

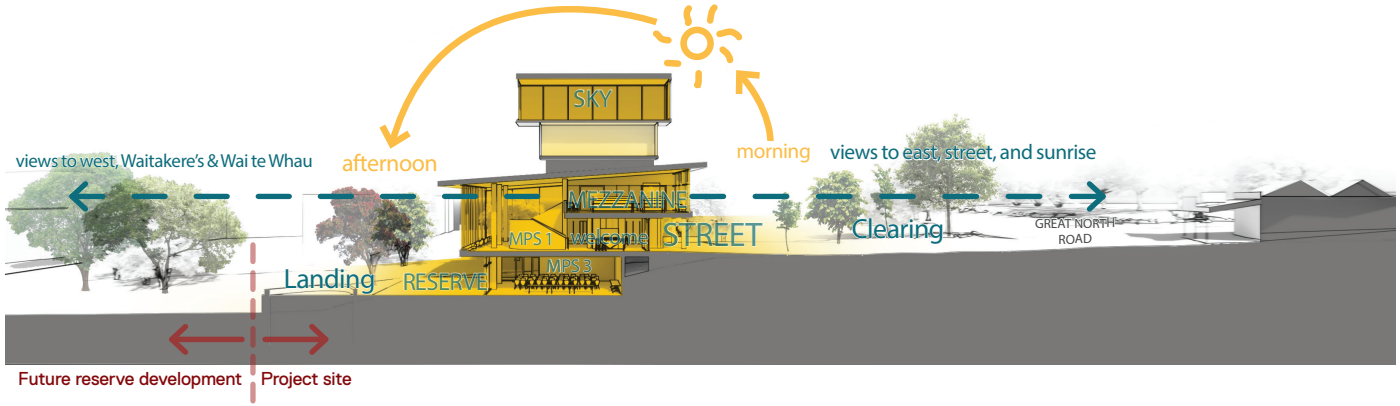
Following this consultation, the design team, Auckland Council and Panuku will review the feedback and refine the design. The revised design and feedback will then be considered by the Whau Local Board for approval.

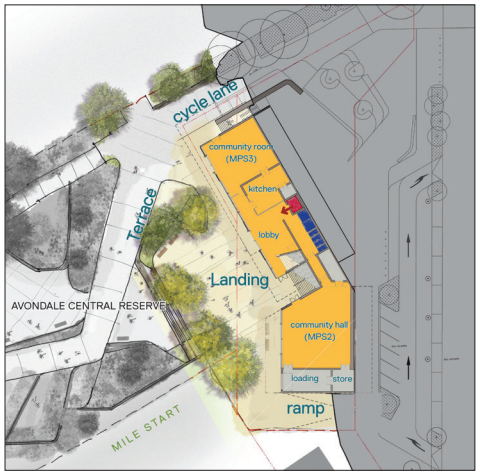
Indoor spaces

The library and community hub takes advantage of the sloped site by facing to both Great North Road and Avondale Central Reserve. The hub is designed for activities both indoors and out, with good flow between both spaces.

The new building is arranged over three-and-a-half floors and features:

- Reserve level: A community hall for up to 200 people, community room for up to 100 people, a fully equipped kitchen, changing rooms and bathrooms.
- Street level: A library, a maker space, community tea station and accessible bathrooms. This level will have a double-height space with connection to the mezzanine level and an open area with windows overlooking the reserve, with space to sit and relax.
- Mezzanine level: Small meeting rooms and quieter study areas.
- Sky level: This floor will be surrounded with glass windows enabling views over the Avondale town centre and towards the Waitākere Ranges.

