

Existing Context. Site Plan.

EXISTING TOWN HALL (GFA)

L0. TOWN HALL	785m ²
L1. TOWN HALL	300m ²
GROSS FLOOR AREA	1,085m²

EXISTING MUNICIPAL AND CIVIL DEFENCE (GFA)

L0. MUNICIPAL	630m ²
L1. TOWN HALL	630m ²
L0. CIVIL DEFENCE	240m ²
L1. CIVIL DEFENCE	240m ²
GROSS FLOOR AREA	1,740m²

EXISTING MDC FACILITIES (GFA)

L0. WAIATA HOUSE	940m ²
L1. WAIATA HOUSE	550m ²
L0. QUEEN STREET TENANCY	710m ²
GROSS FLOOR AREA	2,200m²



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Design Concept. Site Plan.

PROPOSED MDC FACILITIES (GFA)

L0. WAIATA HOUSE	940m ²
L1. WAIATA HOUSE	550m ²
L0. WAIATA HOUSE EXTENSION	400m ²
L0. WAIATA HOUSE EXTENSION	430m ²
GROSS FLOOR AREA	2,320m²

ASSUMPTIONS:

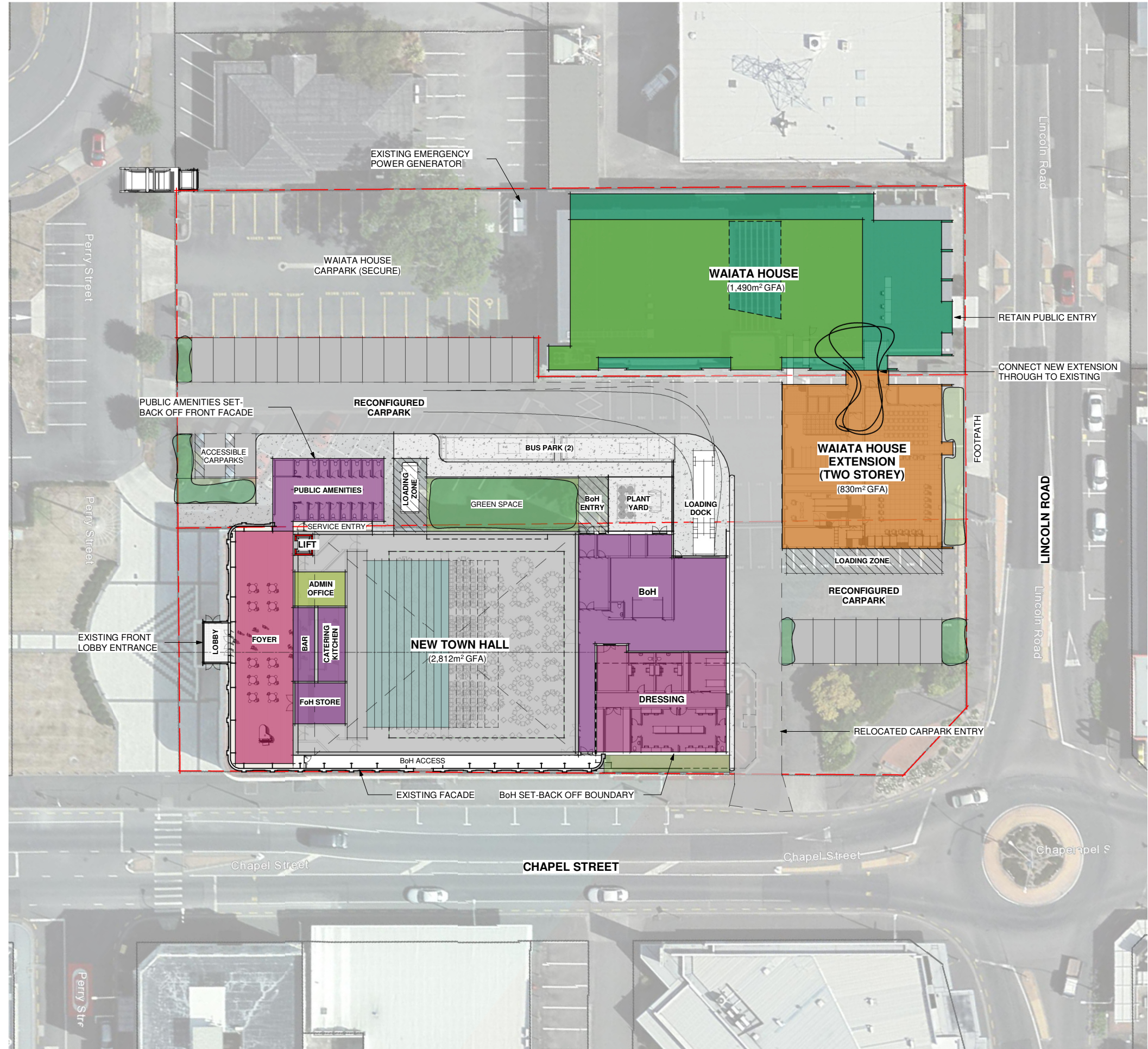
- Loading and carpark provided adjacent to Waiata House extension. Carpark to be appropriated by Civil Defence during emergency situation.

