

Agenda

Woodend-Sefton Community Board

Thursday 12 December 2024

4pm

Woodend Community Centre
School Road
Woodend

Members:

Shona Powell (Chairperson)

Mark Paterson (Deputy Chairperson)

Brent Cairns

Ian Fong

Rhonda Mather

Philip Redmond

Andrew Thompson



WAIMAKARIRI
DISTRICT COUNCIL

AGENDA CONTENTS – WOODEND-SEFTON COMMUNITY BOARD MEETING

<u>Item Number</u>	<u>Item Topic</u>	<u>Page numbers</u>
3	Reports	
3.1	Pegasus Community Centre – Approval to Consult	5-34

AGENDA FOR THE EXTRAORDINARY MEETING OF THE WOODEND-SEFTON COMMUNITY BOARD TO BE HELD AT THE WOODEND COMMUNITY CENTRE, SCHOOL ROAD, WOODEND ON THURSDAY 12 DECEMBER 2024 AT 4PM.

RECOMMENDATIONS IN REPORTS ARE NOT TO BE CONSTRUED AS
COUNCIL POLICY UNTIL ADOPTED BY THE COUNCIL

	<u>BUSINESS</u>	PAGES
1	<u>APOLOGIES</u>	
2	<u>CONFLICTS OF INTEREST</u>	
3	<u>REPORTS</u>	
3.1	<u>Pegasus Community Centre – Approval to Consult – Isibea Clark (Project Manager)</u>	5-34
	<i>RECOMMENDATION</i>	
	THAT the Woodend-Sefton Community Board:	
	(a) Receives Report No. 241128211094.	
	(b) Approves public consultation be carried out to seek feedback on the concept design for Pegasus Community Centre, based on the attached draft Consultation Document and plan, and the proposed community drop-in sessions as noted within this report.	
	(c) Notes \$5.296 million has been allocated for this project, with approximately \$1.1 million designated for land purchase and \$4.296 million for building construction.	
	(d) Notes that staff have previously undertaken detailed consultation with the community regarding the location of the Pegasus Community Centre with 77.7% of respondents expressing support for the 66 Pegasus Main Street Location.	
	(e) Notes that the high-level estimate for the Pegasus Community Centre building has been received and is within budget scope. Staff will continue to value engineer the preliminary design to bring the overall costs down during subsequent design stages. Feedback from the proposed consultation process will assist in any such future value engineering activities.	
	(f) Notes following consultation staff will bring a summary of the feedback and recommendations for the Board's consideration and potential approval, a report will also be presented to Council to approve any tender.	
	(g) Circulates this report to the Community and Recreation Committee.	

NEXT MEETING

The next meeting of the Woodend-Sefton Community Board is scheduled for 5.30pm, Tuesday 10 February at the Woodend Community Centre, School Road, Woodend.

Briefing

- *Woodend Elderly Housing – Rob Hawthorne (Property Manager) – 20 Minutes*

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION**

FILE NO and TRIM NO: CPR-04-05-49/241128211094

REPORT TO: WOODEND-SEFTON COMMUNITY BOARD

DATE OF MEETING: 12 December 2024

AUTHOR(S): Isibéal Clark – Project Manager

SUBJECT: Pegasus Community Centre – Approval to consult

ENDORSED BY:
(for Reports to Council,
Committees or Boards)


General Manager


Chief Executive

1. SUMMARY

- 1.1. The purpose of this report is to seek approval to consult with the community regarding the preliminary design for a community centre in Pegasus located at 66 Main Street Pegasus. Consultation will be undertaken with the public. This will be in the form of 'Let's Talk' utilising Councils Online platform, website and social media as well as two drop-in sessions at the current community centre.
- 1.2. The project has been in development since a feasibility study was conducted in 2020/21, which highlighted the necessity for a multi-use community facility in Pegasus. The new community centre will replace the current leased facility at 8 Tahuna Street, which has been popular but is due to expire in 2026.
- 1.3. In early 2023, the Council engaged with the Pegasus community to determine the preferred location for the new community centre. Two potential sites were considered: Templeton-owned land next to the lake and Waitaki Reserve, Council-owned land near the medical centre. The community consultation revealed a strong preference for the lakeside location at 66 Pegasus Main Street, with 77.7% of respondents supporting this site.
- 1.4. Following community feedback, staff negotiated the purchase of the site, including additional land for parking. In August 2024, Ignite Architects was awarded the design contract, covering various engineering and architectural services.
- 1.5. Staff and the project control group have been refining the concept plan to ensure it meets community needs, focusing on cost-effective, sustainable features. The new centre aims to enhance social and cultural well-being by providing a versatile space for community activities, replacing the current facility at 8 Tahuna Street. The project is progressing with community input, ensuring it meets the needs and expectations of Pegasus Township residents.
- 1.6. If approved for consultation, staff will review feedback and bring a report back to the Board with a summary of feedback, before we progress with the next developed design phase.