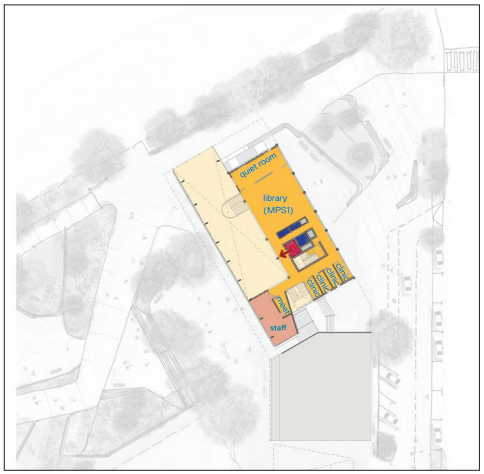




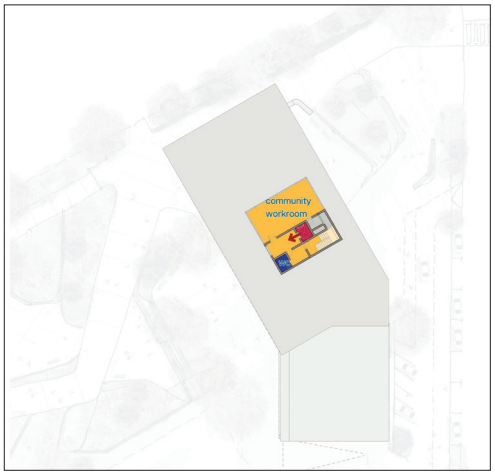
Reserve level



Street level



Mezzanine level



Sky level

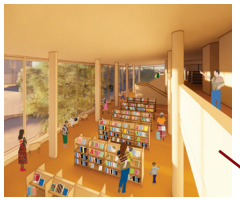
Indoor events and activities

The draft design is arranged to allow for extended hours of operation when necessary. The main entry will also be the point of access for after-hours use, with lift access to all floors.

These new community spaces will :

- Enhance community connections - such as spaces for youth activities, activities for older people, meeting spaces, events that celebrate culture and diversity
- Have creative spaces for music, art and dance
- Have learning and development opportunities including after-school and school holiday activities, exercise classes, reading, classes for leaning languages, cooking and budgeting
- Community services such as the Citizen's Advice Bureau, health related activities such as therapy, support groups and counselling

Do these spaces work for you and your whānau? Let us know at akhaveyoursay.co.nz



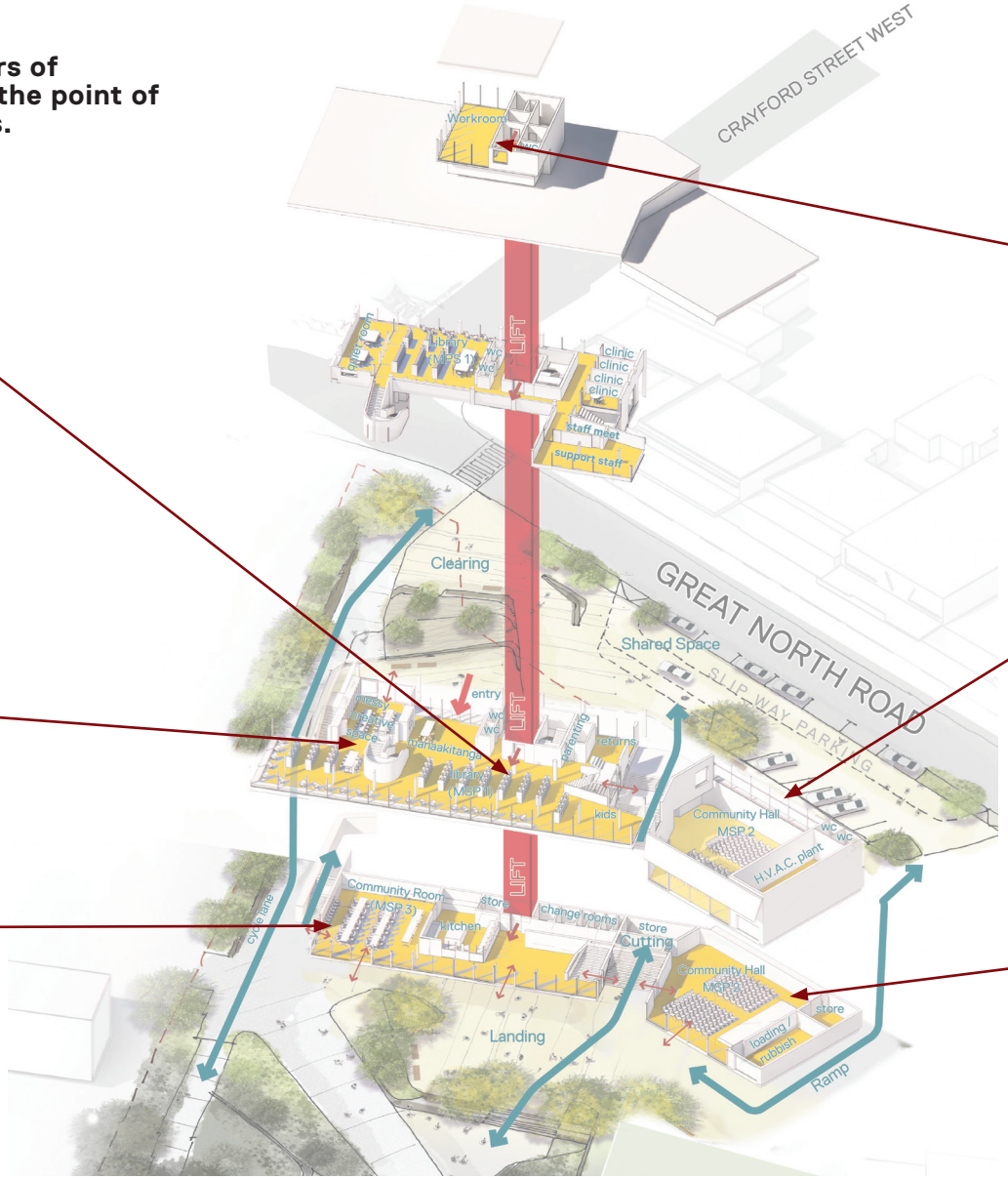
A library, which is a multi-purpose space with a double-height mezzanine