PROPOSED TOWN HALL (GFA)

L0. TOWN HALL	1,885m ²
L1. TOWN HALL (BALCONY)	727m ²
L2. TOWN HALL (CATWALK)	200m ²
GROSS FLOOR AREA	2,812m²

ASSUMPTIONS:

- Capacity:
 - 700 seated (stage end set-out)
 - 980 standing (approx)
- Auditorium Features:
 - Acoustically isolated box
 - Retractable seating
 - Sprung flat floor performance space
 - Single balcony/gallery level on 4 sides
 - Technology zone with catwalks
 - No fly tower
 - No control box (controlled within space)
 - Potential for large window (to be confirmed)
- Retain the existing Town Hall facade.
- Foyer for approx 350 people with heat & eat kitchen & bar (with ticketing at bar). Mezzanine space will cater for additional FoH space.
- Foyer can be used for small performance space & pre-show entertainment.
- Demolish the existing Municipal Building behind the facade to make way for new Town Hall including demolition of Civil Defence portion.
- Loading for 12.6m truck provided. Parking of unloaded trucks to be off-site.
- Bus park/drop off zone provided for large groups (school etc). Two buses shown, one large touring, or two school size buses. Drop-off zone near BoH entry for school type use.
- Venue to operate as a Dark Facility (ie no permanent staff on site while not in use).
- Storage provided FoH & BoH for furniture to enable flexible use of spaces.
- Hallway to provide access to BoH parallel with Chapel Street to act as acoustic buffer to road noise (SH2).
- The proposed drawings are based on high level assumptions and MDC Accommodation Schedule.
- No Structural/Services/Fire/Acoustic Engineering input has been provided at this stage.



