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**Isthmus.**

# Te Hono Avondale Library & Community Hub With Upgraded Town Square July 2024



*Note: Image prepared for S.92 response*

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## Introduction

This document has been assembled to update the Whau Local Board on the Detailed Design of Te Hono Public Facility and the Public Realm.

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Site model showing massing of the scheme and site neighbours.



**Te Hono is ‘the connection’ – connecting place, people and purpose. He hono tangata e kore e motu; ka pa he taura waka e motu. Unlike a canoe rope, a human bond cannot be severed.**

Te Hono provides an opportunity to reflect the unique urban and landscape setting of its Avondale context, community aspirations and Mana Whenua vision.

Te Hono — capturing the Avondale library, community hub and public realm was the name gifted by mana whenua representatives of Te Kawerau ā Maki, and supported by Te Ākitai Waiohau, Ngāti Te Ata and Ngāti Whātua Ōrākei.

**Te Hono is ‘the connection’** – connecting place, people and purpose, with the local and wider cultural landscape. It relates to the underlying principle in the design brief of hononga – connection, relationship and bond and ‘a place where people of all ages, abilities and interests can come together for meaningful social interaction and connection’— A place that expresses cultural identity and sense of place and provide for culturally welcoming processes and protocols.

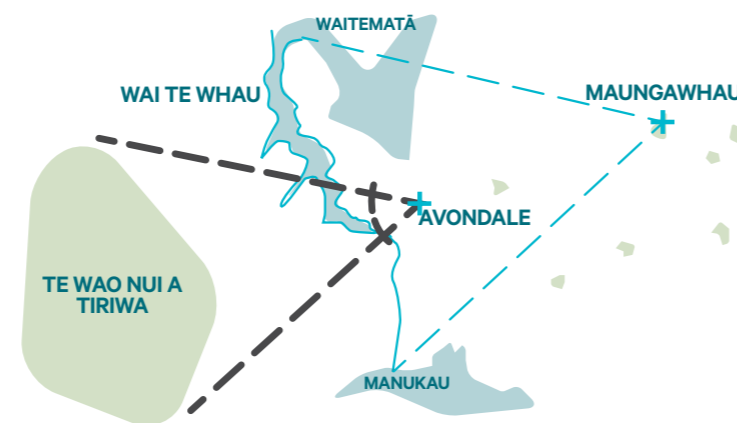
Expressing the idea of connection to the wider whenua and the Wai te Whau, Te Hono (as a whole), builds on enhancing the sense of community togetherness by ensuring physical connectivity in all directions, and articulating this experience of being part of a wider landscape into both form and function respectively.

Arrival by Water, Arrival by Land — sets the new facilities position physically and functionally grounded in landscape and future provision as the Avondale area grows.

**Isthmus.**

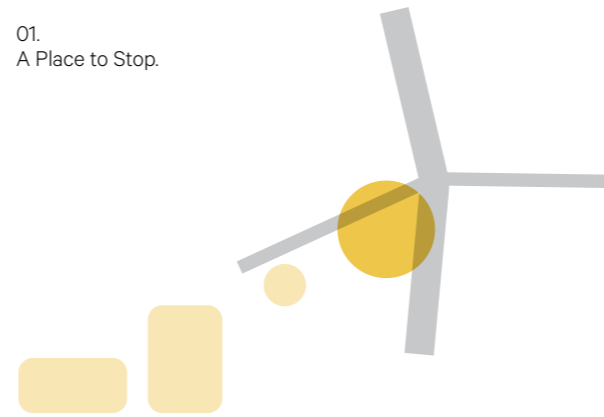
The existing town square is part of a busy Great North Road corridor that is constantly evolving as new developments occur, adding more built form along its edges.

The new public space and community facility will act as a key breathing point along the arterial movement route, and should offer respite from the hustle and bustle of the streetscape. The Town Square sits at a confluence of different uses, connecting the reserve to public transport (rail), Avondale Primary School, existing shops as well as increasing mixed use residential density.

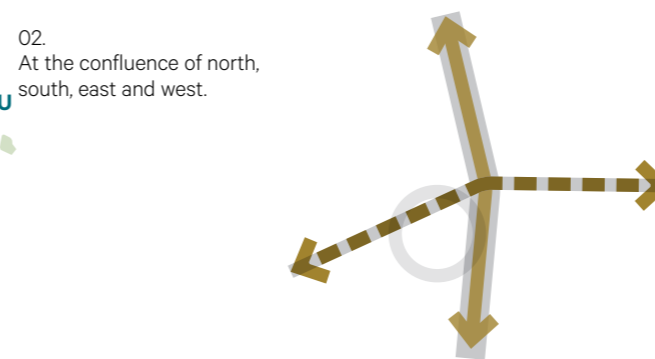


Connecting to the waters of Te Whau, through the site and to its upper ridges, and maunga beyond.

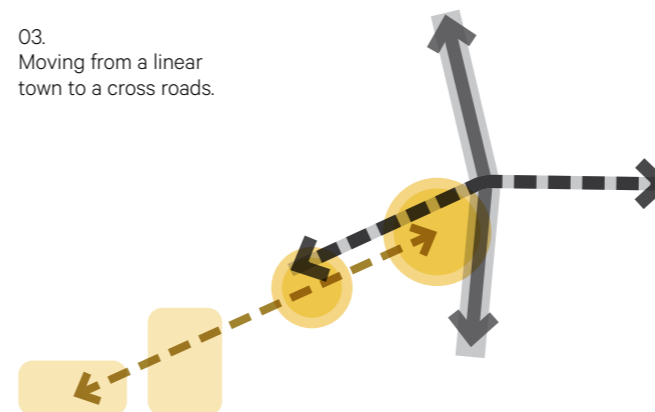
01. A Place to Stop.