A maker space



A 130sqm community room for small or medium-sized events or meetings





An elevated workshop with views out over Avondale



On the street, there will be views through to the Avondale Central Reserve



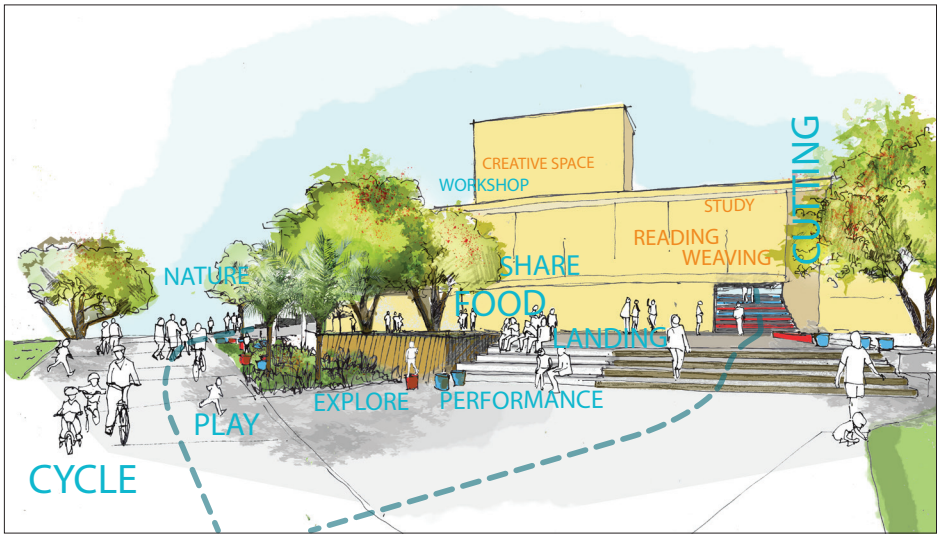
A 240sqm hall for larger events with adjoining facilities

Outdoor spaces

The building's exterior and surrounding outdoor spaces and landscape will draw inspiration from its unique location and historical significance. Indoor spaces are designed so people can spill out into the outdoor spaces, creating vibrancy and connection.

Instead of creating a playground, the design includes areas where you can climb, step, run as part of a 'play along the way' theme.

This would include a winding path from the basketball court up to the building with play and landscape features to have a picnic or gather.



