

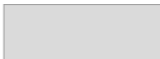
Location Plan



Site Layout - Option 1



KEY

 Outside Scope of Project

Option 1

Pros

- More freedom on design of the new Community Hub with opportunities for staged construction
- Larger building platform means multiple options for further expansion if needed
- As the existing Community Hall remains, the new build would not have to cater for the current Hall's activities, resulting in less cost pressures on size of the new building
- All significant trees retained
- Easy connection to Playground space, which is located away from Great South Road
- Space for outdoor activities / breakout spaces located in good position adjacent to Hub
- Good number of new carparking opportunities
- New building location allows much better connection to Marlborough Street, with the potential for a secondary entrance
- Activate Market Street further down the road
- Traffic noise from Great South Road mitigated
- This design supports passive surveillance between the Community Hub, Picnic area and playground
- Community Hall site possible future site for other uses e.g., events centre, mixed use development
- Opportunity for connecting and better sightlines between our site(s) and the neighbouring heritage building site
- Opportunity for a possible heritage trail starting point
- Existing Community Hall can remain during development of the Community Hub and library
- Open space and playground is not hidden and support that it is near a car park (easily accessible)
- Retains existing hall and provides better parking options
- Space available for fleet parking.

Cons

- Less connection visually and physically to Great South Road
- Ongoing maintenance of the current Hall still required
- Full area of land on 10 Market Street is required. No option to sell or for additional private developments
- Building platform limited by known ground issues, including existing SW drainage and overland flow path. This means the building platform is pushed to the back of the site
- Residential neighbours to the South West boundary
- Pathway connection to Great South Road from the Atea is large and may not be well activated in periods of the day.



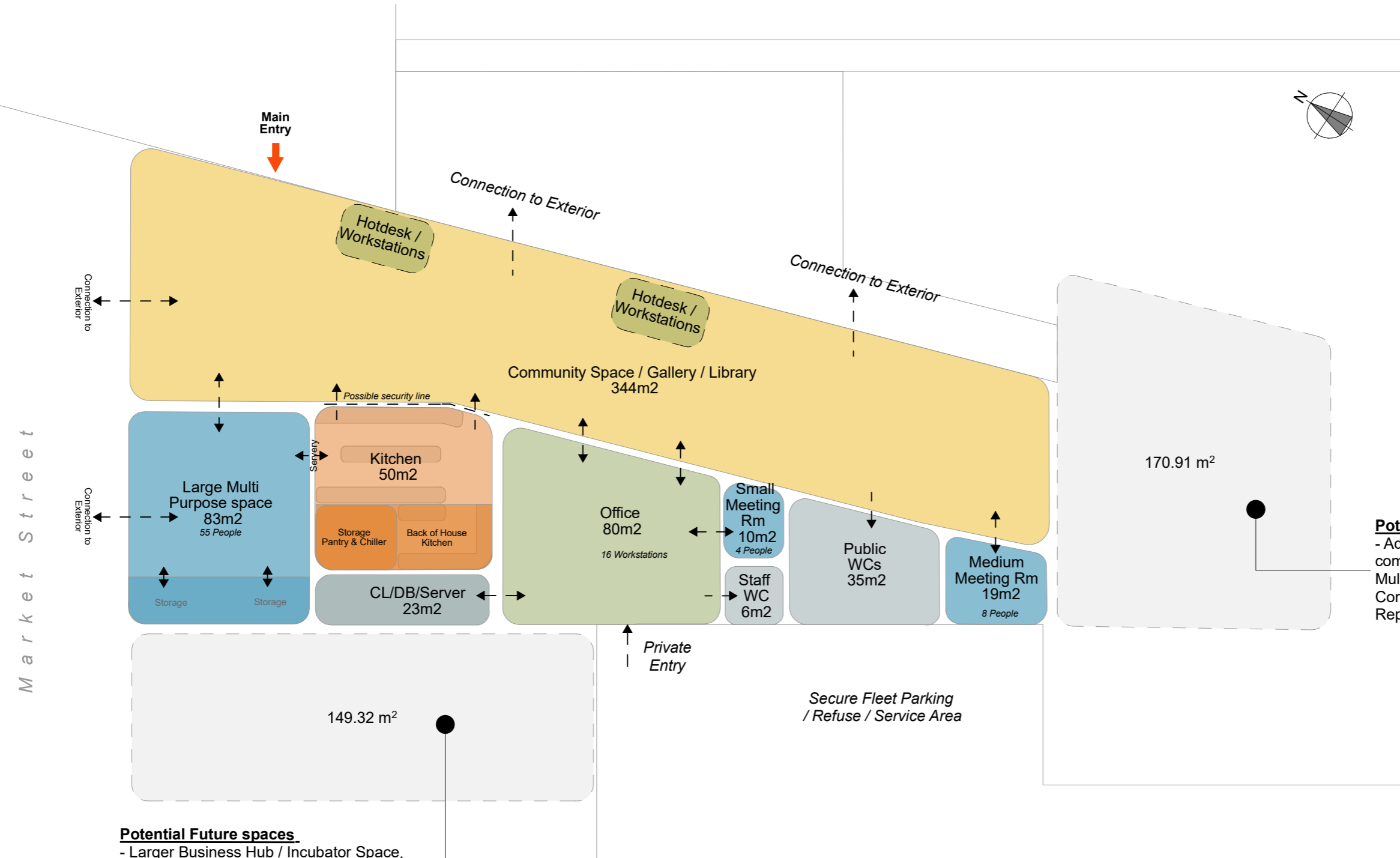
Area Relationship Spatial Plan - Option 1

