AHURIRI/NAPIER LIBRARY AND CIVIC AREA PLAN

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EXECUTIVE SUMMARY

The Napier Library and Civic Area Plan provides a high level spatial plan for re-accommodating the main library, community, Council administration, and public open space within a vibrant Ahuriri ‘Civic Precinct’ at the Napier City Council’s Station Street site.

The purpose of the Plan is to provide strategic direction for the design and implementation of civic spaces and buildings that will follow. Taking account of the existing site attributes, the Plan outlines an approach to the configuration and inter-relationships of new civic spaces, buildings, and activities on site.

It also demonstrates a range of opportunities for public experience that this new place might facilitate, and for future development that might be enabled in and around it.

The Plan preparation process has included discussions with mana whenua as to how to best enable the partnership with Council in future design development of the Civic Area. The course of that enablement is being charted for the subsequent stages of the design and delivery process - this is where it will take shape.

The formulation of this Plan spatially translates the Council’s Civic Precinct Framework Plan principles. Those same principles have been used to test different options for the Civic Area and its component elements of buildings and spaces.

Preliminary work has been undertaken to consider the range of activities sought for the library, community and local government work areas, and quantifying the size and type of built and open space needed to accommodate these. There are further conversations to be had with the community and Council’s partners through the next stages of briefing and design process to further explore and confirm the aspirations and functions, and thus the more specific requisite design and space requirements.

NEXT STEPS

Feedback to the Plan received up till October 2021 has been incorporated into the masterplan. A business case and design brief will begin in the final months of 2021. The design process will follow. Demolition will occur in 2022, the Library Annex may or may not be included in the demolition pending the final decision.

THE PEOPLE

Cities and towns are for people and the Area Plan takes the approach that people need to sit at the heart of what the Civic Area is about. Preliminary interactions with stakeholders in the city have provided technical insights, and the subsequential engagement with the community in relation to this area plan has provided more depth to the understanding of how people see the opportunity to make this place somewhere they will use, feel connected with, and be proud of. This feedback has been included, and the continued collaborative processes that follows will develop responsive design directions for the various components

STAGING APPROACH

Local government is changing…there will be different functions for Council to perform in the future. While the requirements for the Library/Community facilities are now relatively well-defined, detailed requirements for Council Administration functions remain in flux. So the area plan has been developed to enable early development of the core civic library and community functions, with flex for other Local Government components (and potential other activities) to be developed later when requirements can be more clearly defined. Stage 1 will see demolition of the current Council Administration Building on Hastings Street, and the redevelopment of this area will accommodate a new library facility which will house the public-facing customer service functions - the counters you go to get Council face time will be here. This space will also feature governance facilities and community spaces (such as meeting rooms) which may be built as a second phase of Stage 1, depending on the complexities of the demolition work. The aim is to make these spaces easy to find and provide better access to Council’s civic functions. Once there is more clarity to Council administration needs, Stage 2 will see the Plan developed further. Space for Stage 2 has been included in the area plan, along with other potential (non-Council) complementary activities. For now, Council work space will remain within existing city office buildings. This strategic approach avoids the risk of investing in Council administration space without knowing the future needs for this. It delivers the public-facing functions first in Stage 1.

A FUTURE FACING LIBRARY

Library’s are changing…They are no longer just places for books and study…they now host a wide range of spaces and activities for all the community. Manaakitanga/hosting underpins the nature of the spaces and facilities- they are safe and comfortable places where everyone is welcome. There will be spaces for learning, making, interacting, performing and exhibiting. It will be quiet and reflective in some areas and busy in others. There are meeting spaces and places where events large and small can happen. Some spaces will be ever-changing….making it a place to keep coming back to. And it will be both an outside and an inside place, where Napier’s climate can be accessed to support an experience that makes this place like nowhere else.

SO, WHAT IS THE AREA PLAN?

PLACE AND IDENTITY

This will be a civic place that reflects the Ahuriri/Napier identity. That identity comes from an expression of mana whenua values, a reflection of the unique landscape, the people, and the change that has occurred over time through both natural and human influences. It will respond to the specific aspect and climatic conditions, and provide for a mix of activities for the people of Ahuriri. The Plan establishes a framework for this identity to be manifest and expressed in multiple ways - through the way people come together for events, ways of life, public expression of art and so on. All of these factors and layers can be developed in the design process to come. The area plan provides some direction for relevant considerations in this respect.

CATALYTIC

There is a big investment to be made in the civic area and Council wants to make sure this investment supports and enables other business and the wider community to realise opportunities for a range of benefits over time. Seeing the civic area in the context of the wider city is a key consideration of the Plan, and by looking for opportunities to work with businesses and developers in the city, the Council is keen to see others succeed from this public investment. This might enable the emergence of further activities for civic/cultural/community partners, supporting retail and hosting amenities, residential housing in the wider area, new businesses to pop up, and existing ones to prosper.

ENVIRONMENTALLY RESPONSIVE

Climate change, more extreme weather patterns - hotter days or more intense rainfall events demands a design that responds accordingly. Similarly, a de-carbonised future calls for design responses which carefully consider impacts of construction methodologies, energy systems, water use and potentially reusing existing structures/ materials on site. Encouraging people to choose to travel to the civic centre using active modes is part of the Plan, albeit recognising that there is a still a need to get to town by car for some trips.

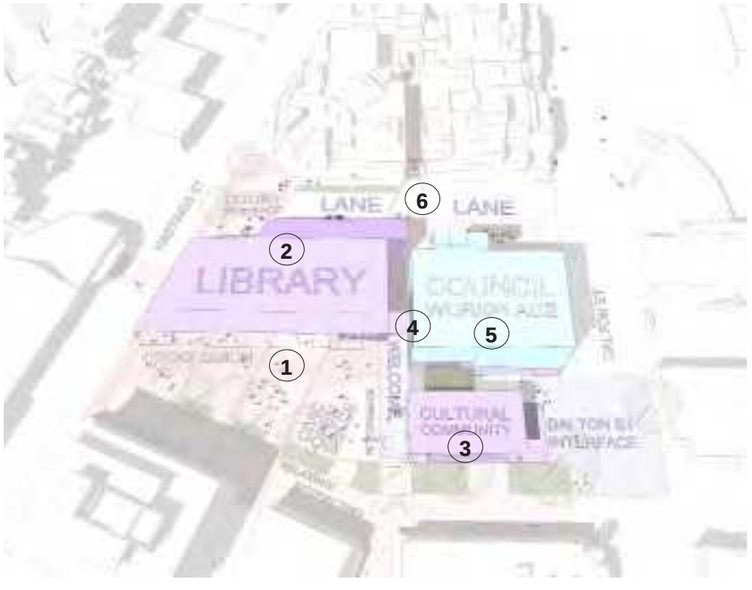
GETTING THERE

Connectedness is a key consideration of the Plan. It is important that the civic area is re-established as hub of activity in the city. For this to succeed, it needs to be a place that people can easily find, access and are attracted to as a destination. It needs to feel connected to and part of the city centre - not off to the side. The bus to the civic area is considered as an important means for getting to the civic area, and additional customer support facilities will be provided to make the choice to use the bus easier. Cycling facilities will support use through provision of ‘end of journey’ cycle facilities. Short term and accessible parking will be close, and longer term parking will continue to be provided for within an easy walking distance. There is an overt intention to encourage people to park and walk - more people walking within the centre brings activation and vibrancy to the street and is good for businesses along the way.

The draft Library and Civic Area Plan integrates new and existing buildings with open space to provide for a range of overlapping Civic, Community and Cultural functions and activities. This includes:

1. Civic Open Space
This new public space provides the mat on which civic buildings sit, supporting an extension of indoor/ outdoor library/ community/ cultural activities and brings in the Civic Court and Hastings and Dalton Street spaces. Extending from Hastings Street it is bounded by the new Library and Cultural Community Hub, and sheltered by existing mature trees. It is scaled to suit large scale performance, procession and protest, through to smaller informal gatherings. It integrates green and hard components with terraces that accentuate the natural slope of the historical gravel spit. There is surface level integration with Hastings and Dalton Streets to allow large events to occur across. The Civic Court space that connects to Dickens Street will be seen as an extension of the Civic Open Space.

2. Library/ Community Building
This 2-storey building along the south east edge of the site creates a civic ‘presence’ to Hastings Street and a generous sheltered north-facing interface with the Civic Open Space. In conjunction with adjoining buildings/space it provides for contemporary library functions and for indoor and outdoor community and cultural activity. It will enhance the interface with Court, and reformatted Civic Lane linking Hastings with Dalton Street.
A transitional space for customer services is provided in the Library as part of Stage 1, which would become a flexible meeting space in Stage 2.



3. Cultural / Community Hub
This iconic building connects with all other buildings / significant open spaces of the area. It will include meeting / making / performing space that can ‘open out’ to new Civic Open Space to the east, and to a new Dalton Street frontage to the west, connecting to existing public agencies. The Hub, which is built in Stage 1, would accommodate a very accessible Council public-facing chambers and meeting spaces, albeit that this may come with rearrangements of space in Stage 2. It will support community and cultural operations. It can incorporate associated bus customer and journey end facilities for cyclists.

4. Council Community Interface Services
Council Community Interface Services: Connecting the Library with Cultural / Community Hub, and drawing on movements to and from the existing Arcade, this facility provides a central service point and meeting place between the Council administrative and democratic services, and the community.

5. Civic Administration Building
This multi-storey building will provide office space for government on upper levels, and a range of extended community and Council partner interface space on the Ground Floor. This building is located on the south west corner of the site where it can develop a separate address to Dalton Street, with potential synergies with other government agencies. There is capacity and benefit from housing workers within a taller structure on site, with minimal over-shadowing effects on other parts of the civic area or wider city.

6. Civic Lane
This is the current service space reformatted as a new high quality urban lane connecting the Courts with a positive new working library interface. This space will provide for a new mixed-use thoroughfare, pick-up/ drop-off between Hastings and Dalton Street. It will also provide for service access and ‘spill-out’ space for ‘maker’ functions associated with the library/ Community Centre.

1. INTRODUCTION

INTRODUCTION

PURPOSE OF THE AREA PLAN

This area plan is high level and provides direction to how the Napier library, community, administration, work and open spaces are spatially configured to deliver a good quality place and the positive experiences expected from a civic area.

This Plan has built in flexibility to allow for future uncertainties and opportunities. The next phase of work towards re-establishing the Napier civic functions to the Station Street site is a design process (refer to Process overleaf).

The purpose of the Plan has been to:

- Establish with Council mana whenua partners an effective next phase design process that allows for a range of opportunities to be worked through and how best to bring an influential and meaningful mana whenua presence in this part of the city.
- Advance the themes, values and principles of the Civic Precinct Framework to a spatial plan format showing how the matters below are provided for.
- Articulate the culture of the city in terms of its people, history and identity in a unique and integrated way.
- Examine options and recommend what activities, scale and form of built and open space development should be undertaken within the Precinct (this will be futher refined int he Business Case).
- Consider and recommend an approach for the interface of built form and integration of activities on surrounding city sites and development of non-Council owned land (regulation or advocacy).
- Consider and recommend an approach for accessibility and movement of people by a range of modes to, from and within the precinct.
- Consider opportunities to catalyse and support private sector investment in the precinct, demolition or retention of existing structures, and sharing of development space with regional government.

“A city’s Civic Precinct takes on many important roles within a community. Through connectivity, leadership, activation, celebration and accessibility it becomes an important destination, a focus of civic pride and most importantly for its community, a sense of place and belonging.”

Annette Brosnan, Deputy Mayor and Chair of Civic Precinct Working Group.

FIGURE 1: NAPIER CIVIC PRECINCT AREA

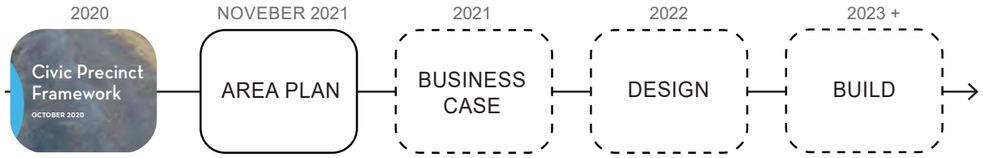
THE AREA PLAN IS FOR THE AREA WHERE THE (NOW CLOSED) LIBRARY AND NAPIER CITY COUNCIL ADMINISTRATION BUILDINGS ARE LOCATED. THE PLAN CONSIDERS A BROAD AREA WITH NO STRONG BOUNDARY RECOGNISING THE WIDER CITY CONNECTIONS AND CATALYTIC OPPORTUNITIES, AS WELL AS THE INFLUENCE OF THE ADJACENT SURROUNDING SITES ON THE FUTURE OF THE AREA.

PROCESS

PREPARING THE AREA PLAN

The area plan has been prepared by Boffa Miskell, Athfield Architects and Jacob Scott working in collaboration with Napier City Council and its partners. The preparation process has four stages set around wānanga, or knowledge sharing meetings. The stages have included various levels of engagement within them which, to date, have included mana whenua as Council partners as well as with stakeholders with specific interests relevant to the Plan.

This draft Plan is now at a stage that provides an opportunity for community feedback before it is finalised and adopted by Council. The next stage will be design (see diagram below) where more detail will be developed before construction of recommended components of the plan commence.



WĀNANGA

The Process Diagram (Figure 2) describes the process as having four stages which revolve around a wānanga at each stage. The cycle of wānanga (Figure 3) is the same in each case which is preparation, meetings/engagement, workshops and stakeholder interaction, then evolving the material to bring into the next wānanga. The process form the Plan commenced in February 2021 and will conclude in October 2021 following community feedback through August.

STRUCTURE

To assist in the preparation of the Plan to meet its purpose and to guide the process the following project structure was established:

MANA WHENUA

Comprised of mana whenua partners as recognised by Council, its role has been to help the Plan and the process of its preparation to enable the partnership to grow and the opportunities this civic area's future is shaped to reveal.

ADVISORY GROUP

Comprised of three elected members of Council (and chaired by the Deputy Mayor) this group includes representatives from mana whenua as Council partners, Hawkes Bay Regional Council, Ministry of Justice (as neighbours and related government), library, tourism promotion, Council engagement specialists and other technical specialists. Its role is to guide the planning process and bring local knowledge, technical insights and awareness. The Advisory Group has met at each wānanga (three times to date).

STAKEHOLDERS GROUP

Comprised of invited representatives of rangatahi (youth), older people, arts and culture groups, library, and developers the role of this group is to bring local insights and awareness to the planning process. It also provides for a level of awareness of this process back into the interest groups themselves. The stakeholders groups have been engaged with twice (at wānanga 2 and 3).