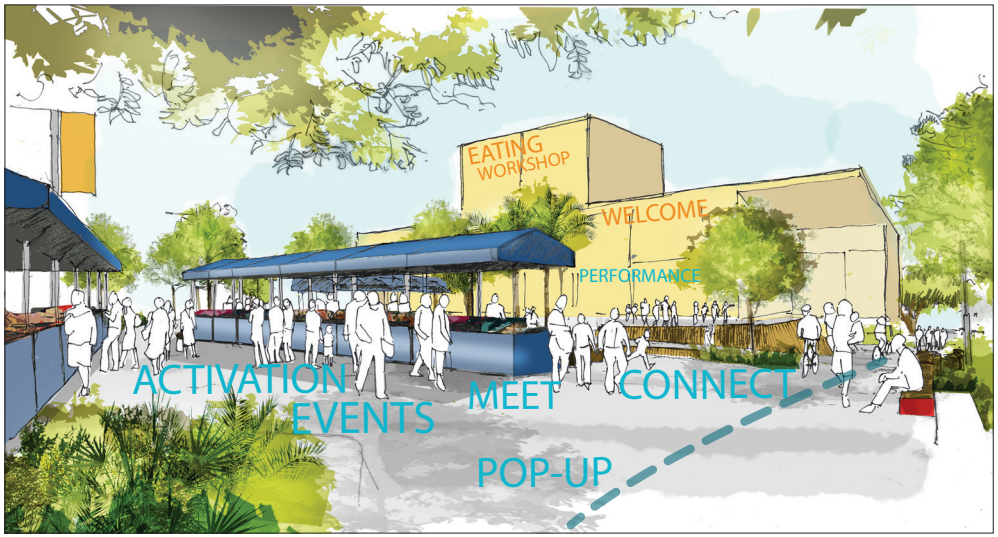
Types of activity that could be included:







Outdoor spaces are proposed to host a range of events and to be a place for the community to meet in the centre of town. As Avondale grows and changes, these places in the heart of Avondale will become more and more important.



Types of activity that could be included:







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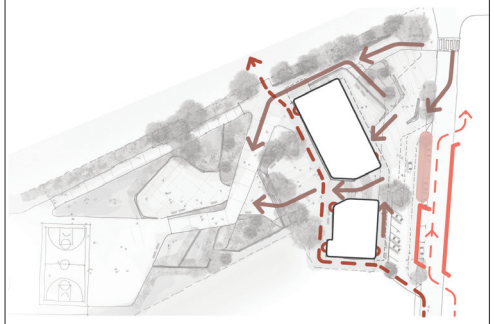
Outdoor events and activities

We are proposing spaces in both the town square and Avondale Central Reserve that provide for pōwhiri, events and performances. These activities could be held separately to the building, or the inside spaces could flow out to the activities.

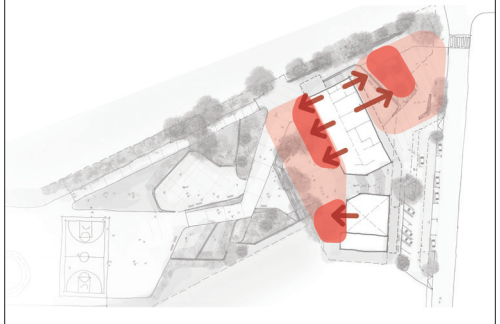
We heard the community values outdoor spaces that :

- Enhance community connections such as events and festivals, including events that celebrate culture and diversity
- Welcoming spaces for whānau (family), rangatahi (youth) and tamariki (younger children) to meet, greet and play
- Creative spaces for music and dance

Everyday access



Events and performing



Pōwhiri and other cultural ceremonies



Night events such as for Matariki Festival, Christmas or food trucks



Types of activity that could be included:









