



ARCHITECTURE WORKSHOP

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ARCHITECTURE WORKSHOP

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PO Box 442 Ashgrove Q 4060, Australia

Concept drawings: © Architecture Workshops
3/78 Victoria Street, Wellington 6011, New Zealand

Costings:

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CLIENT: Rangitikei District Council

Version 1: 13/2/2015



1. THE VISION

The BULLS*i* Community Centre will be vibrant, energising, and nurturing – the civic heart of Bulls, a place where people of all ages meet, relax, learn, socialise, play, participate and connect to the wider world.

Bulls is the southern gateway to the Rangitikei District.

The BULLS*i* Community Centre will welcome visitors to the district and give them a foretaste of the spectacular natural setting. The BULLS*i* will entice them to spend a little more time (and money) in Bulls.

This facility will help fulfil Council's community vision for the District which includes:

Enjoying life in the Rangitikei: The District will have a distinct identity and a reputation as a viable and attractive place to live, work and play. Key factors revolve around availability of a full range of local facilities and services... and a sense of pride in place.

A buoyant district economy: Attractive towns and settlements underpin the prosperity of the District.

A safe and caring community: Focuses on positive aging, great facilities for families and preventative health promotion.



2. THE CONCEPT





Looking from inside Glass Cafe, across Civic Square, to Community Centre



Looking from inside the auditorium, across Civic Square, to the Glass Cafe



View travelling north



View travelling south



View from new bus drop off point in Criterion Street

3. NEED

- The Bulls' Library, Town Hall and Visitor Information Centre are currently in separate buildings. Council could offer higher levels of service to locals and visitors, for the same cost, if these facilities were combined into a single facility.
- The Library and Town Hall are earthquake prone, requiring significant investment to meet the building code.
- The Library is not fit for purpose and is too small to offer an adequate level of service.
- The Visitor Information Centre is run-down and largely serves bus patrons only. It provides an under-whelming gateway to the Rangitikei District.
- The Bulls' economy is largely dependent on getting passing traffic to stop and spend some time (and money) in Bulls. There are no landmark buildings or spaces in Bulls that entice potential visitors to stop.
- Bulls lacks a civic heart – a public space where locals can meet, hang out and socialise.
- The Bulls community needs a catalyst project, that lifts its spirits and gives it a renewed sense of purpose.
- With a declining population¹, Bulls needs to change its image if it is to attract creative and entrepreneurial people to choose Bulls as their home.

¹ A recent report prepared for Council on Smart Decline by Burgoyne (2013), suggested that by taking a future focused planning approach to demographic change through planning for decline, communities “can enhance the long term sustainability of their community and leisure assets and improve the existing situation by focusing on the quality of the (assets) rather than quantity”.



4. WHY THIS OPTION?

Six potential sites becomes three

In February 2014, Creative Communities were commissioned to produce a Town Centre Plan for Bulls, a major component being to make recommendations about combining Council facilities.

After discussions with Council and the wider community, six sites were identified as possible sites for a multipurpose facility:

1. Wallace development
2. Information centre and bus depot
3. Criterion hotel site
4. Town Hall
5. Library
6. Toy library/memorial park

These sites were evaluated under two broad areas:

- How well that co-location supports the town centre strategies for the renaissance of the Bulls Town Centre
- The life-cycle costs over 25 years.

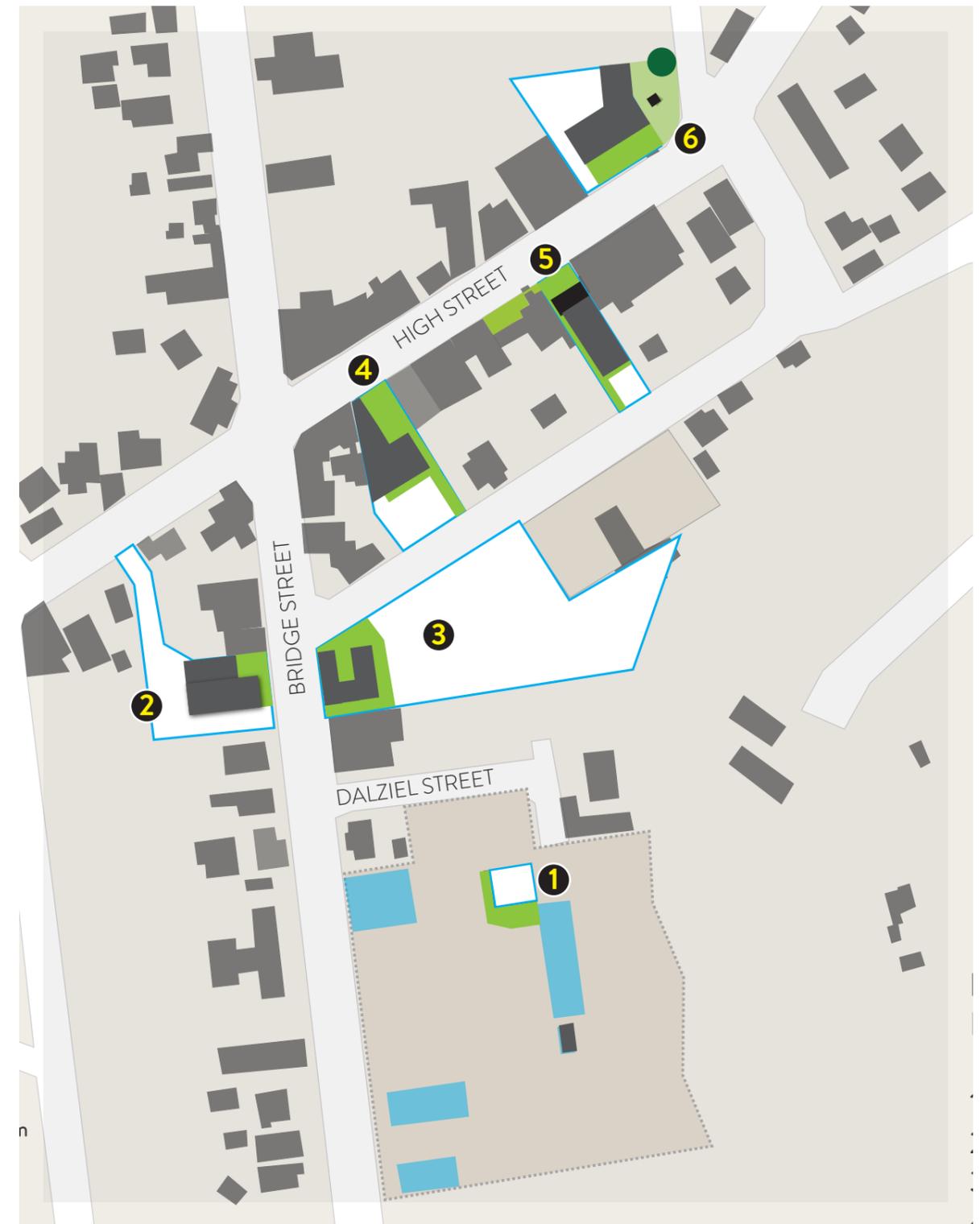
The six sites were given a score for how well they supported each of the evaluation criterion. Scores were:

- | | |
|----------------------|----|
| • Wallace | 11 |
| • Information Centre | 23 |
| • Criterion | 26 |
| • Town Hall | 16 |
| • Library | 14 |
| • Toy Library | 26 |

Life-cycle costs were also calculated for each site.

The Steering Group and Council agreed that the three options that received the lowest scores should be dropped from further evaluation.

- 1 WALLACE DEVELOPMENT
- 2 BUS DEPOT & I-SITE
- 3 CRITERION HOTEL
- 4 TOWN HALL
- 5 LIBRARY
- 6 TOY LIBRARY



Three options become one

Creative Communities developed the remaining three options, showing the same sized facility on all three locations.

The concept drawings for the three locations were presented at a public meeting and a *Festival of Possibilities*.

The Toy Library site did not receive community support as it was on the edge of the shopping precinct and only had SH1 traffic passing, missing out on all SH3 traffic.

The most popular community choice was for the Criterion site with The Information Centre the second choice.

Concept drawings of what was possible on each site were presented as part of the community engagement



Benefits of Criterion site over Information Centre site

- Room for a larger facility and room to breathe
- Room for a much larger outdoor civic space
- Room for visitor parking. There is virtually no room for parking on the Information Centre Site because of its odd shape
- Because the Criterion site fronts both Bridge and Criterion Streets, the outdoor civic space can be extended across Criterion Street to create a much larger “town square”. Because Bridge Street is State Highway One, and the Information Centre only fronts Bridge Street, such an extension is not possible.
- The Criterion site offers better integration into the town centre and is more at the heart of the town – providing better links to the rest of town and acting as a “civic heart”.

The Evaluation Criteria

Support for Town Centre Strategies

1. How well does it meet the traveller’s needs (food, toilet, stretch legs, recharge)?
2. Is the site highly visible and does 100% of traffic pass the site?
3. Is car parking visible and easily accessible?
4. Does it complement traffic options planned for the future?
5. To what degree does it create a new anchor for the town?
6. To what degree does this scenario repair deficits in the current site?
7. To what degree does it create an outdoor civic space which helps increase visible public life?
8. To what degree does it help knit the town centre together? (Does it improve connectivity and access for pedestrians, cyclists, prams and people with disabilities?)
9. To what degree does this scenario provide an opportunity to create a landmark with photo opportunities?
10. To what degree is the site large enough to provide flexibility in site and building design?

Life Cycle Costs

- Capital costs + operational costs for length of life-cycle
Minus income from rent or sale of properties.

5. WHAT A JOINT VENTURE PARTNER WILL ADD

An integrated design approach has been taken to the entire Criterion Hotel site so that the Community Centre and Civic Square add value to the JV (Joint Venture) partner buildings and vice versa.

The JV partner buildings will add value to the Community Centre and Civic Square in the following ways:

- Thanks to the two JV buildings, the Civic Square will be enclosed on three sides, making it feel much more intimate.
- The businesses will help animate the square. When people come and go from the cafe or business on the edge of the square, they add life, even if they don't stop and use the square.
- People sitting in the cafe, or people standing on the second story verandahs, will add to the perception that the square is full of people and a desirable place to visit.
- The spectacular two-storey high "glass cafe", with rooftop dining, will be a major draw-card for passing traffic to stop.
- The glass cafe will help protect the square from cold winds while still making the square visible to passing traffic.
- The Wallace development shifted the town's centre of gravity, away from the main street, to the edge of town. Shops in the main street have suffered as a result. Having a major commercial development mid-way between the Wallace development and the main street will restore the balance and connect the main street to the Wallace development, repairing this fracture.



6. USERS & STAKEHOLDERS

Potential Users of BULLSi

- Rangitikei District Library
- Visitor Information Centre
- Rangitikei District Council service desk
- Bulls Community Groups
- Bulls Toy Library
- Plunket
- Friendship Society (who may sell current facility)
- Bulls and District Community Trust

Major Events BULLSi

- Wearable Art
- School Concerts
- Rangitikei's Got Talent
- Book Fair
- Rose Show

Other Stakeholders

- Bulls Community Committee – including Bulls Town Centre Steering Group
- Ngati Apa – local iwi
- Bus Operators – local, regional and national
- Joint Venture Partners

Audience size for BULLSi

FACILITY	CURRENT P.A.	PROJECTED P.A.	COMMENTS
Library	18,159	45,000	Taihape, with a similar population to Bulls, had 44,723 visitors last year. However, Taihape does not have a purpose built library, so Bulls should attract higher numbers of residents. In addition, the prominent Information Centre may encourage more travellers to visit the Library.
Town Hall	3,000	4,120	In 2014 –15 events covering 20 nights estimated audience size only. Assume increase to 25 nights and 10% increase in audience sizes.
Meeting rooms	808	1,204	In 2014, there were 101 meetings in the Town Hall or Supper Room with an estimated average attendance of 8 people. Because the potential JV partners are creating a Business Centre and want the use of meeting rooms, and because of improved facilities, we have assumed a 50% increase in the number of meetings.
Information Centre	6,573	16,573	Current Information Centre is bus centric and not car-traveller friendly. Five million travellers (excluding trucks and locals) will pass BULLSi each year. We have assumed that one in every 500 use the Information Centre
Toy Library	1,200	3,000	The Toy Library has 30 members and is only open 3 hours per week. If integrated with the Library, and open 7 days a week, we have assumed the same overall growth as projected for the Library – 250%
Plunket	500	550	
Friendship Club	1,000	1,300	The Friendship Club has about 20 active participants each week. We have assumed a 30% increase in attendance if members can go to the Library, get a coffee. or just enjoy sitting in the Town Square.
TOTAL CURRENT	31,240	71,747	TOTAL AUDIENCE NEW COMMUNITY & INFORMATION CENTRE

FACILITY	CURRENT P.A.	PROJECTED P.A.	COMMENTS
Town Square	0	89,000	There currently is no town square or outdoor civic space in Bulls. We have assumed that each resident in Bulls visits the Town Square on average once a fortnight and that 1% of passing traffic stop to check their email, use the public toilets, stretch their legs, stop to take a photo or patronise the adjoining cafe. We have not made allowances for special events such as market days and concerts

7. BENEFITS & CHALLENGES

Benefits

Benefits for residents

- A library that offers longer opening hours and better services.
- An outdoor civic lounge room which is the civic heart of the town – a place to meet, relax, or just people-watch.
- Flexible meeting rooms with storage for local groups such as the Toy Library.
- A state of the art auditorium.

Benefits for Bulls

- A new anchor for the town.
- A space for markets and outdoor events.
- Combined with the other initiatives in the Town Centre Plan, the BULLS*i* will help knit the town centre together and improve connectivity and access for pedestrians, cyclists, prams and people with disabilities.
- Transformation of a key site, which is currently an eye-sore, into something the whole town is proud of.
- A catalyst project that changes the perceptions that locals have of their own town, inspiring them to achieve a similar standard in the rest of town.
- As a result of the above, the town will attract an increase in visitors and people wanting to move to Bulls, which will in turn improve the local economy.

Benefits for Travellers

- This site will meet a wide range of traveller's needs – information, food, toilet, a place to stretch legs and recharge, a place for kids to let off steam, and a place to interact with locals.
- The site is highly visible and 100% of traffic (SH1 traffic and SH3 traffic) passes the site.
- Car parking will be visible and easily accessible.
- This landmark building will act as a gateway to the district and provide a sense of welcome.
- The landmark building will provide a photo opportunity.
- The building will invite travellers to stop, check their emails, and explore the town.
- Being in the heart of the town, and with intriguing connectors to the rest of town, travellers will be encouraged to go exploring.

Benefits for Region

- A new gateway to the region that encourages visitors to explore the rest of the region.
- Creation of a series of “destination towns” in the region, with Bulls as the lead destination town. Council has undertaken Town Centre Plans for other towns in the region, and is taking a regional approach to attracting visitors and new residents.
- A facility that the whole region can use.
- A facility that raises expectations of what other towns in the region can achieve.

Challenges

Coordinating with Joint Venture Partners

- Being such a large site it is critical that all the facilities built on the site work in harmony to achieve an outcome that is greater than the sum of the parts.
- *Architecture Workshop* and *Creative Communities* have worked closely with the potential Joint Venture Partners in developing the concept designs in this report to make sure the site works as a whole. The Joint Venture Partners and Council are currently negotiating a MOU which spells out how they will work together in delivering an exceptional outcome for Bulls.

Funding

- The Town Hall, Information Centre site and Plunket site need to be sold to help fund the development.
- The proposed development of the Criterion site will help attract investors in these sites. Council has already received an expression of interest for the Town Hall site.
- The town is united behind this development, which should make fundraising a lot easier.

8. COSTS & FUNDING

Costs

Community Centre	2,516,750
Fit out and furnishing	100,000
Civic Square	458,825
Site Purchase and clearance*	260,000
Professional fees	185,000
Bus stop relocation	15,000
Car park works	75,000
TOTAL	\$3,610,575

* This is Councils share of the site purchase and clearance. The balance is paid for by the Joint Venture Partners.

Funding

Council budget 15/16	1,575,000**
Sale of Town Hall site	205,000
Sale of Information Centre site	260,000
Sale of Plunket site	75,000
Lotteries: Community Facilities & Heritage	700,000
Regional & Local Trusts	350,000
Other Government Funding	300,000
Local fundraising	100,000
TOTAL	\$3,615,000

** Includes decommissioning Library, old toilets and preserving war memorial at Library

9. RECOMMENDATIONS

1. That a Community Centre and Visitor Information Centre, along with an outdoor civic space (BULLS*i*) be established on the existing Criterion Hotel site using the concepts in this Feasibility Study.
2. That RDC commence a fundraising drive to raise the necessary funds as outlined in this Feasibility Study.
3. That RDC seek Joint Venture Partners to develop the portion of the site not needed for BULLS*i* and that the concepts developed for this report be used to ensure that such development add significant value to BULLS*i*.

APPENDIX 1. STRATEGIC CONTEXT & BRIEF

Strategic Drivers

Council has considered demographic change predicted for the District and has agreed to align its activities and services to promote the District as a place to retire to (or to stay for retirement) and as a place to raise a family. Council has recognised the role of its community and leisure assets in achieving these goals. The management of community and leisure assets in the District must also contribute to Council's strategic priority to address ageing (and surplus) infrastructure, including rationalising provision in line with the community's ability to afford these facilities.