- KEY**
- Library, Community Lounge
Gallery / Exhibition
- Mobile furniture where possible
 - Community / Meeting Spaces
 - Office - Secure back of house
 - Kitchen / Food Prep & Storage
 - Amenity Spaces
 - Circulation Flow

Approx Total Building Area : 650m²

Key Features

- Large Community / Library / Gallery space can be flexible for a variety of uses
- Good connection to the exterior for outdoor activities
- Multiple future expansion opportunities
- Activates and connects with both Market and Marlborough Streets, with strong presence facing Market Street
- Easy accessibility from onsite parking
- Existing Community Hall can remain in operation
- Good proximity and easy access to future Transport Hub on Regina St
- Remote to a busy Great South Road.
- Good secure carpark for fleet vehicles



Potential Future spaces

- Additional Large community space- Multipurpose space / Community Hall Replacement

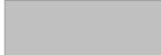
Potential Future spaces

- Larger Business Hub / Incubator Space, permanent leased desk spaces
- Playcentre , Parent led
- Health and Social Services - Consult rooms etc
- Makerspace / Art Space /Workshop Space

Site Layout - Option 2



KEY

 Outside Scope of Project

Option 2

Pros

- Excellent visual and physical connection with Great South Road
- Concentrates all new activities at the Great South Road end
- Ongoing maintenance of the current Hall no longer needed
- Fit for purpose new building provided
- All significant trees retained
- Easy connection to Playground space, which is located away from Great South Road
- Frees up 10 Market Street for a separate future development by Council or sold off to Private developers
- Avoids building over the Stormwater drain and overland flow path on 10 Market Street
- Level building site for the new build
- Does not need the Road Reserve to be re-zoned.

Cons

- Demolition of existing Community Hall needed before end of its useful life
- Current Hall site constrained with limited expansion opportunities immediately adjacent to the new build
- Limited space for new carparking to support new Community Hub and Library. Relies primarily on street parking
- Road noise from Great South Road will need to be mitigated
- Space for outdoor activities / breakout spaces faces onto Great South Road
- New Build would have to cater for the current Hall's activities, resulting in cost pressures on size of the new building, and also affecting other spaces within the new build
- Pookeno will be without a Community Hall in town while the new build is completed
- Residential neighbours to the South West boundary
- No passive surveillance between playground and new library and community hub
- Having to cross the road - many of the community hub users will be playground users.

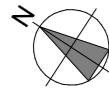
Area Relationship Spatial Plan - Option 2

- KEY**
- Library, Community Lounge
Gallery / Exhibition
- Mobile furniture where possible
 - Community / Meeting Spaces
 - Office - Secure back of house
 - Kitchen / Food Prep & Storage
 - Amenity Spaces
 - ← - → Circulation Flow