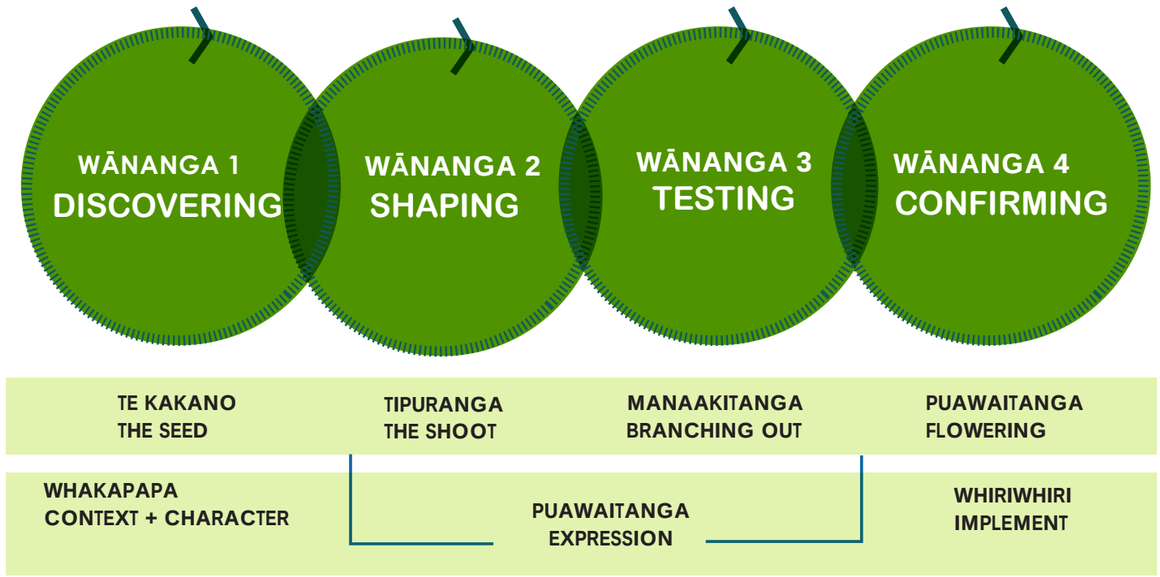


FIGURE 2: WĀNANGA PROCESS DIAGRAM

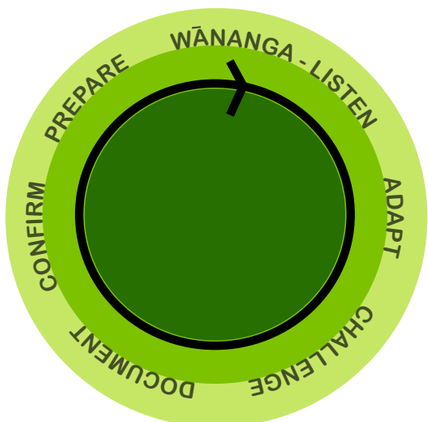


FIGURE 3: WĀNANGA CYCLE

MANA WHENUA PARTNERSHIP

The partnership of mana whenua and Napier City Council is positively sought by both parties.

Both Mana Whenua and Napier City Council are actively pursuing the promotion and enhancement of the environmental, economic, social, spiritual, historical and cultural values of Ahuriri/Napier for present and future generations.

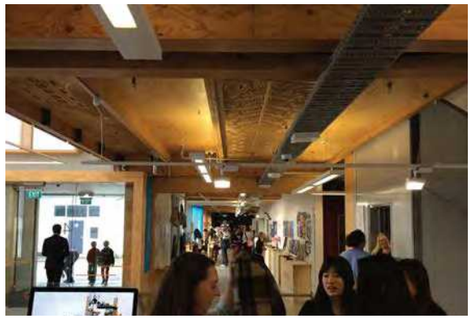
The Area Plan recognises that Ahuriri/Napier Civic Area's design direction is a significant and appropriate project to enable that partnership to be enabled, and for these environmental, economic, social, spiritual, historical and cultural values to be tangibly reflected.

DESIGN PROCESS AND PRINCIPLES

This Plan sets a platform for the more detailed design phase that will follow. Through a collaborative process, the design phase will develop the Kaupapa, character, form and function of the Civic Area.

Te Ao Māori - an indigenous world view brings a systems logic refined by the wisdom of countless generations of experience and observation. The physical landscapes are inseparable from ancestry, events and cultural practices.

The intent is that the endeavour of working together can consolidate a bond that will strengthen the partnership into the future. This partnership relationship establishes the mana to enable key design principles to have influence :



REFERENCES

There are several references for use both within and to structure the design process which enable Te Ao Māori including:

- ***Toi-tū Hawke's Bay (2021)*** for its vision, focus and measures of well being and value that will assist in understanding the success of the design process and what it reveals on the ground and in practice.
- ***Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines (Draft April 2021)*** for their intent to promote a Te Ao Māori and Te Ao Pākehā partnership approach to landscape, binding together the layers of people and land across time and place: past, present, and future.
- ***Te Kawenata o Rata (2017)*** for the five articles of Respect – Whakaritenga; Authority and Responsibility –Rangatiratanga; Knowledge and Tikanga – Mātauranga Whaihanga; Cooperation – Mahi Kotahitanga; and Representation –Kanohi Kitea that underpin a partnership relationship of architects and Nga Aho under Te Tiriti o Waitangi.
- ***Te Aranga Principles*** embedded within the NCC District Plan.

Taiao	Mauri Tu	Tohu	Whakapapa / Whakamana	Ahi-kaa	Mahi toi
Seize opportunities to bring natural landscape elements back into urban /modified areas – eg. specific native trees, water / puna wai (springs) – promoting bird, insect and aquatic life to create meaningful urban eco systems which connect with former habitats, mahinga kai (food gathering areas) and living sites.	Ensuring emphasis on maintaining or enhancing the environmental quality of water, soil and air, remediating sites to enhance mauri. Explore the use of materials which have cultural familiarity and connection to the site.	Look beyond the immediate development site to acknowledge wider significant landmarks (eg. .mountains, oceans, sacred places) and opportunities for creating or enhancing visual and physical connections to these tohu.	Names and Naming – reviving names affirms mana through Iwi / hapu connections to specific ancestors and associated events. In conjunction with iwi, Build an inventory of name associations with sites, allowing iwi to choose the most appropriate names from which to develop design, interpretation and artistic responses.	Explore opportunities to facilitate the development of ahi-kaa and kaitiaki roles within urban areas as a living presence for iwi / hapu. This may include exploring environmental, cultural and commercial opportunities in partnership with Iwi entities.	Develop strategies to creatively re-inscribe iwi narratives into architecture, landscapes, urban design and public art to enhance sense of place, also ensuring iwi / hapu appointed Māori design professionals are appropriately engaged in such processes.

BACKGROUND

THE NEED FOR CHANGE

A 2017 seismic assessment of the Council library and civic administration buildings at Station Street found them to be earthquake-prone. The functions these buildings housed have been temporarily dispersed to existing alternative buildings in the city.

At this time there is an opportunity to consider the future needs for the city and its people in terms of what a contemporary and forward-looking library and civic administration facility needs to provide.

Influences to this future recognised (refer to more detail in section 2 Influences) in this Plan include:

- significance of partnership with mana whenua to reflect Te Tiriti o Waitangi aspirations and as importantly, Council's commitment to this future in its functions and relationships
- changing nature of local government through central government policy and statutory changes and expectations as to an open democracy which may influence the size and functional needs for Council facilities
- expectations of 'library' and the multiple functions these spaces in our cities that provide equitable, accessible, socially connected places for community interaction, learning, discovery and expression which may influence the size, layout, flexibility and management of Council facilities
- new patterns of working and connectedness and expectations of city experiences from residents and visitors were city future require 'destination' thinking and the attractor factors
- climate change responses and the imperatives for carbon reduction in our use and emissions from traditional forms of energy, technologies and ways of living to recognise the sustainability of the planet for future generations.

CIVIC PRECINCT FRAMEWORK

In 2020 Council published the Civic Precinct Framework to articulate Council's position in relation to the future of the area. This Plan has taken a lead from the framework vision, themes, values and principles. These are summarised in the Figure beside. The Precinct Framework in turn references the City Vision Framework which provides for the spatial scale linkages of the civic precinct within the overarching vision for Napier City has a whole which are:

- Putting people first
- Open for business
- A port and coastal city
- Our people, our stories
- Ecological excellence
- Pedal power

FIGURE 4: CIVIC PRECINCT FRAMEWORK

2. INFLUENCES TO THE PLAN

LANDSCAPE CHANGE OVER TIME

The Ahuriri landscape has undergone massive change. Both as a result of the significant earthquake event of 1931, but also by large scale human interventions in redirecting waterways, reclaiming land, and the construction of the urban place which is the city of Napier today.

Understanding the influential changes that have shaped the landscape provides a lead to the Plan - changes to ground levels, considering inundation, plant types and characteristics of the built environment will be influences to the Plan that make it distinctive to this place.

FIGURE 5: EARLY EUROPEAN SETTLEMENT IN LAGOON

FIGURE 6: HASTINGS STREET PRIOR TO RECLAMATION

FIGURE 7: VIEW ALONG THE SANDSPIT FROM MATARUAHOU (BLUFF HILL)

FIGURE 8: 1931 POST EARTHQUAKE

FIGURE 9: 1865 - PRE EARTHQUAKE

FIGURE 10: 1 POST EARTHQUAKE ARCHITECTURAL STYLES

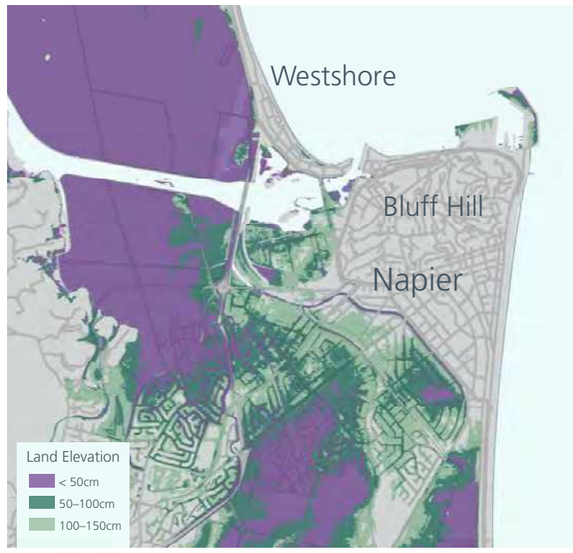


FIGURE 11: FUTURE CLIMATE CHANGE INFLUENCES - LOW AREAS

CITY CENTRE ACTIVITY + FORM

The city centre form and the activity it accommodates has been generated through many years of development evolution. There are several aspects of this current form that are useful to consider in terms of the influence of the civic area and how its redevelopment can contribute to the city and its future activation.

FIGURE 12: ACTIVITY

The ‘heat map’ describes where the greatest vibrancy of use is situated. The precinct sits to the side of the most vibrant area. The redevelopment of the precinct can extend vibrancy south forming a bigger ‘triangle’ of active core city centre.

Beyond the triangle to the south and west becomes more car orientated and less likely to attract people to spend time in.

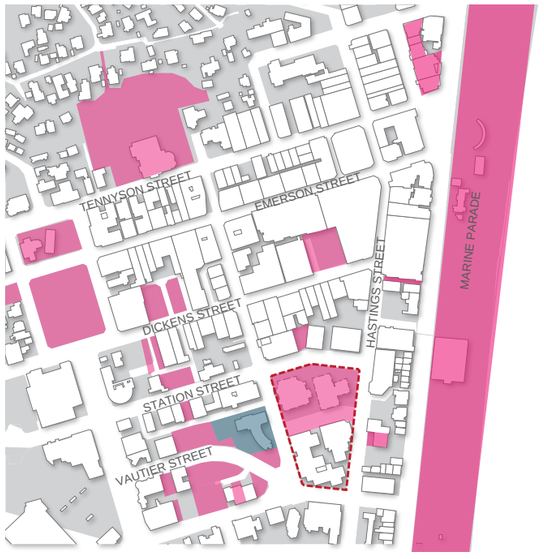


FIGURE 13: NCC OWNERSHIP

NCC own a larger number of properties within the city centre including the civic area. The NCC owned properties can be considered for their potential to change current land uses (much of it surface car parking) to higher and better value uses (such as residential/commercial mixed use) leveraging from the investment made in the civic area.

NCC owned

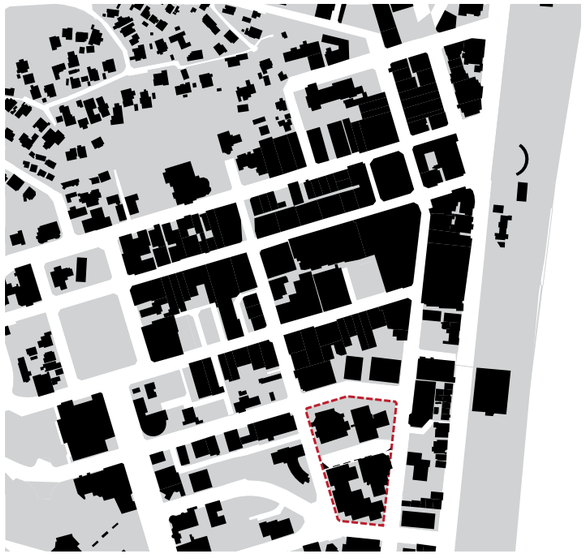


FIGURE 14: FIGURE GROUND- BUILDINGS AND OPEN AREA

There is a ‘core’ walkable, relatively lively city centre where buildings form continuous street edges.
With ground level publicly accessible activities and investments that have been made in the street design there is a conceptual triangle of core city.

The civic area and the area back to Clive Square is the weakest arm of this triangle and the plan to influence of investment there can help to enliven and intesify this area of the city.

FIGURE 15: LANDSCAPE STRUCTURE

There is a strong framework big green space to the Parade and Bluff Hill with Clive Square at the ‘apex’ of the conceptual triangle of vibrancy in the core.
The trees of Station Street contribute significantly to the green infrastructure of this area of the city.
Much of the remainder of this area is relatively hard landscape. Further south the area is hard surfaced car parking dominated and with larger format retail uses.

CIVIC AREA CONDITIONS

At the scale of the civic area block several key influences are described below.

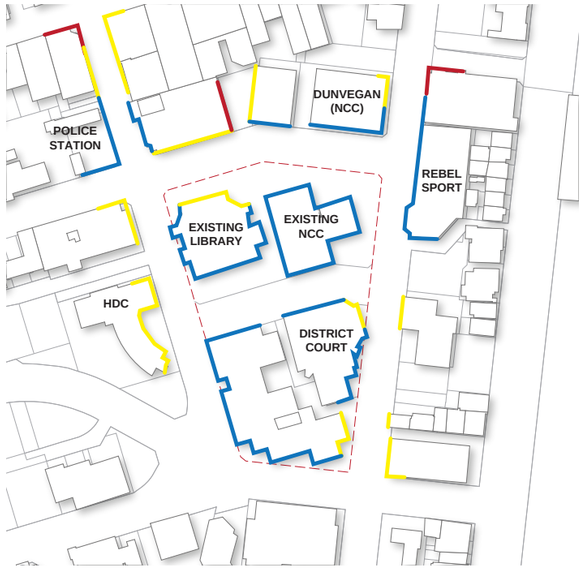


FIGURE 16: FRONTAGES

The frontages diagram describes the level of street edge activation around the civic area. The better frontages are 'active' in that they have uses which invite people inside and where there is some visual connection between the inside and outside. The more 'active' the frontages are the more vibrant the surrounding spaces will be, encouraging people to want to spend time there - this makes a destinational city centre.

- Inactive
- Neutral
- Active

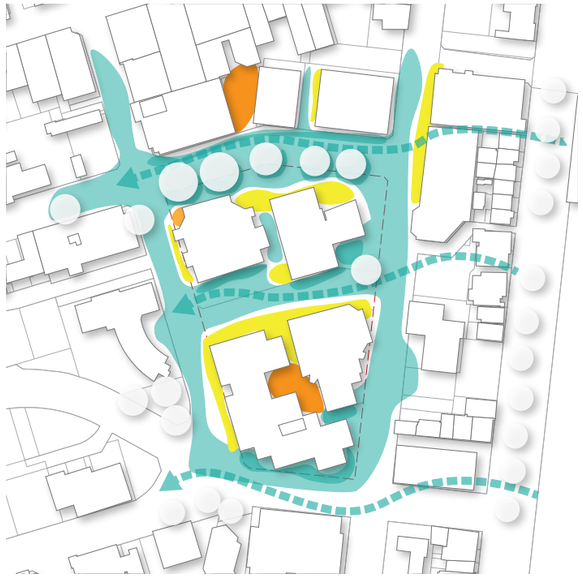


FIGURE 17: MICROCLIMATE

The prevailing wind in Napier comes from the south west, however a cool easterly sea breeze is also common in the afternoon.