Council wants to take a district-wide strategic approach to the management of its community and leisure assets over the lifetime of the LTP; building on the historical investment the community has made in these assets, but not being restricted by it in terms of developing assets that are fit-for-future purpose. (There is an historical community expectation these assets will be available in perpetuity – this has impacted upon rationalisation of these assets, but the whole portfolio is increasingly unaffordable.) In future, Council will not undertake major programmes until a review of the potential to partner/collaborate with other stakeholders has been undertaken. It is open to the full range of ownership, maintenance and management models (including contributing towards facilities owned by other organisations that meet community needs) in order to give communities more options.

Demographic changes¹

According to Rangitikei District Council's position paper on Demographics, the District has a declining and ageing population. The District is bi-cultural, with higher proportions of those of either European or Maori descent. The multiculturalism that is defining demographic change in New Zealand nationally, is not yet evident in Rangitikei.

¹ <http://www.rangitikei.govt.nz/index.php/statistics>

The loss of population from the District appears to be predominantly from amongst the "European or other" ethnic group and from the 15-39 age group. The median age for "European or other" ethnicities is set to rise to 47.2 years in 2021 (compared with 41.6 years nationally) and for the "Maori" ethnic group to 27.3 years in 2021 (compared with 24.8 years nationally). This reflects the aging of the population profile: in 1996, 1 in 8 of the population was aged 65+, by 2031 the proportion is expected to rise to 1 in 3.

The population tends to have low income and high levels of residents with no formal qualifications. This trend is exacerbated amongst the Maori population.

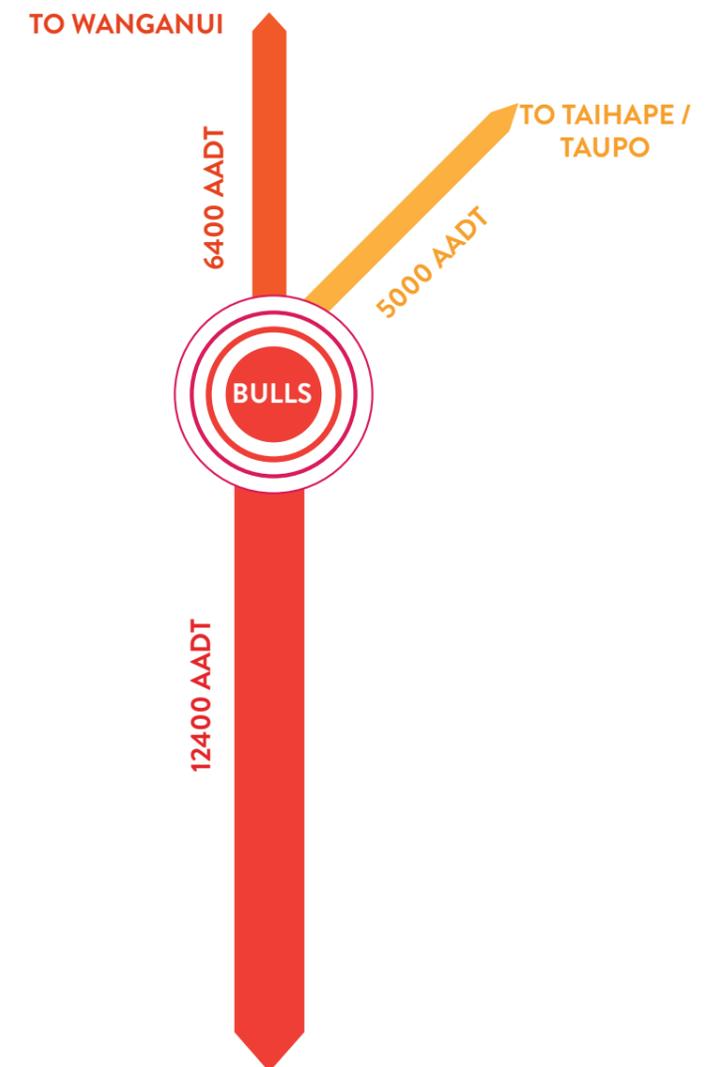
In Bulls the latest census info reveals that this trend is continuing and fairly dramatic changes are occurring, Bulls population has decreased by 14% since 2001 to approximately 1500 people, and the number of vacant dwellings has increased from 93 to 159 dwellings which represents 20% of the total housing stock.

The Town Centre Plan can do little to alter the powerful demographic and economic forces at play, but it can significantly improve the quality of life, civic pride, and the economic potential for those who continue to do business and reside in Bulls by focusing on what is within Bulls and Rangitikei's sphere of influence.

Opportunities

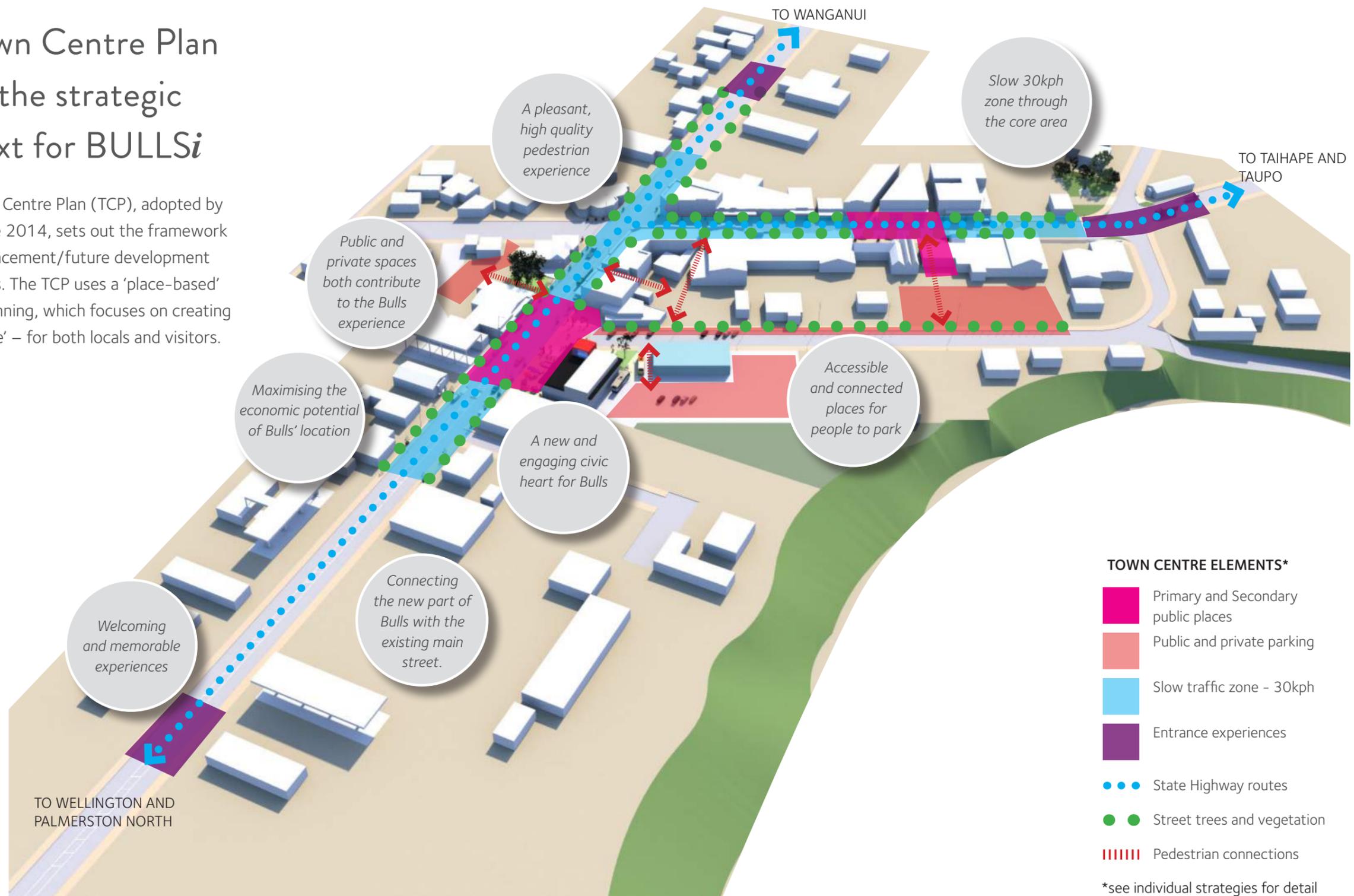
The most obvious opportunity for Bulls' town centre's economic future is to maximise the economic potential of the flow of people and resources that pass through the town in vehicles. The major question is how to take advantage of the flow, and to determine what type of services are needed to meet the needs of travellers. A similar question arises as to what type of experience they currently have, and what needs to happen to create an experience that supports the services and competes with other towns on the State Highway network.

Over 5,000,000 travellers per year pass through Bulls



The Town Centre Plan sets the strategic context for BULLSi

The Bulls Town Centre Plan (TCP), adopted by the RDC in June 2014, sets out the framework for the enhancement/future development of central Bulls. The TCP uses a 'place-based' approach to planning, which focuses on creating a 'people-place' – for both locals and visitors.



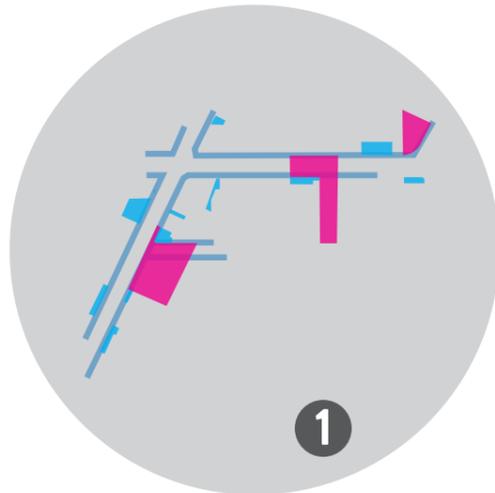
TOWN CENTRE ELEMENTS*

- Primary and Secondary public places
- Public and private parking
- Slow traffic zone - 30kph
- Entrance experiences
- State Highway routes
- Street trees and vegetation
- Pedestrian connections

*see individual strategies for detail

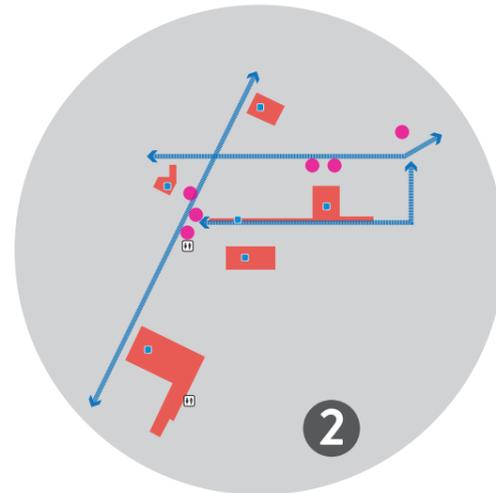
TOWN CENTRE PLAN SUMMARY

CREATE PEOPLE PLACES



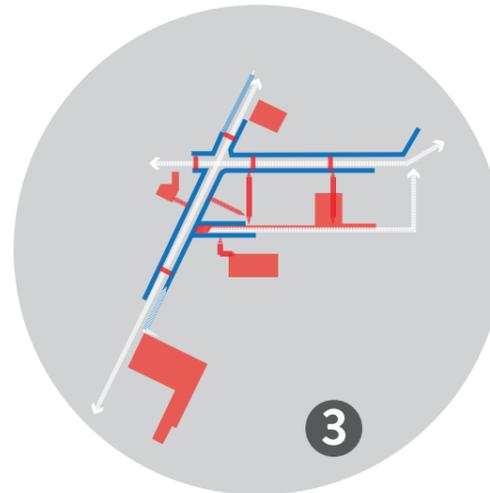
1. Create a multipurpose facility on the Criterion Hotel site that includes auditorium, meeting rooms, library, Information centre, cafe, public toilets and other possible facilities.
2. Integrate a primary outdoor civic space with the new multipurpose facility to create a civic heart for Bulls.
3. Create a network of secondary public spaces including the memorial park and the library site. Demolish existing library, leaving memorial arch, and create a public park.
4. Integrate privately owned open space into the street environment.
5. Promote “emotional attachment” and “civic pride” by having the residents and business community co-create the civic spaces with council.

ENHANCE TRAVELLERS' EXPERIENCE



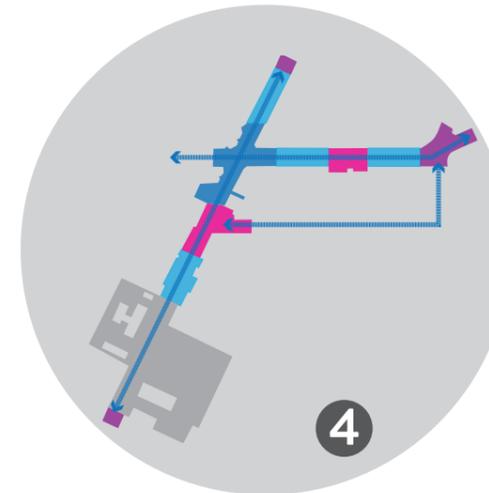
1. Celebrate Bulls as the entrance to the Rangitikei District.
2. Make information centre traveller-centric rather than bus-centric. Improve visitors access to information throughout entire town.
3. Provide 24/7 toilets with a “point of difference”.
4. Provide a space where travellers can stretch their legs and children can let off steam at the multipurpose facility. Connect the primary and secondary public places with a playable trail.
5. Activate core retail so it is more enticing. Ensure that the quality of the street environment matches the quality of the destination stores. Ensure prominent building frontages are active and engaging.
6. Create photo opportunities.

PROVIDE A SAFE AND ENGAGING PEDESTRIAN EXPERIENCE



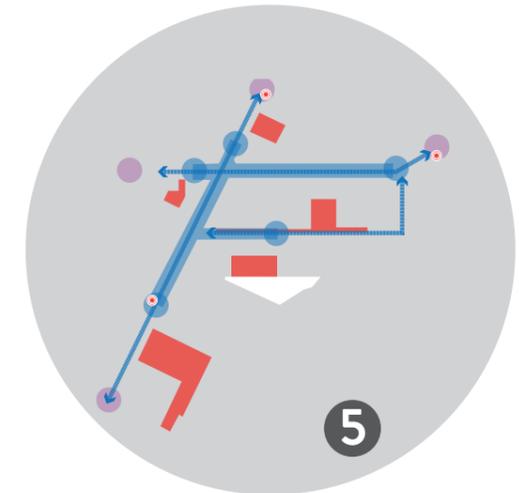
1. Improve the overall quality of the pedestrian experience by creating a coherent walking environment and increasing levels of comfort.
2. Create a flexible, adaptable street environment by using movable landscape elements and movable furniture.
3. Create a series of ‘linger nodes’ in the primary and secondary social spaces, and on the routes connecting these spaces
4. Connect destinations, including parking, with laneways and safe road crossings.
5. Integrate new supermarket into walkable town experience.
6. Reclaim the state highways and make them facilitate town life through context sensitive street design.

REINFORCE BULLS AS A DESTINATION



1. Treat the various “quarters” of the town centre like the rooms of a house and provide furnishings that support the functions of that room.
2. Differentiate the “rooms” by using street trees, vegetation, art, sculpture, lighting and other landscape elements to furnish and visually connect each individual space.
3. Encourage traders to engage with the street, thereby making it transparent what is on offer in each quarter.
4. Add branding to a quarter to reinforce its core functions.
5. Encourage the co-location of businesses which offer complementary services.

SLOW TRAFFIC AND CREATE A SAFE ENVIRONMENT



1. Design the heart of the town centre as a 30 km/h slow zone.
2. Create a series of thresholds on the four approaches to the slow zone to help reduce traffic speed before entering the slow zone.
3. Make Criterion Street the preferred place to park by increasing convenient parking and making it visible.
4. Reduce dominance of highway signage in the slow zone and create consolidated town centre signage that shows parking locations.
5. Make primary and secondary public spaces “jump the road” so they incorporate both sides of the street.

A PLACE-BASED APPROACH

The Bulls Town Centre Plan uses a “place-based approach” to planning. It focuses on how the town will best work as a “people place” for both locals and visitors. This is especially important for Bulls because the local economy is highly reliant on attracting visitors and getting passing traffic to stop.

Place-based planning is very different to the rational approach to planning. The rational approach became popular in the late 1950s and 1960s and was dominant until recently. Many experts are now arguing that the rational approach to planning tends to deliver spaces that lack “heart and soul”.

Here is a comparison of the two approaches.

RATIONAL PLANNING	PLACE-BASED PLANNING
Optimise the parts	Total system
Utilitarian	Quality of experience
Object focus	Nurture focus
Movement focus	Exchange and movement focus
Ordered and static	Dynamic and evolving
Master planned	Agile and incremental



1. Optimise the Parts vs Total System

The rational approach viewed towns and cities as a giant machine that could be improved by optimising its parts. Specialists looked after different parts of the machine: traffic engineers looked after roads; landscape architects looked after parks; economic development officers looked after business. Place-based planning views towns and cities as a complex system that can only be improved by understanding the relationships between the parts. Optimising one part, without considering its impact on the total system, can create a chain reaction that degrades the entire town or city. Conversely, working on a leverage point with multiple impacts can create virtuous cycles.

