

3.1 Library

Libraries provide an important service to community. They can also be designed and located to make a significant communal and civic contribution to the public realm and uses of the city.

LIBRARY BRIEF

Basic Functional Requirements

- Up to 6037 m2 of library area, based on 0.07m2 per capita.
- 5537 m2 if a small library is built in Hobsonville for local community needs. This could be further reduced if a decision was made to retain the current Massey Library in addition to the new library.
- 150 -200 m2 for CAB offices and any other co-located facilities such as a cafe.
- Keep to 2 or 3 stories if possible for optimal efficiency, taking into account the range of uses.
- Car-parking in close proximity - approximately 100 - 150 spaces. (This is based on Glen Eden which at 1000 sq m has 30 car parks. Most of the time these are 70-80% full. Some are used by retailers but some library customers use the on-street parking. It is presumed that in Massey North a higher % of library customers will be public transport users, and / or arrive on foot from other parts of the centre, that in Glen Eden)
- The library is to be accessible and 'welcoming' to as great a

proportion of the community as possible.

Mix of Activities

Activities related to the internal functioning of a library

- collections, reading and seating areas, audio visual areas, children's area, computer areas.

Potential ancillary activities requiring an interface with the community and incorporating the functions of a Community Centre include:

- Community information space;
- Council information space;
- Council service centre;
- Learning centre facilities;
- Public meeting spaces;
- Citizen Advice Bureaux.

Potential ancillary activities with a retail interface.

- Library retail space;
- Café;
- Visitor information centre.

Co-location opportunities

Additional activities that could be located in or adjacent to a library and to enable cost sharing includes:

- Commercial and retail uses;

Government and community agencies;

Arts and cultural facilities;

The proposed Primary school;

A Community Centre (refer Community Facilities);

A Community Social Services Centre - with offices and shared administration and meeting spaces for range of community based social service organisations. (500m2 - based on the Tui Glen proposal). Co-location with the Library will ensure easy access to wider region to these services.



LOCATION OPTIONS

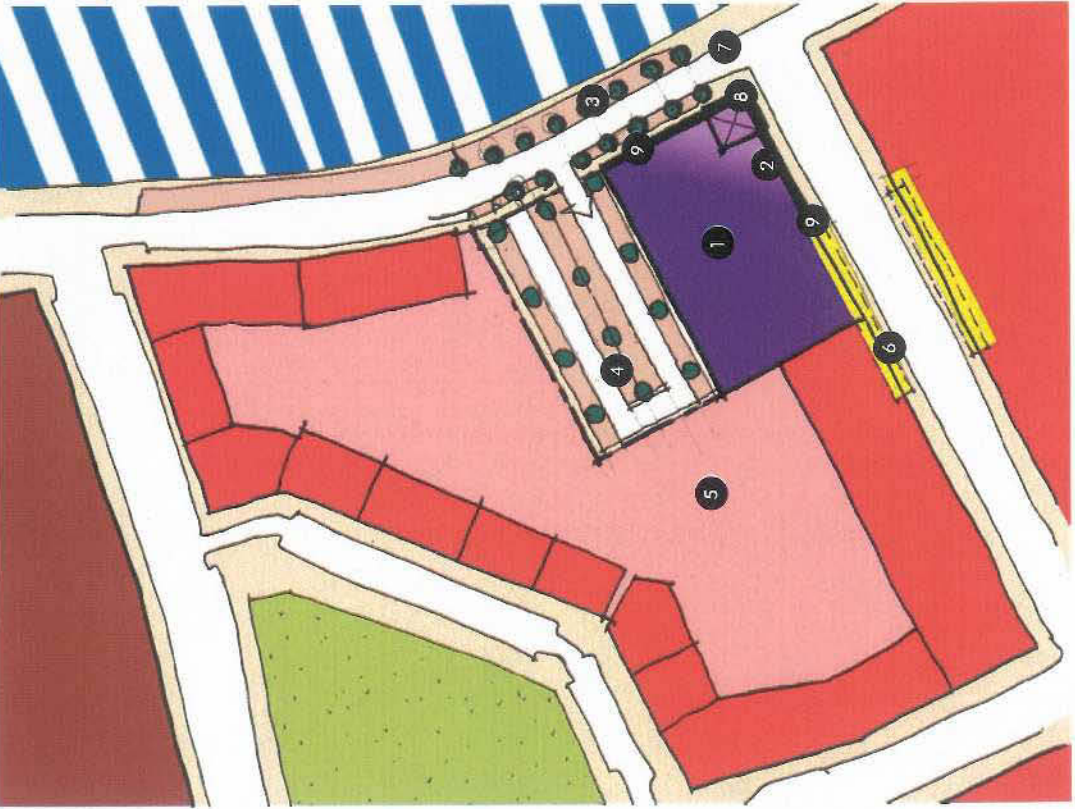
The following options investigate a range of co-location and location options. All of the town centre options include provision for a mix of retail, commercial uses as well as community activities.