02. At the confluence of north, south, east and west.



03. Moving from a linear town to a cross roads.



Unlock Avondale, November 2018

**Unlock Avondale –**

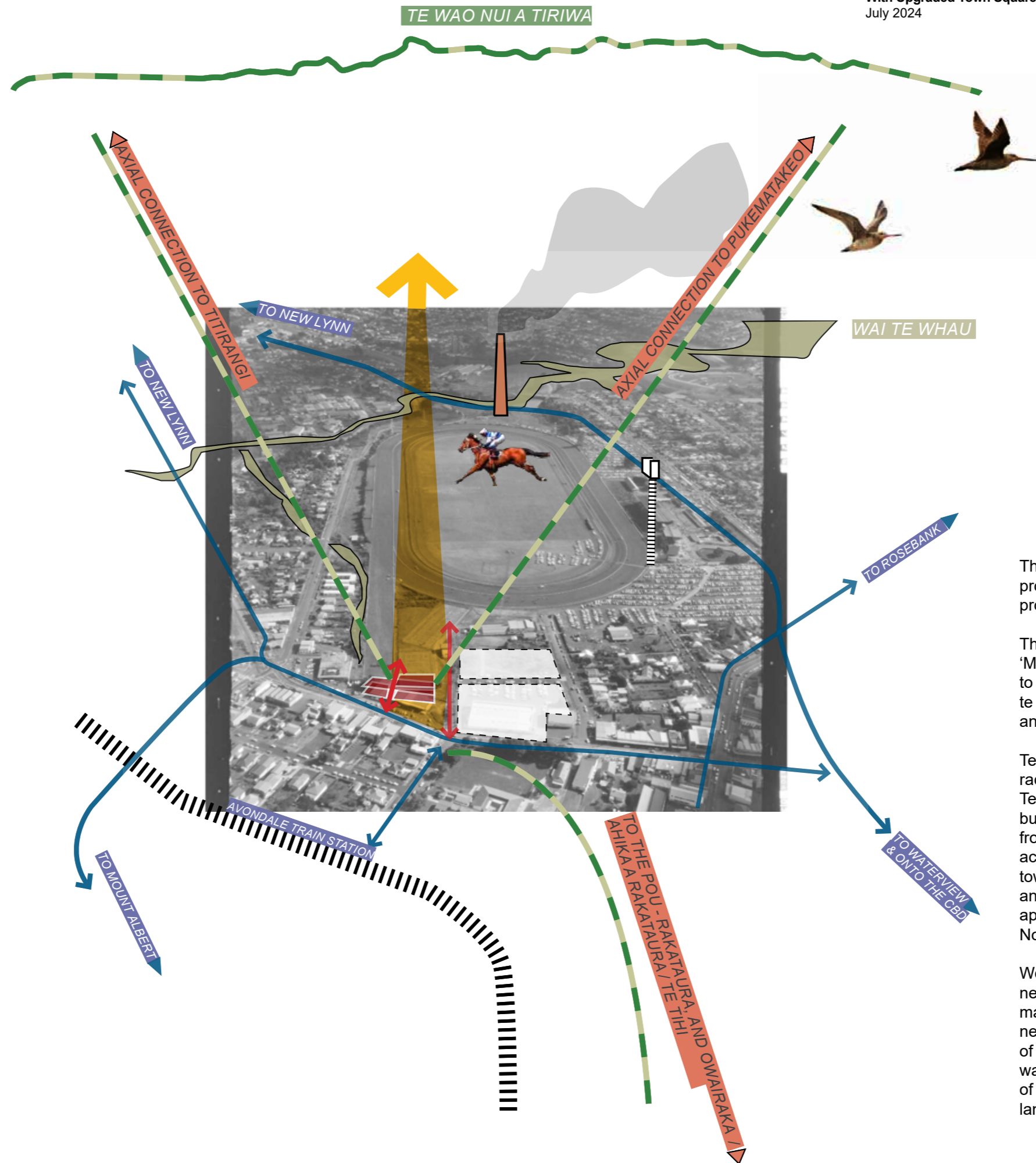
Option 7 from Unlock Avondale - Multi-Purpose Community Facility to Support Urban Renewal - Options Report, dated November 2018 was chosen to proceed following multi-criteria assessment.

It can be summarised below:

- Acquisition of the group of shops located at 1971-1987 Great North Road and part of Avondale Central Reserve 1951 - 1955 Great North Road.
- Development of the multi-purpose community facility would be on the land currently occupied by the shops located at 1971-1987 Great North Road and part of Avondale Central Reserve, which would give it significant prominence on Great North Road.
- The new building would address both the town square, and the Avondale Central Reserve which would allow the building to spill out on both sides
- The existing town square would be expanded, which would be less costly than providing a brand new square on the Avondale Central site. It is also noted the site conditions for this proposed town square configuration are the best of all the options (e.g. solar access, wind protection from prevailing SW winds, and north facing building frontages that are easier to activate).
- This option could also consider a different use of the slip lane between the shops and Great North Road. This would allow for the town square to be expanded, a greater area for pedestrian activity, or for an increased site for the facility. This would have to be looked at in the wider context of Great North Road, any proposed upgrade and the impact on the wider street.

Unlock Avondale, November 2018





The concept diagram (left) has developed with the project. It is a visualisation of key relationships the project has with its immediate environ and beyond.

The project site is flanked by the Racecourse's 'Mile Start'. The Mile Start's reach and relationship to the Avondale Central Reserve, the site and Wai te Whau offer layered opportunities to form visual and physical connections.

Te Hono will celebrate the views across the racecourse along and beyond Wai te Whau toward Te Wao nui a Tiriwa - The Wāitakere Ranges. The building will also be welcoming to those arriving from both the water and the West. The East is acknowledged with gestures to pou and outlook towards other maunga in Tamaki. Movement North and South is accommodated by the welcoming approach to the building from land along Great North Road and from the train station.