2. Utilitarian vs Quality of Experience

The rational approach focused on meeting people's needs (such as the need for a toilet, drinking water, seat, road, footpath, shade) in a utilitarian fashion. To improve efficiency, the method of meeting these needs was standardized, resulting in sterile and mechanized environments. The place-based approach focuses on the quality of experience people have in a space. It is focused on facilitating social interaction and stimulating sense experiences that are enriching. Its goal is to build an emotional attachment to that space by creating memories for those who visit or dwell in a space.

3. Object Focus vs Nurture Focus

The rational approach focused almost exclusively on the objects in a space and how those objects were arranged. The result was nicely designed spaces, but they felt more like an over-ordered display house than a homely home. Place-based planning also has a great emphasis on design, but design that creates spaces that nurtures people, and helps them reach their fullest potential. Take public seating as an example. Rational planning is more focused on how they look, and how easy they are to maintain while place-based planning is more concerned about whether they facilitate social interaction or whether they provide for people-watching.

Spontaneous exchanges are the life-blood of public places



4. Movement vs Exchange

Because rational planning views towns and cities as a giant machine, it is movement focused (an idle machine is an unproductive machine). This results in environments that are totally dominated by the movement function. Even footpaths become primarily spaces for pedestrian movement. Place-based planning believes that the core mission of towns and cities is "facilitating diverse exchanges": social exchanges, economic exchanges, information exchanges, exchanges of friendship. Rational planning sees most public spaces as a corridor for movement, while place-based planning sees the same spaces as a series of rooms for exchange (but rooms people can move through).

5. Ordered and Static vs Dynamic and Evolving

Because rational planning views the city as a large machine, it sees its core mission as creating order and preventing disorder: order makes the machine more efficient, and disorder makes the machine less efficient. Place-based planning believes that towns and cities are a "living organism", dynamic and

evolving. In nature, chaos and disorder are essential to the evolutionary process – nothing new can ever emerge in a totally ordered universe. Spontaneous, unplanned exchanges are the life-blood of public places. They feed the creative and economic life of the town or city. Imposing too much order can strangle the life out of public places.

6. Master Planned vs Agile and Incremental

For rational planning, the key to creating and maintaining order has been master planning. However, master planning only manages to create an illusion of control. Because towns and cities are constantly evolving, it is actually impossible to forecast how they will evolve or to control their evolution. Place-based planning attempts to be much more agile by making small "tactical interventions". It is nimble in how it responds to emerging trends, unforeseeable events, and unexpected opportunities. It sees the beginning of every intervention as a "trial", not as a final solution. It focuses on making places rather than making plans.

DESIGN BRIEF

Open seven days a week, the Bulls Community/Service Centre is expected to be a social hub for the community – a 'People Place'. People could visit to participate in a meeting or a public forum, to use a computer or the wifi, join a video conference, provide volunteer assistance in the library, read the newspaper or a book. People of all ages will use the centre to learn new skills, participate in forums, or to discover what's happening in their community. They might choose to meet to study, catch up with a friend, look at local art, culture and heritage or attend a performance. Or they might just want to sit and enjoy the atmosphere. The Centre will have high street appeal, to interest travellers as well as locals. Travellers will be enticed to pop in to find out where and what to visit in the District.

The buildings and spaces created by the Joint Venture Partners will further enhance the facility – helping to animate the town square and adding overall vibrancy to the BULLS*i*.

The following attributes/elements are reflected in the design proposal:

- a. Single entrance and reception area, incorporating counter space to handle up to 3 concurrent customer interactions.
- b. Library – effective display of library collection; IT hub (4 computers); reading/research area(s); a safe, exciting child/youth-friendly space adjacent to an enclosed outdoor area; work area/space for staff/volunteers;
- c. Information Centre – located at the entrance, utilising wall space for District imagery; display of visitor information (printed, touch-screen, audio-visual); community noticeboard.
- d. Meetings/functions – flexible space – able to be used as discrete meeting rooms or expanded to a single function area for up to 300 people, with a raised platform (stage) facility. IT/AV/Video conferencing capability. Meeting/function area accessible outside of normal business hours. Secure storage space available for local

groups. Separate kitchen facility servicing meeting/function area – capable of minor food preparation, reheating and serving (i.e. not a commercial kitchen, but capable of being used by outside caterers).

- e. Outdoor civic space – well designed engaging space for travellers/residents, including children; capable of accommodating small events (e.g. craft/market stalls)
- f. Staff facilities – 3 work station areas set back from the service counter; toilets; small kitchenette/staff area to be shared by all staff/volunteers. A separate office/screened area accessible directly from the reception area.
- g. Public toilets – sufficient number to cater for a large event (i.e. up to 300 people), and designed/located so as to be readily accessible on a 24 hour basis should the need arise.
- h. Other Services – provision for IT/Server storage

A similar multipurpose facility, designed by Architecture Workshop for Greytown



APPENDIX 2. NZ LOTTERIES CHECK LIST

AREA TO ADDRESS	DETAIL
Background to the organisation and its aims and objectives	Lead organisation is RDC (Rangitikei District Council)
Are they clear and understood by all of the committee?	Yes, covered in Feasibility Study. See pages 18-23
The outcome required by the organisation	Drawn from Bulls Town Centre Plan and Council reports. See pages 18-20
Evidence of need for the project	Drawn from Bulls Town Centre Plan and Council reports. See pages 18-20
Nearest similar facility ensuring minimum duplication and maximum use of resources	No comparable facility exists in Bulls, or elsewhere in the district
Uses and users of the proposed facility	See page 14
Identify any community trends, demographics, etc.	See page 18
Options analysis - different options to produce the outcome	See pages 11 & 12
Perceived benefits and doubts or difficulties	See page 15
Community support for the project	Comprehensive community engagement in process. See pages 11 & 12
Community resistance to the proposed project	None that we are aware of. A draft proposal will be included in the RDC Long Term Plan for further community consultation and feedback.
Preferred location	See pages 11 & 12
If identified, suitable or proposed site	See pages 11 & 12
Impact on neighbours	Preferred site is zoned Commercial and proposed use is a permitted activity
Capability of the organisation to manage the project, staffing requirements	RDC will appoint a project manager to oversee the construction of a new facility. RDC will be responsible for staffing the BULLS <i>i</i>
Identify any potential or existing conflicts of interest	None currently known
Organisation financial status - is it robust?	Yes. RDC
Viability of the proposal in the prevailing economic climate	See page 16
Identify sources of funding	See page 16
Is the fundraising target realistic?	It is believed so. See page 16
Management and marketing strategies for the proposed facility	BULLS <i>i</i> will generate user fees and charges but is not reliant on such fees
How will long term maintenance of the new facility be funded	RDC owned and managed facility
Likelihood of resource consent being granted	Site zoned commercial and proposed use is permitted activity. Final scope of BULLS <i>i</i> will be assessed against District Plan requirements to confirm Permitted Activity status.
Proposed project time-frames	Proposed project is subject to consultation in the 2015-25 Long Term Plan, with an expected completion date in 2017.
Is the proposed project environmentally sustainable?	Yes
Recommendations and proposed action	See page 17
Community benefit from options proposed	See page 15



Concept Design Report
for
the Proposed Bulls Community Centre and Town Square

February 2015

contact: Christopher Kelly

ARCHITECTURE WORKSHOP

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Figure 1: New Zealand Artist - Chapman's. Michael Parekōwhiri



Figure 2: New Zealand Artist - Christkeke, Michel Tuffery

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AW Bulls Community Centre Drawing Set P01A - P07A	
AW Outline Specification	
QS Cost Estimate of Community Centre	



Figure 3: Bulls township on the main Highway through North Island New Zealand. Source: Landforms



Figure 4: Bridge Street Elevation showing new Town Square Development in the Bridge Street Context

scope of work

Below the old bridge was an extensive low flat covered with Kowhai trees. In the spring, the middle of September, these Kowhai trees were a mass of golden bloom which attracted hundreds of Tui's to share their nectar. One year I met a couple, a man and his wife, admiring the beautiful sight and on talking to them found that though they lived in a district many miles away they made a special pilgrimage to Bulls each year to see it. There was generally a flood in the river about that time which was known as the Kowhai flood. I was a boy at the time and thought it strange to come merely to see the Kowhai in bloom but in a later age I feel it was well worth the journey. Alas! Now the whole flat is gone and the Kowhais with it and the stretch of river bed metal has succeeded it.

The Bulls Kowhai Forest. Source: Bulls: a history of the township / by R.A. Wilson.



Figure 5: Rangitikei Bridge at Bulls Edwards & Blake 1910

The great flood in 1897 occurred on the 16th and 17th April. Great rains in the watershed occurred on that date. At Mangaweka bridge the river rose 32 feet on the 17th above the normal level. Every bridge from the source to the mouth, six in all, were swept away and the only crossing of the river was a wire rope in Upper Rangitikei.

Figure 6: The Great Flood Source: Bulls : a history of the township / by R.A. Wilson.

Architecture Workshop were engaged by the Rangitikei District Council in August 2014 to review two possible sites in Bulls to find the best site for a new Town Square and produce a suitable concept design for a new community centre that included the main civic functions of Town Hall, I Site tourism office and Library.

The intention was to amalgamate the aging and dispersed community facilities spread throughout the town and concentrate the programme around the new Town Square as set out in the Town Centre Plan report prepared by Creative Communities.

Architecture Workshop has collaborated closely to develop the brief and the design over a series of 5 workshops with the Rangitikei District Council public client steering group, the private sector developer Joint Venture and David Engwicht of Creative Communities.

history of the Bulls township

AW examined some of the history of Bulls to understand the origins of the settlement on the Rangitikei riverbank. We were interested to note the original river terrace (fig. 7), the huge floods of 1897 (fig. 6) where all six bridges over the Rangitikei were washed out. The renewal of the bridge over the years to maintain the main arterial route north (fig 5): the changing course of the Rangitikei river and the growth of the township as a 'ribbon development' along roads leading from the junction.

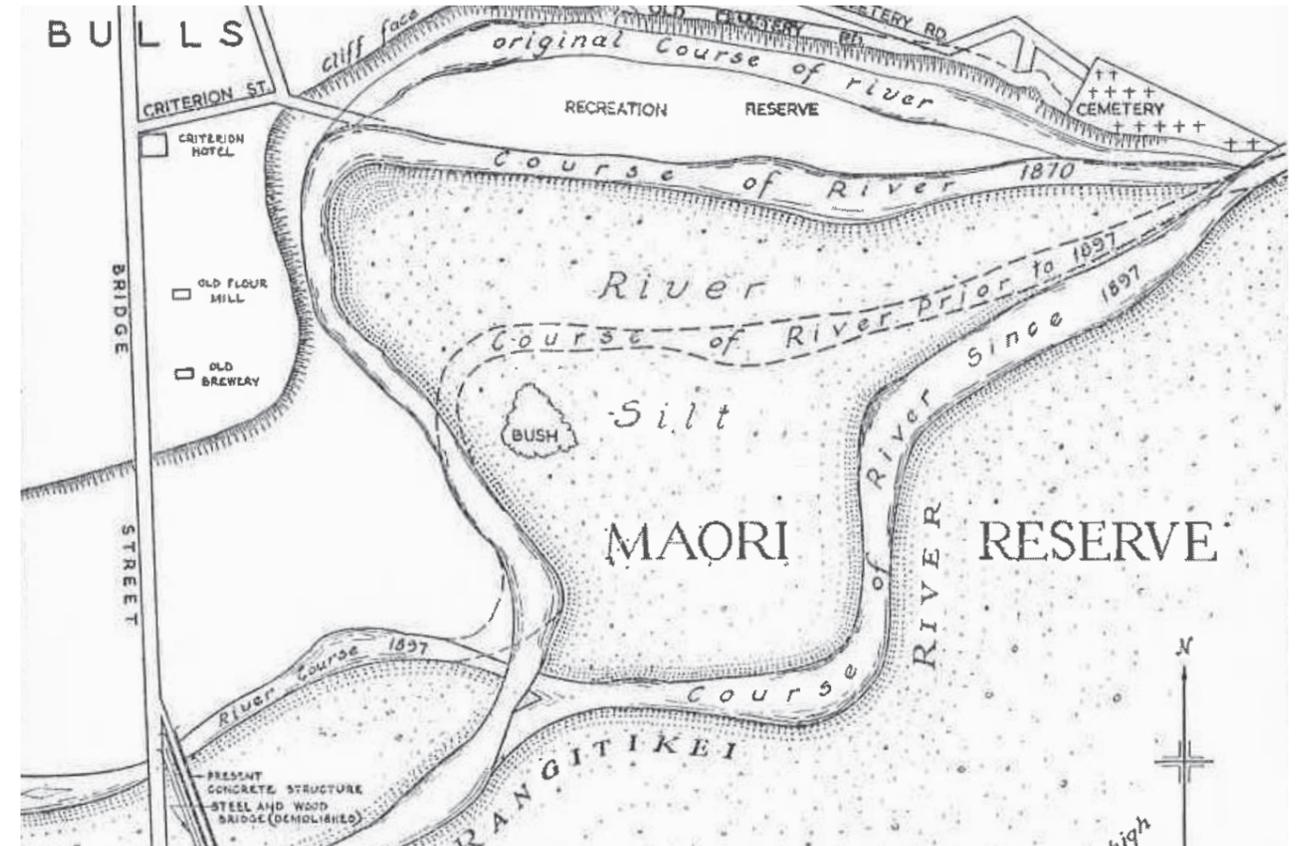


Figure 7: Rangitikei River. Note the original Criterion Hotel and the cliff face on the original course of the river. Source: Bulls : a history of the township / by R.A. Wilson.



Figure 8: Bulls Township showing original river band and changing course of the Rangitikei River

history of the Bulls township



Figure 9: The small quirky laneway down the side of the existing town hall. The new town square aims to utilize this pedestrian network

The plan of Bulls in 1958 (fig. 12) was distilled into a simple diagram showing the transport crossroads on the edge of the original river bank (fig. 13).

Although the town is an example of the typical NZ ribbon development it also rewards pedestrian exploration of the quirky back laneways off the main streets. The laneways next to the old town hall and to a lesser extent the library are particularly noteworthy. (fig. 9) (fig.14).



Figure 12: 1959 Aerial View of Bulls, RNZAF

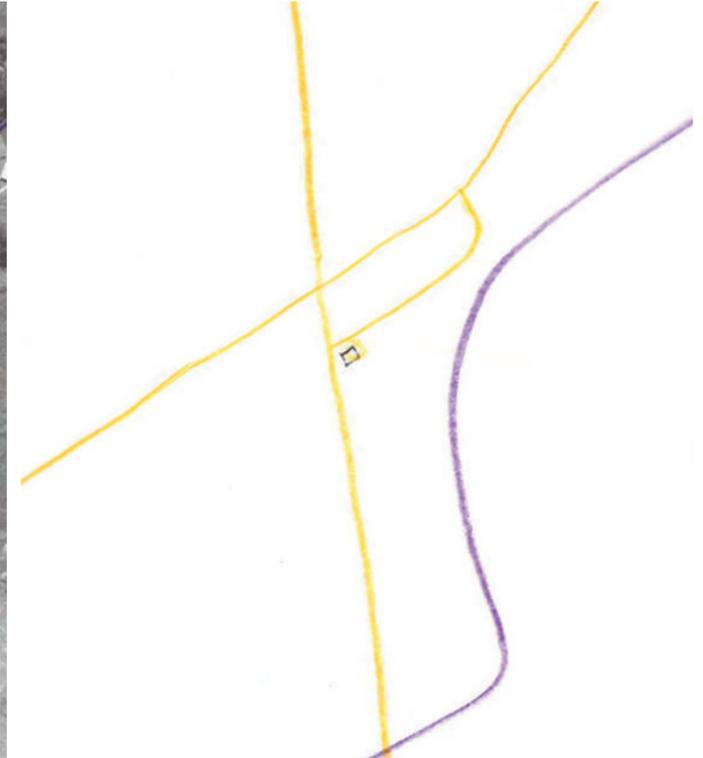


Figure 13: Essential elements of Bulls Diagram of Bulls Township showing cross road, and river bank

site options

There were two sites to consider (fig. 14);

- Site 1; the old Criterion Hotel on the corner of Bridge St and Criterion St which is privately owned (fig. 10).
- Site 2; the existing bus and I Centre site (fig. 11).

The early historic map in the late 1800's (fig 7) shows only one building (the Criterion Hotel) on Bridge Street located on the corner of what was then the cross roads. So site 2 is significant historically. Site 2 also retains an edge of the original river bank and could form part of a future cultural trail or new park that identifies the beginning of town and adds to the unique narrative of Bulls. The Town Centre Plan also identified this Bridge St/Criterion St corner as an urban opportunity for a town square.



