

Tātai Tāngata ki Raetihi

Design Brief for the Raetihi Community Hub

1.1 Whakarapopotangi whakahaere | Executive Summary

1.2. Tāhuhu kōrero | Background

This Design Brief seeks to outline the aspirations of both Uenuku Charitable Trust (UCT), Ruapehu District Council and the Raetihi communities' vision for a multi-purpose facility. A facility that acknowledges and embraces iwi and hapū Māori, the local community, and the wider community across the rohe.

1.3. Te Paetae | Project Objectives

The fundamental project objective is to: Develop a 'fit for purpose' Community Hub, inclusive of library services and iwi services that will be responsive to the **Raetihi community's aspirations** as well as their educational, cultural, heritage and recreational needs. Development of a culturally affirming space.

1.4. Wawata me te kaupapa | Vision and Key Considerations

He manu anō ngā manu kai poroporo

He manu anō ngā manu kai miro e

One bird eats poroporo, another miro. Each contributes in their own way

- kōrero nā Ahika ki Tieke

Develop a community hub that is the heart of Raetihi, a place to share stories and come together. A place that celebrates culture, heritage, the environment, a community hub that is sustainable.

The space needs to support the wider aims for the economic and social development of Raetihi. Reflecting and weaving together the stories of the past, whilst acknowledging this building space is not a museum. The facility should be future looking.

The exterior of the facility and the landscaping design is vital to the success of this project – connecting the building to Seddon Street, looking towards the maunga, connecting to the awa and surrounding environment.

A compelling and contemporary façade, that presents a forward-thinking vision to rangatahi, the local community and those from outside the region.

2. Tāhuhu kōrero | Project Background

Ruapehu District Council (RDC) and Uenuku Charitable Trust (UCT) are working towards jointly creating a shared multi-purpose Community Hub (Hub) for the Raetihi area to accommodate and provide for their separate activities, as well as for present and potential future community activities, including, and without limitation:

Local government administration and service centre

Head office and offices for Uenuku and subsidiary iwi entities

i-Site and/or community-information space

Library and/or reference space

Technology/computer centre
 Post Shop
 Conference and meeting rooms
 Offices for other governmental agencies e.g., Police
 Youth facilities including a tech hub and sound studio
 Activities rooms/areas
 Function and exhibition/display areas.

Stage 1 has been completed with the development of an initial business case prepared by Horwath HTL3 in 2019. To enable the Hub project to move to the next stage of the design process, intensive engagement with the community and all stakeholders across the wider Raetihi area is to be undertaken by the Project Steering Group (PSG).

The Community Consultation report has been presented to the stakeholders with the outcomes gathered from the community consultation which was undertaken in accordance with the Community Engagement Plan for the proposed Raetihi Community Hub.

Due to covid 19, community engagement was delayed in 2020 with the bulk of the engagement taking place early 2021 and concluding in June 2021 to assist the compilation of a final Business Case to consider the development of a Community Hub in Raetihi. The Final Business Case will include recommendations on the purpose, theme, and function of the Community Hub.

2.1. Kaupapa | Project Objectives

The fundamental project objective is to:

- Develop a ‘fit for purpose’ Community Hub, inclusive of library services and iwi services that will be responsive to the **Raetihi community’s aspirations** as well as their educational, cultural, heritage and recreational needs.

Other project objectives are to:

Provide library services and community facilities to cater for current and future growth within the Ruapehu District.

Provide a **safe and culturally affirming** space to house the Uenuku post settlement head office and space to exhibit taonga and tell our stories to heal the past and build a future. In exhibiting taonga (which might include material culture, physical records, and data) there is a need to consider having the appropriate level of security and archival spaces / storage (temperature / UV controlled).

Promote the use of library services and community facilities, particularly for the young and older population.

To encourage democratic local decision making to promote the social, economic, environmental, and cultural wellbeing of the Ruapehu District in the present and for the future

2.2 Vision and concept/ Tirohanga me te arua

Raetihi Community Hub (name TBC)
A community hub at the heart of Raetihi, a place to share stories and come together
The Waimarino district sits at the foot of Mt Ruapehu with the region’s main rivers Manganuioteao, the Mangawhero and the Whangaehu – all have their head waters flowing from

the mountain slopes. Raetihi is situated on the plains of the Waimarino district at the junctions of State highway 4 and 49. The rich volcanic soils surrounding Raetihi has sustained people over centuries with the rich flora and fauna of the area consisting of large areas of dense podocarp forests of rimu, matai, beech, totara, and miro trees grown pre-settlement and post settlement saw major milling of these forested areas. The rich soils saw a thriving market garden industry emerge. (<https://en.wikipedia.org/wiki/Raetihi>) (<https://teara.govt.nz/en/whanganui-places/page-7>)