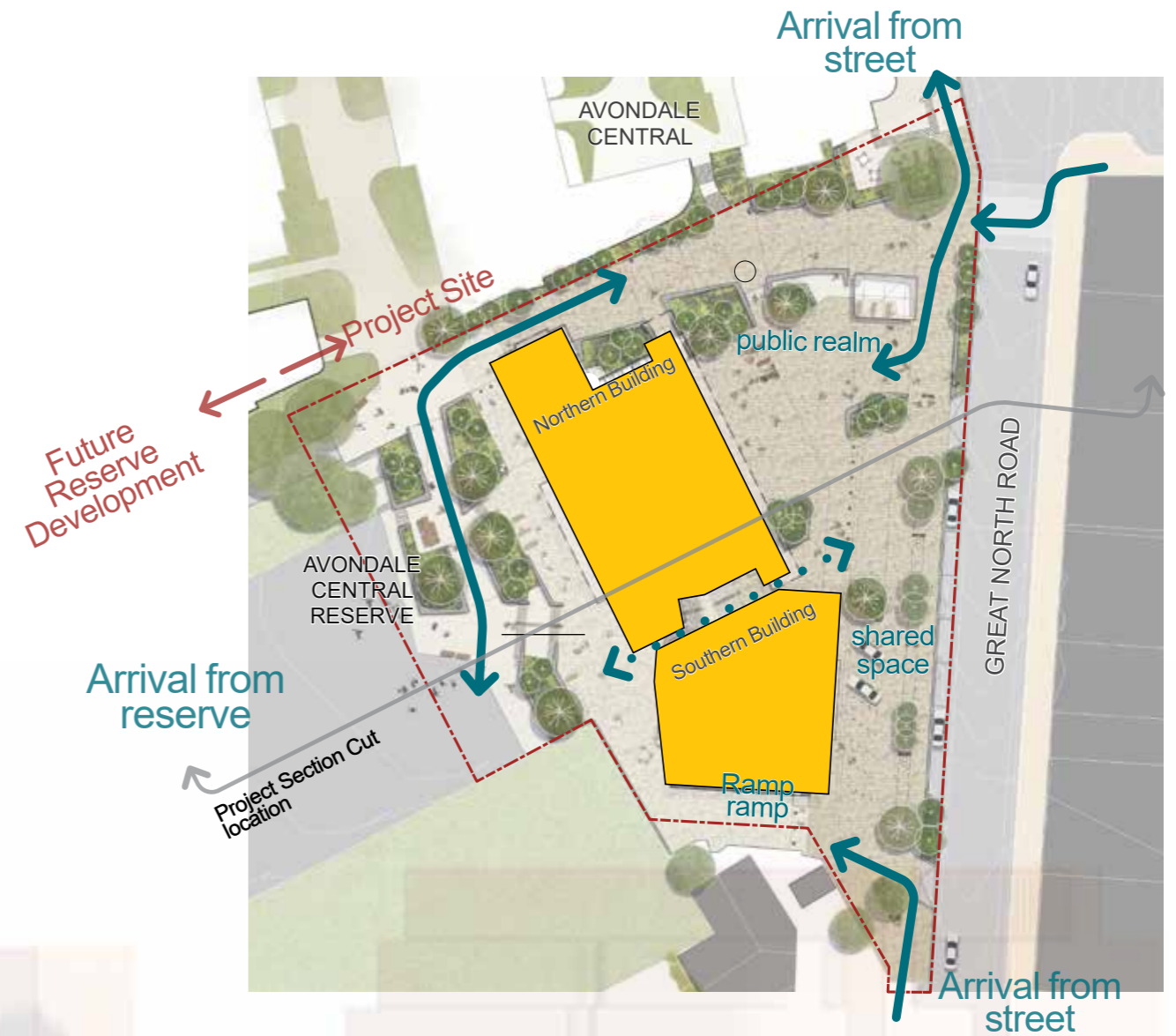
We anticipate significant changes will occur on neighbouring sites such as the racecourse, the main street and Avondale central in general in the near future. The diagram to the left is a record of aspects of the wider landscape (topography, water, connections) and the history and memories of Avondale that inform the building's and the landscape design's concept.