Figure 10: Site One Criterion Hotel



Figure 11: Site Two Existing Bus Shelter

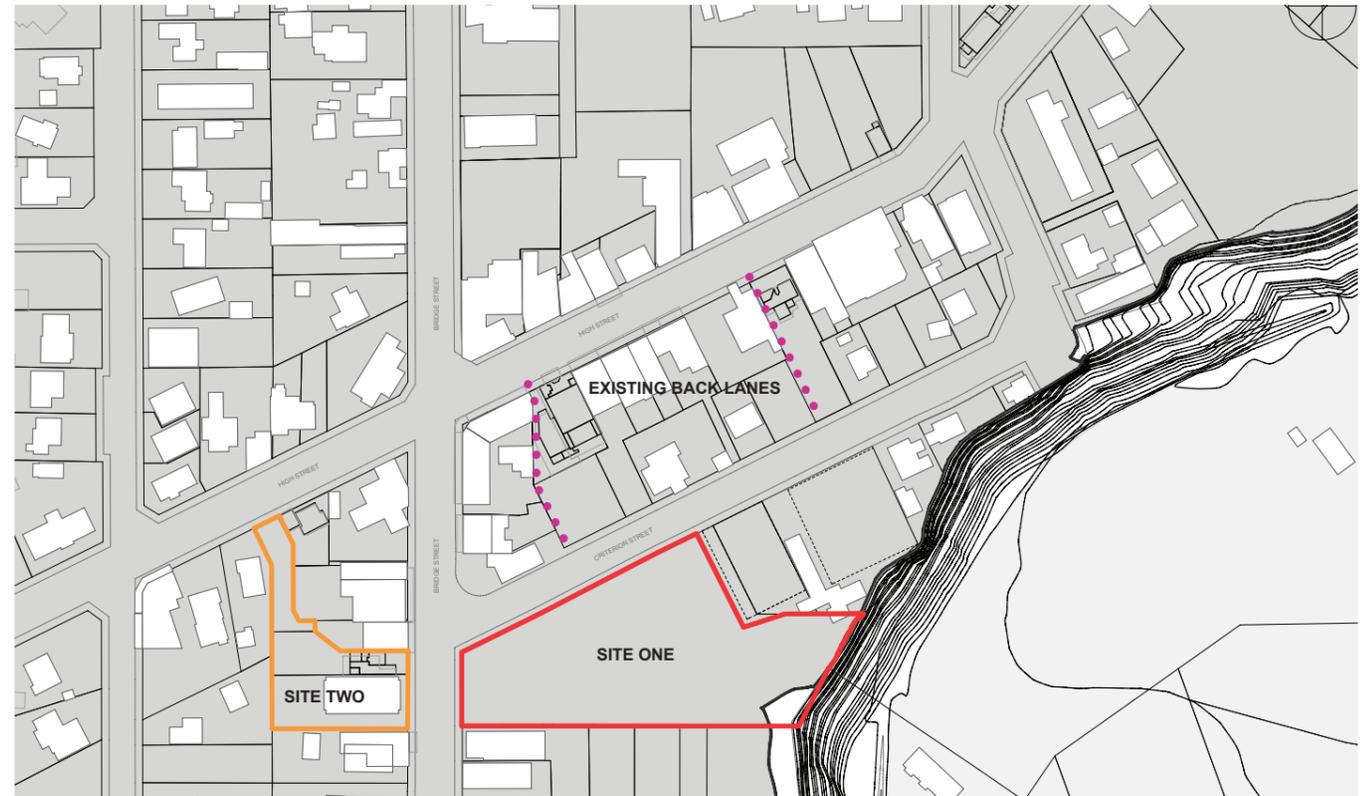


Figure 14: Site options

site options

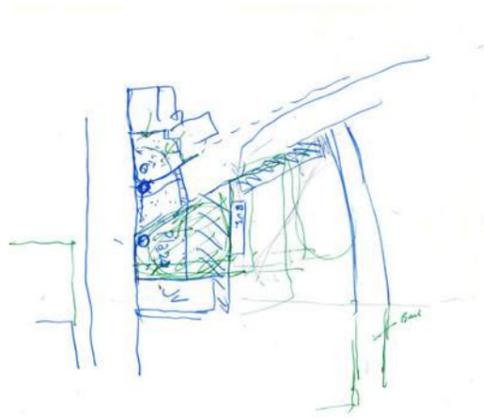


Figure 15: scribble sketch from first meeting showing possible town square area close to the main streets with visibility from both north & south bound traffic

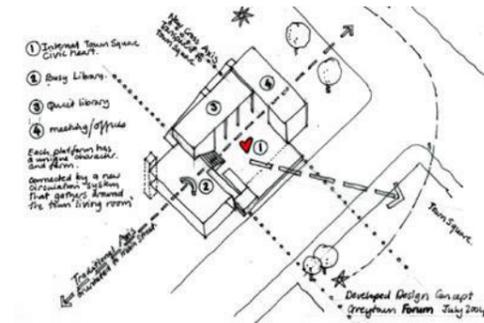


Figure 16: Greytown Town Hall - urban design diagram



Figure 17: Greytown Town Hall - render from model showing library on old stage

Although the larger site (6480m²) only has a small frontage on the main road it provides potential for a mixed use development that could activate and sustain the existing town centre. The larger site also provides visible car parking to encourage some of the 13,500 vehicles passing through the town per day to break their journey. The constraints and opportunities of the site are shown on (fig. 18). The site offers enough space to move from the 'civic' to the 'rustic'-supporting noisy activity on SH1 and offering a more relaxed panorama over the river basin (fig. 19).

The town square needed to be sheltered from the noise of the highway and the prevailing wind but still be as open to the sun as possible, to encourage people to loiter, use the wifi, organise travel booking or read a book while waiting.

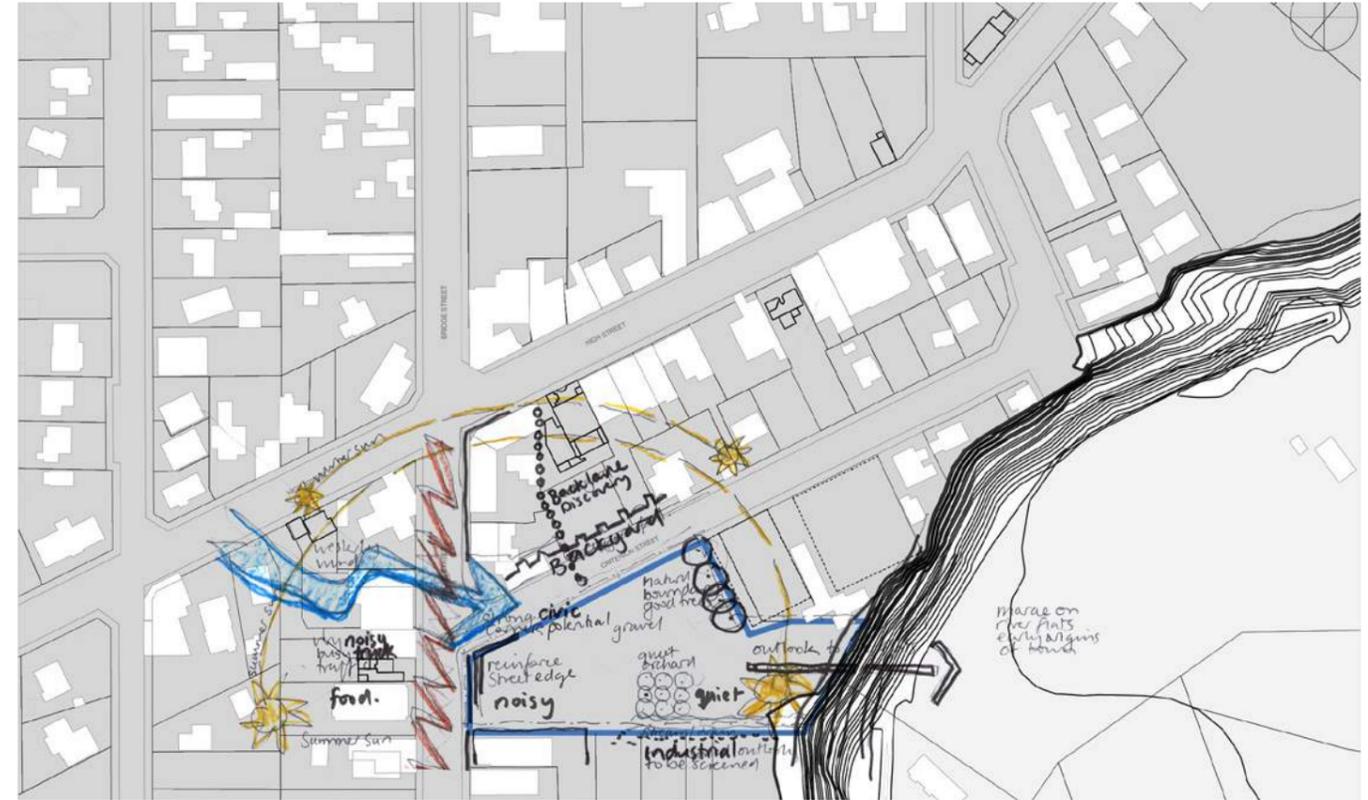


Figure 18: Constraints and Opportunities Diagram for Site 1

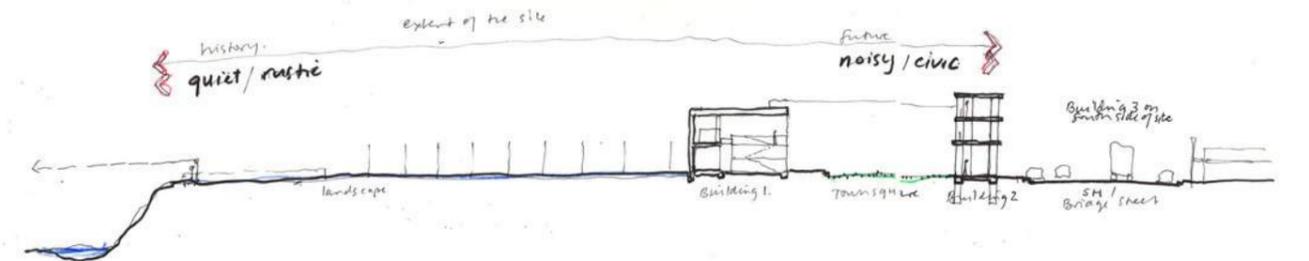


Figure 19: Section Analysis through site from Bridge St to original river bank

infrastructure



Figure 20: existing bus routes

The existing gravel area next to the Criterion Hotel can provide 60 or 72 car parks depending on the vehicle circulation and the master plan options for future site development. Amended North bound and South bound bus routes with drop off and pick up on each side of Criterion Street have been submitted to RDC for traffic design feedback (fig. 23). Although the relocated bus stop is closely located with the I Site and the Town Square, some shelter and orientation information should be provided with the two new stand alone bus shelters for use when the I Site is closed.



Figure 21: view from Criterion St looking West to new Isite, community centre from relocated bus stop

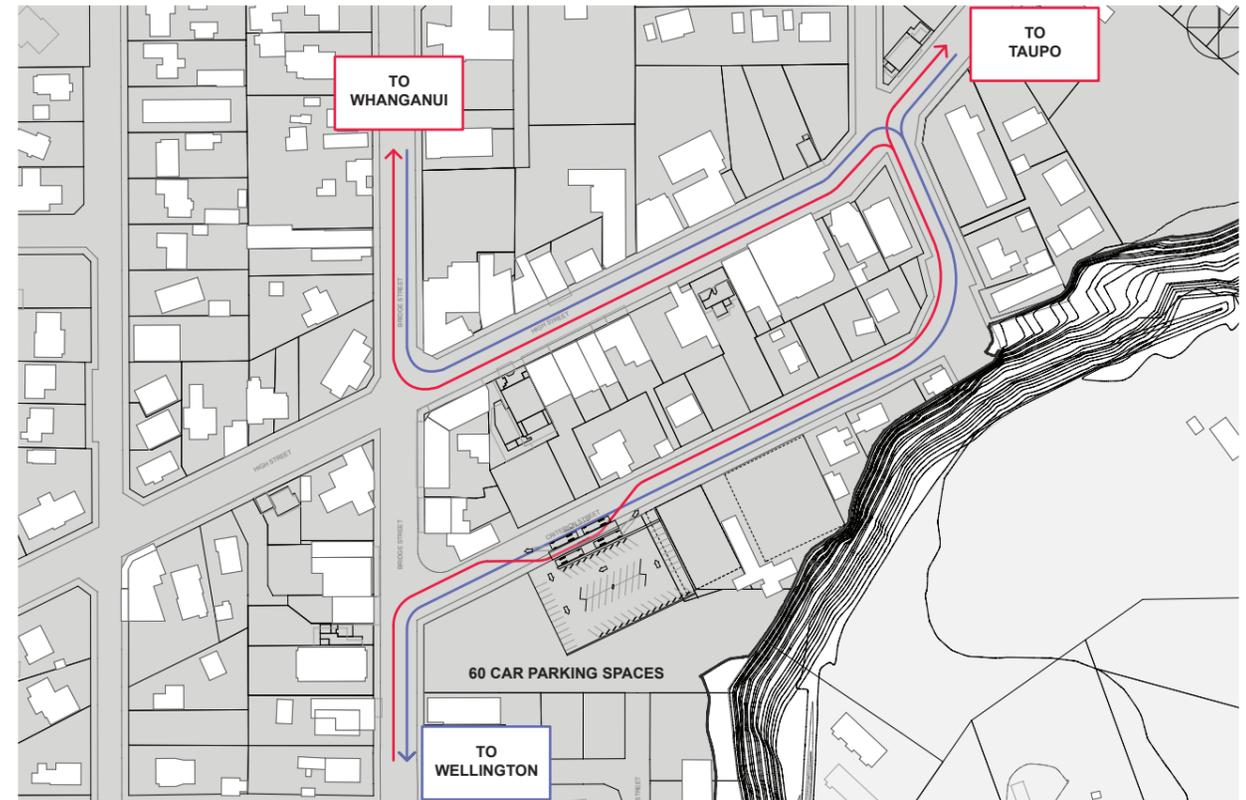


Figure 22: proposed bus route with 60 carparks with bus stops on one side of the road

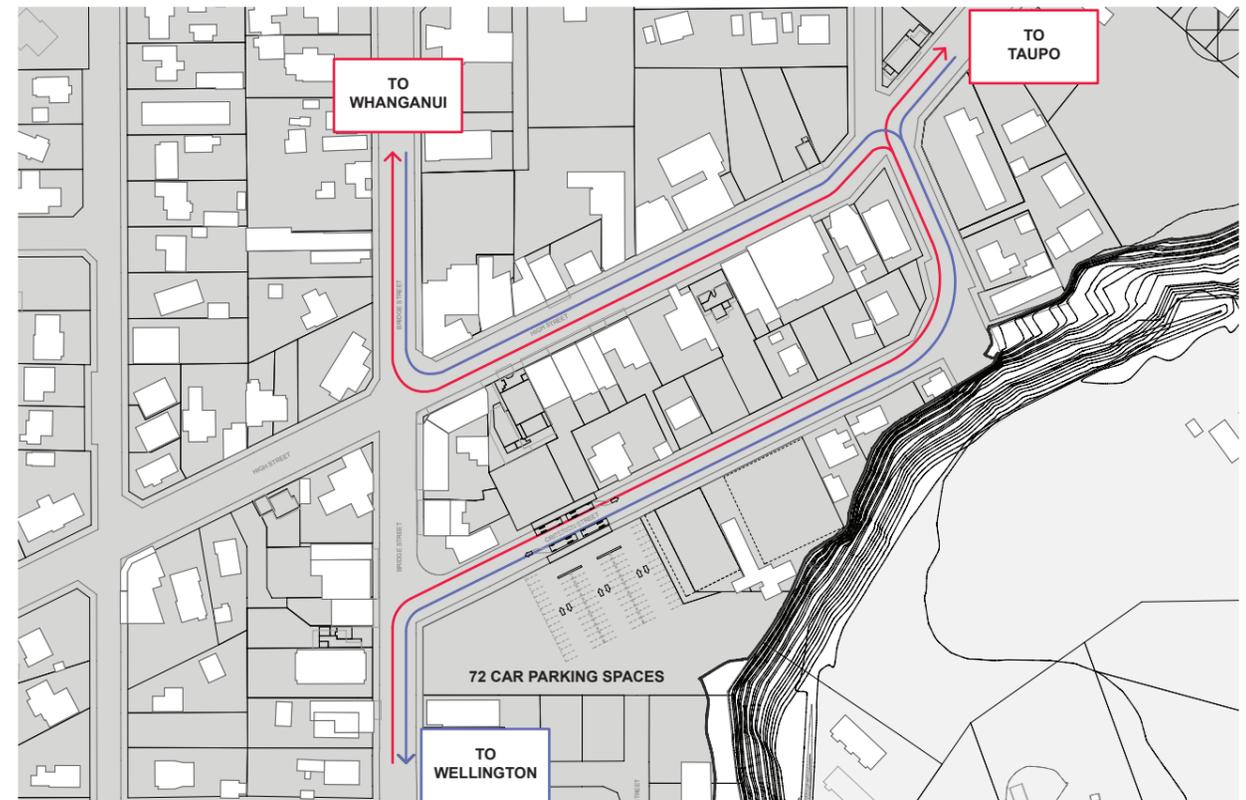


Figure 23: proposed bus route with 72 carparks with bus stops on either side of the road

brief

We examined each of the existing functions currently spread through out the township;

- I site
- Town hall
- Toy library
- Plunket room
- Library
- Friendship society

The areas of these existing amenities were combined in diagram Fig 26. (some areas were amalgamated - see the key showing the different functions). Together with David Engwicht the design team spent the day in Bulls, in the Friendship Society building, listening to various user groups outline their needs and future plans. We visited most of their current premises to understand how they operated. We are grateful to Kevin Morris for his assistance in facilitating this and providing feedback to our many questions. A specific library brief was forwarded for the new library based on the current Library Occupancy Data and the Standards for New Zealand Libraries.