A pocket of enclosed sheltered space to the east captures sun and is generally warm and the most comfortable for spending time currently.

Summers are dry and hot, with drought conditions common. Rain is often associated with cool south-westerlies. Napier can experience extreme wind and rain and flooding occurs in some low lying areas. Climate changes are expected to bring dryer and hotter as well as more extreme weather events. Shade and managing stormwater and landscape design to climatic conditions will be important considerations.

The diagram above (winter solstice midday) shows that much of the civic area (shown with no buildings) is in sun at lunch time. The large trees shade as do adjacent buildings. Consideration will be given to the shading effect of new civic area buildings, particularly to the intended open spaces and streets to ensure the sun access to places where its is intended for people to spend time.

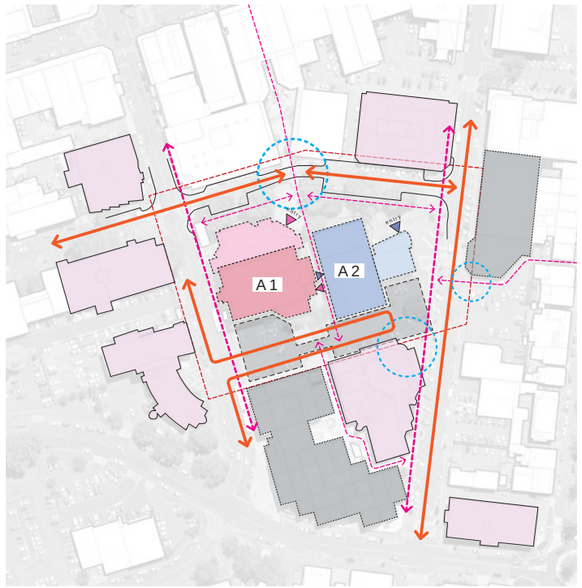


FIGURE 18: CONNECTIONS

The civic area has vehicle connections to it via Hastings and Dalton Street along Station Street. A bus stop is located on Dalton Street. Vehicles can traverse through the site via Station Street. A service lane provides parking and services access to adjacent buildings. Walking access connections are additionally provided by the courtyard routes north and south. A connection to Marine Parade from Hastings Street exists but has limited visibility or use given its dog leg format. Consideration will be given to enabling existing and new or improved connectivity.

CURRENT BUILDING AREAS AND LAYOUT

At the scale of the civic area block the existing and surrounding buildings and uses are influential to the Plan. Consideration of:

- surrounding buildings to extent in height given District Plan allowances
- for existing trees to be maintained or removed in whole or in part
- for redevelopment of adjacent influential sites (Dalton House, Rebel Sports) which can positively (or negatively) affect the civic area quality
- bus stop on Dalton Street
- relationship of library to lower order street (Dalton) versus Council administration to Hastings Street
- connecting spatially or sharing some functions with the wider governmental uses of the civic area (including across Dalton Street including HBRC, Justice, Police as well as in the area current buildings tenanted by Council)
- aspect to sea and hill views from taller parts (above 3 storeys)
- refurbishment of one of the two existing buildings (the old library/civic administration tower) shown as A1 below assuming removal of library annex

The importance of connections, quality of adjacent buildings 'edges' climatic influences and other wider city influences are described on previous pages.

FIGURE 19: CURRENT CIVIC AREA LAYOUT

BUILDING A1 (LIBRARY + CIVIC ADMIN)

- library one storey 'annex' podium addressing Station Street and five storey tower (ground + 4 levels)
- set back from Station Street to the north and aligned to Dalton Street to the west
- Station Street is lined by large plane trees and accommodated time restricted parking space
- Floor Area: 3647m^2
- Levels: Ground + 4 levels and basement

BUILDING A2 (CIVIC ADMIN)

- two main parts: 4 storey rectilinear office building (ground + 3 levels) and an expressed Council Chambers addressing Hastings Street.
- set back from Hastings and Station Street.
- civic forecourt hard landscape a level change to Station Street and a Hastings Street address.
- parking in service lane to rear
- Floor Area: 2815m^2
- Levels: Ground + 3 levels

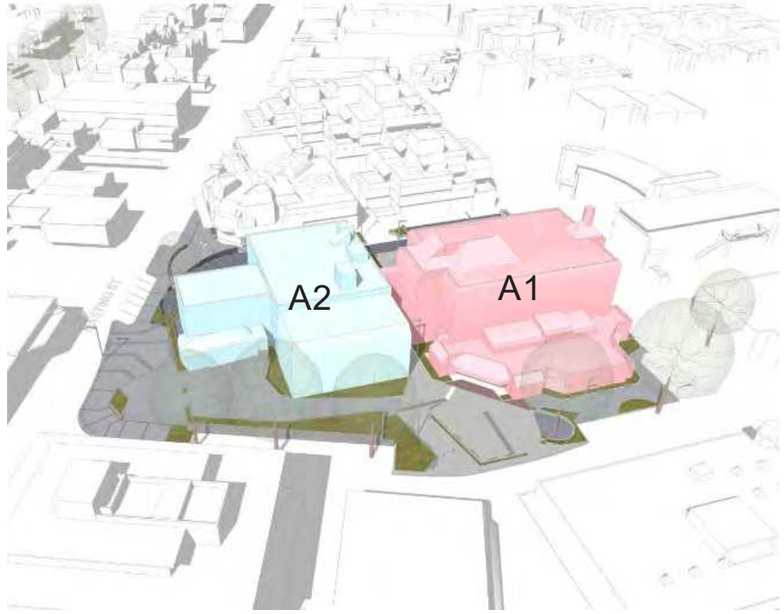


FIGURE 20: CURRENT CIVIC AREA LAYOUT - OBLIQUE VIEW LOOKING SOUTH - STATION STREET IN FOREGROUND

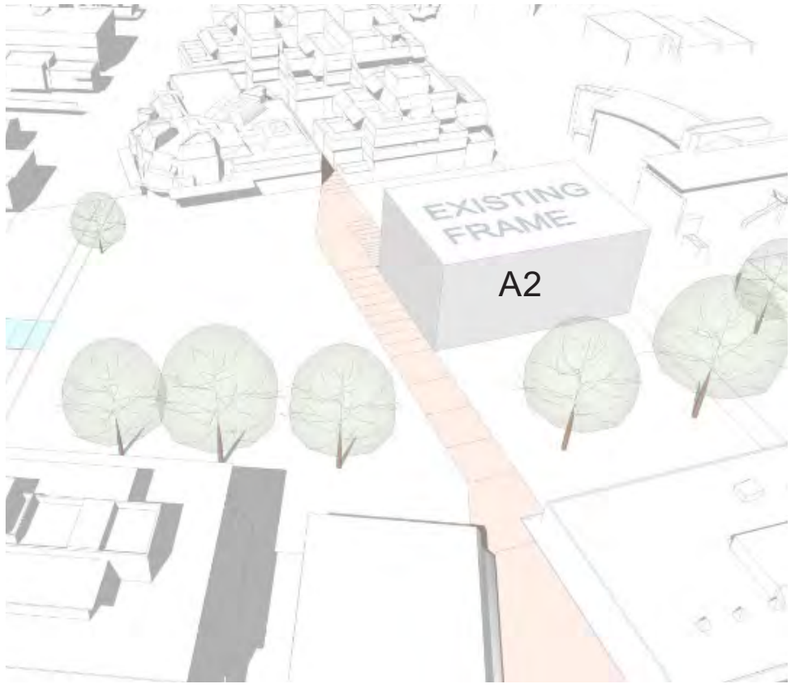


FIGURE 21: CIVIC AREA WITH CURRENT BUILDINGS REMOVED, THE LIBRARY TOWER BUILDING RETAINED

SUMMARY OF INFLUENCES

Summarising the key points of the influences described above the following are considerations for the Plan:

1. conceptually using the civic area to form an ‘edge’ to the city core and to link walkable and vibrant mixed use spaces (considering) through to Clive Square - beyond the civic area to the south the urban form changes to car dominated formats and open surface parking area which is not conducive to public life and destinational quality - the ‘energy’ of the city centre is to the north
2. the current paucity of any reflection of mana whenua and the local community in this space or the reflection of its natural landscape context in terms of the aspect to the coast or registering of the sense of the old sand spit and lagoon or the waters of the open sea and river bodies that were significant influences
3. the importance of the stature of the large plane trees to the ‘green infrastructure’ of the city centre and civic area - their extension into Station Street to the west can start to ‘lead’ new residential and mixed use, lanes and shared spaces as connective tissue towards Clive Square
4. considering the ‘family’ of government functions that sit within the civic area and the ability for them to have a part functional and conceptual relationship expressed by the ‘mat’ of the ground plane open space from and across Dalton Street to Hastings Street
5. the influence of adjoining sites to the quality of the civic area open spaces and the building relationship and connections into the future including the future heights, complementary uses and activities and linkages and connections to, through and between
6. the number and hierarchy of existing and potential connections, thresholds and space types within the civic area via streets, lanes and the need to consider the experiences sought from these including the mix of no, or slow vehicle movements, service access, bus adjacency and drop off, pick up and parking spaces
7. the north and west aspect being better for public open spaces where the importance of sun and shelter will be needed to present comfortable and usable spaces that contribute positively to the experience of spending time here
8. the potential for the old library/civic administration building frame to be reused.

FIGURE 23: INFLUENCE OF ADJOINING SITES

FIGURE 24: HIERARCHY OF CONNECTIONS

FIGURE 25: CONNECTED SHELTERED SPACE

FIGURE 26: TREES OF STATURE

FIGURE 27: LANE EXPERIENCE OPPORTUNITY

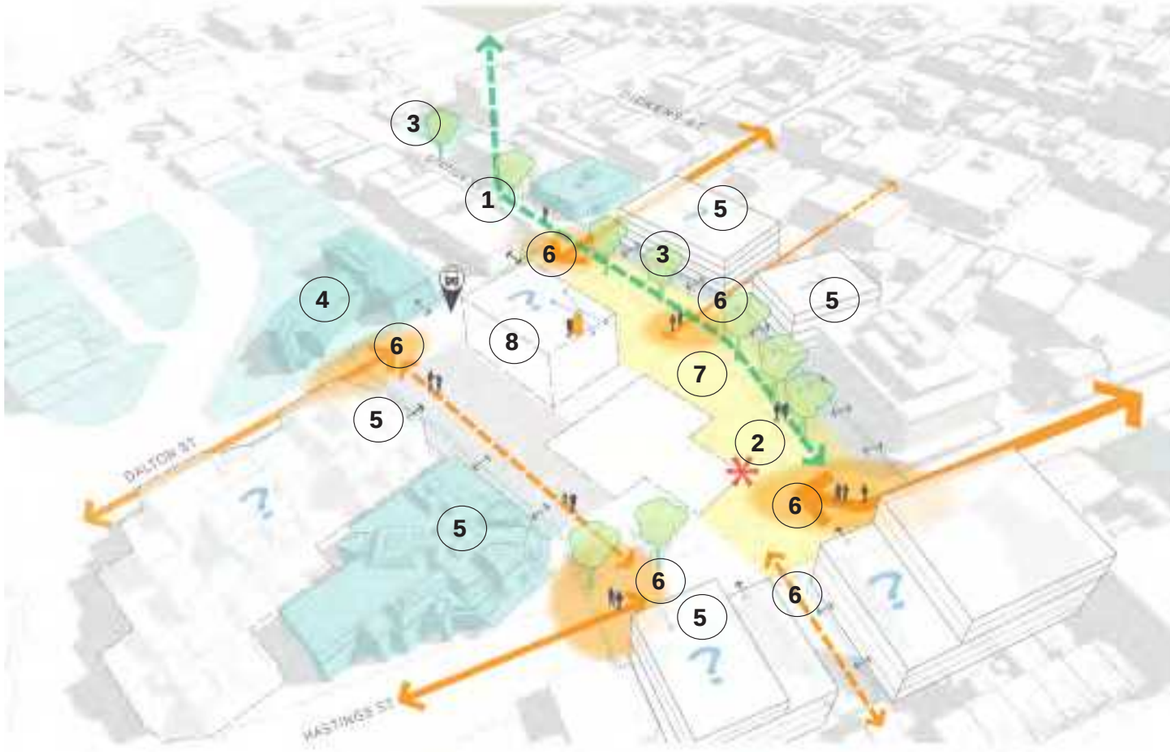


FIGURE 22: INFLUENCES COMBINED

GOVERNMENT

There are several intersecting influences to the form and shape of future local government functions which may affect the future needs for space within the civic area. These include:

3 WATERS REVIEW

Stormwater, waste water and drinking (potable) water and how this is provided and regulated has been under review since 2017. The outcome of this review is pending, but government papers suggest that multi-regional or regional models will perform best.

The influence of this is that Napier City Council may no longer have responsibility for delivering water services and so the civic administration space required by Council may be reduced in size from current. However, there is also potential that if there is a regional approach to water services then this may require a centralised regional facility (potentially in Napier) and this may require a bigger 'office' space in the city (potentially in the civic area).

RMA + LOCAL GOVERNMENT CHANGES

Central government is reviewing the Resource Management Act. It will result in three pieces of new legislation (Natural and Built Environment Act, Strategic Planning Act, Climate Change Adaptation Act). The Acts are pending, but will require regional strategies developed by mana whenua, and all levels of government to enable more efficient land and development markets to improve housing supply, affordability and choice, and climate change mitigation and adaptation. A single combined plan for each region is expected. The functions required to be undertaken by Napier City Council are likely to change. As above, this may reduce, or potentially increase the space requirements for work space.

DEMOCRACY

A key role of Council is to deliver services and functions to the community through a democratic process. The current precinct Council building internalises the functions of Council decision making - Council Chambers (where decisions are made) are not visible and hard to find. The building is currently imposing and much of Council's function is delivered from within it. The civic space outside Council is 'hard' and scaled to giving the building presence rather than welcoming people onto it. There is no sense of mana whenua in this place.

Making the civic-ness of what happens within the area and its buildings reflective of mana whenua, more visible and accessible and interesting from the city centre and surrounding spaces would enhance the community understanding of the importance of the extensive positive work Council does.

The opportunity to distribute Council functions by a grouping of buildings to allow for a more permeable and dynamic experience, with more edges to see into, and potentially for Council people to be seen and actively moving through ground level public spaces as part of the community in their day to day public service.

Enabling both celebratory community events as well as protest is an important part of civic spaces to be provided for.

FIGURE 28: SEEING GOVERNANCE IN ACTION

FIGURE 29: PROVIDING FOR COMMUNITY TOGETHERNESS

FIGURE 30: ALLOWING FOR PROTEST

FIGURE 31: HOSTING CELEBRATIONS

FIGURE 32: ARTICULATING THE BENEFITS OF DEMOCRACY

FIGURE 33: CONCEPTS OF CIVIC SPACE AND BUILDINGS INTEGRATED TO ALLOW ACCESS TO GOVERNANCE

FUTURE OF 'THE LIBRARY'

The 'Napier Library Strategy' Document 2018 was developed with extensive community engagement and Stakeholder input. This document distilled wide ranging feedback towards a number of key themes:

Enabling access; Space for All; Knowledge Advocates; Community collaborators; and Sustainable futures

Using these key themes as a starting point, further engagement during the planning process has canvassed the attributes of a future library/ community centre within the specific context of an integrated civic area. Further information and diagrams are provided in the Appendices.