Cultural	Heritage	Environment	Community Hub	Sustainable
Acknowledging iwi and hapū Māori Local Community Wider community across the rohe.	Weaving together the stories of the past, <i>making note that this building space is not a museum.</i> It should be future focussed.	Positive relationship with Te Taiao and Papa as opposed to extractive relationship of the past. How can kaitiakitanga be manifested in the building and the surrounding site?	Multi-purpose. Accessible by other local communities to. A place that might draw in others from around the rohe to Raetihi.	Embedded into Raetihi
Supporting the wider aims for the economic and social development of Raetihi				
Celebration of Māori history and culture		Community coming together		
Community services and support		Town centre enhancement		
Links to the awa and walkways		Economic and tourism development		
Celebrate the maunga, awa and volcanic plateau		Central space for celebrations and coming together		

Woven and connected experiences that create and represent the flow of information, services, and support		
Delivered from well-used multi-purpose spaces that are shared, flexible and changeable		
Displays of taonga, information resources, workshop and learning spaces, meeting and function spaces, central kitchen, local and visitor services, activity and gathering areas – all in one place.		
A team of flexible highly skilled front facing customer service people who welcome everyone into the space	The space is enriched by integrated art and crafts, Wi-Fi and technology experiences, digital and hard copy information, alongside displays and changing local artists contributions, social opportunities, recreation activities and live performances.	Can be open 7 days per week. Open each day of the week???The space needs to be easy to access and well connected to everything else – convenient for locals and visitors – central space

Woven and connected experiences, information, services, and support		
Delivered from well-used multi-purpose spaces that are shared, flexible and changeable		

The next steps in the process of developing this integrated partnership community hub, community and service space has been to develop this design brief.

Stakeholders will need to confirm their space requirements to enable an appropriate location to be identified. However, at this stage mana whenua has expressed a desire for the building to be located close to water – to acknowledge our connect to and with our awa tupua.

The approach of this brief has been to take a long view – this anticipates that what the users may experience perhaps not immediately, but in a year or two after development. This will largely be dependent on the funding secured and the stakeholder’s willingness to embrace a more fluid, and less compartmentalised model.

We require a layout solution, and an affordable architectural proposition, that reflects the interactivity and intersection of spaces that are in the main, not fixed, closed or permanent. We also need a space that is sympathetic to Māori ways of using and being in the build environment. This means careful consideration around entry and exit points, the location and design of thresholds, as well consideration the demarcation of tapu and noa spaces. Key pātai here is, how are manuhiri welcomed into the space by the design.

The maunga – a place to settle with the eternal flame burning

The weaving of spaces – connections and relationships

The flow of the awa – movement and change

2.3 Ngā Wāhi Katoa | Locations to be considered within the design

Several potential locations were identified by the community throughout the community consultation, and varying views were expressed:

- The Pub located on the corner of Seddon Street and SH4. The views ranged from this would provide an entry to the town from both highways. The Pub has caused enough problems for the community and needs to go. Good to face the hub towards the mountain and be a gateway.
- Maintain the facades of the empty shops located on Seddon Street, demolish the back of the buildings, and build new, thereby maintaining the heritage look of Raetihi.
- Build to the Wellness Centre and create a link.
- Build by the theatre to enable it to be incorporated.

The Project Steering Group (PSG) met to consider the identified sites and agreed on further investigation of two locations through the Design Brief Phase. The two locations identified as potential sites best achieve the outcomes the community, Iwi and RDC aspire to.

- The Crown-owned site at 4 Seddon Street, Raetihi. This piece of land consists of 5,800m². At the Gateway, to Raetihi this site provides an exciting opportunity to welcome visitors to our town. Its proximity to the pool, BMX track and recreation centre means it will best meet the needs of our rangatahi. Views of the mountain and river also make a place where locals and visitors will want to spend time. There has been some loss of land behind the existing house and the bank is now steep and will require mitigation.
- The owners of the properties located at 56-70 Seddon Street and 29-31 Queen Street, Raetihi contains a total land area 3.238 m². One of these sites is in the middle of the main street, which gives it good exposure. Council will require a first option to purchase the land if the existing owners wish to sell at any time in the future. These sites do not meet the needs of rangatahi well - being at a distance from recreational areas. The colonial

design of the buildings does not support a future facing Raetihi. The buildings are also extremely earthquake prone. They also lack views of the river and mountains.