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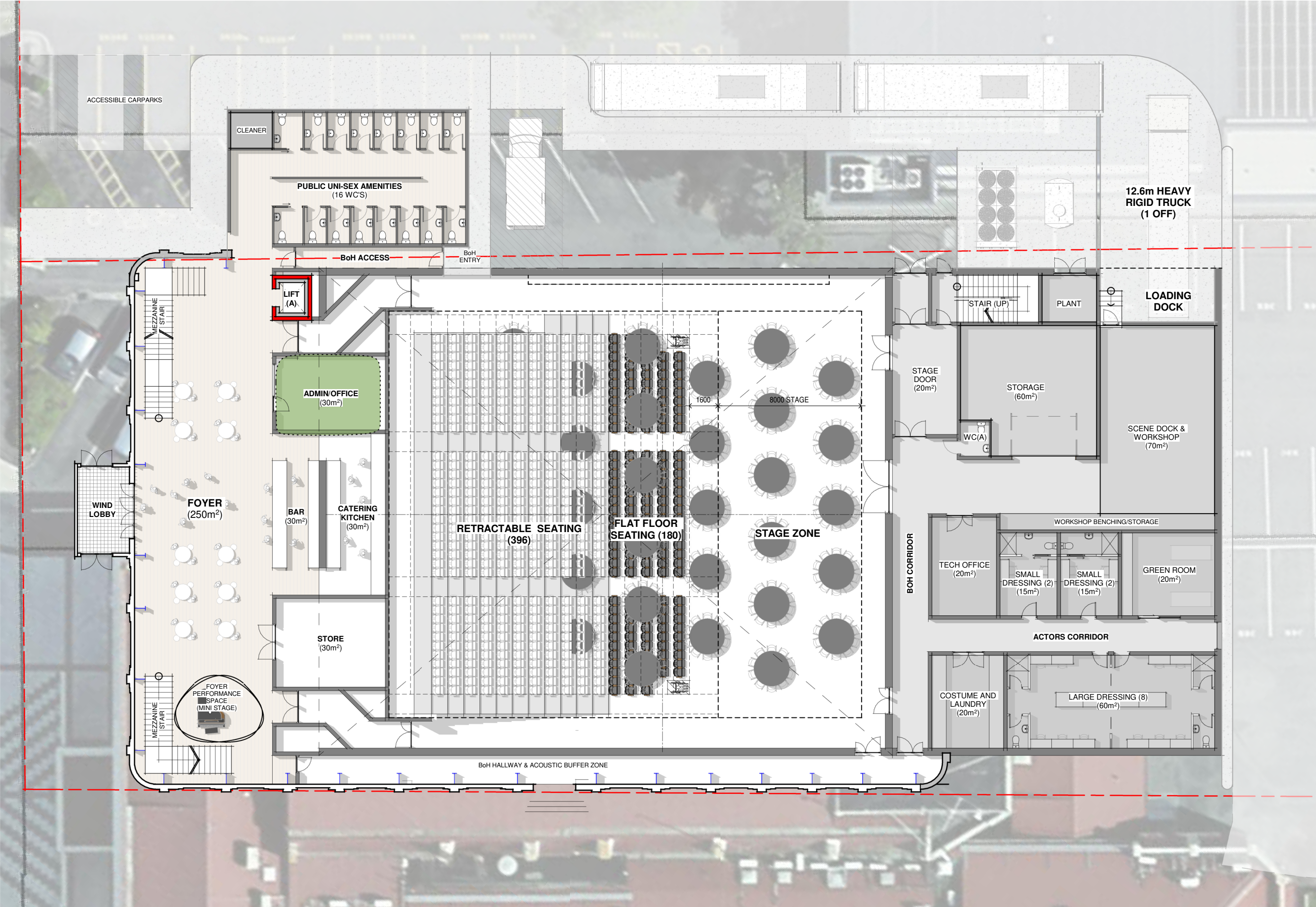
SHEET:

TH-02

SCALE: 1:250 at A1