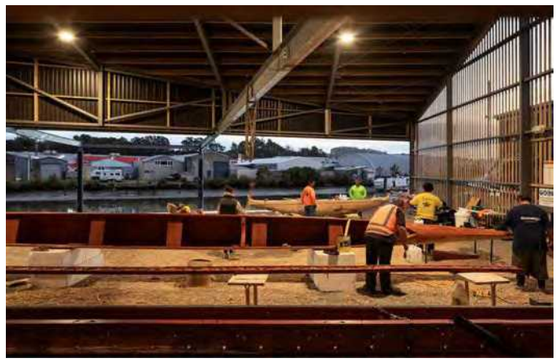
This page notes the attributes considered so far and will be further looked at in more detail engaging with partners and stakeholders in the design process to come.

The process to develop the design after the Plan is confirmed will:

- Integrate cultural considerations and mana whenua partners in spatial design.
- Implement collaborative design strategy with cultural partners (NZIA & Ngā Aho; Te Kawenata o Rata, including; Respect /Whakaritenga, Authority and Responsibility / Rangatiratanga, Knowledge and Tikanga / Mātauranga Whaihanga, Co-operation /Mahi Kotahitanga).
- Develop concepts alongside 'Public Libraries of New Zealand - Strategic Framework 2020-2025, and key themes of; Pānui / Read, Pāngia / Relate, Parakitihi / Rehearse, Pupuri / Remember.
- Develop concepts alongside Napier Library Strategy, and key themes of; Enabling access, Space for All, Knowledge Advocates, Community collaborators, Sustainable futures.

A library in the middle of a community is a cross between an emergency exit, a life raft and a festival. They are cathedrals of the mind; hospitals of the soul,theme parks of the imagination. On a cold, rainy island, they are the only sheltered public spaces where you are not a consumer, but a citizen, instead.

Caitlan Moran. Journalist and author.



The following attributes have been considered (these will be further explored in more detail in the design phases that follow the Plan):

ENABLING ACCESS……SPACE FOR ALL…

- Library as 'precinct' (cluster of spaces/ building/ landscape) to extend reach/ cater for diverse activity and community.
- Accessible, transparent, permeable, indoor and outdoor. A place for people, korero, and democracy.
- Infused Kaupapa across all spaces.
- Opportunity to strengthen particular connections on this site - Cultural, Community, the Courts, Democratic and Governance agencies.
- An inclusive environment- including a range of cultures and ages. A range of spaces and settings - groups and individuals.
- Hosting/ Manaakitanga is key to brief. Facilities to support this (ie café) either within 'library building' or in close proximity as part of collective community.
- Potential for partnering with food and retail operations…. Careful to maintain focus…a safe comfortable place without need to spend money.
- Ongoing emphasis on outreach - taking the library to the community.
- Dynamic and changing community needs- encompass ongoing transformation and growth. Include programme for transitional landscape and interim building interiors

…KNOWLEDGE ADVOCATES…..COMMUNITY COLLABORATORS…

- Moving beyond Library as the 'community living room' – maybe to the 'community 'kitchen'…collective endeavour/ making/ hosting and increased outreach/ mobility
- Cultural and Community Partners in line with the transitioning library Kaupapa.
- Overlap with Council Administration services such as meeting rooms, community functions + potentially multipurpose council chamber.
- Expand concept of what the "content/collection" of the library is. Making, learning, exhibiting, performing.
- Provision made for "hardware" (architecture) and "software" (digital interfaces) in design and operational models.
- Extend access via digital platforms, opening hours, and building/landscape thresholds.

…SUSTAINABLE FUTURES…

- Environmental sustainability- A balanced approach- Social, cultural, and environmental. Well-being.
- Imbedded and ongoing carbon and energy use. Consider reuse of existing structures/ materials
- Financial sustainability without barriers/ charges. More enabling.
- Economic sustainability- including partners like café and like-minded retail. 'Yield' needs to be measured in broad terms.

SUMMARY OF STAKEHOLDER INPUTS

There have been two phases of feedback. Firstly, Stakeholder engagement through the planning process which is summarised in the comments below.
Secondly, an open public engagement process with wider community has occured and has been summarised to the right.

PUBLIC ENGAGEMENT
The Library and Civic Area Plan went out for public feedback from 20 September to 15 October 2021. 101 submissions were received and of those, 80.2% supported the plan. Overall, 86% were strongly in support of the Library component being constructed under Stage 1.

ACTIVATION	ACCESSIBILITY	CONNECTIONS	USES	ENVIRONMENT QUALITIES	ART + CULTURE
Young people place most value on those that can be used to 'hang out' legitimately (not be seen as loitering)	Young people are dropped on city fringe (west of Clive Square) so attractive walking access from here is valued	Hastings Street is a key route for school students	Reconcile Council 'front of house services' into one building	Trees that add to the currently "hard" city centre	Local artists involved in design and as part of making things on site
Existing "hang out" places are at Clive Square and waterfront, however these are more congregation spaces and not much to do. These spaces are valued by rangatahi as they do not involve spending money	Too many carparks are utilising space downtown and not enough interesting activity is happening in their place	Laneways connecting north and south through long blocks are highly valued	Place of pride and mana, remove the negative connotations associated with civic spaces	A 'green' link to Clive Square as a 'linear park' with art and events	Public, edgy, controversial public art including buskers, interactiveness, water, grass, fun. Example: Southbank Melbourne
More opportunities and spaces needed for rangatahi after hours, currently there are very limited things to do	Poor existing carpark use. It would be preferred to combine into a carpark building rather than have so much at-grade parking across multiple sites.	Spaces for walking (including dog-walking) are highly valued	Venues for hui for internal and external users	Buses and visible public transport	Art integrated into building. Example: New Plymouth library – connected to Museum and Art
Like places where you can take photos (instagram)	Car access is still required but can be peripheral. Popular areas in turn can be more pedestrianised.	Desire for a strong link between Clive Square and the waterfront. Movement across the precinct is desired	Not-for-profit activities enabled to utilise	Residential in surrounding area, bring people into the area at night	WOW-factor ideas that create a destination
Garden and outdoor area of old library valued, would like to see outdoor access with new development	Accessible carparking is required around the precinct.	Scale is important. The ability to move across space is important, but it must also be compact enough that it is human scale and accessible	Winter uses as well as summer in open spaces	Human scale spaces and building relationships	Move forward from Art Deco (compliment it but bring a new modern architecture)
Art galleries, concerts and culture that represent the diversity of Napier	Precinct needs to complement and enhance the use of public transport for access. Must be accessible too.	Helpful when all tasks can be done in one space to reduce the need to walk across the whole city	Integrated design – include an i-Site, draw waterfront visitors into the city centre	Places for gathering including seating	Māori art / presence that established who and what Ahuriri/ Napier is
Handy coffee and food locations	Access to buildings needs to be inclusive and welcoming of all people.		Interesting and creative learning opportunities within the library	Future generations need to be involved and see the place as 'speaking' to them	Water – plays a strong role in identity and is important to the area freshwater and seawater/ kai
Green spaces that are well-designed. Current street on Station Road for example provide good shelter but are problematic for car-parking (leave bird droppings).			Free, adaptable spaces within buildings	New open and inviting and safe spaces	Culture weaves thoughtfully throughout – not token
Affordable spaces for not-for-profit organisations are valued			A place for protest and activism	Connectivity across fragmented city (link Clive Square / Emerson St / Waterfront)	
Sheltered outdoor venues which consider weather patterns and climate are needed (unlike Soundshell)			Age-friendly (accessible) city considered in design, but also important for the design to consider the precinct from the lens of the people and future influences	Level changes throughout building / aspect to add to dynamics	

3. SHAPING + TESTING

FUNCTIONAL USE + SPACE REQUIREMENTS

The library, civic administration and public open space uses are the principal functional uses being considered within this Plan. They can be provided in a range of configurations, or in implementation stages.

The evaluation of configurations to determine the preferred configuration has been undertaken using the criteria set out in the 'Basis for Testing' page later below. Appendices show the range of configurations considered.

There are contemporary uncertainties as to future needs for local government as a result of central government legislative changes that are now considered influential. Investing economically and wisely specifically for civic administration work space is an important consideration used in testing options within the Plan. A staged approach to the principal uses is being followed.

The aspirations of mana whenua partners with Council are expected to positively influence the planning for and composition of facilities and activities the area. The process of discussions with mana whenua will continue to evolve the Plan in this respect.

There are many complementary or catalytic uses that can be positioned to support the city and civic uses. Consideration in the Plan has been given to some of these too.

For example,visitor accommodation (hotel), childcare, commercial space, sharing government facilities and culture and arts space are all possibilities.

Consideration has been given to residential uses on the civic area. The adjacency and overlooking that comes with apartment type development on the site would adversely impact on the sense of this being a place that people feel is truly public and equitable.

It is important that the plan for the area is able to deliver on known civic needs and be flexible and open to new opportunities that are as yet unknown.

FOCUS ON KNOWNS + PLAN FOR UNKNOWNS

Given uncertainties as to future needs for local government there has been particular focus on understanding the library and community facilities needed to reinstate on site the presence of Council and the multiple roles these facilities play.

To this end, the planning process has included a parallel preliminary exploration as to the library and community facilities components and sizing influence. Appendix 2 describes the outcome of this exploration in more detail. The uses and spaces requirements are summarised in Table 1.

There remains a need for Council administration functions and the approach has been to provide for the public-facing aspects of these functions within the library and community facility (including meeting spaces) to ensure Council's presence and accessibility to the community is reinstated as quickly as practicable.

The office 'behind the scenes' functions of Council are able to be dislocated from the public-facing aspects and situated in a new connected facility on, or nearby, the civic area. Alternatively these functions can remain more permanently in current existing and/or adapted commercial buildings in close proximity.

The following page conceptually describes how, in addition to the principal library and community space (with Council public facing elements) the administration and ancillary or catalytic uses can sit in relation to the civic area itself.

Car parking and service areas are described in further detail in the Accessibility section of this Plan.

LIBRARY + COMMUNITY	approx
collection, work and staff room, storage, study area, toilets and parents room, cafe/kai, welcome/ showcase, services and circulation (lift etc) + customer counter, welcome space, chambers, meeting spaces, mayoral suite, kitchen	3860m²
community hall, community kitchen and store	260m²
workshops/maker space, community outreach, viewing deck	530m²
COUNCIL ADMINISTRATION	
work desk space (based on 250 staff), meetings spaces, staff room, storage and work rooms, IT/tech room, print room, wellness room, entrance/lobby, services and circulation (lift etc)	4540m²
PUBLIC OPEN SPACE	
open paved space, entry areas, seating areas, trees, terracing, street (includes parts Dalton and Hastings Streets)	1500m²

Table 1. Use and Space Requirements

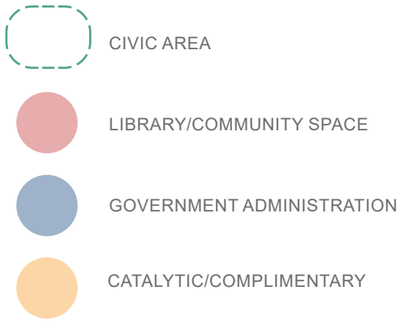
FUNCTIONAL RELATIONSHIPS CONCEPTS

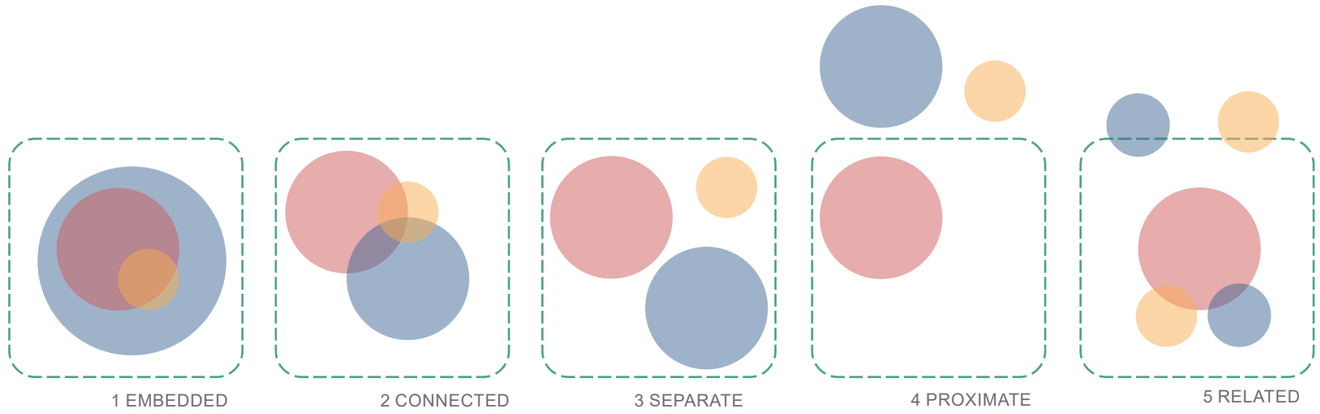
There are multiple potential configurations for how the civic area can accommodate and stage the principal functional uses (library/community and administration). There are also additional and complementary uses that can spatially relate in association with these various configurations.

The diagrams below illustrate conceptually how there are many combinations of configurations sitting both within the precinct, as well as outside and associated with it. It is also showing that, conceptually, government administration could be provided for in more than one location as smaller units.

There are many more combinations than those five shown illustratively below. For all five configurations it is possible to add multiple complementary or catalytic uses (or not).

The following page translates these concepts to configuration of the functional use and space requirements on the previous page. Some of these configurations will be better than others when considering the criteria described on later pages.





FUNCTIONAL RELATIONSHIPS

The current civic area in Napier has a relatively ‘embedded’ set of functional relationships within the space which contains a library and Council administrative facilities within two connected structures which front to a stepped open plaza. There is little flexibility within this arrangement to accommodate other functions.

Considering the use requirements, sizing and the influences to the civic area described in section 2 of this Plan there is a more ‘related’ approach emerging. This ‘related’ spatial approach enables a range of civic, community and complementary or catalytic uses to work together with an integrated open space.