# ILLUSTRATIVE CONCEPT

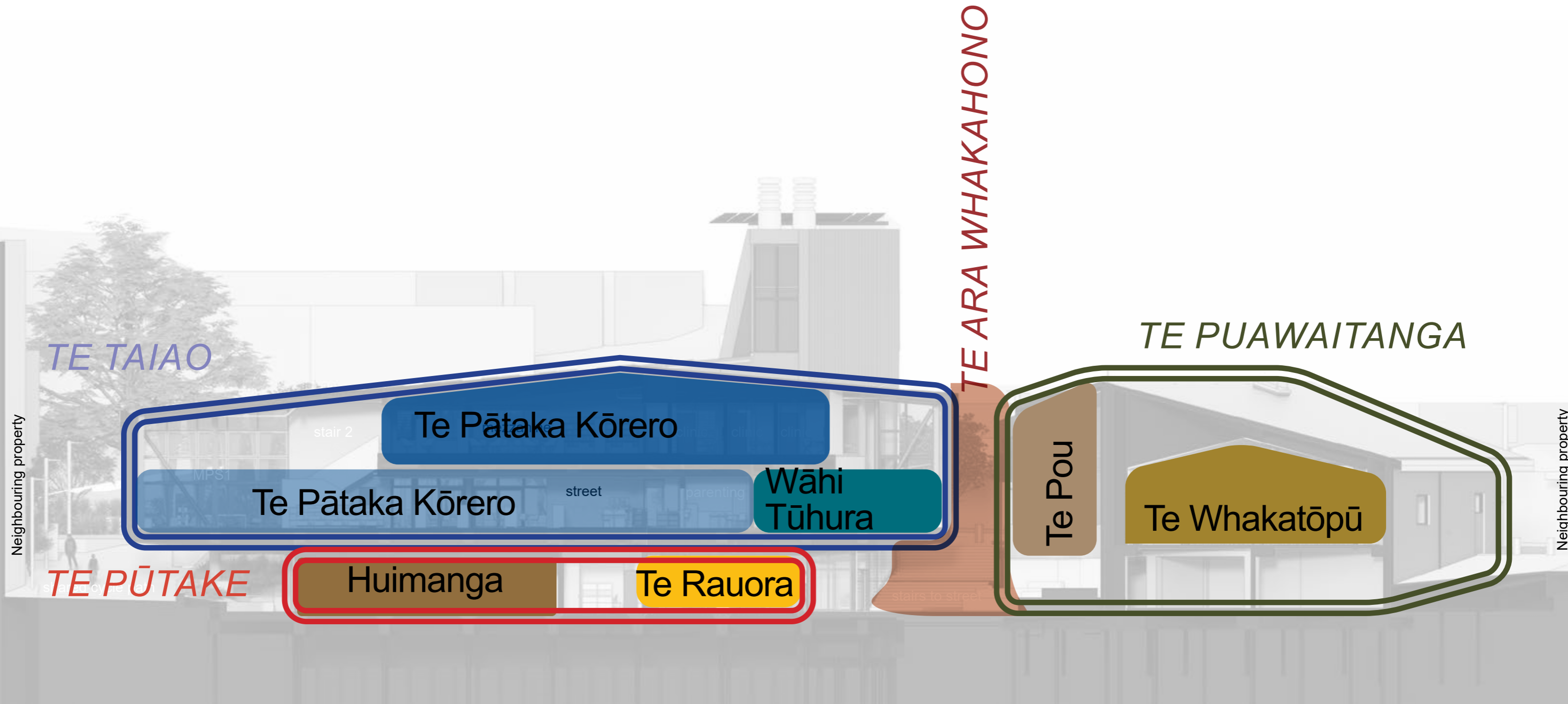
The Library, Community Hub and Outdoor Spaces are conceived as one vibrant, fun and active place that is flexible to allow for a range of activities and events and also work day-to-day. A place to share, connect and meet, hang out and play in the heart of Avondale.

The landscaped outdoor spaces will extend to the edge of Great North Road, retain the existing trees on the site and add new planting and design that acknowledge the long history of the whenua: the presence of the Whau, the memory of the Market Gardens, food cultivation, and the more recent recreational use of the reserve.

The design of the new building and town square will take advantage of complex site levels by providing a new community Hub that faces both West to the reserve, and East to Great North Road to acknowledge its location and opportunities brought by this place within Avondale and the community. The Library Community Hub will 'open up' to connect and utilise the outdoor spaces and vice-versa. For larger public events, the building will support and shelter attendees and be inviting enough for external activities to extend into the interior. Markets and activities will utilise both the building and public space. Performances can be had either with the street or the reserve as a backdrop.







**Reserve Level: Te Pūtake**  
Translated to meaning the origin, genesis. The guts of where we start, the seed, the beginning.

**MPS3 (noho): Huimanga**  
Translated to meaning hui (meet, gather, be) manga – is a suffix participle used to make verbs into nouns. Making the meaning multi-purpose space.

**Commercial Kitchen: Te Rauora**  
Translated to meaning replenishment, sustenance,

**Street Level: Te Taiao**  
Meaning the environment, nature

**Library: Te Pātaka Kōrero**  
Meaning the pantry of words

**Tamariki Space: Wāhi Tūhura**  
Translated to mean Space of exploration

**Star Portal Staircase: Te Ara Whakahono**  
Meaning ara (pathway, lane, passage, course) And whaka used as a prefix participle connecting ara and hono – hononga. The pathway of connection. The connecting pathway.

**Southern Building: Te Puawaitanga**  
Meaning growth, blossoming, getting bigger, getting older.

**Community Hall (MPS2): Te Whakatōpū**  
Meaning to combine, come together, align, bind, almagamate

**Community Room: Te Pou**  
Meaning pou whenua? – gathering of people, symbol of support, the community, space for the community