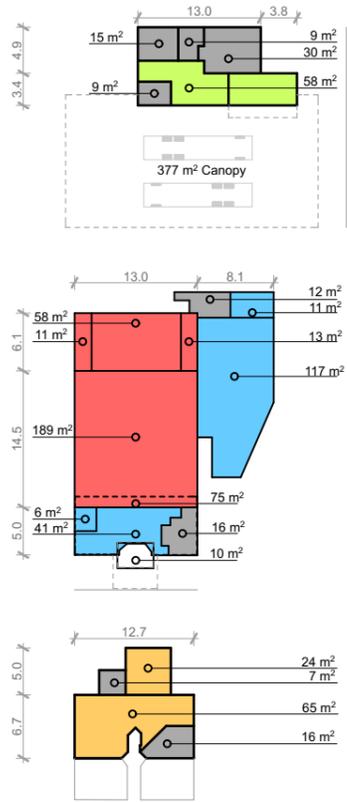


Figure 24: Amenity Diagrams

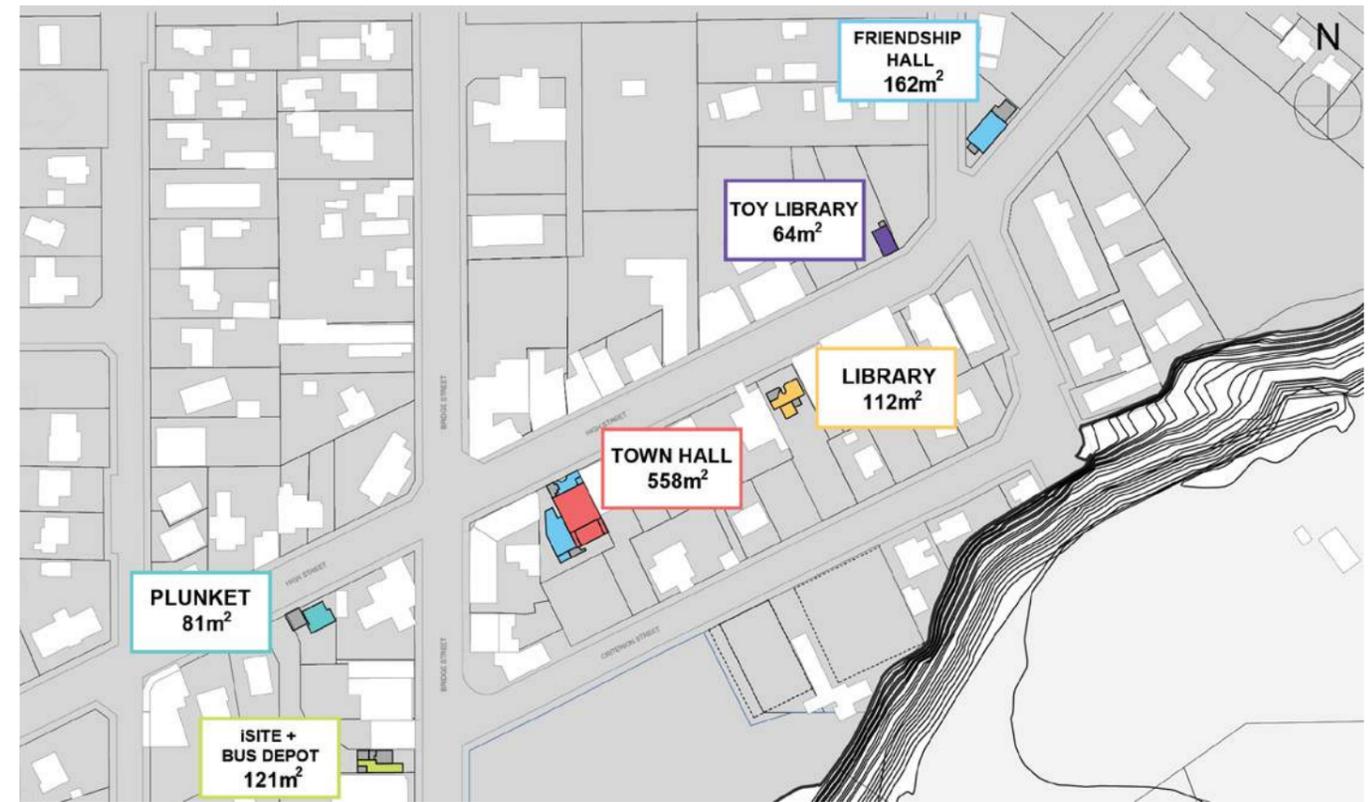


Figure 25: Existing Buildings

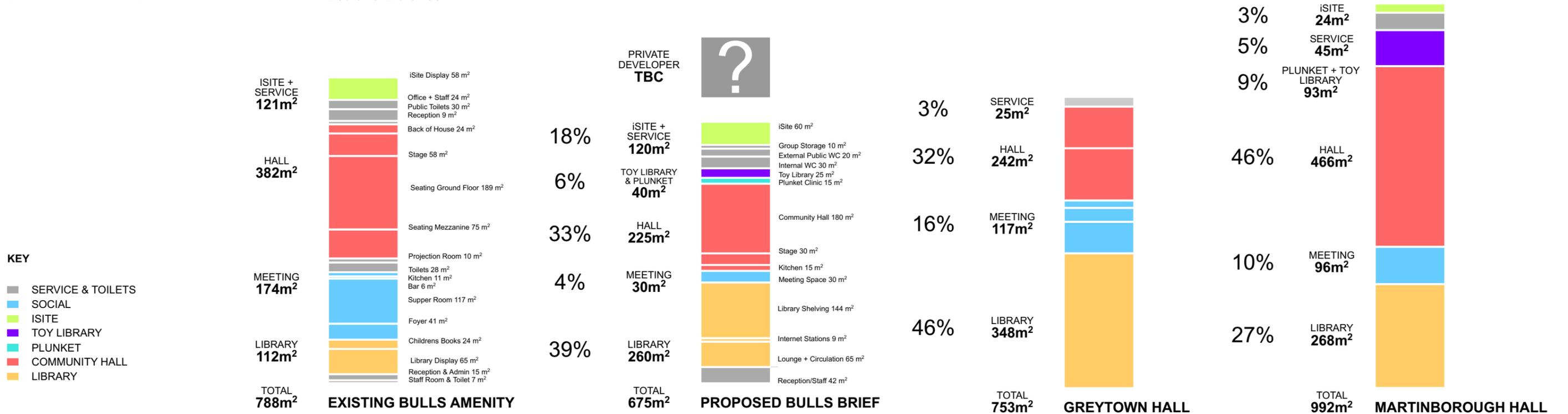


Figure 26: Area Comparison Diagrams: AW produced a diagram of proposed areas and compared the proposal with the existing areas. We also compared the break down of areas with similar scaled public programmes (eg Greytown) that we have had previous experience with.

massing studies

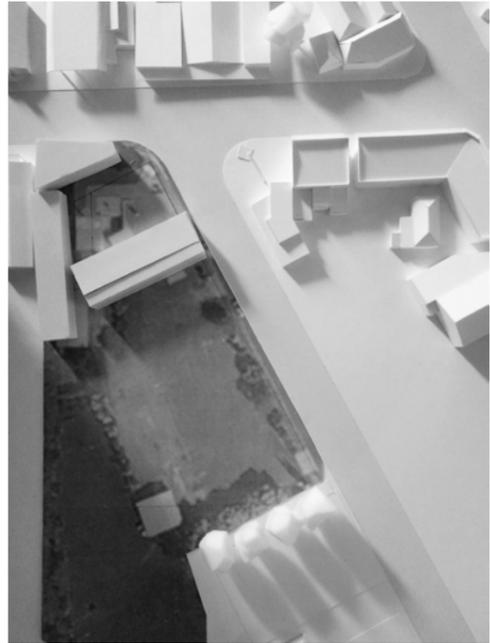


Figure 27: Card Model testing massing options

AW presented 'form only' building massing options exploring different areas and enclosure of the town square in workshop 3 with the RDC steering group. The scaled cardboard site model allowed a variety of suggestions to be compared during the workshop. AW set out to follow good urban design practice by placing the highest buildings along Bridge Street. Generally the meeting agreed that building bulk was slightly over-scaled for the township and two stories was agreed as the height limit. See amended street elevation (fig 4) that shows the new buildings fitting into the existing 'grain' of the township

The meeting converged on Massing Option 1 as the option to be developed further. This scheme had the most chance of providing some shelter from the prevailing winds while retaining the visibility of the town square to the flows of traffic from both directions. It located the Community Hall and I Site close to the car parking and relocated bus arrival and departure, leaving the commercial retail, café and office development on the street edge adjacent to the busy flows of traffic. This layout also positions the Library as a community hub on the quieter side of the new town square with good visibility into the new public space.



Massing Option 01



Massing Option 01 with canopy



Massing Option 02



Massing Option 03



Figure 28: view from bridge street - square has the right containment but buildings are slightly over scaled



Figure 29: view from bridge street with roof over square too expensive and not required

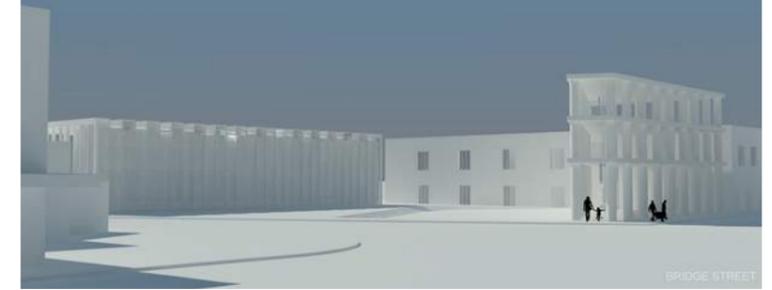


Figure 30: view from bridge street - townsquare is not contained enough

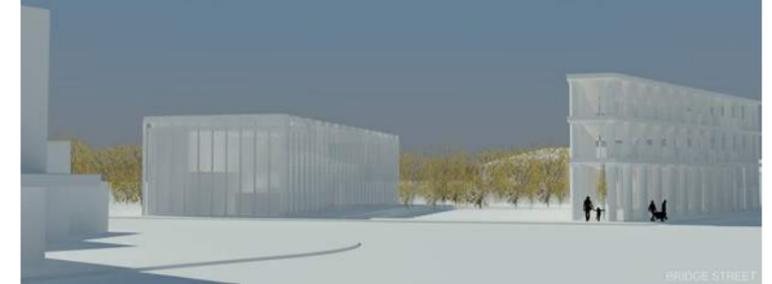


Figure 31: view from bridge street - square 'leaks' out without a building on the south side

the ground plane



Figure 32 Precedent: The Square, Britomart, Auckland showing Beanbag and Wifi use



Figure 33 Precedent: Sloping Garden, St Pauls, London - providing a natural amphitheatre

The central open space (20x18m) of the new Town Square is designed in scale with the height of the proposed surrounding buildings. Its grassy commons slope towards the community hall forming a subtle amphitheatre for indoor and outdoor performances. AW emphasised that the success of the public space depended on the 'activation' of the ground plane ie concentrating activities around the square. By that we mean that all ground floor activities should be able to spill into the Square on a fine day and keep a visual connection in wet weather. The community hall, library, business centre and café all have entrances off the square.



Figure 34: Activated ground plane showing all entrances off the new square

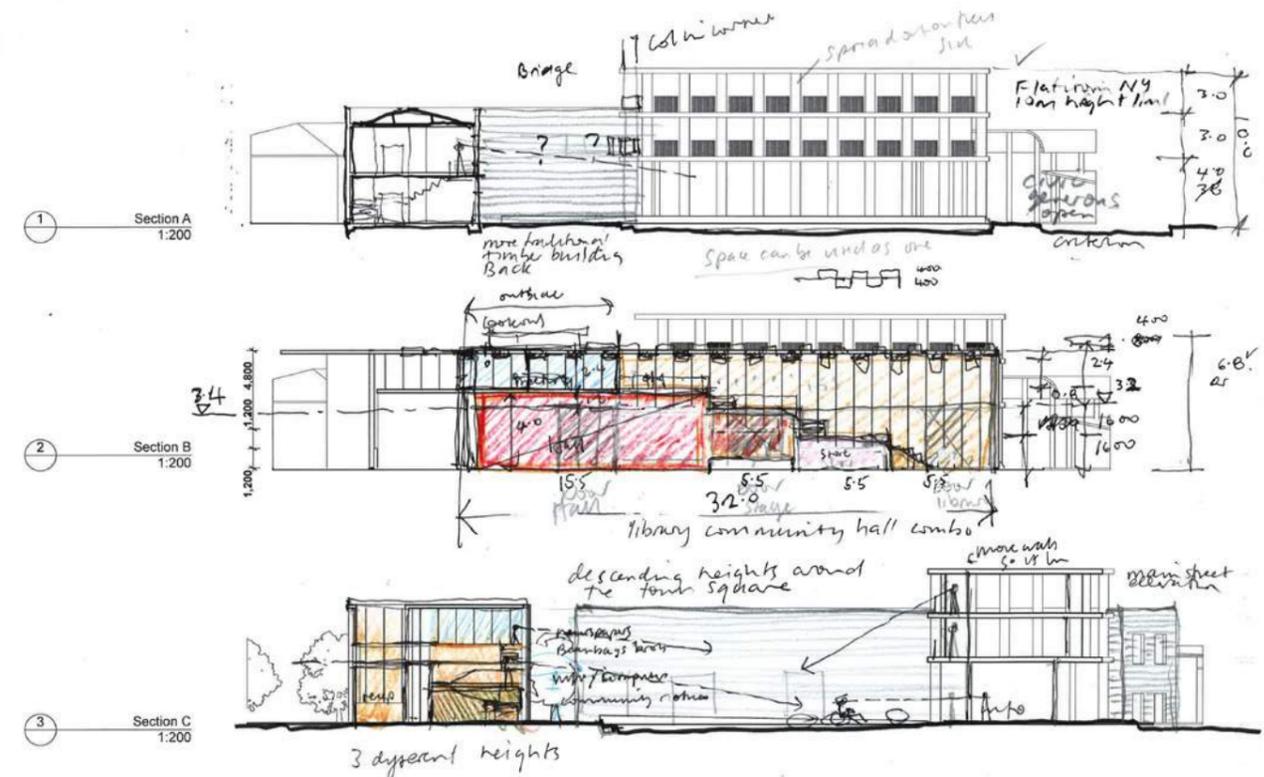


Figure 35: Sketch Sections to study proportions of the public realm

the ground plane

The outlook of people into the square and the movement of people around the sheltered perimeter of this public space will all add to the vibrancy of the new Bulls Town Square. Specifically;

- along the café edge
- across the business centre verandah - both the ground & upper level
- from the upper level meeting terrace
- from library users overlooking the square from the internal library terraces



Figure 36 Precedent: 1 Pancras Square, Kings Cross - David Chipperfield Architects - sheltered edge of public realm



Figure 37: View from Bridge Street driving south looking into the new Town Square surrounded by the JV cafe, JV business centre and the Community Centre



Figure 38: view from JV building 2 verandah looking towards the library upstairs and new community hall down stairs



Figure 39: view from JV building 2 verandah looking NW towards the JV cafe and to the town square



Figure 40: view from Bridge Street looking through the JV cafe into the town square with the Community Centre on the other side.

private developer joint venture

to increase the mix of users



Figure 41 Precedent: Timber building in Carterton



Figure 42: View inside the JV Cafe looking back at the mezzanine



Figure 43: View from the roof terrace of the JV Cafe

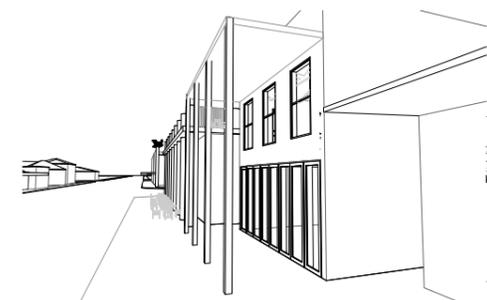


Figure 44: View from Bridge Street footpath looking towards JV building 2 retail

Very early on the design team and the client group recognised the increased chance of success, if the town square was a diversified mixed use combination involving the collaboration of both public and private investment.

In the first massing studies AW made some speculation on the required areas for a private developer in order to generate a variety of buildings types around the square. These initial assumptions were refined in a subsequent meeting with the Joint Venture developers to define a brief for about 450m² of retail and office and an 80 seater café. The possibility of access to a roof top terrace to the café and a look out over the town adds a very recognisable venue on SH1 that will stimulate interest and visitor use of the new Bulls public space.

Fig. 46 summarises the final Concept Design areas broken down into

- private developer JV areas, (dark grey)
- the public town square (grey)
- the new community facilities (red)



Figure 45: View from Bridge Street driving North showing JV retail office building and JV cafe with a viewing terrace on the top level.