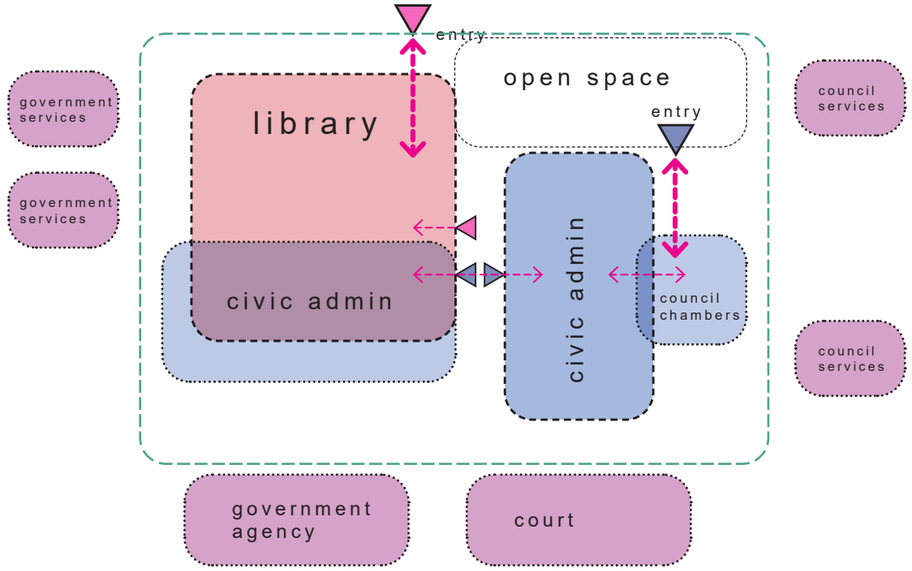


FIGURE 34: SEPARATED FUNCTIONS AND SPACES

- Civic administration and library in separate buildings
- Internalised spaces, primary edges ‘blank’
- Government uses proximate
- No complementary or catalytic uses

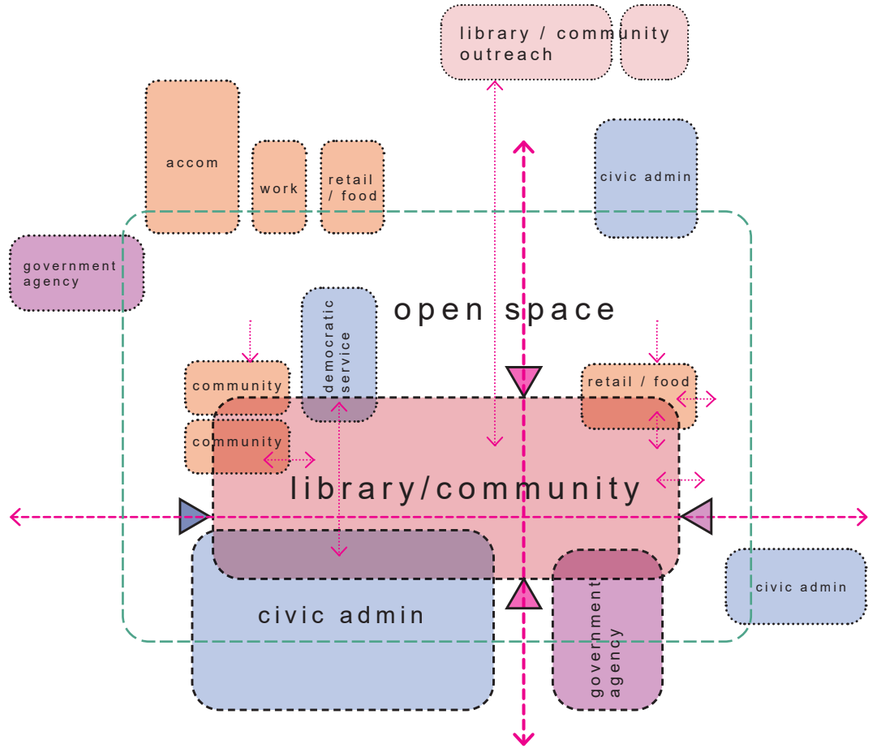


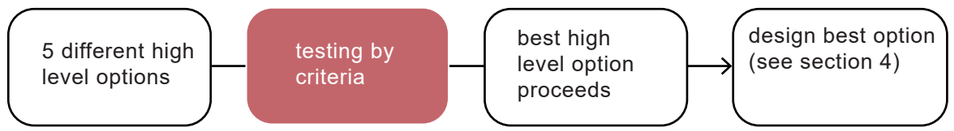
FIGURE 35: RELATED FUNCTIONS AND SPACES

- Civic administration ‘public face’ and library functionally integrated
- Opportunity to house community partners and volunteer organisation
- Activate primary building edges with core functions and by including publicly accessible uses opportunities
- Complimentary or catalytic uses provided opportunity spaces

BASIS FOR TESTING

There are multiple ways to configure the uses and space requirements on the civic area described on the previous pages. A testing process using the criteria set out in Table 2 has been used to evaluate five different options for civic area. The better of these will move forward to being further considered to the preferred option (section 4).

The criteria reference back to the Civic Precinct Framework values. It is noted that the criteria are based on differentiating factors - all options considered provide for the use and space requirements outlined on the previous page. The options that have been tested against these criteria are described in further detail in Appendix 2. A summary of the testing is set out on the following page.



TESTING PROCESS

DESIGN DRIVERS	CRITERIA FOR TESTING PLAN	CIVIC PRECINCT FRAMEWORK REFERENCES
PARTNERSHIP ENABLING	• generates opportunity for expressions of partnership • presents democracy transparently/accessibly • enhances inter-governmental cooperation	Expression of community leadership Foster collaboration and cohabitation Maori heritage and presence
CONTEXT RESPONSIVE	• dynamic and vibrant local presence • complementary to existing city structure and connections • enabling of local narrative and activity • intuitive to find and see civic functions	Maori heritage and presence Outstanding design that compliments the city Multi-modal connectivity Expression of art
POSITIVE INTEGRATED BUILDINGS AND OPEN SPACE	• comfortable, sunny, sheltered inclusive spaces • inside and outside visibility and activity relationship • mix of indoor/outdoor spaces - scalable for different size groups/activities	Flexible spaces Outstanding design that compliments the city
STAGEABLE + FLEXIBLE	• stageability to address known and unknown needs for NCC • leaves useful site areas to enable utilisation by future uses • staged work provides positive space for transitional activities	Flexible spaces Foster collaboration and cohabitation Safe and inclusive place for all
ENABLING + VALUE CONSCIOUS	• provides for/catalyses private and other public investment • provides proportionally effective, efficient building spaces • provides value to community and recognises affordability	Economic stimulus Enhancing social connection Outstanding design that compliments the city
CARBON CONSCIOUS	• encourages transport accessibility by active modes • reuses existing structure • enables low energy use buildings	Expression of community leadership

Table 2. Criteria for Testing

SUMMARY TESTING OF OPTIONS

Five clearly different, but workable, options have been developed to consider the different ways to configure functional uses and space requirements described above. More description of each option is provided in the Appendices. The options are tested relative to the criteria on the following page with the better one moving forward for further working up.

FIGURE 36: OPTION 1

FIGURE 37: OPTION 3

FIGURE 40: OPTION 5

FIGURE 38: OPTION 2

FIGURE 39: OPTION 4

NCC ADMINISTRATION

LIBRARY/COMMUNITY

CONTEXT SITES (SHOWS HEIGHT ALLOWED)

SUMMARY TESTING OF OPTIONS

The five options have been tested relative to criteria and ‘rated’ in the Table 3 below. The tests allow an understanding of the design considerations to be applied to allow a preferred ‘hybrid’ option to emerge. Typically any “red” option rating is an issue. Option 1 has the best test outcomes - it moves forward to further development in next section of the Plan.

OPTION 1 has most green and least orange/red.
This one moves forward for further consideration.

DESIGN DRIVERS	CRITERIA FOR TESTING THE PLAN	1	2	3	4	5	SUMMARY OF TEST COMMENTS
PARTNERSHIP ENABLING	• generates opportunity for expressions of partnership • presents democracy transparently/accessibly • enhances inter-governmental cooperation						• Direct interface to HBRC and Dalton test best inter-government cooperation. • Presence of ‘blue’ forms to open space tests best for democracy access and transparency
CONTEXT RESPONSIVE	• dynamic and vibrant local presence • complementary to existing city structure and connections • enabling of local narrative and activity • intuitive to find and see civic functions						• Built presence to Hastings Street test best • Obscuring forms from Hastings rate down • Long sides hard to work open space edge
POSITIVE OPEN SPACE	• comfortable, sunny, sheltered inclusive spaces • inside and outside visibility and activity relationship • mix of indoor/outdoor spaces - scalable for different size groups/ activities						• Station Street as open space/use Hastings for big events good • Big open spaces may be too much for use
STAGEABLE + FLEXIBLE	• stageability to address known and unknown needs for NCC • leaves site useful site areas to enable utilisation by future uses • staged work provides positive space for transitional activities						• Allows scalability/extendibility of NCC needs on site • Leaving spaces for later test best • Not stageable for work space on top of Library
ENABLING + VALUE CONSCIOUS	• provides for/catalyses private and other public investment • provides proportionally effective, efficient building spaces • provides value to community and recognises affordability						• Blocking connection to Dalton Hse side rate down • Long shapes less efficient
CARBON CONSCIOUS	• encourages transport accessibility by active modes • reuses existing structure • enables low energy use buildings						• Reuse of library tower carcass rate best • Station Street for vehicles rate down • Public built edge to Dalton St for bus interface rate best

Table 3. Options Testing

TAKING THE BEST OPTION FORWARD

The five options have been tested relative to criteria and ‘rated’ in the Table 3 above. The testing identified both the good aspects of Option 1 and the aspects for more work to enhance the satisfaction of the testing criteria.

Through the option process the thinking as evolved as to how the civic area implementation could be staged. Further work has been done too on what the library/community aspect of the civic area development might include.

Below are the ‘work on’ aspects for this option as the Preferred Approach in the following section of this Plan.

FIGURE 41: OBLIQUE AERIAL VIEW OF PLAN BELOW

ASPECTS TO WORK ON

The principal aspects to work on with Option 1 relate to the area towards Dalton Street. The front area to Hastings Street is considered positive.

1. Considering the use and value of the secondary Dalton Street civic space.
2. Framing the open area along Station Street to give it more containment as a space and also considering its scale.
3. Providing for a staging of implementation to recognise the uncertainty for the scale of need for the Council work place - potentially including Council public-facing aspects into the library facility.
4. Working with the refurbishment of the old library/civic administration building (which was a good aspect of Option 2) as an option within staging as noted above.
5. Showing how Dalton Street will be linked for the civic area to extend across - recognising HBRC is a partner in governance locally.
6. Considering the opportunity for compatible/complementary activities on the site and including potential for the future of the Dalton House site.
7. Considering various modes (eg vehicles, buses, walking/cycling access).

FIGURE 42: PLAN OF THINGS TO WORK ON

4. PREFERRED APPROACH

THE PROPOSED DIRECTION

The better of the five options has been further evolved and the outcome is reflected in this section of the Plan which integrates new and existing buildings with open space to provide for a range of overlapping Civic, Community and Cultural functions and activities. This includes:

1. Civic Open Space: This new urban space extending from Hastings Street is bounded by the new Library and Cultural Community Hub, and sheltered by existing mature trees. It is scaled from large scale performance, procession and protest, to smaller informal gatherings. It integrates green and hard components with terraces that accentuate the natural slope of the historical gravel spit. It will incorporate Station Street, and receive movements from existing and strengthened connections from the city and sea. It provides the mat on which civic buildings sit, supporting an extension of indoor / outdoor library / community / cultural activities.

2. Library/ Community Building
This 2-storey building along the south east edge of the site creates a civic 'presence' to Hastings Street and a generous sheltered north-facing interface with the Civic Open Space. In conjunction with adjoining buildings/space it provides for contemporary library functions and for indoor and outdoor community and cultural activity. It will enhance the interface with Court, and reformatted Civic Lane linking Hastings with Dalton Street. A transitional space for customer services is provided in the Library as part of Stage 1, which would become a flexible meeting space in Stage 2.

3. Cultural/ Community Hub: This iconic building connects with all other buildings/ significant open spaces of the precinct. It will include meeting / making / performing space that can 'open out' to new Civic Open Space to the east, and to a new Dalton Street frontage to the west, connecting to existing public agencies. The hub, which would be built as a phase of Stage 1, potentially after the construction of the Library and Service centre, would accommodate a very accessible Council public-facing chambers and meetings spaces. This may come with some rearrangements of space in Stage 2. The hub will support community and cultural operations. It can incorporate associated bus customer and journey end facilities for cyclists.

4. Council Community Interface Services
Council Community Interface Services: Connecting the Library with Cultural / Community Hub, and drawing on movements to and from the existing Arcade, this facility provides a central service point and meeting place between the Council administrative and democratic services, and the community.

5. Civic Administration Building: This multi-storey building will provide office space for government on upper levels, and a range of extended community and Council Partner interface space on the Ground Floor. This building is located on the south west corner of the site where there is an ability to develop a separate address to Dalton Street, with potential synergies with other government agencies. There is capacity and benefit from housing workers within a taller structure on site, with minimal over-shadowing effects on other parts of the Civic Precinct/ City.

6. Civic Lane: This is a new high quality urban lane connecting the Courts with a positive new working library interface. This space will provide for new mixed-use thoroughfare, pick-up/ drop-off between Hastings and Dalton Street. It will also provide for service access and 'spill-out' space for 'maker' functions associated with the library/ Community Centre.

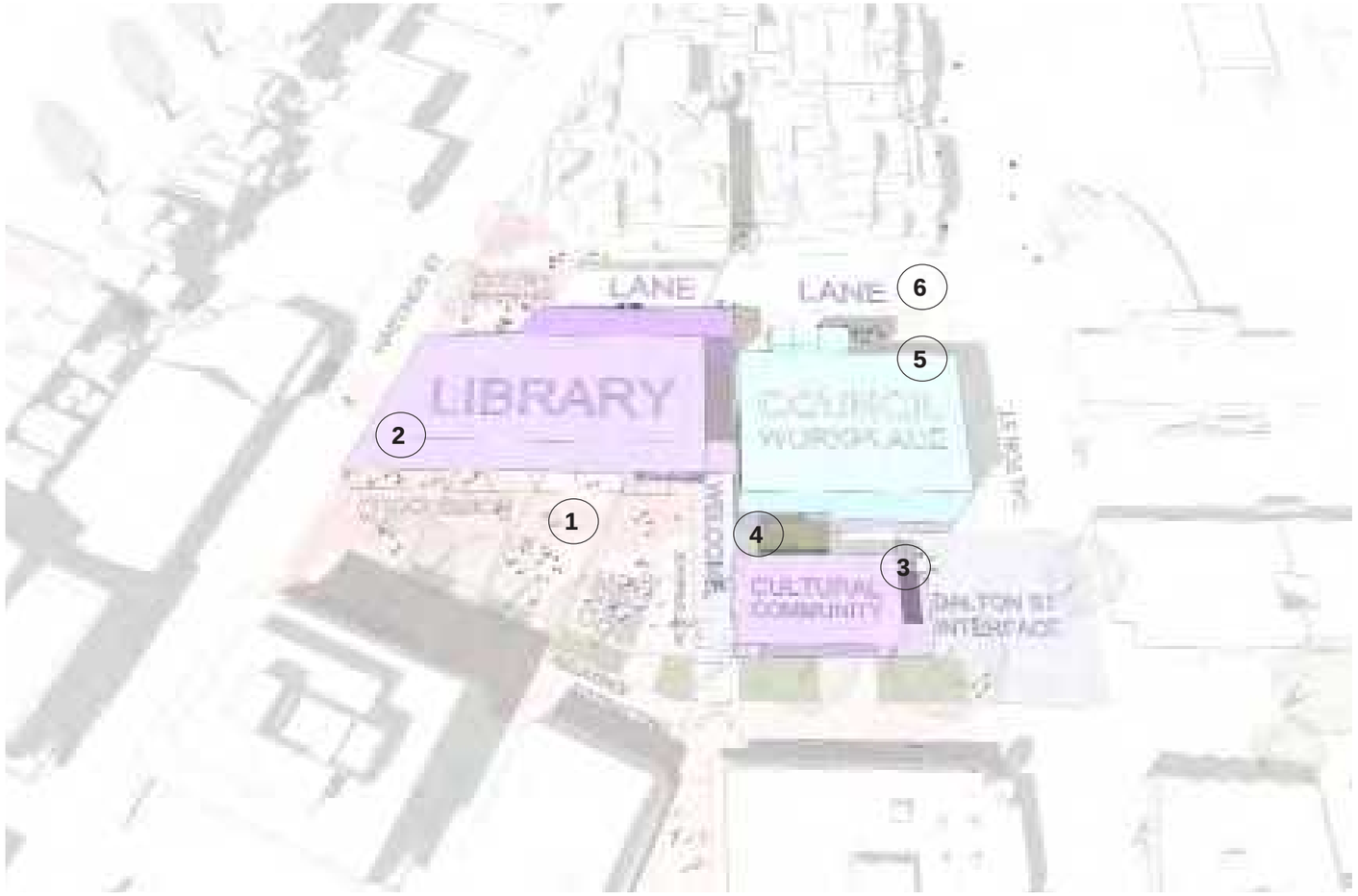


FIGURE 43: AERIAL PLAN OF PROPOSED DIRECTION

A STAGED APPROACH

The better of the five options has been further evolved and the outcome is reflected in the following section of the Plan.