2.4 Whakamaoritanga o te Wāahi | Interpretations of the space

Open, flexible space

There are many functions to fit (in the most **culturally affirming**, affordable and reflective of the physical location of the community hub yet effective way). This can be achieved if most of the floor area is treated as shared open space. We envisage that we will have the ability to easily shift most of the elements to transform the space and therefore accommodate many different experiences. We would anticipate that approximately 50% of the community hub will be the “open flexible space”.

- Where we can push, pull, drop, place, add, suspend or project – to alter the shape, size, or layout.
- The facility needs to be multi-functional stunning and reflective of the geographic location, simple, straightforward, and affordable.

Managed Spaces:

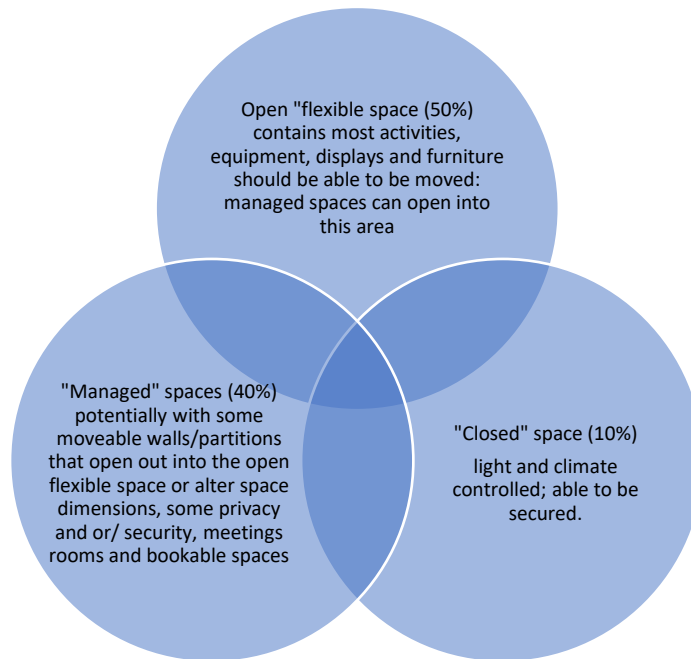
The “managed spaces” will include the operational requirements of the Council and Uenuku. In some cases, natural light or noise needs to be managed, or privacy is required, or more security needed. We expect areas such this will include most of the meeting spaces, they will need a degree of enclosure, requiring walls and ceilings and sound proofing but in some instances, these can be moved. We anticipate approximately 40% of the space will make up the “managed spaces”.

- Where we can change the dimensions of the area and make a room larger, or smaller
- Where doors might open out into other spaces, including into the open, flexible space
- Where walls may not be solid, (but be drops or partitions or screens), or illusions created by lighting and projection for example.

Closed space:

There may be a requirement for a closed space that is light, and climate controlled to display taonga and to house archival materials. This could be potentially 10% of the facility dependent on the taonga and archival materials required to be stored.

Many of the groups spoken to express a need for storage, this will require careful thought and planning to ensure groups can easily access the materials required to run their activities, however, do not take up valuable community space that could be utilised.



2.5 Ngā wāhi tū whara me ngā wāhi ngawari | Open and flexible spaces

Open & flexible spaces	UCT	RDC	Community
	Boutique cinema space	Library	Boutique cinema space
	Conference room with kitchen	Conference room with kitchen	Conference room with kitchen
	Youth space	Youth space	Youth space
	Annual general meeting sized hui space	Space for Council meetings	
		The HDC Service Centre area will need to be secure and only accessible by CSO's and Library staff..	Performance spaces
		Council service desk needs to be obvious when entering the building, however not dominate the space.	
	Eating area	Eating area	Eating area
	Food cart/café (Uenuku run)	Technology/computer area (improving local digital accessibility)	Concerts/music

		Visitor information services	A quiet room to work/read
	Links with existing community facilities & awa		
	Open 7 days and evenings	Open in the evenings	Open 7 days a week and evenings
		Community information services e.g., rates, licenses, permits	
		Can be open 7 days per week	

- Boutique movie/cinema space
- Conference room with kitchen
- Youth space
- Annual General Meeting sized hui space
- Toilet/showers
- Boutique movie/cinema space
- Eating area
- Food cart/café (Uenuku run)

2.6 Ngā Wāahi Tapu | Closed or restricted spaces

Closed spaces	UCT	RDC	Community
	Archives/Research room Display taonga	Council records	
	Display repatriated taonga/exhibition floor space	The HDC Service Centre area will need to be secure and only accessible by CSO's and Library staff..	