Approx Total Building Area : 650m²

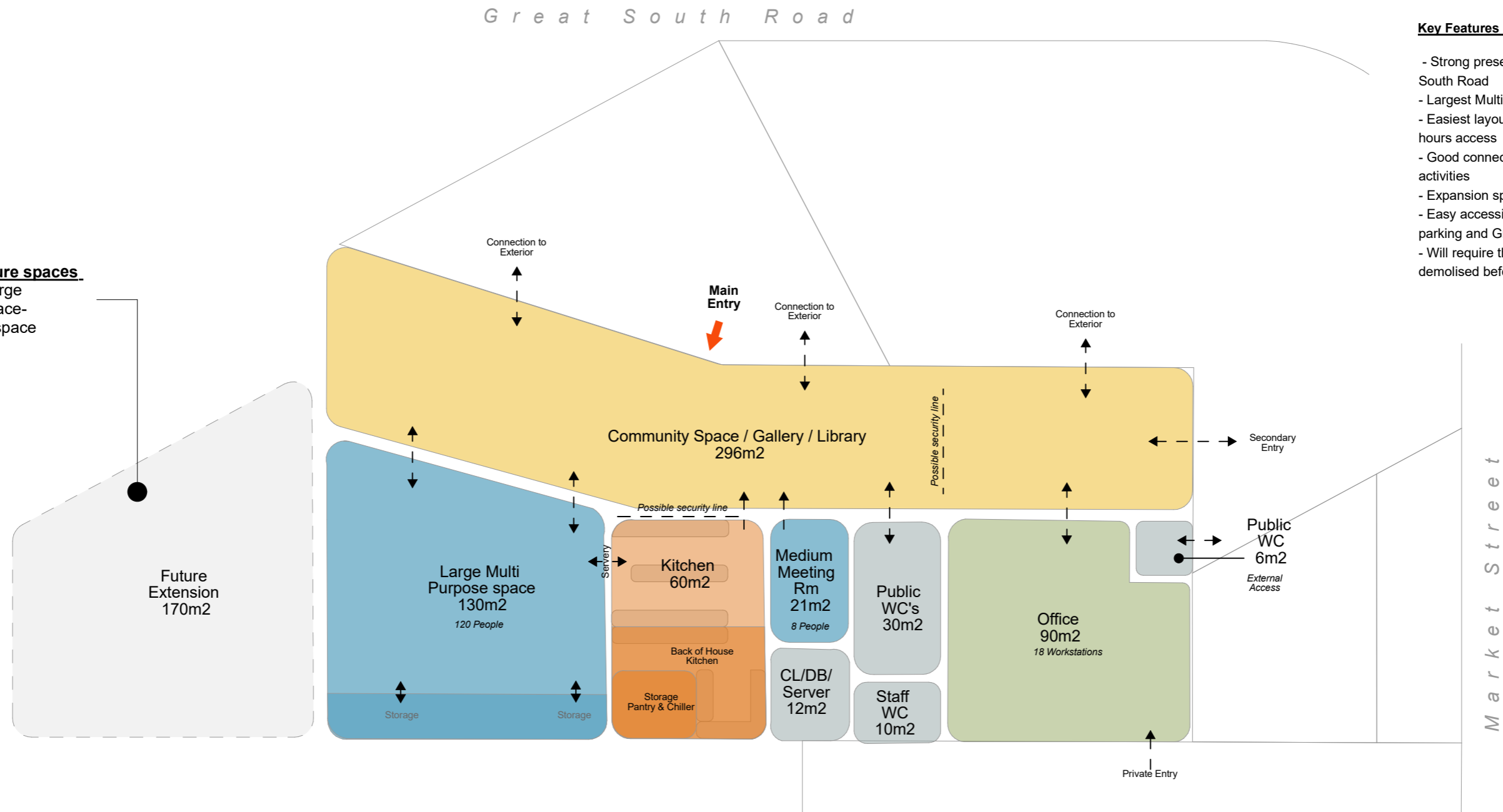
Key Features

- Strong presence and connections to Great South Road
- Largest Multi Purpose space
- Easiest layout option to close off for After hours access
- Good connection to the exterior for outdoor activities
- Expansion space available, but limited in size
- Easy accessibility from adjacent onsite parking and Great South Road
- Will require the existing Community Hall to be demolished before the new build commences.