Have your say

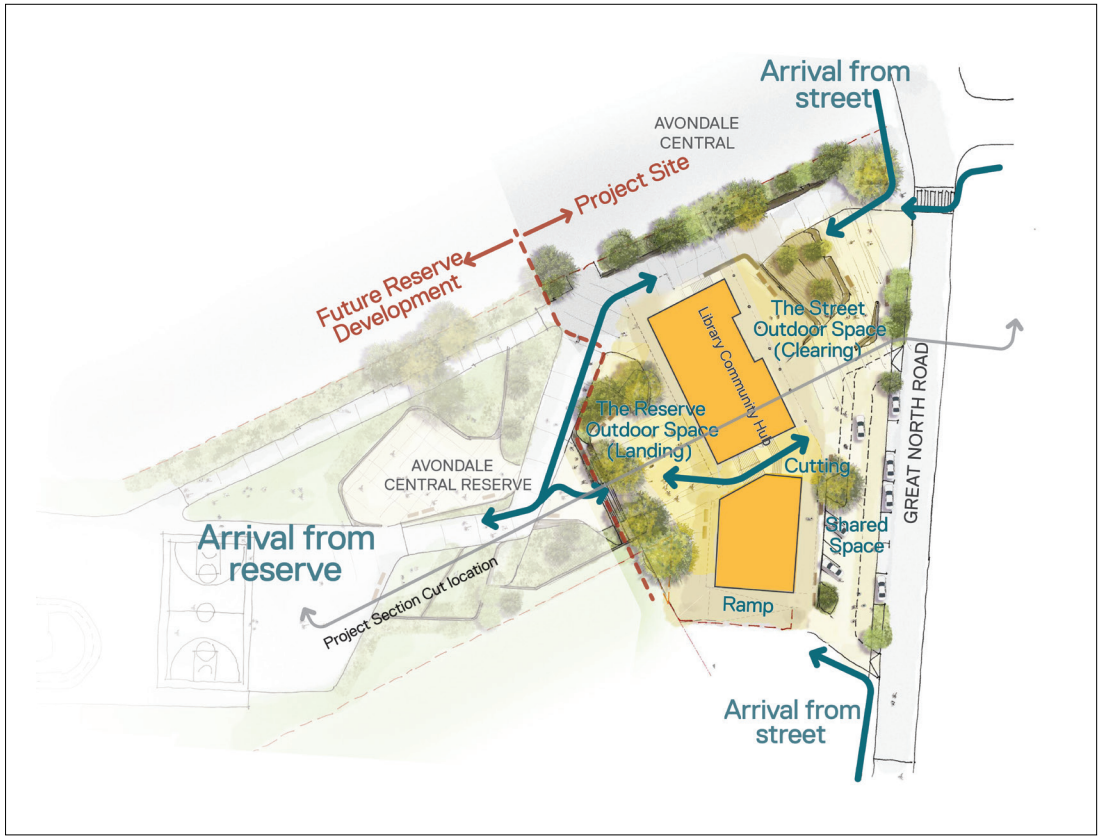
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Key features

1. The combined building (library and community spaces) will be **2,000sqm**.
2. The project is targeting Green Star 5 and Net Zero Carbon accreditation. This means that many **sustainability strategies** will be incorporated.
3. **Storm water** collected from the building roof could be **reused** to flush the toilets and water the gardens in the landscape areas.
4. The roof will have **solar panels** (photovoltaic panels or PVs) to help power the building. This means less reliance on non-renewable energy sources.
5. The library and community hub main entry will also be the point of access for **after-hours use**, with lift access to all floors.
6. **Two multi-purpose community** spaces to accommodate 100 people and 200 people respectively.
7. **A full catering kitchen** on the reserve level for the community to use when booking spaces.
8. **Public toilets** will be accessible inside and outside the building.
9. The library will contain a **community tea station** as part of the arrivals entry space on the street level.
10. Free **Wi-Fi**.
11. Small **clinic meeting rooms** for the Citizens Advice Bureau, Plunket, budgeting services and other community groups.
12. **Sky room** (bookable workshop space) with elevated view to the Waitākere Ranges.
13. All significant **trees located on site will be retained** and new trees planted.



Plan showing scope of project site

FAQs

1. How has this location been chosen?

The Avondale library and community hub plays a key role in the creation of a new heart for Avondale. Auckland Council and Panuku carried out a process to identify the best site for a new library and community hub in Avondale. The report which summarises this process is available on Auckland Council's website or Google search: ***Whau LB Agenda 27 Feb 2019***

The identified site was chosen because it would maximise the benefits of co-locating a new library and community facility, town square and open space. This future proofs the development of Avondale and enhances the connectivity to and through the town centre.

2. Where is the spider statue in the design?

The spider statue, a well-known local identity, has moved around Avondale over the years - from the second hand store, to the petrol station and most recently to the town square. With the construction planned for the town square and the new library and community hub, we are helping the Avondale Business Association with its location options. They will update the community late 2021 on the spider statue's condition and location options.

3. Why is the building yellow?

The colour and the materials of the building have not been decided yet. The drawings are yellow to create some contrast and make it easier to read.

4. What community engagement have you done?

We've had conversations with mana whenua, our stakeholders and the Avondale community over a number of years, and from these conversations we've created a draft design for the new Avondale library and community hub.

We have also gathered information through a variety of methods including events and documents including Stand Up Avondale, Our Future Avondale, the Whau Pacific Peoples Plan, the Ethnic Peoples Plan as well as the multi-purpose community facility design brief. The report which summarises feedback can be found on Auckland Council's website or Google search: ***Whau LB Agenda 28 August 2019***

5. What about the Avondale racecourse?

The library and community hub with its surrounding space, has been designed with the possibility that the racecourse may be developed in the future.