The concept of staging the development of the civic area is key to the approach because it takes into account the influences described in Section 2 of this Plan to balance:

- the imperative to get a new library/community and Council public-facing services facility re-established so Napier people get a positive new public place as soon as practicable; and
- the uncertainty as to the future needs for Council work place space due to central government influences.

This staged approach means (refer to Figures) that:

- The community/library space along with customer services, governance facilities and civic open space will be built first (Stage 1). The community hub may be built in a second phase of Stage 1, depending on demolition processes. The new library location has been set towards the Hastings Street part of the precinct (replacing the old main civic administration building to be demolished) with the governance and community building to be located at the Dalton Street end of the site.
- The new Council work place space (essentially office spaces) will be able to be built later (Stage 2) in a range of configurations (tested and shown on following pages), depending on office space needs, at the Dalton Street part of the precinct.
- The timing of Stage 2 proceeding will depend on the functions of local government being more settled (several years away). In the interim the expectation is that Council administration functions (the enquiries/ meetings spaces will be in Stage 1) will remain distributed to existing commercial buildings in the city centre and in close proximity to the civic area.
- In all the staged options the old main civic administration building is demolished. There remains a decision to be made as to whether to retain and refurbish the structural frame of the old library/ administration building and convert this for new Council work space, (or potentially other complementary uses), or demolish it and build new.
- In all configurations and with the definition to Stage 2 there are opportunities for complementary uses to be considered. These may be adjacent and connected to the civic area, or intersecting with it once Council work space needs are better known.

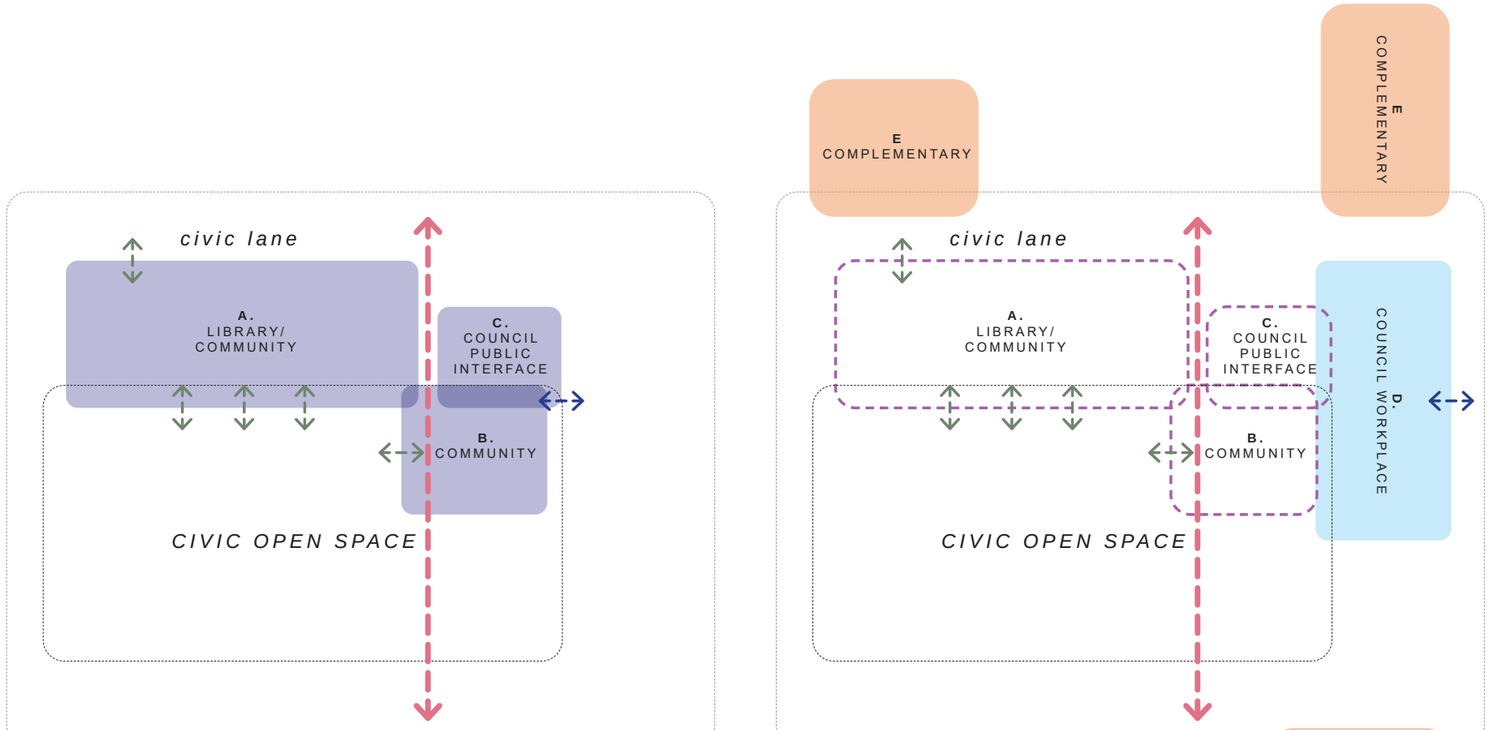


FIGURE 44: STAGED CONCEPT

KEY

- primary connections/entrances
- inside out connectivity
- secondary entrances
- complementary uses
- community/library uses
- work space

ADAPTIVE REUSE OF LIBRARY TOWER

Stage 1 will proceed with the demolition of the Civic Building (which fronts Hastings Street) and the removal of library annex on the library tower building beside.

Stage 2 incorporates the potential for two scenarios. Scenario 1 includes for the potential adaptive redevelopment of the stripped back shell of the existing Library tower building, and Scenario 2 includes the demolition of the existing Library Tower structure, and replacement with a new building. Figures show the two options conceptually. The Figures on the following pages describe the steps.

It is proposed to retain the opportunity for reuse of the Library Tower Building to allow this to be considered through Stage 2. If this confirms the building has 'good bones', the frame of the building (once external panels and windows are removed) can be reused and the current look and function transformed. The building also has a good basement which would be difficult to economically replicate within a new building. Adaptive reuse of the building frame supports strongly the criteria in section 3 above in regard to carbon conscious design drivers.

If further testing of the existing Library tower proves its redevelopment to be infeasible, Scenario 2 outlines an alternative new build development on the site. Importantly, both Scenario 1 and Scenario 2 can integrate successfully with Stage 1 works supporting the success of the overall precinct, provide high quality workplace for Council Administration, and catalyse/ link into other future development on other adjacent sites.

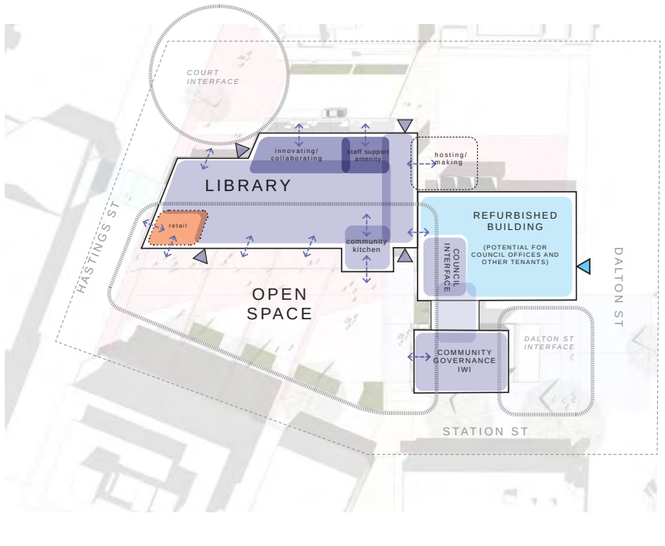


FIGURE 46: SCENARIO 1 REFURBISH EXISTING OLD LIBRARY AND CIVIL ADMIN BUILDINGS FOR WORK SPACE

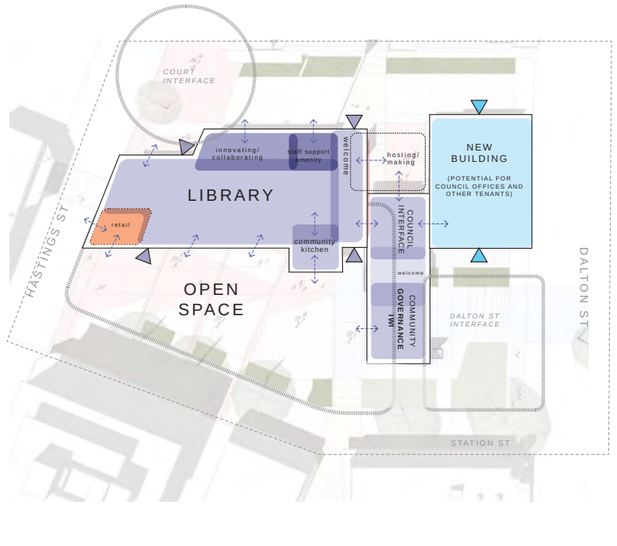


FIGURE 47: SCENARIO 2 DEMOLISH OLD BUILDINGS AND REPLACE WITH NEW FOR WORK SPACE

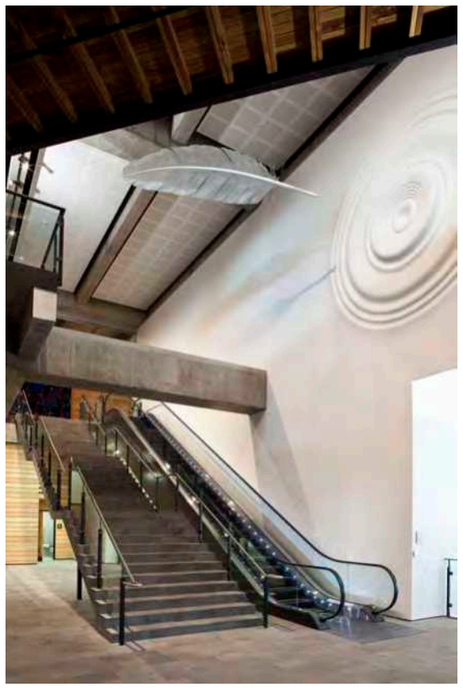


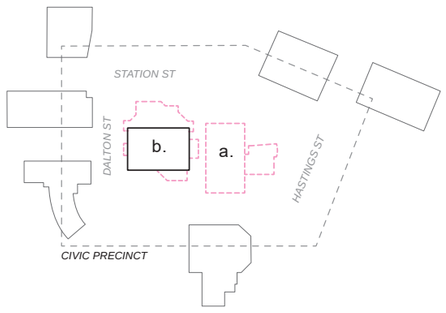
FIGURE 45: REFURBISH

THE REUSE OF EXISTING BUILDINGS IS AN OPPORTUNITY TO REDUCE COUNCIL'S CARBON 'FOOTPRINT' AND BE INVENTIVE. THIS IS EXAMPLE OF CHRISTCHURCH CITY COUNCIL REUSE OF OLD POST OFFICE BUILDINGS.

DEMOLITION TO ENABLE STAGE 1

The figures beside describe the staging steps to enable the redevelopment of the library/community facility to proceed expediently to construction and allows for later stages to determine the reuse of the Library Tower structure.

DEMOLITION

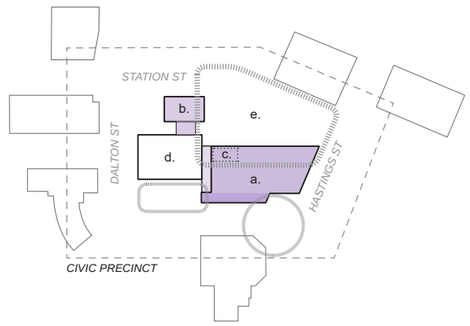


a. Demolish Council administration building

b. Reduce old library building to core structure - including removal of annex

SCENARIO 1

BUILD STAGE 1



a. Construct new library/hub

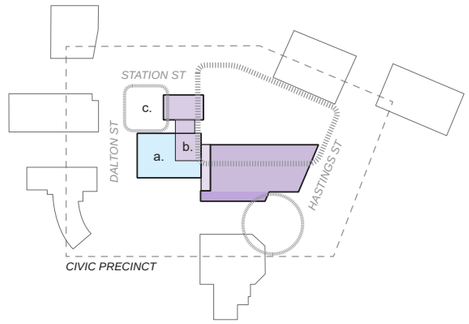
b. Construct main public space

c. Construct community facility and Council chambers (potentially as a second phase to Stage 1, following demolition process)

d. Transitional Council customer interface and chambers

e. Strengthen old library structure. Transitional ground floor activity

BUILD STAGE 2

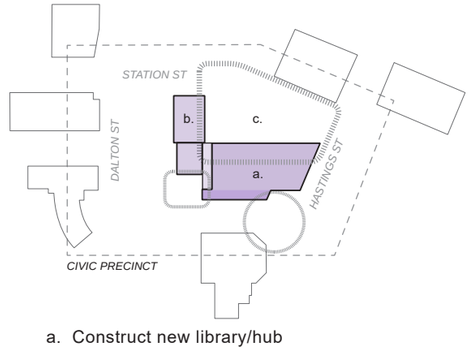


a. Refurbish old library structure for new functions Council work space

b. Relocate Council customer interface to refurbished building

c. Construct remaining spaces and streets

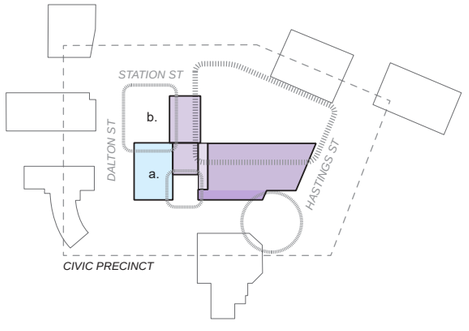
SCENARIO 2



a. Construct new library/hub

b. Construct main public space

c. Construct Council customer services, governance and community facility (potentially as a second phase to Stage 1, following demolition process)



a. Construct new building Council work space

b. Construct remaining spaces and streets

FIGURE 48: STAGE 1 : BUILD NEW LIBRARY/COMMUNITY HUB

FIGURE 49: STAGE 1 : BUILD NEW COUNCIL WORKSPACE

RETAINING FLEXIBILITY FOR FUTURE STAGES

The staged approach described above includes provision for flexibility in the civic area addressing Dalton Street where it is anticipated that:

- the library, cultural, community and public facing Council services spaces will be implemented first along with the civic open space
- given influences noted in section 3 of the Plan, that later stages will include Council work space which can be in a range of configurations
- Council work space building(s) and spaces can also provide for other complementary uses to be accommodated (for example) to extend the civic area relationship to Dalton House site, or have extended height to allow for the same.

FIGURE 50: FLEXIBLE TO ALLOW CIVIC OPEN SPACE, LIBRARY AND COMMUNITY AND CULTURAL SPACES IN STAGE 1 AND THEN WORK PLACE LATER

FIGURE 51: FLEXIBLE TO ALLOW COUNCIL WORK PLACE AND TO LINK TO DALTON HOUSE AREA

FIGURE 52: FLEXIBLE TO ALLOW COUNCIL WORK PLACE AND EXTENDED HEIGHT FOR COMPLEMENTARY ACTIVITIES

ATTRIBUTES AND EXPERIENCES APPROACH

The configuration of the physical built elements, open spaces, relationships to streets and surrounding buildings and uses is aimed at generating multiple experiences along with the functional roles expected from this place.