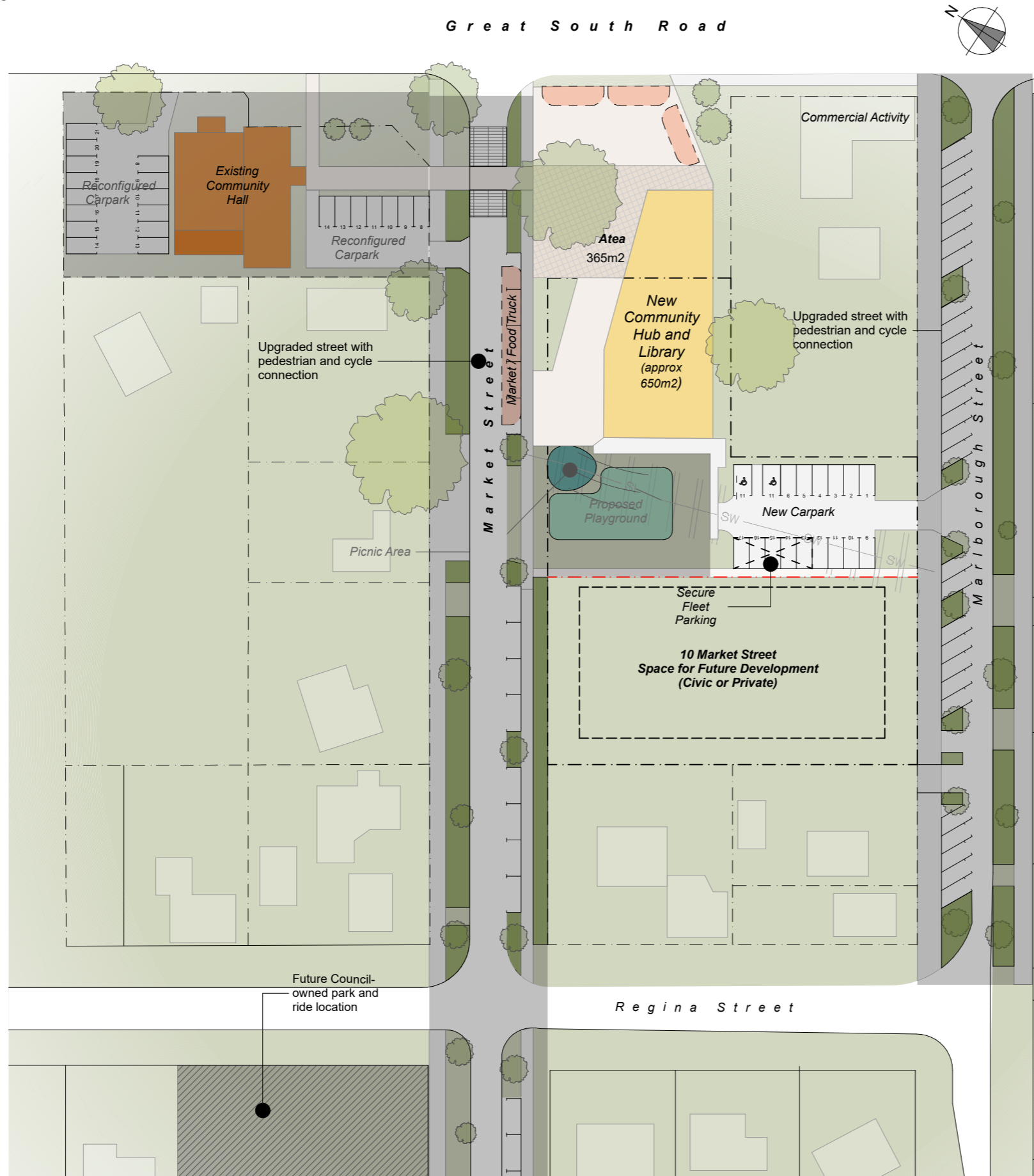


Potential Future spaces

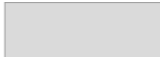
- Additional Large community space-
- Multipurpose space



Site Layout - Option 3



KEY

 Outside Scope of Project

Option 3

Pros

- Excellent visual and physical connection with Great South Road
- Concentrates all new activities at the Great South Road end
- As the existing Community Hall remains, the new build would not have to cater for the current Hall's activities, resulting in less cost pressures on size of the new building
- All significant trees retained
- Easy connection to Playground space, which is located away from Great South Road
- Space for outdoor activities / breakout spaces located in good position adjacent to Hub
- Good number of new carparking opportunities
- Frees up 10 Market Street for a separate future development by Council or sold off to private developers
- Avoids building over Stormwater drain and overland flow path on 10 Market Street
- No Residential neighbours immediately adjacent the building site
- Creates activation along Great South Road and the car park is nearby. Enables future development potential (on 10 Market Street)
- This design supports passive surveillance between the Community Hub, Picnic area and playground
- Existing Community Hall can remain during development of the community hub and library
- Open space and playground is not hidden and support that it is near a car park (easily accessible)
- Retains existing hall and provides better parking options.

Cons

- Ongoing maintenance of the current Hall still required
- Requires the Road Reserve to be re-zoned to allow the new Community Hub and Library to be built
- Very tight building site, limited by tree and SW pipe. No room for future expansion
- Building site falls away from Great South Road, will require stepped floor plan, or compromise level entry access
- Some land on 10 Market Street still required for the new build.



Area Relationship Spatial Plan - Option 3

- KEY**
- Library, Community Lounge
Gallery / Exhibition
- Mobile furniture where possible
 - Community / Meeting Spaces
 - Office - Secure back of house
 - Kitchen / Food Prep & Storage
 - Amenity Spaces
 - Circulation Flow

Approx Total Building Area : 650m²

Key Features

- Large Community / Library / Gallery space can be flexible for a variety of uses
- Northerly aspect to main Community / Library Gallery space
- Best connection to the existing Community Hall
- Activates and connects with both Great South Road and Market Street, with strong presence facing Great South Road
- Concentrates all activities to the Great South Road end of the precinct.
- Good connection to the exterior for outdoor activities
- Existing Community Hall can remain in operation
- No direct future expansion opportunities.