REV: (HALF SCALE at A3)

Design Concept - Town Hall.

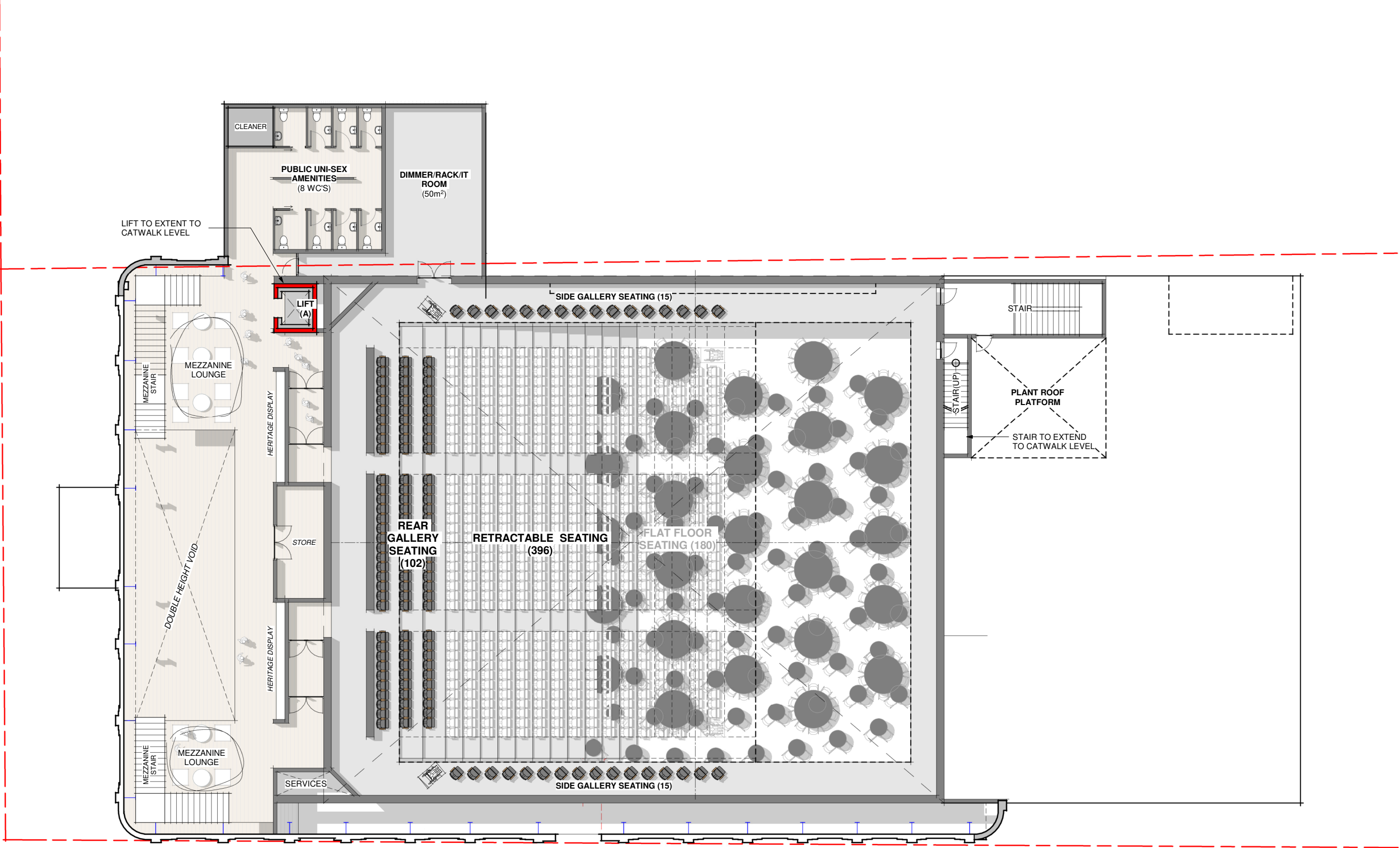
Ground Floor Plan.