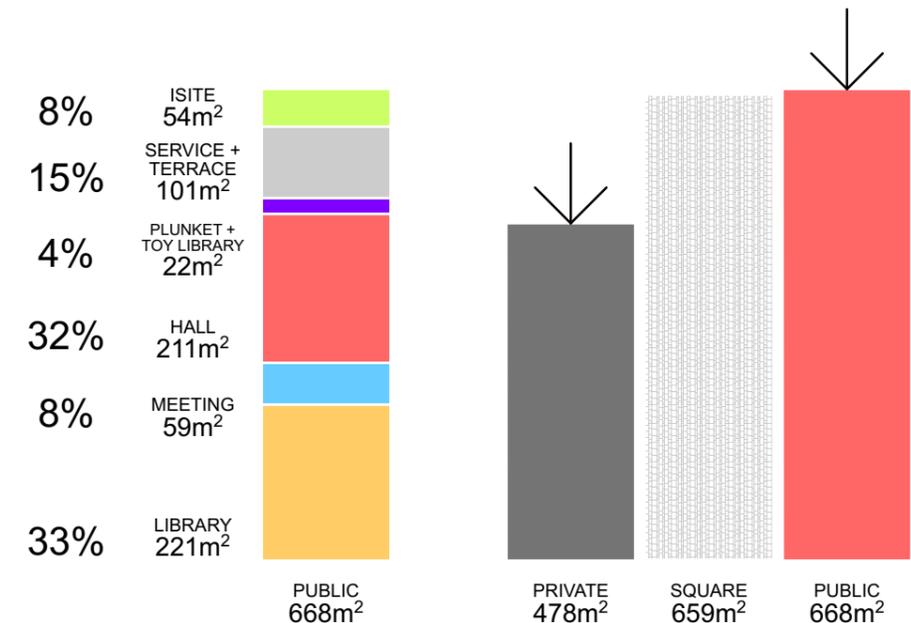


Figure 46: Break down of Concept Design final areas - Private Development, Public Town Square and Public Community

pedestrian networks

extending the back lanes

The compressed spaces left over between buildings allow visitors to find respite from the large noisy semi trailers and continual traffic flows on the main streets. The back street (e.g Criterion Street) offers easily available parking off the busy State Highway while leaving visitors free to explore for themselves, in a short time, a network of interesting local places. We have located the new Town Square to take advantage of this alternate pedestrian network. An additional laneway is provided in the new Town Square's layout (in the SW corner of the Square). The idea of extending this more civically intimate pedestrian network to take in the topography of the original river bank, an overview of Iwi settlement and also continuing this walkway further south to the Wallace commercial development will increase visitor interest as well as encourage increasing local use (fig. 47). These new pathways and narrow laneways will also assist in connecting the Wallace development back with the centre of the Bulls township.



Figure 47: A pedestrian network showing a variety of walks by three different users discovering the town



Figure 48: view from community centre hall looking towards the square. note: the laneway between the JV cafe and business centre



Figure 49: view from JV building 2 verandah looking towards the library upstairs and new community hall down stairs



Figure 50: view from laneway looking to new stepped library, new community hall opening into town square. Note slope of lawn to form natural amphitheatre for indoor/outdoor performance in community hall

concept design

Bullsi town square



Figure 51: Ground Level

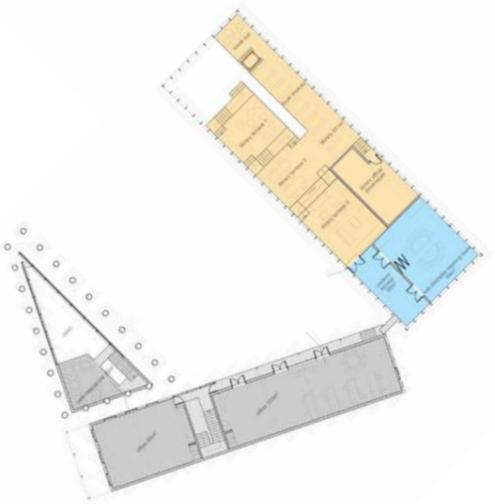


Figure 52: Level One

KEY

- SERVICE & TOILETS
- SOCIAL
- ISITE
- TOY LIBRARY PLUNKET
- COMMUNITY HALL
- LIBRARY

The final building layout around the square and the Concept Design showing the proposed areas of the different community amenities is set out on the following pages and explained by annotations under each of the drawings and images of the proposal. A 1:250 card model of the Town Square concept design is also available for viewing.

The Appendix to this report sets out the drawings P01-P07 and the Outline Specification produced for the Concept Design to generate the rough order of cost prepared by the Quantity Surveyor Maltbys. This cost and the design will be able to be refined further in the subsequent design cycles when service and structural consultants are appointed and the client receives feedback from stakeholders to develop the Detailed Design brief.

new community facilities

a living room for the town

The library is a new type of multi use community space - 'a living room for the town'. It combines a series of stepped indoor terraces creating different areas for reading, researching and reflection in a large light filled atrium facing into the square. The I site desk on ground floor also serves as reception for the library and RDC services as it does currently.

The bookshelves are arranged rationally on the North side of the building, accessed by both, the disabled lift and the gentle steps meandering up the internal library terraces. Each of the library terraces could offer a different amenity. Casual beanbags with fast wifi spread out on the lower library terrace next to the ground floor tourism display and orientation space. Library Terrace 2 could be the computer internet working area laid out on tables adjacent to the book shelves and the back of house library offices. Library Terrace 3 can be laid out with couches and a range of daily newspapers and magazines in a more traditional setting.

Ground Level



Level One



Roof Level



Figure 53: Floor Area Diagram

new community facilities

a living room for the town



Figure 54 Precedent: BBC, Glasgow - David Chipperfield Architects

This level 3 library terrace leads directly outside to a sheltered external terrace overlooking the Town Square and giving access to a large (sub-dividable) meeting room. The JV business centre also has access to the meeting room terrace making the most of the private public collaboration and ensuring hopefully that the meeting room is always in high demand.

The stepped form of the building (fig. 55 & 56) is an efficient utilisation of space that also accommodates the 290 seat Community Hall. Shared unisex toilets and a service kitchen are provided as well as space to store the stackable seating to create a multi-use facility. With further design input it is expected the Community Hall can be configured in a number of flexible 'event modes'. A moveable stage will also support gatherings in the sloping town square amphitheatre - facing the side of the Hall. (NB. the large sliding doors). Area has been planned for a Marque to be erected on the East side of the Hall when required. The Library Terraces may also be pressed into service in combination with the Hall and the Town Square so that Bulls will be able to host a wide range of larger and more dramatic events in the future.



Figure 55: Section through the building showing stepped library terraces with a high stud below for the community hall



Figure 56: view of the community centre library terraces showing a progression of platforms that offer a variety of library spaces for different users - ranging from wifi with bean bags to newspapers and magazines around couches. Note the strong connection to the new town square



Figure 57: view from the community centre library shelves looking across library terraces to the town square flanked by JV cafe



Figure 58: view from community centre hall looking towards the square. note: the laneway between the JV cafe and business centre



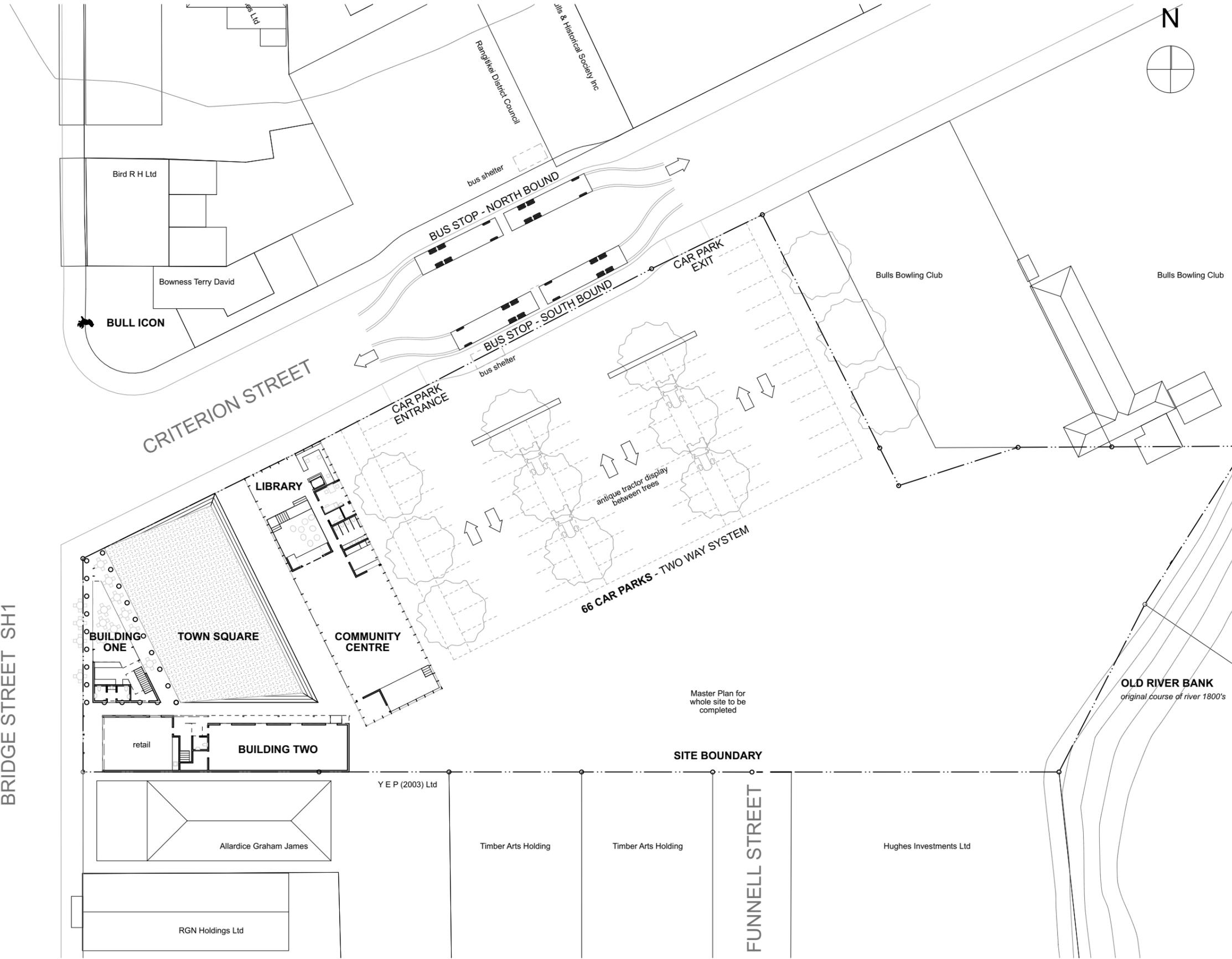
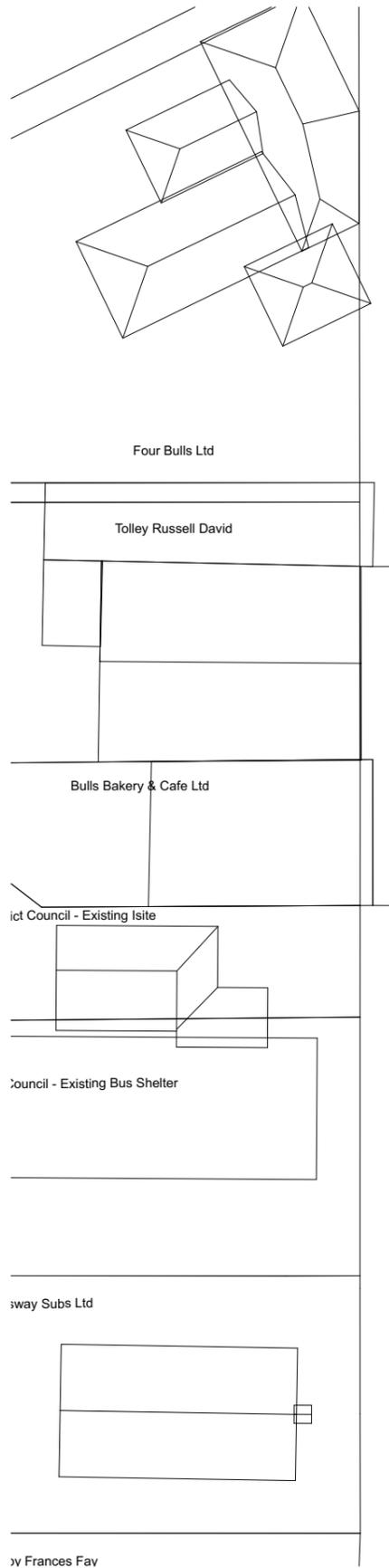
Concept Design Report Appendix
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the Proposed Bulls Community Centre and Town Square

- AW Drawing Set P01 A - P07A
- AW Outline Specification
- QS Cost Estimate of Community Centre and Town Square

February 2015

contact: Christopher Kelly

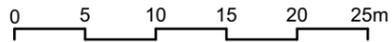
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New Bulls Community Centre and Town Square Concept for R.D.C.

Proposed Site Plan

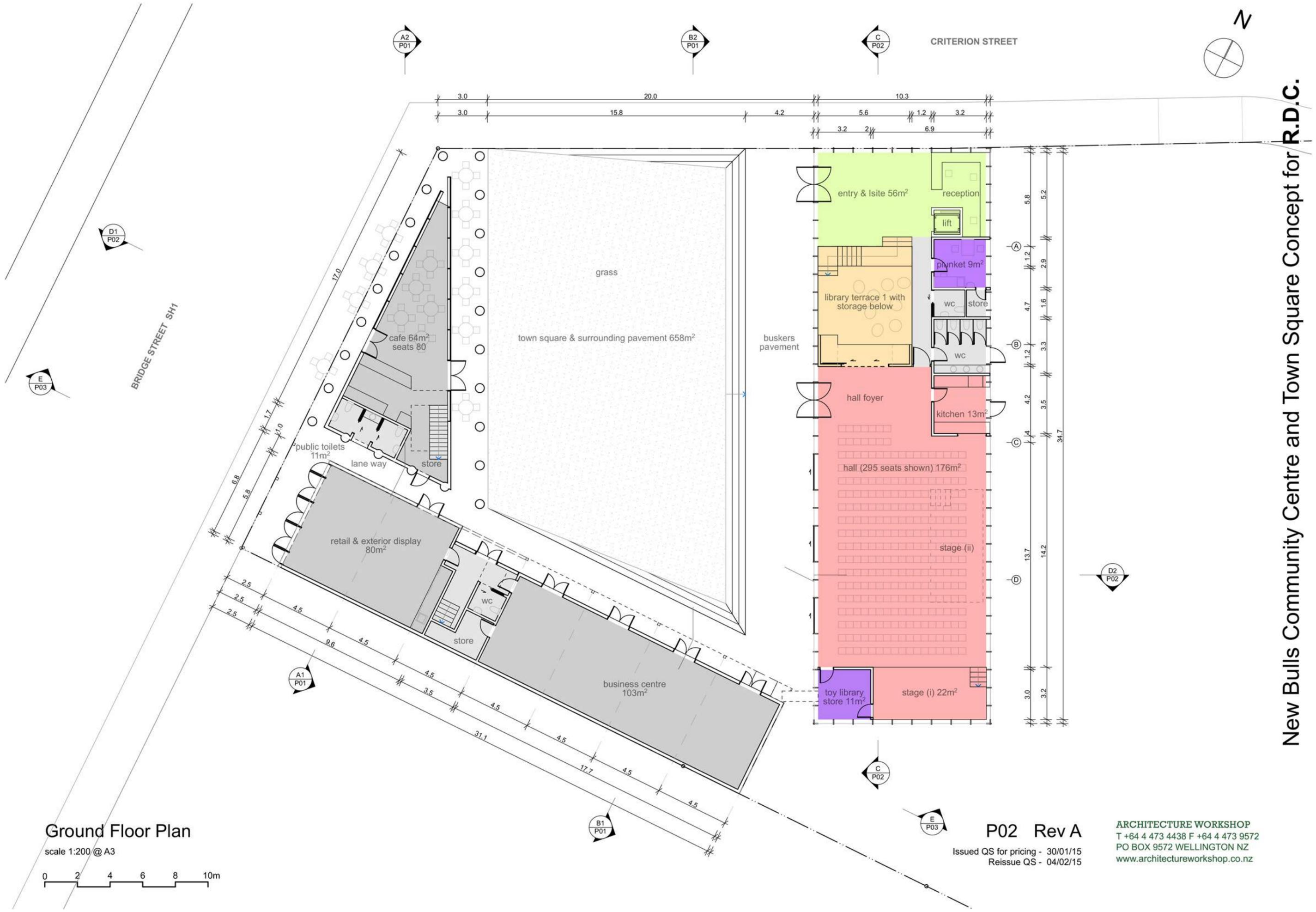
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P01 Rev A