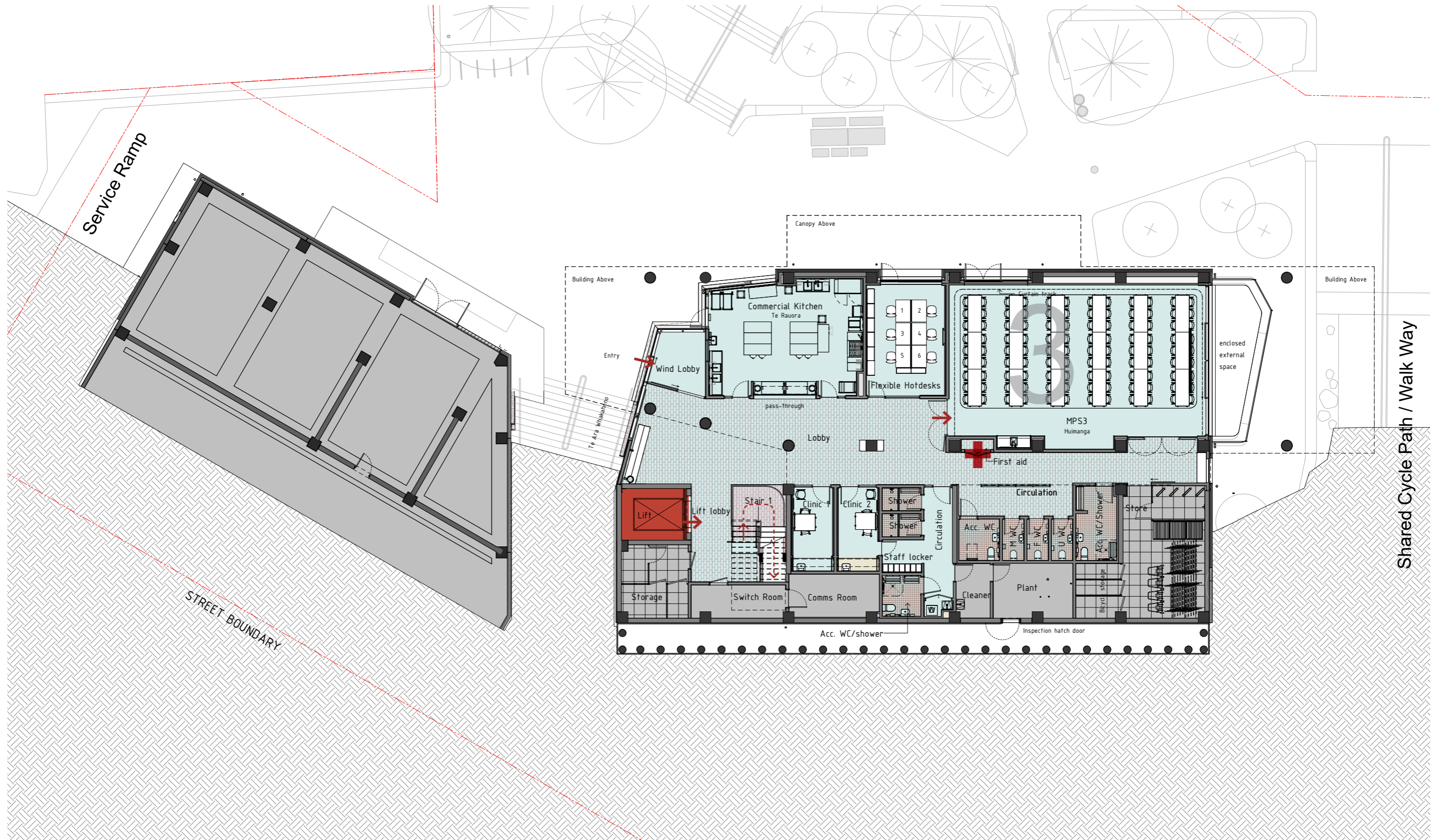
# ILLUSTRATIVE LANDSCAPE PLAN

Legend.	
	Extent of works
	Proposed specimen tree
	Proposed multi-stem specimen tree
	Existing tree transplanted / removed. See page 16-18
	Low Planting
	Hardstand
	Building canopy overhang line
01	Kerb build-out to towards GNR
02	Existing on-street parallel car parking
03	Town Square Civic Space (paved)
04	Walking & Cycling connection - universal access with centralised handrail (Railway to Racecourse)
05	Seating terraces to edge of ramp
06	Existing mature trees to be retained. See page 16-18
07	External stair connection
08	Primary Entrance to Community Centre
09	Existing raised table pedestrian crossing
10	Whau Shelter & whakaeke space
11	Pick-up / Drop-off area
12	Angle car parking (including accessible car parks)
13	New 1.8m wide footpath (3.3m inc. furniture zone)
14	New 3.8m wide footpath outside Community Hall
15	Bollarded access to Southern Lane
16	Southern Lane
17	Entrance to Reserve Level
18	Stair connection to existing reserve
19	Terraced landscape with planting and flexible seating areas
20	Accessible Ramp Connection from Avondale Central to courts
21	Outdoor courtyard spill-out space
22	Flexible Reserve Level events space
23	Community Hall balcony overlooking events space
24	Bollards / Seats (including removal bollard for servicing)
25	Relocated cut Pohutukawa to nature adventure play zone
26	Building canopy overhang line