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Design Concept - Town Hall. Mezzanine Floor Plan.



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Design Concept - Waiata House.

Ground Floor Plan.

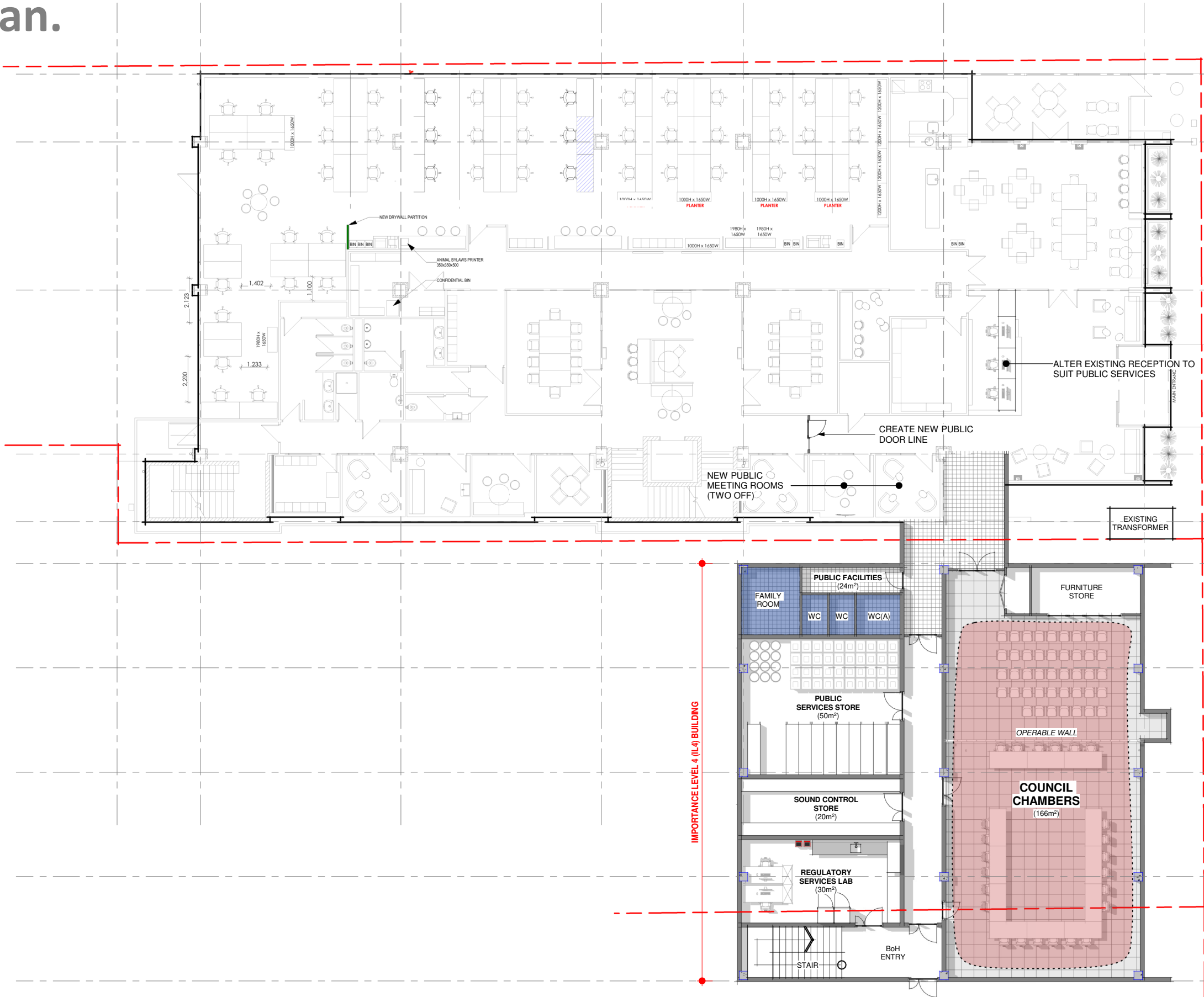


PROPOSED MDC FACILITIES (GFA)

L0. WAIATA HOUSE	940m ²
L1. WAIATA HOUSE	550m ²
L0. WAIATA HOUSE EXTENSION	400m ²
L0. WAIATA HOUSE EXTENSION	430m ²
GROSS FLOOR AREA	2,320m²

ASSUMPTIONS:

- Shortfall analysis for Waiata House identified the following additional spaces required;
 - Public Service Center
 - Civil Defence (IL4)
 - Council Chamber (dedicated space)
 - Customer Service Storage (bins/tanks etc)
 - Sound Control Store (impounded equipment)
 - Regulatory Team Lab
 - CCTV viewing/control space
 - Additional office space for:
 - Finance Team (9)
 - Customer Service Team (11)
 - Additional staff break-out space required to serve additional staff on Level 1
- Council Chambers is located on ground floor to provide accessible access for public (include with FoH space).
- Existing public entrance to be altered to suit customer services.
- Existing Transformer to remain in current location.
- New addition to be IL4 with seismic separation between existing & new.
- Use existing Generator to support Civil Defence Facilities.
- Use existing water storage to support Civil Defence Facilities.
- Civil Defence can use adjacent office space (IL4) as required during emergency event with minimal impact on MDC operations short term.