The library/community spaces will be:

- enabling of tikanga and reflective of Ahuriri and its mana whenua
- accessible and active at the ground level with high levels of visual permeability to outside spaces
- welcoming and inviting to all people and to residents and visitors alike
- 'working' and boisterous in some areas where things can be made, food can be prepared, and vehicles can access to deliver materials using the lane
- calm and reflective in areas that provide visual connectedness but aural separation
- flexible and adaptable to allow displays, exhibitions and for working in different ways
- composed of both inside and outside areas that take advantage of the climate and to generate public life in the area
- accommodating of performances and community events of all sizes
- enabling of Council governance - accessible and transparent democracy - and Councils functions with a public friendly face
- complementary to other Council facilities and allied governance functions.

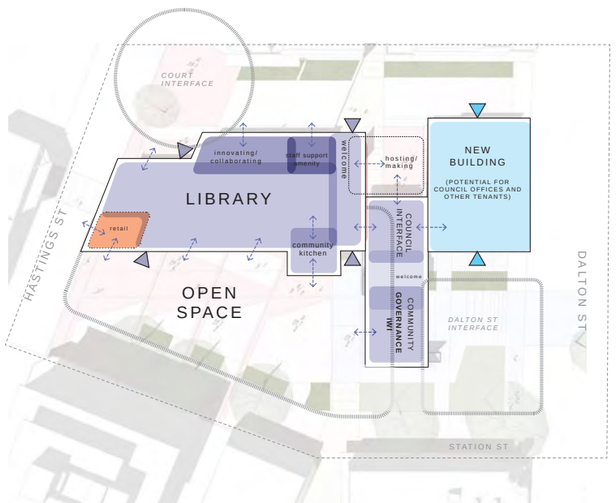


FIGURE 53: EXAMPLE IMAGES OF MULTIPLE EXPERIENCES

ATTRIBUTES AND EXPERIENCES

The new civic area taps into existing city connections and linkages, complementing existing street and building patterns and extending invitation to all sides. It is ‘campus-like’ in its form - buildings integrate with open space, enabling overlapping indoor/ outdoor uses and connections across a shared ‘civic ground’.

Each building will be experienced internally and externally, so arrangement of spaces and design of building edges need to respond to varying conditions per side and optimise opportunities inside and out. Buildings and open space need to be carefully designed together to ensure they support the range of civic/ community activities that have been identified, are safe and comfortable to inhabit, and deliver on the expectation (refer to section 3) of outstanding design that complements the city. The images below are NOT specific building or landscape design solutions, but give a sense of how both might be integrated with each other into the existing and future civic area context.

FIGURE 54: A NEW CIVIC OPEN SPACE OPENING FROM HASTINGS STREET. A NEW TERRACED LANDSCAPE WITH GREEN AND PAVED SPACE, INCORPORATING STATION STREET AND BOUNDED BY INTERACTIVE SHELTERING EDGES OF A NEW LIBRARY AND COMMUNITY BUILDINGS. AN INVITATION TO MOVE THROUGH AND USE THE SPACE FOR LARGE SCALE PERFORMANCE, PROCESSION, PROTEST, OR FOR MORE INTIMATE INFORMAL GATHERING. CIVIC COURT CONTINUES TO PLAY AN IMPORTANT ROLE AS A SHELTERED CONNECTING SPACE THROUGH TO DICKENS STREET

FIGURE 56: A DYNAMIC AND LIGHT-FILLED LIBRARY WITH GENEROUS VOLUMES. A FREE-FLOWING GROUND FLOOR THAT FEELS CONNECTED WITH THE CIVIC OPEN SPACE, AND A RANGE OF SMALLER AND QUIETER SPACES AND ACTIVITIES OVER TWO LEVELS. A COMFORTABLE PLACE FOR INTERACTING, LEARNING, RECREATING AND RELAXING, TOGETHER OR ALONE

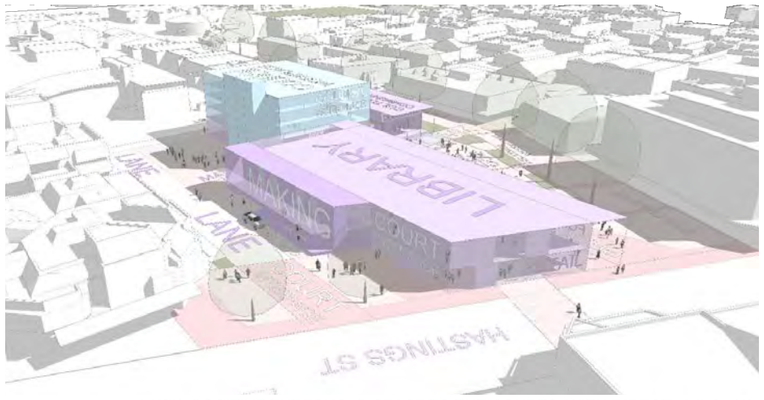


FIGURE 58: A NEW POSITIVE THRESHOLD SPACE TO THE COURTS, WITH DIRECT LINKS AND ACCESS TO THE LIBRARY. A NEW URBAN LANE THAT EXTENDS THROUGH FROM HASTINGS STREET TO DALTON, PROVIDING FOR MIXED MODE MOVEMENTS AND DROP-OFFS. THE LANE ALSO INTERFACES, ACCESSES, AND SERVICES AN ACTIVE ‘WORKING’ EDGE TO THE LIBRARY. THIS IS A CONTEMPORARY CITY LANE TO HELP CATALYSE FUTURE DEVELOPMENT OF BOTH THE COURTS AND DALTON HOUSE SITES.

FIGURE 55: A LIBRARY RE-CREATING A CIVIC ‘SHOPFRONT’ TO HASTINGS STREET AND A GENEROUS SHELTERING VERANDA TO A CIVIC OPEN SPACE. A PERMEABLE LIBRARY EDGE WITH OFFERINGS OF FOOD, SHELTER AND INDOOR/ OUTDOOR LIBRARY/ COMMUNITY ACTIVITIES.

FIGURE 57: REINFORCING AND DRAWING FROM THE NORTH SOUTH LINK EXTENDING FROM THE EXISTING ARCADES TO DALTON HOUSE. THIS IS AN INTUITIVE CITY PATHWAY THAT BRINGS PEOPLE MOVEMENTS TOGETHER THROUGH THE CENTRE OF THE CIVIC AREA AND PAST THE INTERSECTION OF THE LIBRARY, COMMUNITY AND COUNCIL INTERFACE SPACES.

FIGURE 59: A NEW CIVIC FRONTAGE TO DALTON STREET. THIS PROVIDES AN ALTERNATIVE ADDRESS TO THE CULTURAL/ COMMUNITY HUB AND CIVIC PRECINCT, AND A DIRECT CONNECTION WITH THE RANGE OF CENTRAL AND LOCAL GOVERNMENT PARTNERS FRINGING THE WEST SIDE OF THE AREA. IT ALSO PROVIDES A SEPARABLE ADDRESS FOR POTENTIAL COUNCIL PARTNERS/ TENANTS INVOLVED IN THE STAGE 2 DEVELOPMENT

LANDSCAPE ATTRIBUTES AND EXPERIENCE APPROACH

The configuration of the physical built elements, open spaces, relationships to streets and surrounding buildings and uses is aimed at generating multiple experiences (refer figure) along with the functional roles expected from this place.

The open spaces and landscape spaces will be:

- enabling of cultural expression, tikanga and reflective of Ahuriri and its mana whenua as Council partners
- accessible and active at the ground level with high levels of visual permeability to between inside and outside spaces
- enabling of transparent democracy - where decision makers/making can be seen
- connective to primary ‘desire lines’ and with cognisance of key thresholds of transition to the open and built spaces
- safe and welcoming to all people and to residents and visitors alike with both a day and night time personal safety and climatic comfort level
- demonstrative of changing topography that reflects the old higher ‘spit’ ground and the lower ground of the old inside estuary
- reflective of local vegetation, and carbon conscious in materiality and construction
- connective across street spaces, making Civic Court, Dalton and Hastings Street feel part of the civic area
- sheltered and sunny providing ‘intimate’ pockets of space for small groups and larger spaces for bigger events and flexible with technology built in
- accommodating of existing large trees to maintain green form and with some shaping to let more light in
- supportive of existing adjacent uses and activities as well as new ones provided within new buildings
- specifically addressing the social programme and sense of personal safety and comfort at the Court entrance area
- constructive of laneways as a ‘shared streets’ where vehicles at slow speed and people can move about comfortably and safely
- accommodating of performances and significant community event - demonstration as well as celebration
- thoughtful to all ages and genders of people and opportunities for play and interaction

FIGURE 60: EXAMPLE IMAGES OF MULTIPLE OPEN SPACE EXPERIENCES

ACCESSIBILITY APPROACH

Getting into and around the civic area and the activities this provides is enabled by the following accessibility approach. The approach applies principles from Council's Civic Precinct Framework Vision including: Physical Connectivity, Multi-modal Transport and Arrival Requirements, Enhancing Social Connection Establishing a Safe and Inclusive Place for All.

PEOPLE-CENTRIC

The civic area is a space for people. Freedom of movement, safety and comfort within the area is enabled by very limited vehicle access within public open spaces. The transition from 'moving' to 'dwelling' in occurs at multiple threshold points.

UNIVERSAL ACCESS

Universal access standards are not only met, but people of all abilities are invited to the area by intuitive wayfinding design and reducing modal conflicts within the site.

PARK TO WALK

Car parks adjacent the civic area are prioritised for less mobile users and drop-offs. Longer stay 'storage' parking for workers or day trippers is provided within easy walking distance. Limited Council 'fleet' storage parking is provided on the area. EV parking will be supported.

BE ACTIVE

Active travel (walking, biking, scooting) is cheap, healthy, makes no carbon, has no age limit, positively affects safety, and street trade - more walkers brings more business. Multiple access points, reallocation of street space and end of journey support facilities encourage the modes.

PUBLIC TRANSPORT

Public transport patronage is encouraged by its prominence on the civic area and focus on customer experience. The scale and potential impact of bus vehicles within public open space is considered.

LEADING

The imperative of a carbon neutral future requires leadership to change behaviours. Council is in a leadership position and demonstrating changed behaviours in relation to travel mode are important. Affordability is also important - parking space in buildings is relatively expensive and should not be at the expense of other principles/approach.

Stage 1 activities within the precinct include library/community facilities and meetings spaces including provision for elected members with a high quality public open space which can accommodate small and large events. Stage 2 may include an administration facility for local government and/or other uses may be accommodated depending on the influence of changes occurring to local government functions. Future access provision needs can be understood from current/previous choices, changing social patterns and changing policy direction.

The provision made for accessibility includes both the mode by which people move and the facility types and sizing that enable that mode.

There are coded design requirements which are considered in this Plan, but have greater application in next stages in the design process. Different modes implicate different support facility needs - people walking to the civic area can be accommodated in almost unlimited numbers with little cost, whereas cars require car parking storage area for the time spent. The new District Plan will not require any car parking to be provided at the area (or the city in general) in line with national policy (NPS Urban Development 2020).

LIBRARY/COMMUNITY (STAGE 1)

Before the library moved to temporary premises the modal split (approx) is as below with patronage of 400 - 1000 people per day (depending on day of week, opening hours) and mix of users based on time of day and week. A comparison with other city libraries is consistent as to patronage and that of a new facility.

Seven P120 car parks (inc two accessible parks) were provided directly outside the library on Station Street. A service loading dock provided for goods access.

ADMINISTRATION (STAGE 2)

The prospective need for administration offices based on current need is approximately 250 staff.

There is a fleet of some 50 Council vehicles, some of which are functional during the day and others are parked for the day.

Service loading for goods and equipment is needed.

NCC has no current data as to staff travel mode or patterns.

WALK/CYCLE
20%

< 2 HR PARKING
20%

> 0.5 HR PARKING
20%

BUS
15%

DROP-OFF
10%

ACTIVE MODE APPROACH

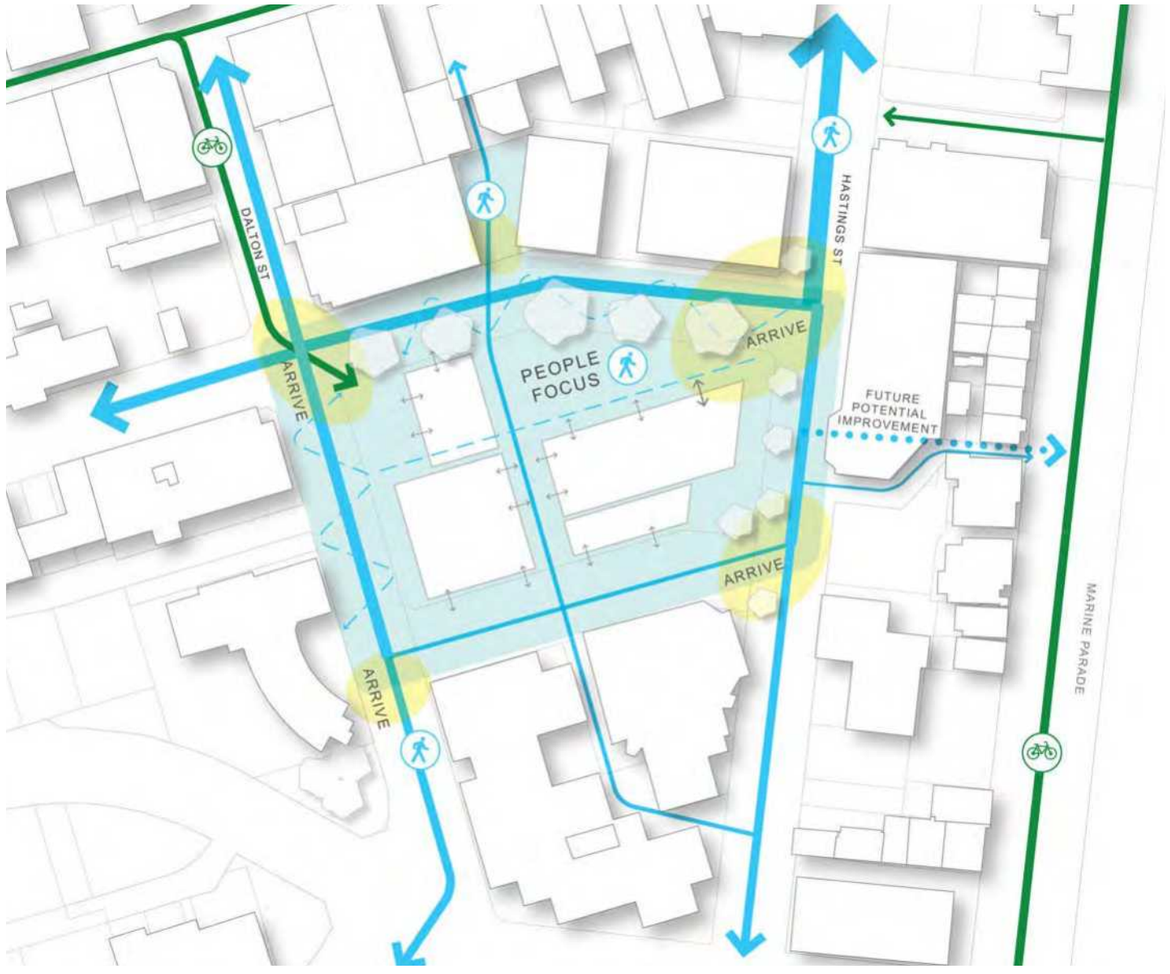


FIGURE 61: ACTIVE MODE CONNECTIONS AND ACCESSIBILITY

KEY

- directional walking movements
- directional cycle movements - connects network
- arrival threshold - movement into ‘dwelling’ space
- people centric space - informal movements

WALKING

Principal walking directions are expected to be from Hastings Street and from the direction of the city centre. Desire lines are provided for.