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| OPTION A | IN TOWN CENTRE
ADJACENT TO
BUS INTERCHANE |
| OPTION B | IN TOWN CENTRE ON
MAIN STREET CORNER |
| OPTION C | IN TOWN CENTRE WITH
SQUARE |
| OPTION D | IN TOWN CENTRE
OPPOSITE CENTRAL
PARK SPACE |
| OPTION E | STAND ALONE LIBRARY
ADJACENT TO PARK |
| OPTION F | WITH SCHOOL IN
COMMUNITY FACILITY
ZONE |

A7



LIBRARY OPTION A—IN TOWN CENTRE ADJACENT TO BUS INTERCHANGE



- (1) **LIBRARY**—A TWO STOREY BUILDING WITH A 3000M² FOOTPRINT (TOTAL 6000M²)
- (2) **ANCILLARY USES**—POTENTIAL TO INCLUDE USES SUCH AS C.A.B. AND CAFÉ. THESE SHOULD BE ORIENTATED TOWARDS THE STREET.
- (3) **CAR PARKING** 90 DEGREE ON STREET (34CP)
- (4) **CAR PARKING** AT THE REAR OF BUILDING (100 CP).
- (5) **A HALF BASEMENT** FOR CO-LOCATION OF OTHER COMMUNITY INFRASTRUCTURE USES.
- (6) **CAR PARKING** 90 DEGREE ON STREET (100 CP).
- (7) **CAR PARKING** - POTENTIAL TO POOL WITH ADJACENT RETAIL AND COMMERCIAL DEVELOPMENT AS EITHER SURFACE CAR PARKING OR A PARKING BUILDING.
- (8) **BUS INTERCHANGE** ON STREET FRONTAGE
- (9) **PEDESTRIAN CROSSING** AREA TO PARK'N'RIDE
- (10) **MAIN ENTRY** ON STREET CORNER FOR MAXIMUM VISIBILITY, INCLUDING POTENTIAL VIEWS FROM MOTORWAY.
- (11) **STREET ELEVATIONS** NEED TO BE ARCHITECTURALLY DESIGNED WITH A HIGH DEGREE OF GLAZING (PARTICULARLY AT HUMAN EYE LEVEL ON STREET) FOR STREET SAFETY AND TO 'DISPLAY' LIBRARY ACTIVITY. THE ELEVATION NEEDS TO BE WELL ARTICULATED AND DESIGNED TO VISUALLY BREAK THE MASS OF THE BUILDING DOWN.

REASONABLE 'CIVIC' PRESENCE, HIGHLY VISIBLE FOR PT USERS AND POTENTIALLY FROM MOTORWAY. LESS VISIBLE FROM MAIN STREET, LOCATED AT POTENTIAL BUS INTERCHANGE AND ADJACENT TO PARK'N'RIDE SO VERY EASY FOR PT TRAVELERS.

IN A LOCATION WHERE STREET FRONTAGES NEED TO BE VISUALLY INTERESTING BUT NOT NECESSARILY ACTIVE.

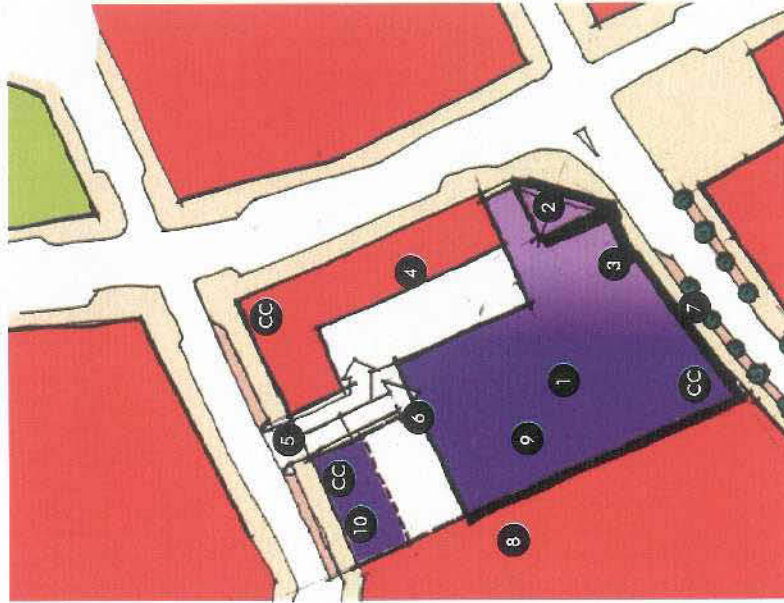
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LIBRARY OPTION B—IN TOWN CENTRE ON MAIN STREET CORNER