UCT – needs

- Archives/Research room
- Display repatriated taonga/exhibition floor space
- Good parking/designated Iwi parks
- Links with existing community facilities & awa
- Open 7-days-a-week and evenings
- PSGE – Head office – five offices/manager & admin staff/ - potentially a more comfortable space

- Space to tell stories
- Uenuku art/pou
- Volcano cultural component
- Boutique movie/cinema space
- Conference room with kitchen
- Youth space
- Annual General Meeting sized hui space
- Toilet/showers
- Boutique movie/cinema space
- Eating area
- Food cart/café (Uenuku run)

RDC – needs

- Council records
- Service Centre
- NZTA/Post Services
- Storage area for parcels
- RDC local government administration

2.7 Ngā wāhi whakahaere | Managed spaces

Managed spaces	UCT	RDC	Community
	Kaumātua space		Kaumātua/elderly space
	Meeting rooms	Meeting rooms	Meeting rooms
			Small Police area/kiosk
	PSGE – Head office – five offices/manager & admin staff/ - potentially a more comfortable space (size needs to be identified)	Offices – two shared offices with four hot desks	Ruapehu REAP would like office space. Unable to contribute to capital costs however, able to pay rent. Also require a space to book for running classes.
	Space to tell stories	Post Shop with 100 boxes (current level) and dispatch capability (storage)	Waimarino Budget Services would like the ability to have a confidential space for their work.
			Dreammakers Trust would like a space to operate youth programmes and needs to be able to store equipment. They would also like to be able to run their daily programmes from the space

2.8 Exterior elements/Huanga o waho

The exterior of the facility and the landscaping design is vital to the success of this project – connecting the building to Seddon Street, looking towards the maunga, connecting to the awa,

connections to the Health Centre and natural walking pathways to the surrounding area are critical to the success of the facility.

- A compelling and contemporary façade, that presents a forward-thinking vision to rangatahi, the local community and those from outside the region.
- The natural environment is a major consideration in the design of the facility. Consideration of the winter gales and directions that they blow across the whenua could affect placement and design of doorways and entry points.
- The light consideration during the winter months and summer months. The exterior needs to be able to welcome people into the facility throughout all seasons if possible. Interior needs to be a warm and light space that captures the sun's warmth.
- Other external features, mentioned by people include connections to the milling history of the district; the flora and fauna of the region; inclusion of pou and taonga throughout the space; connection to the colonial nature of the buildings along Seddon Street.
- Provision being made for "pop-up" activities to take place from a community market; bike hire or food vendors.
- Additional experience (for example, evening barbeques, outdoor performances, a sound shell, spaces for outdoor activities) should be considered in the landscaping design.

	UCT	RDC	Community
	Design and feel need to reflect local Māori. We want the space to be and feel contemporary, not tethered to the past. Inspiring for rangatahi. Not interested in using old façade.	-	Don't lose heritage town – historic; enhance; historic Raetihi - honouring the past but in a modern way/use of existing facade – building behind/wide main street
	Good parking - designated iwi parks		Concerts/music
	Links with existing community facilities & awa		Emergency Operations Centre
	Volcano cultural component		Māori/iwi/hapū/history
	Uenuku art / pou		Represents maunga
	Digital / interactive art possibly on exterior façade and internal spaces.		Changing spaces – easily adaptable
	Bilingual signage		Clean, bright spacious and warm

			Energy efficient model/sustainable – solar power/wind turbine/environmental statement/solar wind power
			Good Wi-Fi
			Place for young people to go after school

2.9 Te Wheako | The experience

The Raetihi Community Hub will be enriched by the integrated taonga, art and crafts throughout, Wi-Fi and technology experiences, with digital and hard copy information, alongside displays and activities, social opportunities, recreations resources and live performances.

Open each day and in the evenings, easy to access and well connected to everything else in town – convenient for locals and visitors.