## Avondale Reserve



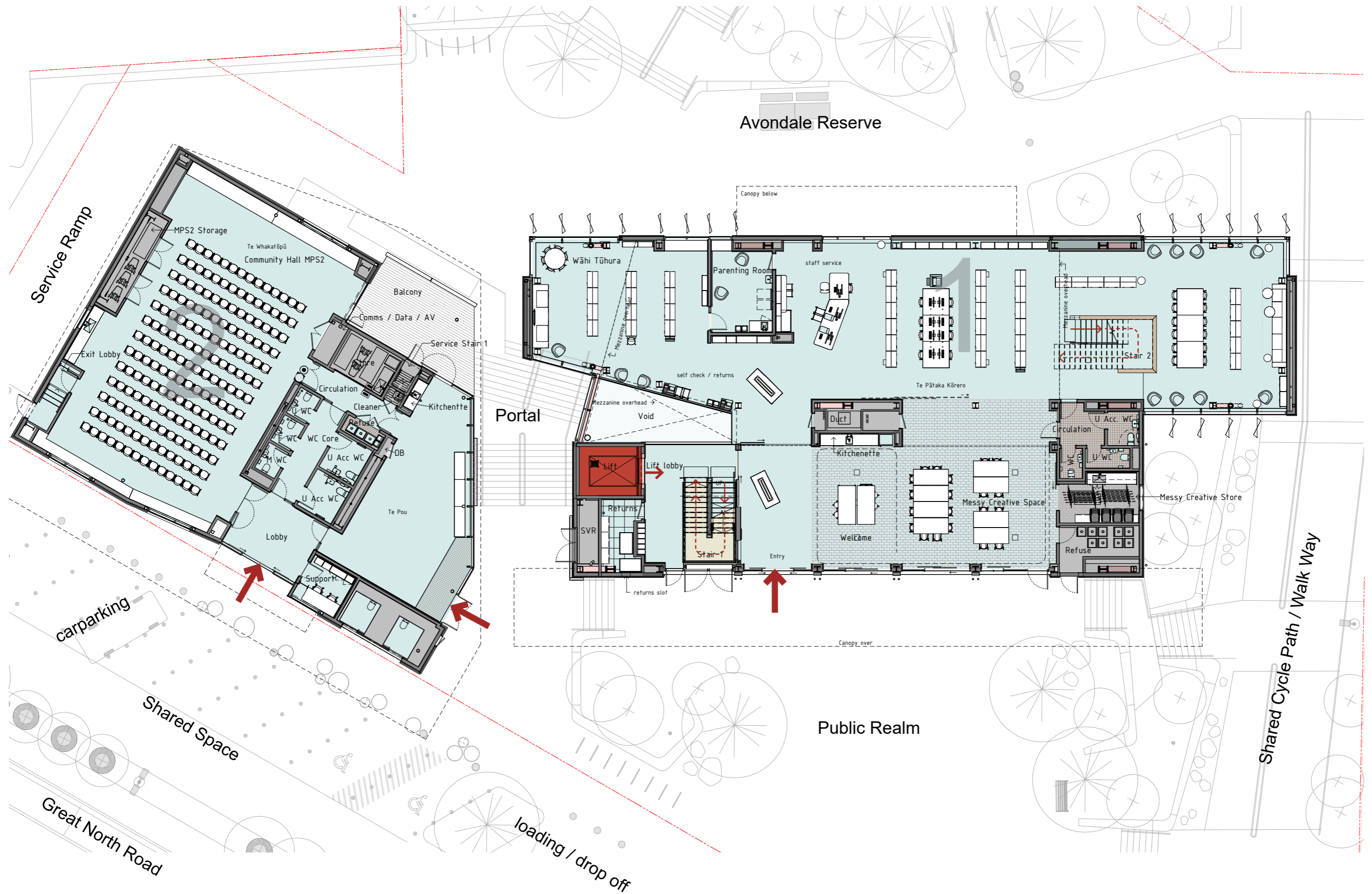


# STREET LEVEL

North  
Scale 1:200 at A3

Te Hono  
Avondale Library & Community Hub  
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July 2024

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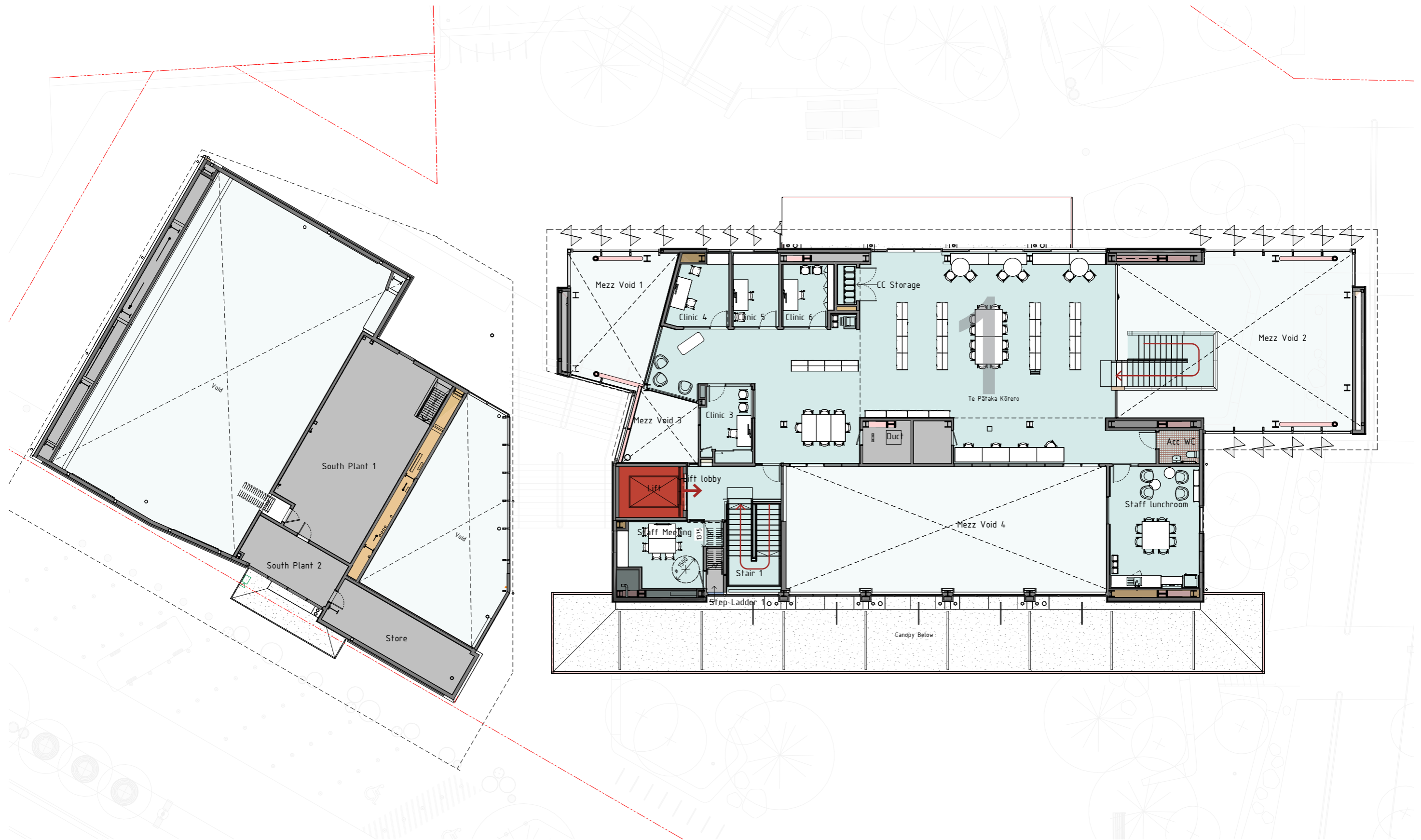