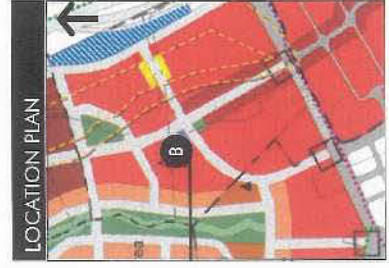
- (1) **LIBRARY**— A BUILDING FOOTPRINT IS SHOWN OF 4350 SQ M WITH ADDITIONAL LIBRARY SPACE ABOVE.
- (2) **MAIN ENTRY FOYER** WITH CAFÉ AND C.A.B TO EITHER SIDE. THE FOYER SHOULD BE A DOUBLE HEIGHT GLAZED SPACE. ENABLING VIEW FROM THE MAIN STREET INTO THE UPPER FLOORS OF THE LIBRARY.
- (3) **ANCILLARY & CO-LOCATION USES** APPROX 650 SQ M FOR USES SUCH AS C.A.B AND CAFÉ AND OTHER CO-LOCATION ACTIVITIES SUCH AS RETAIL, GOVERNMENT AND COMMUNITY OFFICES. THESE SHOULD BE LOCATED FRONTING THE STREET AND ACTIVE USES THAT WOULD BENEFIT FROM A 'SHOP WINDOW' SHOULD BE ENCOURAGED.
- (4) **COMMERCIAL BUILDINGS** SEPARATE TO THE LIBRARY BY PRIVATE INDUSTRY WITH RETAIL USES AT GROUND FLOOR AND IDEALLY ONLY TWO STORES HIGH TO ENABLE SUN LIGHT INTO LIBRARY.
- (5) **VEHICLE ACCESS** INTO SITE SHARED WITH THE COMMERCIAL DEVELOPMENT AND LOCATED OF SIDE STREET WHERE TRAFFIC FLOWS ARE MINIMAL. WOULD BE LIMITED TO LEFT IN LEFT OUT ON OTHER STREET AND NO ACCESS IS DESIRABLE OFF MAIN STREET TO ENSURE RETAIL CONTINUITY.)
- (6) **CAR PARKING** DEDICATED FOR LIBRARY USERS TO BE LOCATED UNDERGROUND (120 CAR PARKS)
- (7) **ON-STREET CAR PARKING** OUTSIDE LIBRARY AND ALONG MAIN STREET.
- (8) **CAR PARKING**—POTENTIAL TO NEGOTIATE TO 'SHARE' CAR PARKING WITH ADJACENT COMMERCIAL DEVELOPMENT, EITHER AT GRADE OR IN A PARKING STRUCTURE.
- (9) **OPTION TO RAISE LIBRARY ABOVE GROUND**— PROVIDING FOR CAR PARKING BY RAISING THE BULK OF THE LIBRARY ABOVE GROUND WITH ONLY THE MAIN ENTRANCE FOYER / ATRIUM, ANCILLARY AND CO-LOCATION USES FRONTING THE STREET. THIS WOULD PROVIDE APPROXIMATELY 100 CAR PARKS AT GRADE WITH THE LIBRARY ABOVE. THE DIMENSIONS AND HEAVILY MIXED USE CHARACTER OF THIS SITE MEANS THIS IS POSSIBLE IN THIS CASE, BUT NOT IN OTHER OPTIONS.
- (10) **STANDALONE BUILDING OR LIBRARY EXTENDED ABOVE.** THIS PART OF THE SITE COULD BE DEVELOPED SEPARATELY FOR COMMERCIAL USES OR ALTERNATIVELY THE UPPER FLOOR OF THE LIBRARY COULD EXTEND ACROSS TO THIS STREET FRONTAGE PROVIDING A LARGER UPPER FLOOR OF APPROXIMATELY 4624 SQ METRES. THIS WOULD ENABLE THE MAJORITY OF THE LIBRARY SERVICES TO BE LOCATED ON ONE LEVEL WITH THE REMAINING INCLUDED IN MEZZANINE WITHIN THE MAIN VOLUME. IT ALSO ENABLES CAR PARKING TO BE BELOW (SEE POINT 8) IT ALSO GIVES THE LIBRARY A NORTHERN ELEVATION. THE GROUND LEVEL AT STREET COULD CONTINUE TO BE USED FOR GENERAL COMMERCIAL USES.



HIGH VISIBILITY AND 'CMIC' PRESENCE WITH ENTRANCE OFF MAIN STREET AT BUSIEST INTERSECTION AND BUSES RUNNING PAST. PROVIDES FOR A WIDE RANGE OF CO-LOCATION USES AND POTENTIAL RENTAL RETURN. 2 MINUTE WALK FROM BUS INTERCHANGE.