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Ground Floor Plan

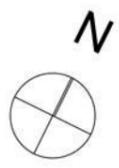
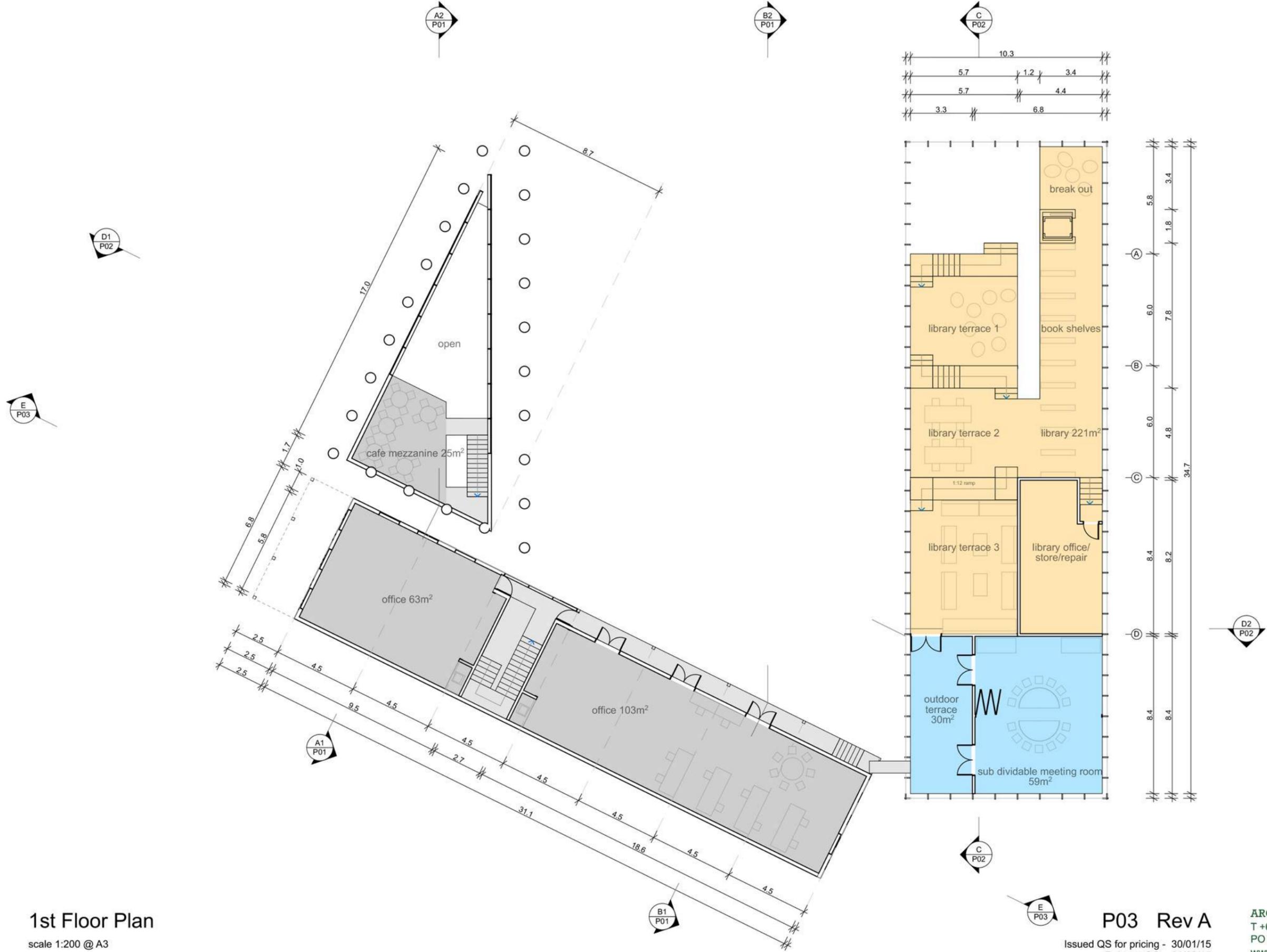
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P02 Rev A

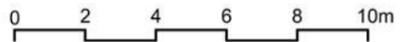
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1st Floor Plan

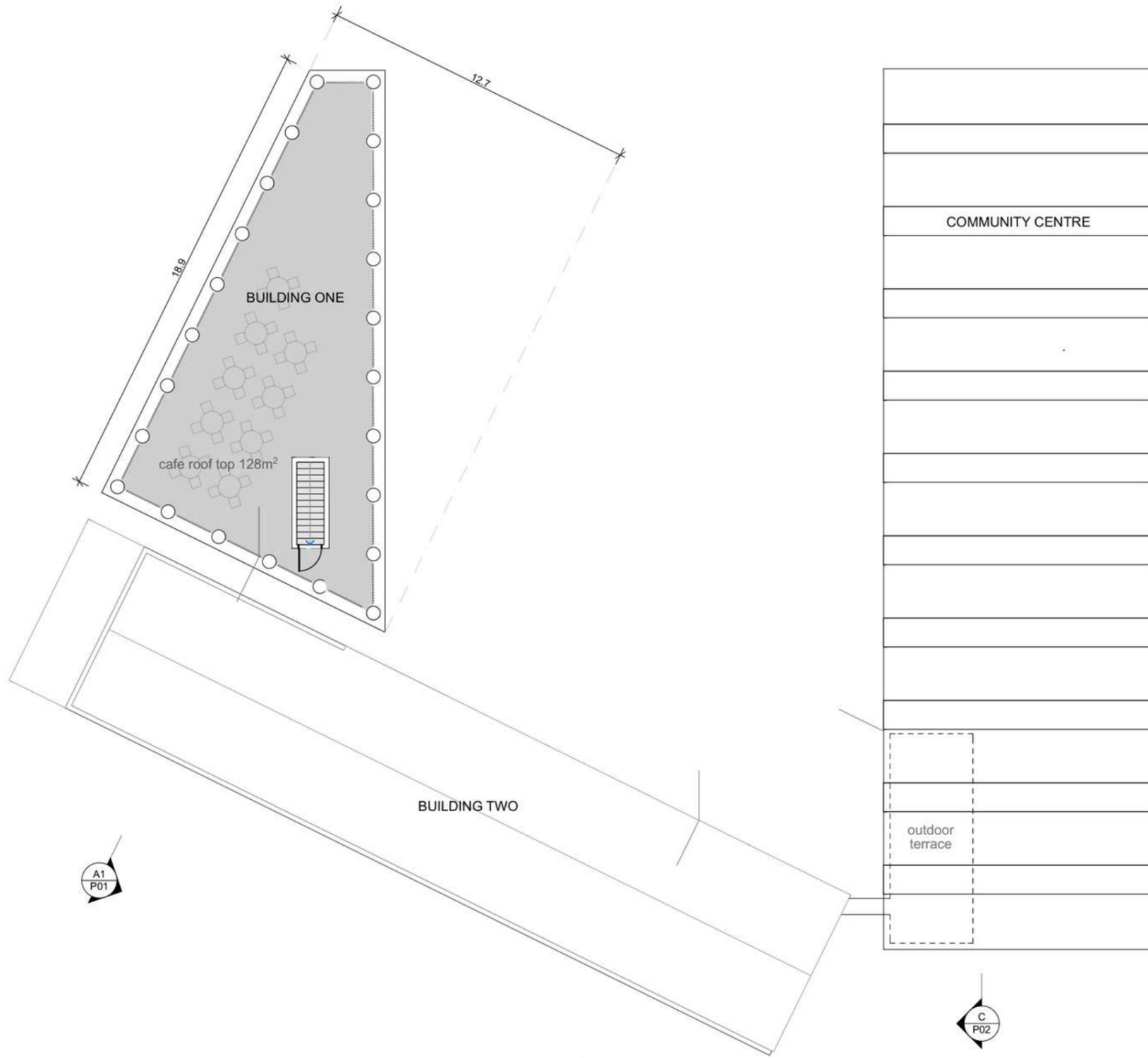
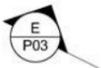
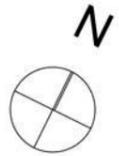
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P03 Rev A

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Roof Plan

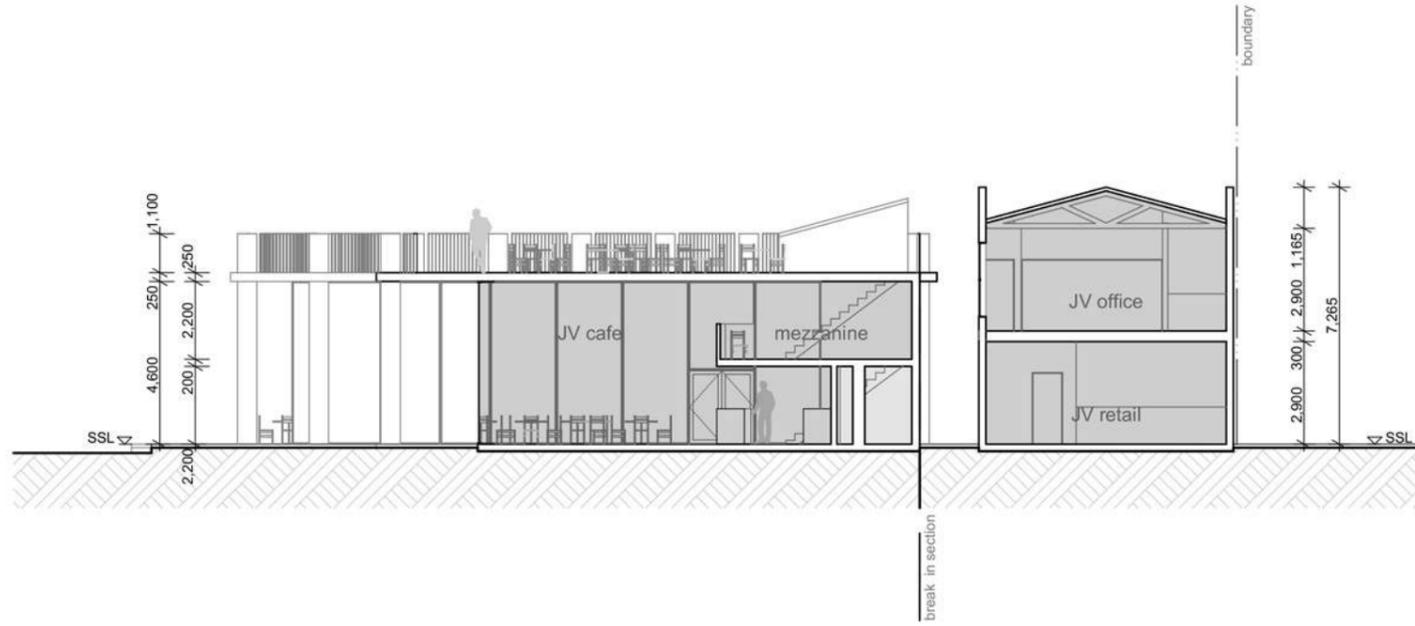
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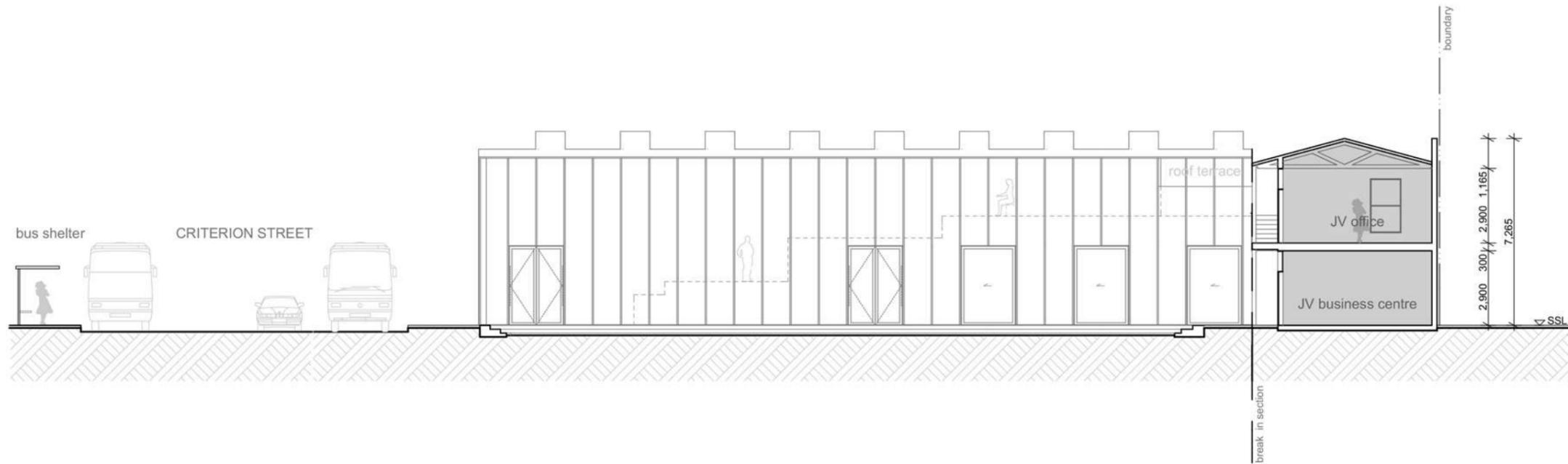
P04 Rev A

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1 Section A
1:200 N-S Section through JV cafe, Laneway and JV Office



2 Section B
1:200 N-S Section through Town Square and JV office Building looking at new Library and Community Centre

Sections A & B

scale 1:200 @ A3



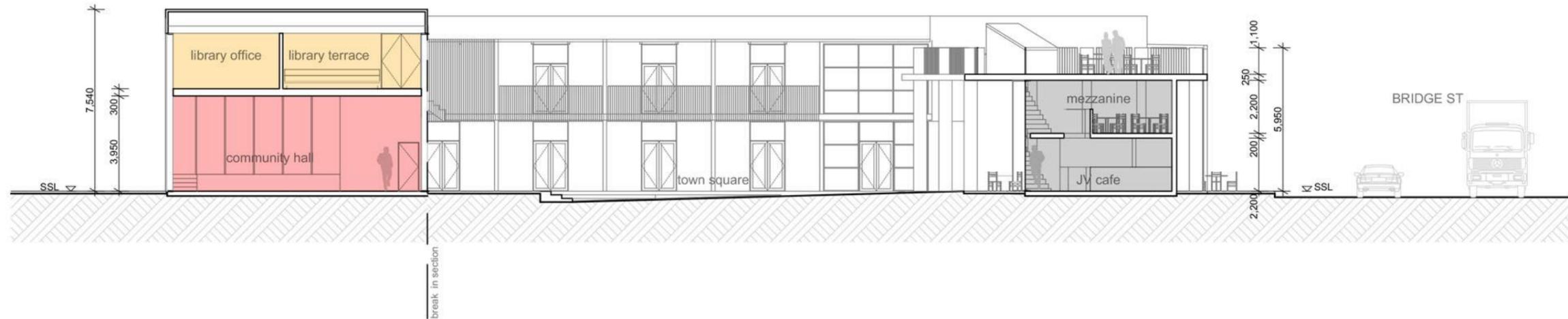
P05 Rev A

Issued QS for pricing - 30/01/15
Reissue QS - 04/02/15

ARCHITECTURE WORKSHOP
T +64 4 473 4438 F +64 4 473 9572
PO BOX 9572 WELLINGTON NZ
www.architectureworkshop.co.nz



1 Section C
1:200
N-S Section through Community Centre



2 Section D
1:200
E-W Section through Community Centre, Town Square and 'Flat Iron' cafe with JV Office in background

Sections C & D

scale 1:200 @ A3



P06 Rev A

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1
Section E
E-W Section through JV Office Building
1:200

Sections E
 scale 1:200 @ A3



P07 Rev A
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Bulls Community Centre for Rangitikei District Council .

Outline Specification for Concept Design cost plan.

[document control]

280114 v.1 Issued for QS outline cost
040215 v.2 Issued for amended QS cost

To be read in conjunction with;
AW concept design drawings: PO1 rev A –PO7 rev A.

1.0 SITE PREPARATION

Earthworks excavation for building footprint- allow nominal excavation with set down for slab, services etc on flat site. Assume demolition of existing old Criterion Hotel to leave site clear by others.

2.0 DRAINAGE

POTABLE WATER: from town supply

RAINWATER: allow to collect roof water from roof to flush toilets and irrigate town square lawn

SEWER: allow to connect to town sewer.

3.0 FLOOR

Rib raft 350 slab system in situ concrete slab

Add 80mm XPS insulation and insulation to slab edge.

Finishes:

To community hall -recess 30mm for proprietary 200mmx 19mm wide engineered floorboards on slab.

Tiles on DPM undelay laid in 50 slab recess to falls to WC bath room floor areas.

Altro safety vinyl covered 200 up walls to kitchen and Plunket rooms.

Seal and heavy grind to exposed concrete slab to remainder.

4.0 STRUCTURE.

400 x 90mm CLT exposed timber frame (mullions) at 1200cns connect to 900 x90x 10.800mm LVL solid timber U beams spanning side to side screwed to 400 x 90 mullions at 3600cns. (10 U beams in total). Allow 3 glazed bays to southern roof lights, remainder to be solid.

Floors to be timber framed on 150mm timber framed walls with Timber I beam at 4.8m cns over hall.

Allow two x 2.4wide full height bracing panels of CLT each short end- exposed to view.

Note- 295 seat hall to be IL2 Structure Class.

5.0 ROOF

Use long 'german' self tapping timber screws to make timber portal frame with 90 CLT exposed to inside of U beams. Lay 150mm K12 XPS kooltherm insulation (R=6) to exterior with Nuraply 2 layer torch on membrane to falls. Interior to be natural clear finished with two coats of Drysden oil.

Note out door terrace on upper level.

6.0 CLADDING.

Unitised Low e double glazed cladding system R=4.0 to performance requirements. Each façade to have a different combination of screen printed fritted glass and opaque panels system to manage heat loads and opacity. Allowance \$900m2- \$950 m2

7.0 WINDOWS AND EXTERIOR DOORS

Alumium anodised joinery with double glazing as per cladding system . Note large sliding doors to open up Community Hall to Town Square.

8.0 INTERIOR FINISHES.

'Bona' clear floor finish system to 30mm engineered oak flooring to library terraces and community hall.

Ceiling to hall to be 13 perforated plaster board paint finish on rondo system.

Clear drysden oil and matt polyurethane to exposed timber LVL and ply veneer soffit.

Allow to lay \$70m2 carpet tile on underlay to library shelving area and office areas.