# MEZZANINE LEVEL

North  
Scale 1:200 at A3

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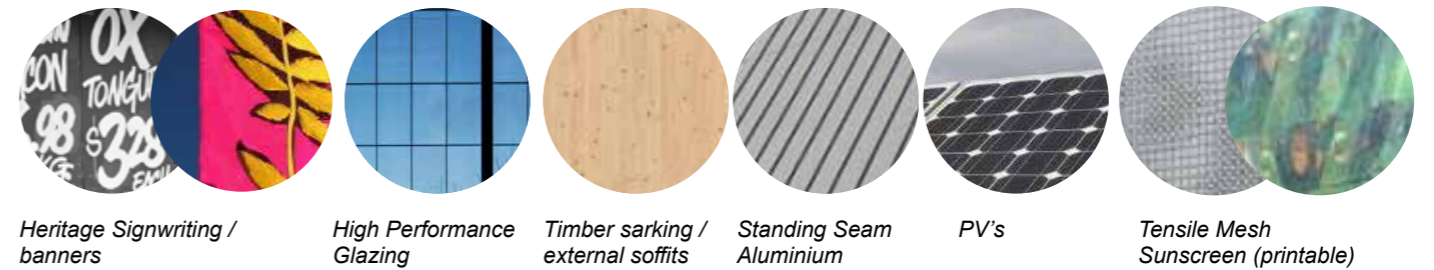
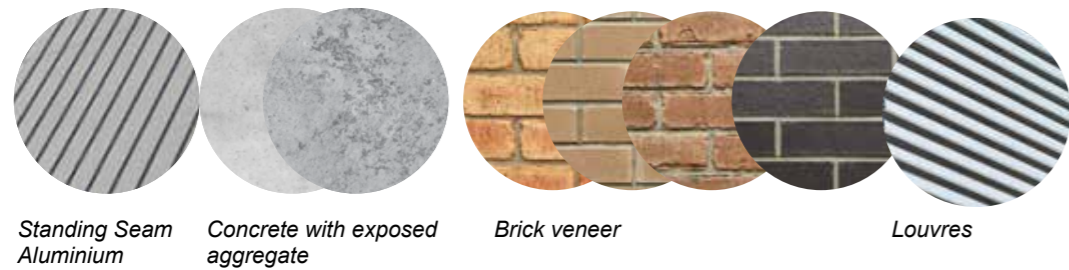
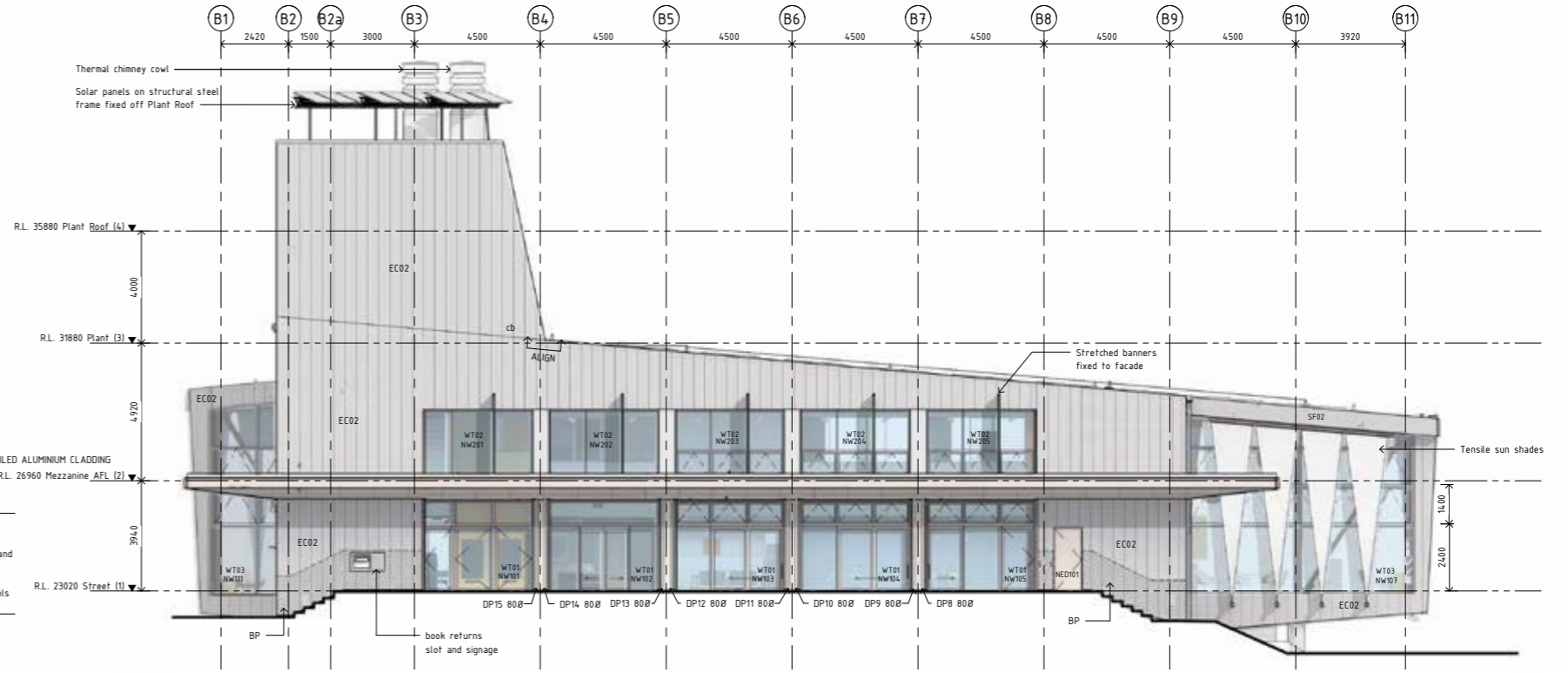
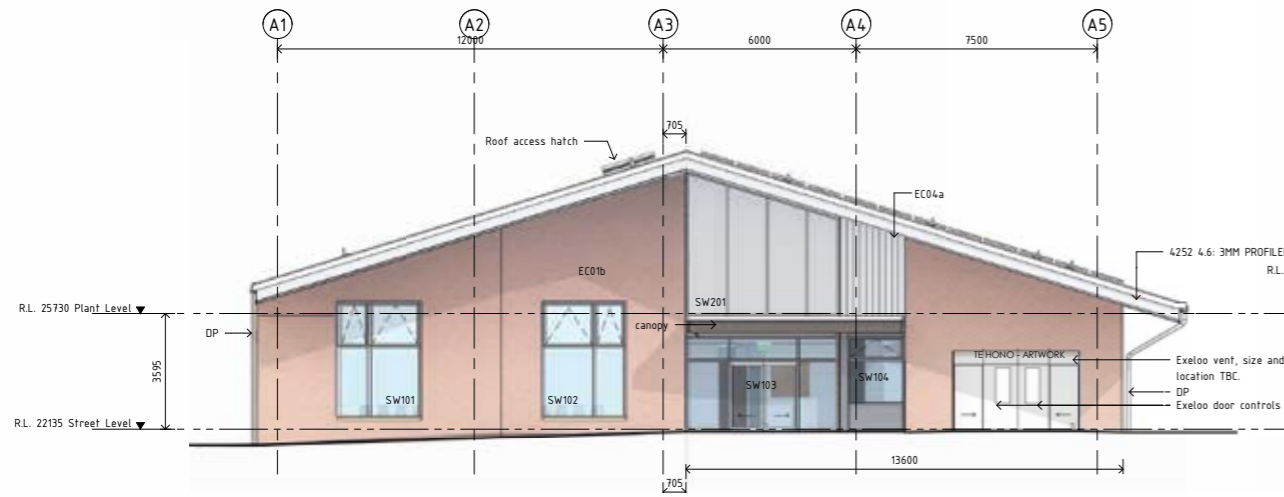