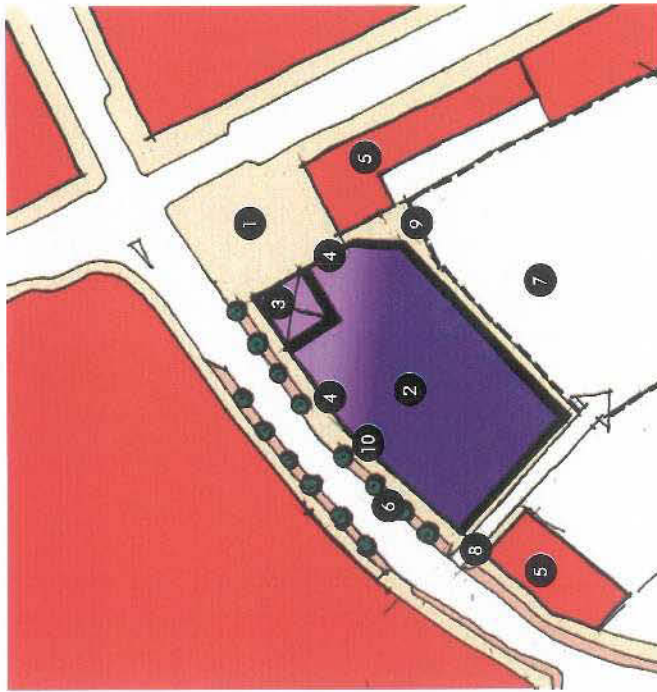
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PREFERRED OPTION



[CC] CO-LOCATION OF OTHER COMMUNITY USES. THESE LOCATIONS COULD BE USED FOR THE COMMUNITY CENTRE OR A COMMUNITY COMMUNITY SOCIAL SERVICES RESOURCE CENTRE (TUI GLEN MODEL). THE CORNER SITE WOULD ENABLE A MORE VISIBLE ENTRY INTO THE COMMUNITY CENTRE FROM THE MAIN STREET AND A VISUAL CONNECTION TO THE PARK.

LIBRARY OPTION C—IN TOWN CENTRE WITH SMALL SQUARE



- (1) TOWN SQUARE APPROXIMATELY 750 SQ.M
- (2) LIBRARY FOOTPRINT OF 3825 SQ.M WITH A SECOND FLOOR ABOVE TO PROVIDE ADDITIONAL SPACE.
- (3) MAIN ENTRY ON CORNER OF STREET AND SQUARE
- (4) ANCILLARY USES—THE LARGE FOOTPRINT INCLUDES SPACE FOR ANCILLARY ACTIVITIES WITH USES SUCH A CAFE, C.A.B & LIBRARY SHOP TO OPEN OUT ONTO THE SQUARE OR STREET.
- (5) COMMERCIAL DEVELOPMENT ON A SEPARATE SITE
- (6) PARALLEL CAR PARKING ALONG STREET.
- (7) CAR PARKING BUILDING CONSOLIDATING LIBRARY AND GENERAL RETAIL / COMMERCIAL PARKING FOR SURROUNDING DEVELOPMENTS. THIS CAN BE DONE AS A JOINT VENTURE WITH PRIVATE DEVELOPER.
- (8) ENTRY INTO CAR PARKING. ADDITIONAL ENTRY TO BE SUPPLIED BY OTHER DEVELOPMENT.
- (9) PEDESTRIAN CONNECTION FROM CAR PARKING INTO SQUARE AND TO LIBRARY ENTRANCE
- (10) NORTH FACING ELEVATIONS NEED TO BE CAREFULLY DESIGNED AND WELL ARTICULATED TO BREAK THE MASS OF THE BUILDING DOWN AND TO VISUALLY CONNECT THE LIBRARY AND ITS USES WITH THE STREET AND SQUARE.

- REASONABLE VISIBILITY AND 'CIVIC' PRESENCE WITH ENTRANCE OFF TOWN SQUARE AND LOCATED ON ONE OF THE BUSIEST STREETS WITH BUSES RUNNING PAST.
- CAN COMPLEMENT TO THE 'CIVIC' CHARACTER OF THE TOWN SQUARE BUT PREVENTS THE DEVELOPMENT OF A LARGE SQUARE FOR EVENTS.
- NORTH WEST FACING PROVIDES FOR NATURAL LIGHTING.
- 2 MINUTE WALK FROM BUS INTERCHANGE
- CAR PARKING JOINTLY PROVIDED WITH ADJACENT PRIVATE DEVELOPMENT.

RATING: 47



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