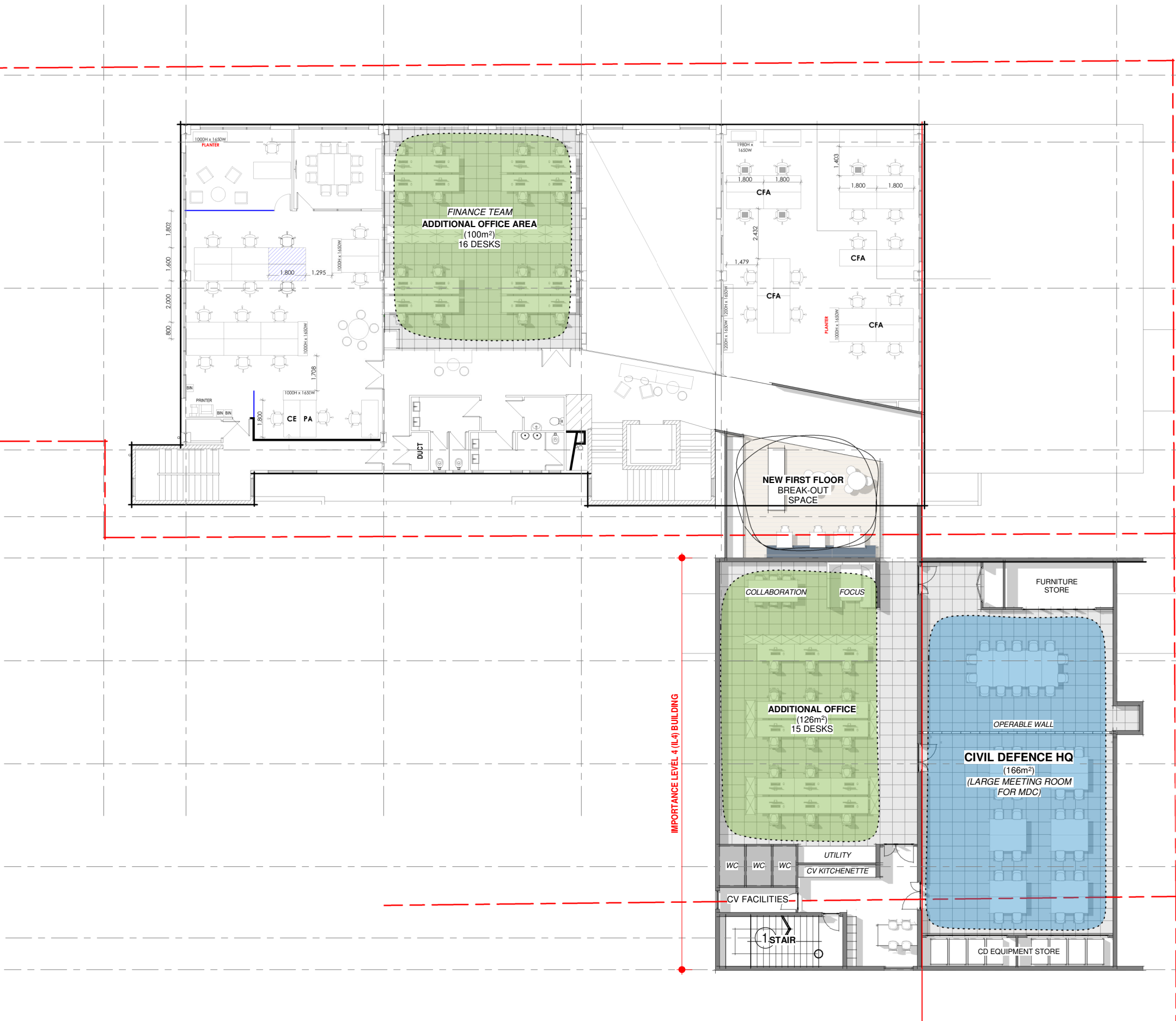


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Design Concept - Waiata House.

First Floor Plan.



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Design Concept - Test Plan (New Town Hall and MDC Facilities)

Site Plan.

NEW MDC FACILITIES_(GFA)

L0.	1,133m ²
L1.	1,187m ²
GROSS FLOOR AREA	2,320m²

ASSUMPTIONS:

- This plan is a high level Bulk & Massing plan to test if a new MDC facility and the new Town Hall facility can be built on the existing Town Hall site.
- Gross floor area drawn for MDC facility matches that of the Waiata House + Waiata House Extension scheme (assuming MDC vacate Waiata House and Queen Street tenancy).
- MDC facility has been drawn to be located behind the existing Facade (in part) to match the location of the existing municipal building location. Due to MDC facilities GFA requirement the facility will need to extend beyond the existing facade both North & West.
- Limited carparking, loading capacity on site due to gross floor area of proposed build.
 - No secure MDC carparking.
 - No carparking available on site for Public.
 - Limited loading zones for Town Hall BoH.
 - Limited bus/coach drop-off.
- The Civil Defence portion of new building is required to be built to IL4. The remainder of the build will be IL3.
- The proposed spaces are long and narrow in width and are prone to being inefficient with respect to space planning which will result in a high ratio of circulation to occupied spaces.

PROPOSED TOWN HALL_(GFA)

L0. TOWN HALL	1,885m ²
L1. TOWN HALL (BALCONY)	725m ²
L2. TOWN HALL (CATWALK)	200m ²
GROSS FLOOR AREA	2,810m²

ASSUMPTIONS:

- Retain the existing Town Hall facade.
- The gross floor area drawn matches that of proposed 700 seat Town Hall.
- Access to the Town Hall facility is proposed via the existing front lobby to existing facade resulting in a deep foyer with limited aspect/access to natural light from the exterior.



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