# EAST ELEVATION

Scale  
not to scale

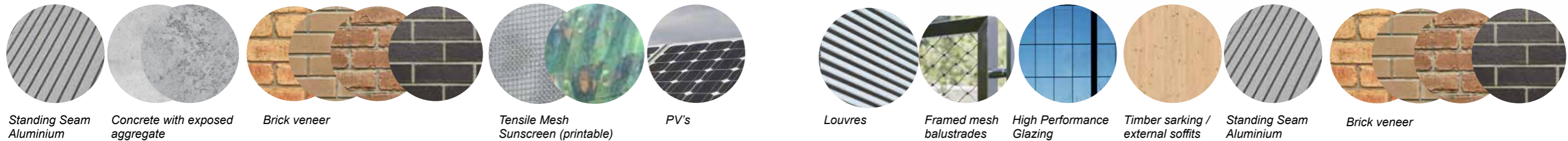
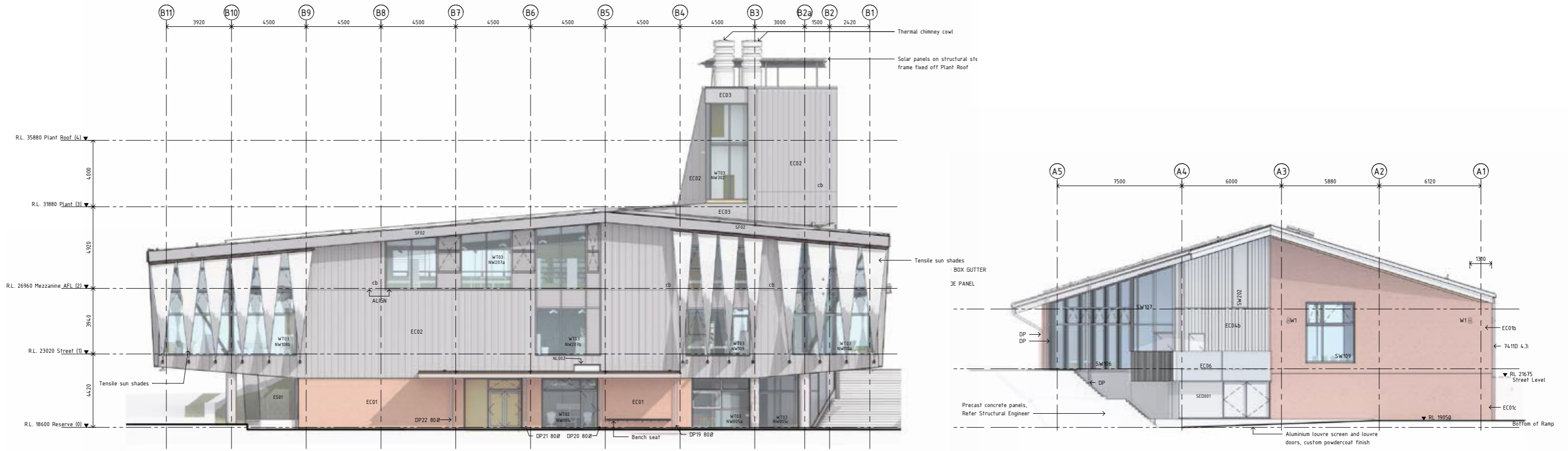
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# WEST ELEVATION

Scale  
not to scale

Te Hono  
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With Upgraded Town Square  
July 2024





# EXTERIOR PERSPECTIVE EASTERN VIEW



*Note: Image prepared for S92 resource consent response*



# EXTERIOR PERSPECTIVE WESTERN VIEW



Note: Image prepared for S92 resource consent response