6. What's happening with the swimming pool?

The Whau aquatic and recreation centre project is currently on hold due to COVID-19 and the council's Emergency Budget 2020-2021. It remains a key priority for the Whau Local Board. Funding to progress the project is included in the Recovery Budget 2021-2031, subject to decisions to be made by the mayor and councillors in June 2021.

7. What about car parking?

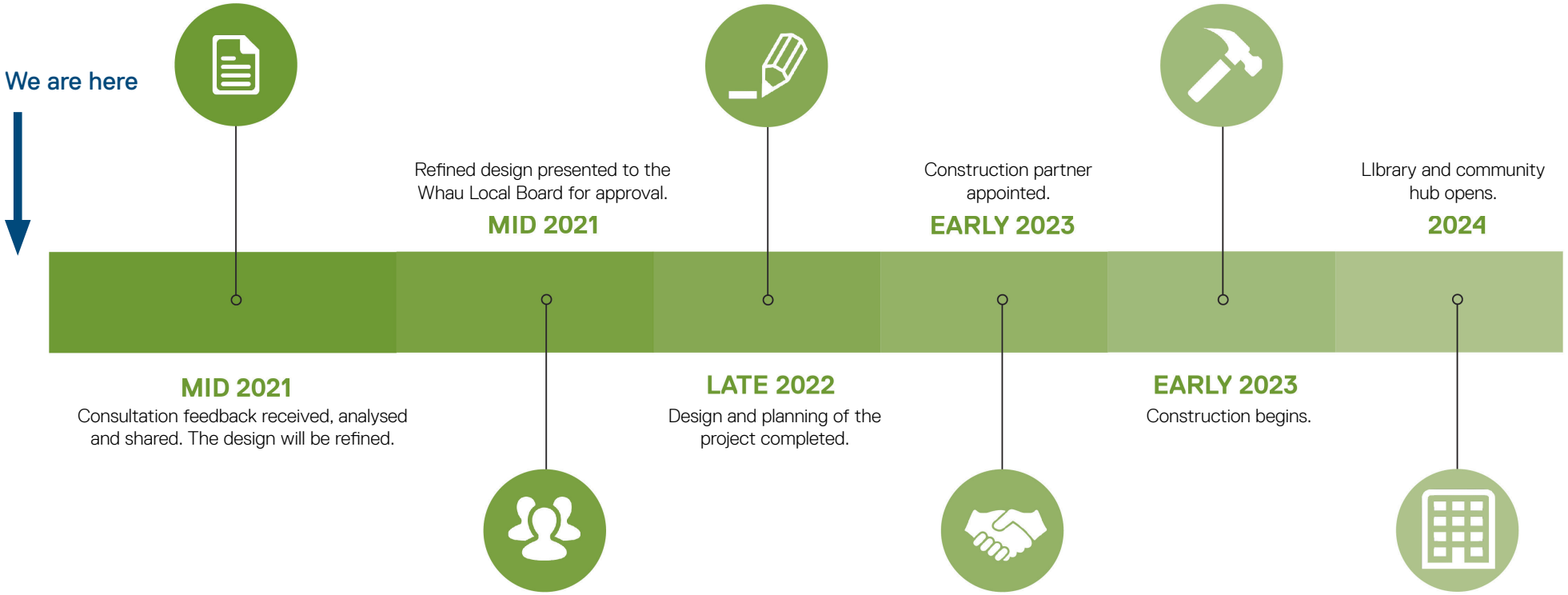
Sixteen short-term car parks are proposed to be included in the library and community hub on Great North Rd.

8. What's happening on Avondale Central?

Panuku acquired the Avondale Central site (also known as the Bai site or Three Guys site) at 1919-1949 Great North Road in 2017. Our vision for the site is for high quality shops, businesses and homes. The site will also have a good connection to the town square and library and community hub.

Now that the size and positioning of the Avondale library and community hub is known, Panuku is working towards finding a development partner for the site. This will happen in late 2021.

Timeline



We want your feedback

Now, we want your feedback on this design so we can ensure that it provides for Avondale's diverse and growing community.

Following this consultation, the design team, Auckland Council and Panuku will review the feedback and refine the design. The revised design and feedback will then be considered by the Whau Local Board for approval.