Generally AD ply lining to library terrace walls and painted plaster board to remainder with ex 200x 15

MDF painted skirting. Square stopped ceiling coving. Note exposed CLT with polyurethane finish to U beam roof sections. Allow for perforated plasterboard p.f. on rondo battens to ceiling soffit between U beams .

Interior doors solid core paint finish- ex 50 finger jointed frames- paint finish -Lockwood hardware and mortice latches.

9.0 FITTINGS AND FIXTURES

Allow \$30,000 for kitchen joinery and equipment.

Allow \$10,000, for bathroom mirror, shelf and formed stst wash hand trough.

10.0 SANITARY PLUMBING

Duravit type bathroom fittings, Methven tapware, Bobrick towel dispensers. & St St grab rails as disabled WC.

Formply partitions in Hale black anodised alumium partition. Frame system

11.0 HEATING AND VENTILATION

Enersave Radiant heaters suspended from ceiling.

Provides electric operated natural ventilation system to roof lights in library (3 double glazed south light window bays in U beams).

Allow for mechanical extraction bath room toilets and kitchen .

Manual operated opening window systems to Community Hall to enable cross flow ventilation.

12.0 ELECTRICAL

Allow \$70,000 for supply of 'concord' type light fittings. Generally up lighting on dimmers to main areas to give 150 lux background with task lighting to library terraces.

Allow 8 power points to each library terrace. Suspended LED battens to library shelving area, kitchen bath room and Plunket and Isite work area and large scale suspended down lights to hall.

Allow sum of \$5,000 for stage type lighting.

Allow to connect land line telephone.

Allow for internet based security system (with say, 10 cameras)

Allow cat 6 data cable to 2 outlets on each library terrace with patch panel in storage area.

Allow for wireless throughout the library community hall and town square.

Allow for hi speed internet TV to be wired to Isite

Allow to for future 2x 10 KW Photo voltaic array on the roof.

Allow mains wired smoke alarms connected to fire alarm system and sprinkler systems to Hall and Library (Fire Safety review to be completed in next design cycle).

13.0 EXTERNAL WORKS.

Itemise Town Square separately as:

Selected 40 mm concrete sandblasted exposed river aggregate pavers. Around square and out to kerb edge including laneway.

Note 3 step riser and tread laid in bluestone pavers and line of exterior LED lighting along edge of the top tread.

Excavate for topsoil and lay sloped lawn area and pop up irrigation system.

Allow for external LED dimmable in-ground lighting to uplight café roof and \$10,000 for selected ground fitting around square and laneway.

Allow to fit simple traffic painted steel bollards along Criterion Street edge.

END

MALTBYS

DEFINING COSTS · MANAGING RISK · DELIVERING RESULTS

Rough Order of Cost Estimate

Bulls Town Square Development

Community Centre & Town Square

Bulls

5 February 2015

DEFINING COSTS, MANAGING RISK AND DELIVERING
RESULTS THAT ADD VALUE FOR OUR CLIENTS

MALTBYS

DEFINING COSTS · MANAGING RISK · DELIVERING RESULTS

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Introduction

Maltbys Limited (Maltbys) have been commissioned by Architecture Workshop to complete a rough order of cost estimate to undertake the redevelopment of Bulls town square comprising the construction of a new community centre, café, retail/business centre on the corner of Bridge Street and Citerion Street, Bulls, Manawatu. This report covers the Community Centre project together with the Town Square and associated pavings and siteworks.

This is a rough order of cost estimate only and is subject to a range of clarifications and exclusions that must be considered in conjunction with the estimate. Items such as inflationary provisions and other specific exclusions noted herein should be allowed for separately if required.

This report has been prepared for the sole use of Architecture Workshop only for the purpose set out in our Letter of Appointment. We neither acknowledge nor accept any other duty of care in respect of the report or the contents thereof, and any person other than Architecture Workshop who rely upon the report or any part thereof without direct reference to a written authorisation by a Director of Maltbys Ltd does so in all respects at that person's risk.

Executive Summary

The proposed new work has been estimated at current rates and prices as set out below:

Bulls Town Square Development :

Community Centre	\$2,516,750.00
Siteworks	<u>\$458,825.00</u>
Total (Excluding GST)	<u>\$2,975,575.00</u>

Note this estimate has been prepared on an elemental basis. A definitive list of clarifications and exclusions is contained within the Methodology section of this report.

Full details of the cost estimates are included within the appendix attached.

Methodology

Basis of Estimate

Maltbys have prepared a developed design estimate from Architecture Workshop drawings: P01A-7A dated 04/02/15, P08-14 dated 28/01/15 and Outline Specification 040215 v.2

This estimate assumes that competitive tenders will be called and that the whole development will be let as one contract and constructed at the same time.

Our estimate has been based on area by area quantities and square metre rates and costed at rates and prices current as at 4 February 2015. No allowance has been made for increases in labour and materials beyond that date.

We would recommend that provision be made for escalation until construction starts. A further allowance for escalation during the construction period should also be included.

We note that there appears to be significant pressure building on costs/pricing within the sub-contract market and that prices may escalate significantly next year.

The following allowances are included in this estimate:

- | | |
|-------------------------------|-----|
| • Preliminary & General Costs | 8% |
| • Contractors Margin | 5% |
| • Unmeasured Sundries | 10% |

Note that the Unmeasured Sundries sum is integral to the overall estimate total and is a general allowance for sundry unmeasured items and assumptions made for construction details not shown.

Items Specifically Excluded

The following items have been specifically excluded from this estimate:

- Goods & Services Tax (GST)
- Professional fees
- Resource Consent and processing fees
- Local Authority charges
- Council fees and contributions
- Insurance fees
- Site surveying fees
- Legal fees
- Finance Costs
- Project Contingency
- Effect of inflation or market conditions from the date of this estimate
- Demolition of Criterion Hotel
- Asbestos survey or removal of asbestos
- Temporary accommodation or storage
- Unforeseen ground conditions or obstructions
- Works to car park
- Road stopping
- Bus stop relocation
- Landscaping down to river
- Bulls icon statue
- Loose furniture, fittings and equipment

Rough Order of Cost - Bulls Community Centre

				GFA (m2)	702.00
Item	Description	Unit	Rate	Total	
Site Preparation & Demolition					
			\$/M2	\$	-
1	Works covered under Site Works	Note		\$	-
	Subtotal			\$	-
Substructure					
			\$/M2	\$	175.14
1	Ribraft 350 slab system with 80 XPS insulation	381 m2	200.00	\$	76,200.00
2	Extra value forming recess to hall	Item		\$	1,500.00
3	Extra value forming recess to w.c. areas	Item		\$	750.00
4	Perimeter foundation details to support CLT frame	92 m	375.00	\$	34,500.00
5	Lift pit and associated tanking	Item		\$	10,000.00
	Subtotal			\$	122,950.00
Frame					
			\$/M2	\$	176.39
1	400 x 90 CLT exposed timber frame at 1200 cts with 900 x 90 LVL solid timber U beams	381 m2	325.00	\$	123,825.00
	Subtotal			\$	123,825.00
Structural Walls					
			\$/M2	\$	21.37
1	2.4 wide full height CLT bracing panel exposed to view	2 no	7,500.00	\$	15,000.00
	Subtotal			\$	15,000.00
Upper Floors					
			\$/M2	\$	103.81
1	21 Ply on joists with timber I beams at 4.8m cts	322 m2	200.00	\$	64,400.00
2	Extra value for 3Kpa loading to library shelving area	43 m2	75.00	\$	3,225.00
3	Extra value for waterproofing to verandah area	30 m2	175.00	\$	5,250.00
	Subtotal			\$	72,875.00
Roofing					
			\$/M2	\$	334.19
1	2 Layer torch on membrane on 150 XPS Kooltherm insulation with 90 CLT exposed to inside - measure includes upstands	556 m2	350.00	\$	194,600.00
2	Allowance for spouting/rainwater drainage	1 Item	10,000.00	\$	10,000.00
3	Allowance for glazed bays to southern roof lights	3 no	6,000.00	\$	18,000.00
4	Automatic electrical operating system to skylights including sensors and motors	1 Item	12,000.00	\$	12,000.00
	Subtotal			\$	234,600.00
External Walls and External Finish					
			\$/M2	\$	773.08
1	Low E double glazed cladding system and opaque panels, each façade to have different combination of screen printed fritted glass (PC Sum of \$900/m2 supply and installed)	603 m2	900.00	\$	542,700.00
	Subtotal			\$	542,700.00
External Windows & Doors					
			\$/M2	\$	14.25
1	Generally included within glazed cladding system above	Item		\$	-
2	Extra value for large sliding doors to open up community hall to town square	Item		\$	10,000.00
	Subtotal			\$	10,000.00
Stairs & Balustrades					
			\$/M2	\$	76.64
1	Stairs and landings from ground to terrace 1	Item		\$	5,000.00
2	Stairs and landings from terrace 1 to terrace 2	Item		\$	5,000.00
3	Ramp from terrace 2 to terrace 3	Item		\$	3,000.00
4	Glass balustrade to stairs, ramps, and voids	51 m	800.00	\$	40,800.00
	Subtotal			\$	53,800.00
Internal Walls & Finish					
			\$/M2	\$	104.10
1	Internal partitions, 150 x 50 timber framing lined with 13 gib stopped and painted	275 m2	225.00	\$	61,875.00
2	Extra value for AD ply lining	74 m2	50.00	\$	3,700.00
3	Formply cubicle partitions in Hale black anodised aluminium partition system	Item		\$	7,500.00
	Subtotal			\$	73,075.00

Rough Order of Cost - Bulls Community Centre

				GFA (m2)	702.00
Item	Description	Unit	Rate	Total	
Internal Doors & Windows					
			\$/M2	\$	39.60
1	Solid core single door, frame and hardware	8 no	1,100.00	\$	8,800.00
2	Solid core pair of doors, frame and hardware	3 no	2,000.00	\$	6,000.00
3	Solid core single cavity slider door, frame and hardware	1 no	1,000.00	\$	1,000.00
4	Large solid core cavity slider door, frame and hardware - to storage area	1 no	2,500.00	\$	2,500.00
5	Sliding folding door to meeting room (not heavy duty acoustic type)	1 no	7,500.00	\$	7,500.00
6	Allowance for roller shutter/servery door to kitchen	1 no	2,000.00	\$	2,000.00
	Subtotal			\$	27,800.00
Floor Finishes					
			\$/M2	\$	171.19
1	Heavy grind and seal concrete slab	126 m2	90.00	\$	11,340.00
2	30 Engineered oak flooring including 'Bona' clear finish	311 m2	250.00	\$	77,750.00
3	Loop pile carpet (PC \$70/m2 supply) on underlay	167 m2	100.00	\$	16,700.00
4	Altro safety vinyl flooring including 200 coved skirting	23 m2	120.00	\$	2,760.00
5	Ceramic tiles on dpm underlay laid to falls	15 m2	275.00	\$	4,125.00
6	Tiled finish to verandah area	30 m2	250.00	\$	7,500.00
	Subtotal			\$	120,175.00
Ceiling Finishes					
			\$/M2	\$	62.94
1	Gib on rondo batten including stopping and painted finish	106 m2	75.00	\$	7,950.00
2	Perforated gib on rondo batten including stopping and painted finish	198 m2	90.00	\$	17,820.00
3	Perforated gib on rondo batten to ceilings between roof wells	107 m2	90.00	\$	9,630.00
4	Dryden oil and matt polyurethane finish to exposed CLT panels	251 m2	35.00	\$	8,785.00
	Subtotal			\$	44,185.00
Fittings and Fixtures					
			\$/M2	\$	113.96
1	Kitchen joinery and equipment	Psum		\$	30,000.00
2	Bathroom mirrors, shelves, formed stainless steel wash hand trough	Psum		\$	10,000.00
3	Reception benching and joinery	Psum		\$	15,000.00
4	Mobile stage	Psum		\$	25,000.00
5	Seating to hall	Item		\$	Excluded
6	Library seating, tables, shelving, meeting room tables and furniture etc	Item		\$	Excluded
	Subtotal			\$	80,000.00
Sanitary Plumbing					
			\$/M2	\$	50.21
1	Accessible toilet, wash hand basin, grab rails, fixtures and fittings complete	Item		\$	5,000.00
2	Toilet facility comprising four toilets (note wash trough included under Psum in fittings and fixtures), fixtures and fittings complete	Item		\$	12,500.00
3	Kitchen sink including connections and wastes	Item		\$	2,500.00
4	Wash hand basin to Plunket room including connections and wastes	Item		\$	2,500.00
5	Zip boiler unit including connections and wastes	Item		\$	2,750.00
6	Allowance for grey water collection and plumbing system	Item		\$	10,000.00
	Subtotal			\$	35,250.00
Drainage works					
			\$/M2	\$	7.12
1	Below slab drainage to sanitaryware	Item		\$	5,000.00
	Subtotal			\$	5,000.00
Heating and Ventilation Services					
			\$/M2	\$	71.23
1	Enersave radiant heating	Item		\$	40,000.00
2	Motorised operating system to three window bays for ventilation	Item		\$	5,000.00
3	Mechanical extract to bathrooms and kitchen	Item		\$	5,000.00
	Subtotal			\$	50,000.00
Fire Services					
			\$/M2	\$	90.00
1	Sprinkler provision	702 m2	60.00	\$	42,120.00
2	Allowance for fire alarm and smoke detection	702 m2	30.00	\$	21,060.00
	Subtotal			\$	63,180.00

W4771 Bulls Town Square Development

5/02/2015

Rough Order of Cost - Bulls Community Centre

Item	Description	Unit	Rate	Total
GFA (m2) 702.00				
Electrical Services				
			\$/M2	\$ 211.08
1	Electrical supply and distribution including power and lighting (with the exception of light fittings below)	702 m2	90.00	\$ 63,180.00
2	Supply of 'concord' type light fittings	Psum		\$ 70,000.00
3	Supply of stage lighting	Psum		\$ 15,000.00
Subtotal				\$ 148,180.00
Vertical and Horizontal Transportation				
			\$/M2	\$ 142.45
1	Hydraulic passenger lift including lift shaft etc	Item		\$ 100,000.00
Subtotal				\$ 100,000.00
Special Services				
			\$/M2	\$ 135.33
1	Internet based security system with 10 cameras	Item		\$ 50,000.00
2	Cat 6 data cabling and wireless provision for library and town square	Item		\$ 40,000.00
3	Telecoms	Item		\$ 5,000.00
4	Audio/visual equipment etc to hall/stage	Item		Excluded
5	2 x 10KW PV array to roof	Item		Excluded
Subtotal				\$ 95,000.00
External Works				
			\$/M2	\$ -
1	Covered under Site Works	Note		\$ -
Subtotal				\$ -
Sundries				
			\$/M2	\$ -
1	None	Item		\$ -
Subtotal				\$ -
SUB-TOTAL EXCLUDING GST				\$ 2,017,595.00
Preliminaries & General and Margin				
			\$/M2	\$ 711.05
1	Preliminaries and General	Item	8%	\$ 161,408.00
2	Contractors Margin	Item	5%	\$ 108,951.00
3	Unmeasured Sundries and Design Development	Item	10%	\$ 228,796.00
4	Professional fees			Excluded
5	Project Contingency			Excluded
TOTAL EXCLUDING GST				\$ 2,516,750.00

W4771 Bulls Town Square Development

5/02/2015

Site Works

GFA (m2)

658.00

Item	Description	Quantity	Unit	Rate	Total
Site Preparation					
				\$/M2	\$ 49.15
1	Demolish existing Criterion Hotel building complete - assume by others		Item		Excluded
2	General site clearance and preparation	1,617	m2	20.00	\$ 32,340.00
Sub-total					\$ 32,340.00
Pavings					
				\$/M2	\$ 260.79
1	40 Sandblasted concrete exposed river aggregate pavers on hardfill	630	m2	220.00	\$ 138,600.00
2	Three tiered steps/seating formed in concrete with bluestone pavers	55	m2	600.00	\$ 33,000.00
Sub-total					\$ 171,600.00
Landscaping & Furniture					
				\$/M2	\$ 84.93
1	Sloped lawn area to town square	353	m2	45.00	\$ 15,885.00
2	Allowance for pop up irrigation system including rainwater collection from adjacent buildings		Item		\$ 25,000.00
3	Allowance for traffic bollards along Criterion Street		Item		\$ 15,000.00
Sub-total					\$ 55,885.00
Veranda					
				\$/M2	\$ -
1	Roof overhang/veranda (measured with associated building)				Included
Sub-total					\$ -
Services					
				\$/M2	\$ 88.15
1	Allowance for services connections to Community Centre		Item		\$ 40,000.00
2	Allowance for selected ground fitting lighting around square and laneway (Psum supply of \$10,000)		item		\$ 18,000.00
Sub-total					\$ 58,000.00
Drainage					
				\$/M2	\$ 75.99
1	Allowance for sewer and stormwater drainage to Community Centre		Item		\$ 35,000.00
2	Allowance for surface water drainage to pavings etc		Item		\$ 15,000.00
Sub-total					\$ 50,000.00
SUB-TOTAL EXCLUDING GST					367,825.00
Preliminaries & General and Margin					
				\$/M2	\$ 138.30
1	Main Contractors Preliminaries and General		Item	8%	\$ 29,426.00
2	Contractors Margin		Item	5%	\$ 19,863.00
3	Unmeasured Sundries & Design Development		Item	10%	\$ 41,711.00
4	Professional fees		Item		Excluded
TOTAL EXCLUDING GST					\$ 458,825.00