Arrival thresholds mark the transition into the civic open spaces and key facility entrance points.

Within the area accessibility is enabled by a vehicle-free environment. Slow speed vehicle movements are enabled to service adjoining uses, and some short term parking is provided on Station Street.

Accessibility meets Universal Access Codes and wayfinding is intuitive with clear sightlines to primary access points to buildings.

Visual access into and through buildings clearly shows publicly accessible activity on ground levels and opportunities for participation and connectivity through buildings.

Purposeful travel walking movements transition at thresholds to less direct and for many people will be lingering, inside to outside experiences and informal.

Dalton Street enables easy walking access across by treatment of the street - narrowing and planting.

CYCLING

Cycle ways (or connections to them) are marked and end of journey facilities including secure and covered cycle storage, charging for electric bikes and scooters is to be provided.

The expectation is that from leaving the marked cycle network that people cycling will share the street space with other slow moving vehicles and walkers.

Active modes such as scooters and also mobility scooters will be provided for through level surfaces and shared street space on Hastings Street.

A future more direct connection from Hastings Street to the waterfront is shown and could be implemented with a Rebel Sports site redevelopment.

VEHICLE MODE APPROACH

FIGURE 62: VEHICLE MODE CONNECTIONS AND ACCESSIBILITY

KEY

- vehicle directional movements
- bus route movements
- PT and drop off zone
- street based car parking + number spaces (12)
- surface car parking area + number spaces (12)

CAR PARKING

Drop off spaces and accessible parking is provided close by on Station, Dalton and Hastings Street. The current service lane facilitates walking access through, but enables service access. Short term parking will be provided on Station Street similar to current.

A small number of fleet parks are provided for in the lane and these can be used to support vehicles that need proximity to enable gear or goods loading.

Parking will be provided for by a combination of on-street parks and existing Council owned surface parks. Council fleet parking on Council land on Vautier Street is suggested.

There are some 150 street car parks within 1 minute walk of the civic site and some 250 Council owned surface parking spaces (a total of 400 car parks within a 1 minute walk). Council are also looking for further opportunities to partner with nearby landowners / developers to provide additional off-site car parking.

Consideration has been given to car parking within new buildings. The cost of providing parking within buildings is relatively high compared to surface car parking areas or street based parking (approximatively $60,000-$100,000 per parking space given structural requirements for additional floors/ basement, ventilation and fire requirements).

Parking within buildings is less adaptable to alternative future uses. It also presents a prioritisation to car parking as a Council (big) investment relative to other modes and community imperatives.

Parking in a building would need to be above or below ground floor as the civic area needs active publicly accessible ground level uses to support the functions and experiences proposed. Ramps up or down to lower or upper levels are problematic in a high quality active space around the civic area. Basement parking would need tanking and pumping of groundwater constantly with associated energy consumption and costs.

For Stage 1 the accessibility approach for parking is to rely on existing street and surface parking areas for people choosing to drive to the area. Support for active modes and for bus use will be significantly improved.

For Stage 2 the accessibility approach for parking will depend to some extent on the types of uses being established. Assuming Stage 2 includes administration/office use, consideration should be given to:

- rationalising fleet vehicles to those required to undertake work time functions and providing surface parking within a walkable distance.
- reserving surface parking areas for the purpose above.
- preparing a staff Accessibility Plan (and leading by example to encourage other organisations and business to do the same) that promotes and incentivises active mode and PT bus patronage.
- revising the Parking Strategy for the city towards encouraging city centre periphery longer stay parking and shorter stay city centre parking. Provisioning for EV parking needs to be included.

PUBLIC TRANSPORT

Public transport is provided by a bus service. The stop on Dalton Street remains. Its significance for customers of the library and other activities in the city is recognised and should be provided from a customer-centric point of view. Direct connectivity for people to the bus facilities from within the civic area and library will be reflected in the design stages and provision made for any transitional arrangement during demolition/construction.

Consideration has been given to re-routing the bus vehicles via Station Street and/or onto Hastings Street for a stop to elevate the customer experience and prominence. However, although the Plan does not prevent this as a future option, the intention at this time is to retain but significantly invest in the bus facilities and customer experience on Dalton Street. The intention is that bus customer experiences will be integrated to new civic buildings.

Uber or taxi vehicles are provided for with drop off areas on Hastings, Station and Dalton Street.

CITY OPPORTUNITIES APPROACH

The Plan recognises that the civic area configuration and investments to be made there generate opportunities to enhance the wider city. The following are opportunities, some of which rely on private development decision making and investment. Others are in relation to Council owned assets and land. Opportunities include:

- The conceptual city core can be framed by a more 'urban' residential and lane development on Council owner land. This format of lanes with slow speed vehicles, town houses or 3 or more storey apartments forming lane spaces brings more people living in the city centre - this adds vibrancy and interest as a walkable area, people to generate a night time economy, reduces vehicle trips, increasing housing choice and capacity locally. It can also provide a commercial proposition for Council in partnership with experienced developers.
- Dalton House site redevelopment/reuse. The building has been vacated by government tenants and has potential for redevelopment. The immediate adjacency of the Dalton House site to the civic area means that its future use and/or redevelopment could add positively to the quality of the area (or detract). Council continues to be interested in the future of this Dalton House site to work collaboratively to a positive outcome for the civic area.
- The Courts building and use like Dalton House is influential to the civic area. Council has engaged with Ministry Of Justice (through the Advisory Group which include MOJ representative). The move to Te Ao Mārama approach by MOJ may enable a consideration in the future to adaptation of Courts buildings to present a more contextually responsive configuration. Consideration within the development of the library and community facility will also consider how this new place can facilitate a positive relationship.
- The connection to Marine Parade from Hastings Street is an opportunity to influence the future amenity of the civic area. It also presents an opportunity for the site owners to redevelop the land (Rebel Sports site) to facilitate an additional ground level tenancy to a new lane connection. The District Plan provisions (following pages) suggest the incentivisation of the development to enable the lane connection.

KEY

walkable connections

new housing

shared streets- slow vehicles, walking shared space

1. New residential/mixed use buildings, 2-3 stories - lanes and detuned streets
2. Redevelop in future stages and improve relationship to civic area
3. Improve street interface and connection to the waterfront through redevelopment (private land).

FIGURE 63: CITY OPPORTUNITIES

FIGURE 64: SHARED STREET RESIDENTIAL AREA

FIGURE 65: SHARED STREET

FIGURE 66: COUNCIL OWNED LAND

TRANSFORMATIVE + TRANSITIONAL APPROACH

The Plan recognises that the civic area will likely be developed in stages. Those stages result in a range of transformational opportunities and transitional needs to:

- ensure that the area is not seen as negative - peoples' experience of the place can negatively affect a wide area around the site - this affects business activity
- consider interfaces of different spaces around the site for different responses - what will work to make the Court relationship feel positive may be different than the bus stopping area for example.
- introduce temporary and dynamic activities to the area to both excite and inspire interest and enthusiasm for this significant community project.
- enable reuse of existing structures (for example if the old library frame is to be retained and made structurally sound) or new temporary structures to support a range of activities in this area. These could be 'working' spaces where crafts people can make or produce products, or could be set up to allow for elements of the new buildings to be constructed on site, making a connection between the community and their future building and giving work opportunities for artists and others.
- Use the spaces created temporarily to allow for trialling new ways of arranging library and community hub activities. Some of these could be carried through into the new structure too - making transformative space that can be adapted and changed to try new interpretations of experiences that can be had.
- be deliberately programmed (and budgeted) to happen with a champion (potentially contacted by Council) to choreograph the spaces and temporary or transformative uses. Using local artists and events programming capability should be considered.

FIGURE 67: PERFORMING

Spaces can be left relatively empty to inspire impromptu performance. The Dance-o-Mat in Christchurch allowed public to plug their devices in and play music out loud to bring energy into the central city.

FIGURE 68: GROWING

The temporary Griffiths Gardens were placed at the future site of Auckland's Aotea Station as a shared vision between Awhina Mai Tatou Katoa and For the Love of Bees, hosting gardening classes in the city.

FIGURE 69: PLAYING

Temporary play spaces in city centres provide inclusivity for younger people in places which are not typically designed for them.

FIGURE 70: EVENTS

Empty spaces provide great opportunity freely accessible art exhibitions. Light boxes are a way of providing a safe space by bringing light and activity to otherwise dark and unused spaces.

FIGURE 71: ECONOMY

opportunity for economy - pop up stalls, markets, craft activities can all occur within transitional spaces that allow new enterprises to try out.

FIGURE 72: REUSE

Re-used materials can be both fun, local identity, and reflect sustainable practice.

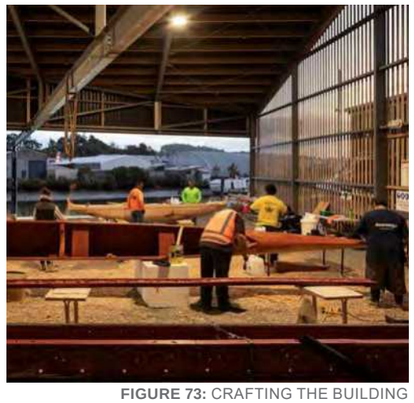


FIGURE 73: CRAFTING THE BUILDING

The construction of a large building takes years and in elements of it could be fabricated on site, or elements of interior could be made in spaces at the site to demonstrate craft and showcase the craft process

FIGURE 74: DIY

Allowing people to make their own space configuration with moveable elements, tools on site and with some guidance.

FIGURE 75: CHANGING PERCEPTIONS

Empty shop fronts on Auckland's High Street which were causing anti-social behaviour used window decals from the Te Paparahi, Toi Māori publication along with chairs to activate the space.

DISTRICT PLAN PROVISIONS

This page of the Plan provides indicative direction to the District Plan (under review) with the intent of managing adjacent development to maintain the quality of the building and urban space public investment to be made in the civic area. The direction of the rules is indicative only and it is expected these will be articulated in a form that fits within the context of the new District Plan.

Key directions are:

- Within the civic area two principal height limits (24m and 10m) reflect the proposed District Plan to enable taller buildings to the south, southwest and east with lower heights towards the north (Heritage Precinct). The setback requirements over 3-storeys will ensure buildings do not dominate the space.
- It is recommended that a building on the 'Civic' site is limited to a height of 12m to reflect the aim for an open, sunny space and a less dominant built environment.
- The surrounding sites all have the potential to contribute positively to the civic area by the nature of the building edges - the edges (red lines) for any new uses or developments on these surrounding sites need to have transparency and activities that encourage public use within them where practicable. These match the proposed District Plan provisions.
- Connections from the civic area are important to enable accessibility for all. A better connection through to the coast is suggested (although this is through private land) and generates an opportunity in redevelopment to provide a new lane. Indicative public access should also be shown in the lane at the rear.
- The ability to assess and manage design of buildings in the resource consent process.
- If provisions can be incorporated into the District Plan, no separate Civic Control Area will be required.

FIGURE 76: DISTRICT PLAN CONSIDERATIONS

SURROUNDING SITE
IDENTIFIED BUILDING FACES
CIVIC AREA
CIVIC CORE OVERLAY
12 MAXIMUM HEIGHT (WITH DISTRICT PLAN FRONT SET BACK REQUIREMENTS: >12M +3M SET BACK >18M +6M SET BACK
PUBLIC LANE CONNECTION

APPENDICES

APPENDIX 1 LIBRARY BRIEF SUMMARY

APPENDIX 2 FIVE OPTIONS

APPENDIX 1 - LIBRARY BRIEF SUMMARY

APPENDIX 2 - FIVE OPTIONS

OPTION 1.

Civic Open Space

• Primary frontage to Hastings Street/ Station Street.
• Incorporate Station street with Civic through-link to Dalton
• Secondary frontage to Dalton Street.

Library

• Direct Hastings Street frontage with north- facing ‘Civic Veranda’ to Civic Space.
• Visual connection to Court entry space.
• Ability to ‘sleeve’ through lower levels of Civic Admin building

Civic Admin

• Civic Admin orientated north south. Broad sides to main views
• Projection of democratic function into civic.

A1. Library Building

Ground Floor Area: 1350m^2

Levels 1 Floor Area: 700m^2

Total: 2300 m^2

A2. Civic Administration Building

Typical Floor Area: 1350m^2

Levels: Ground + 4 levels

Total: 6750 m^2

NORTH-EAST AERIAL

NORTH-WEST AERIAL

OPTION 2.

Civic Open Space

• Primary frontage to Hastings Street/ ocean aspect beyond.
• Incorporate Station street with Civic through-link to Dalton
• Secondary frontage to Dalton.

Library

• Set back Hastings Street frontage with east-facing ‘Civic Veranda’ to Civic Space.
• Physical connection to Court entry space.
• Ability to ‘sleeve’ through lower levels of Civic Admin building

Civic Admin

• Refurbish/ re-skin existing Civic Building structure
• New link to new library
• Potential separate ‘democratic pavilion’ in Civic space

A1. Library Building

Ground Floor Area: 1450m²

Levels 1 Floor Area: 850m²

Total: 2300 m²

A2. Civic Administration Building

Typical Floor Area: As existing

Levels: Ground + 4 levels

Total: As existing

NORTH-EAST AERIAL

NORTH-WEST AERIAL

OPTION 3.

Civic Open Space

• Extended Civic space- civic buildings sitting within
• Buildings define different spaces to Hastings, Station and Dalton.

Library

• A free-standing outrigger linked back to a civic backbone
• A building ‘in the round’- primary address to Hastings Street
• Ability to ‘sleeve’ through lower levels of Civic Admin building

Civic Admin

• A new Civic ‘back-bone’ along south edge of site.
• Clear east-west and north south connections.

A1. Library Building

Ground Floor Area: 1450m^2

Levels 1 Floor Area: 850m^2

Total: 2350 m^2

A2. Civic Administration Building

Typical Floor Area: 1430m^2

Levels: Ground + 2 levels

Total: 4290 m^2

NORTH-EAST AERIAL

NORTH-WEST AERIAL

OPTION 4.

Civic Open Space

• Primary frontage to Station Street.
• Incorporate Station street with Civic through-link from Hastings to Dalton
• Bias towards the west- Dalton Street.

Library

• Direct Hastings Street frontage with west-facing ‘Civic Veranda’ to Civic Space.
• Visual connection to Court entry space.
• Ability to ‘sleeve’ through lower levels of Civic Admin building

Civic Admin

• New or Refurbish/ re-skin existing Civic Building structure
• New link to new library
• Potential separate ‘democratic pavilion’ in Civic space

A1. Library Building

Typical Floor Area: 1500m^2

Levels: Ground + 2 levels

Total: 4500 m^2

A2. Civic Administration Building

Ground Floor Area: 1600m^2

Levels 1 Floor Area: 700m^2

Total: 2850 m^2

NORTH-EAST AERIAL

NORTH-WEST AERIAL

OPTION 5.

Civic Open Space

• Primary frontage to Hastings Street.
• Incorporate Station street with Civic through-link from Hastings to Dalton.

Library

• Direct Hastings Street frontage with west-facing 'Civic Veranda' to Civic Space.
• Visual connection to Court entry space.
• Ability to 'sleeve' through lower levels of Civic Admin Building

Civic Admin

• Located on the south-east corner of the site to allow for future development of the western precinct along Dalton Street.
• Ability to 'sleeve' through lower levels of Library Building
• Potential separate 'democratic pavilion' in Civic space

A1. Library Building

Ground Floor Area: 1160m²

Levels 1 Floor Area: 1130m²

Total: 2290 m²

A2. Civic Administration Building

Typical Floor Area: 870m²

Levels: Ground + 3 levels

Total: 3140 m²

NORTH-EAST AERIAL

NORTH-WEST AERIAL