Ko te tūmomo mahi | What activities are happening in the space

7.30am – in a meeting room which has been expanded to accommodate 50 people	A breakfast meeting is underway where farming community are brought together to hear updates from MPI.	Coming together for kai
8.30am – the complex opens, and everyone is ready to welcome visitors and provide help with enquiries	Service Centre, Library and Uenuku Admin Open	Pay rates; get library book engage with Uenuku There's action happening in the open space as a local art exhibition is being installed.
9am – visitors to Raetihi need help and there is adjustment needed to the meeting rooms	School group arrives for a session in the library. The breakfast meeting is over, the meeting rooms need to be reconfigured to accommodate the Dreammakers Trust activities with young people. The meeting rooms are fully booked today. The Waimarino Budget Service has several clients to meet and have booked one room from, 9.30am until 2.30pm. The Whanganui Community Law Centre is providing free legal advice sessions from 10am-2pm. The Māori Land Court has booked a room today for meetings.	Move into the archives area to explore the history of Raetihi.

10 am	Movement class	
10am	Raetihi Playgroup and Toy Library have a session from 10am until 12pm. They prefer to use the area with a durable easy to clean and safe floor surface with an area they can keep the children in their line of site close to whare paku and kitchen facilities for heating bottles.	
11am	Weaving session	
1pm	Crafty corner – gather to share crafts	
3.30pm - weekly	Jam session – youth council organise a jam session	
5pm	Visiting author book launch and discussion on the book	
7pm	Film group movie night	
11am on a Tuesday	Every Tuesday there is a one-hour drop-in session – the library staff are here to help people use the digital devices.	
2pm school holidays	There is a carving workshop today and tomorrow. So many young people want to participate additional volunteers are required.	Kai provided

2.10 Whakarapopotanga o nga huanga hoahoa matua | A summary of key design considerations

To achieve this concept, we recommend the following design considerations:

- **Most of the things can be moved:** most displays, furniture, shelving and even groupings of computers will be able to be moved (ideally by either one or two people – using wheels, sections and easy to move components, multiple plug-in, and connection options. Where possible sliding doors or moveable walls will allow for spaces to be enlarged or made smaller to accommodate for changing use.
- **Each square metre of the building will be well used:** each area of the building needs to attract high foot-traffic, and an effective design with logical connections and useful internal pathways will influence this. It is important to the partners to be confident that they will get the best return on investment in the building and overall complex.
- **Technology:** Wi-Fi access inside and out with at least 8 hard wired terminals (ideally with different options for re-grouping depending upon who is using the computers – if being used by REAP for example they may want a classroom type configuration), plenty of power and device charging points. Large screen placement, for movies, teleconferencing, lighting and sound options, and touch screen technology when required. Movies could screen in a small multi-use theatre or outside on a good summer night.

- **Art, taonga and technology are to be integrated into the overall design experience:** we expect that these will be planned for from the very beginning of the concept development. Thought needs to be given to the installation of taonga – if there are large taonga does consideration need to be given to the weight of the object and location; overhead display if incorporated will need to think about. The flooring, walls and external elements can incorporate specific design elements such as (thought of some of the flora and fauna elements alongside the volcanic nature of the plateau). Consideration should also be given to additional power and data outlets that will support exhibitions, performance or artworks that may need to be lit. Working with Mana whenua artists and designers should be an integral part of this. Iwi should be included in the conception of the space, as opposed to being given opportunities to decorate their building.
- **Enclosed spaces to be kept to a minimum:** where possible “rooms” will be created using furniture, objects, shelving art and screens to create a sense of individual spaces. Essentially, we are seeking a workable, yet affordable warm inviting comfortable space for locals and visitors that incorporates future flexible solutions.
- **Customer service point:** how is entry to the building envisaged and will it be one central greeting point that encourages shared services with UCT and RDC? Both entities will need private spaces.
- **Meetings rooms; workshop area, staff office space and storage spaces: On-site storage needs to be considered for RDC, UCT and the interested community user groups**
- **Entry and access to the facility:** Does the facility have one main entry point or multiple entry/exit points?
- **Planning for different scenarios:** Consideration needs to be given to where a weekly market might be held, community markets such as the Christmas Festival how does the facility support these events. Or Matariki / Puanga / Commercial opportunities within the building are they possible?
- **Longer term realised operational efficiencies are important:** Consideration needs to be given to design aspects that will provide efficiencies around heating, lighting, cleaning (including windows, toilets, terraces, and pavements), security, furniture, and flooring maintenance. Consideration of the lived summer/winter experience on the plateau needs to be considered.

Reference

- 1) <https://en.wikipedia.org/wiki/Raetihi>