Attachments:

- i. Pegasus Community Centre Preliminary Design Plan – 241204215392
- ii. Pegasus Community Centre Landscape Preliminary Design Plan - 241204215395
- ii. Pegasus Community Centre Consultation Document – 241205216035

2. RECOMMENDATION

THAT the Board:

- (a) **Receives** Report No. 241128211094
- (b) **Approves** public consultation be carried out to seek feedback on the concept design for Pegasus Community Centre, based on the attached draft Consultation Document and plan, and the proposed community drop-in sessions as noted within this report
- (c) **Notes** \$5.296 million has been allocated for this project, with approximately \$1.1 million designated for land purchase and \$4.296 million for building construction.
- (d) **Notes** that staff have previously undertaken detailed consultation with the community regarding the location of the Pegasus Community Centre with 77.7% of respondents expressing support for the 66 Pegasus Main Street Location.
- (e) **Notes** that the high-level estimate for the Pegasus Community Centre building has been received and is within budget scope. Staff will continue to value engineer the preliminary design to bring the overall costs down during subsequent design stages. Feedback from the proposed consultation process will assist in any such future value engineering activities.
- (f) **Notes** following consultation staff will bring a summary of the feedback and recommendations for the Board's consideration and potential approval, a report will also be presented to Council to approve any tender.
- (g) **Circulates** this report to the Community and Recreation Committee.

3. BACKGROUND

- 3.1. The Council plans to build a new Community Centre in Pegasus Township. Detailed information about the project has been presented in earlier reports to the Woodend-Sefton Community Board and the Council. The project has been in development since a feasibility study was conducted in 2020/21, which highlighted the necessity for a multi-use community facility in Pegasus.

- 3.2. The Council allocated \$4.7 million in the 2021/31 Long Term Plan for the Pegasus area. This funding covers land acquisition and the construction of a 400m² facility, scheduled for the 2023/25 financial years.
- 3.3. In early 2023, the Council engaged with the Pegasus community to determine the preferred location for the facility. Two potential sites were considered: Templeton-owned land next to the lake and Waitaki Reserve, Council-owned land near the medical centre. The community consultation revealed a preference for the lakeside location at 66 Pegasus Main Street, with 77.7% of respondents supporting this site.
- 3.4. Following community feedback, staff negotiated with Templeton on the purchase of 66 Pegasus Main Street which led to a revised proposal that included additional land for parking.
- 3.5. The consultation which occurred on the location highlighted key considerations, including the connection to a proposed youth space, adequate car parking, and the potential for future expansion. The agreement between Templeton and the Council adopted a more traditional approach, with the Council purchasing the land and overseeing the construction of the building.
- 3.6. In late 2023 Council approved additional budget of \$430,000 towards this project due to the cost estimates received at this time. It was estimated purchase of land and then construction of a 400m² community centre by Council would be approximately \$5.13m.
- 3.7. In June 2024 a further \$96,000 was reallocated to this project in order to progress the sale and purchase of 66 Pegasus Main Street. This brought the total available budget to \$5.296 million, with approximately \$1.1 million designated for land purchase and \$4.1 million for building construction.
- 3.8. A sale and purchase agreement was agreed upon with the current landowner, Templeton Group. Templeton is currently underway with the subdivision application to create the parcel of land specifically for the Pegasus Community Centre site.
- 3.9. A template concept design was developed by Ignite Architects through engagement by Templeton Group. The Sale and Purchase agreement between WDC and Templeton has a condition requiring WDC to “construct the Community Centre materially in accordance with the Concept Plan and the Site Plan, subject to clause 25.2. This clause pertains to value engineering to meet budget constraints.
- 3.10. Since April 1, 2017, the Council has leased a building at 8 Tahuna Street in Pegasus to serve as a community facility. This lease will expire in September 2026, aligning with the proposed construction timeline.
- 3.11. The Pegasus Community Centre Project Steering Group (PSG) was set up in October 2023 and includes members of the Council, Elected members, Templeton Group, Pegasus Residents Association and Wairoa Links to oversee the project and the design progression at 66 Pegasus Main Street. In August 2024 a request for proposal was issued to three firms inviting them to put forward a proposal for design of the new community facility. This contract was awarded to Ignite Architects on 18 September 2024.

The scope of work included the following disciplines, up to the award of a physical works contract:

- Architectural and Lead Consultant
- Civil Engineering
- Structural Engineering

- Mechanical Electrical and Hydraulic Building services
 - Fire Engineering
 - Landscape Architecture.
- 3.12. Since this appointment, staff have been working with Ignite to develop a concept plan that meets all the spatial requirements outlined in the feasibility study, including the need for a passive youth space, while also considering the future needs of the community. Staff have engaged with the Pegasus Community Centre PSG and consulted with various stakeholders throughout this process to refine the concept plan. This includes working with Greenspace operational staff to address any maintenance concerns.
- 3.13. The design for the Pegasus Community Centre has focused on redevelopment, adhering closely to the existing concept template previously developed by Templeton Group. The new community centre is expected to enhance social and cultural well-being by providing a fit-for-purpose space for various community activities. It will replace the current leased facility at 8 Tahuna Street, which has been popular but is due to expire in 2025.
- 3.14. The design has considered cost-effective and environmentally sustainable features, providing an accessible facility, addressing the community needs, and enabling flexibility and multi-use.
- 3.15. Staff have consulted with Whitiara regarding the 10-metre setback required by mana whenua as a minimum distance from water bodies. Whitiara has confirmed that the 4.5-metre intrusion into this setback that can be seen in the proposed preliminary design will not be opposed, provided certain conditions regarding landscaping and artwork are met. These conditions are minor and mainly aim to ensure continuity with other district projects. Staff will continue to work with Whitiara around observing Te Ao Māori design principles.
- 3.16. A Quantity Surveyor (QS) Estimate has been prepared based on the preliminary design. This estimate accounts for a building area of 385 square meters. The estimated cost for this area is within the budget scope outlined for the project.

4. ISSUES AND OPTIONS

- 4.1. The RSL report concluded that the building would need to be approximately 385m², the preliminary design shows a facility with a total size of 385m².
- 4.2. The Pegasus Community Centre preliminary design plans (Attachment I and ii) includes the following items;

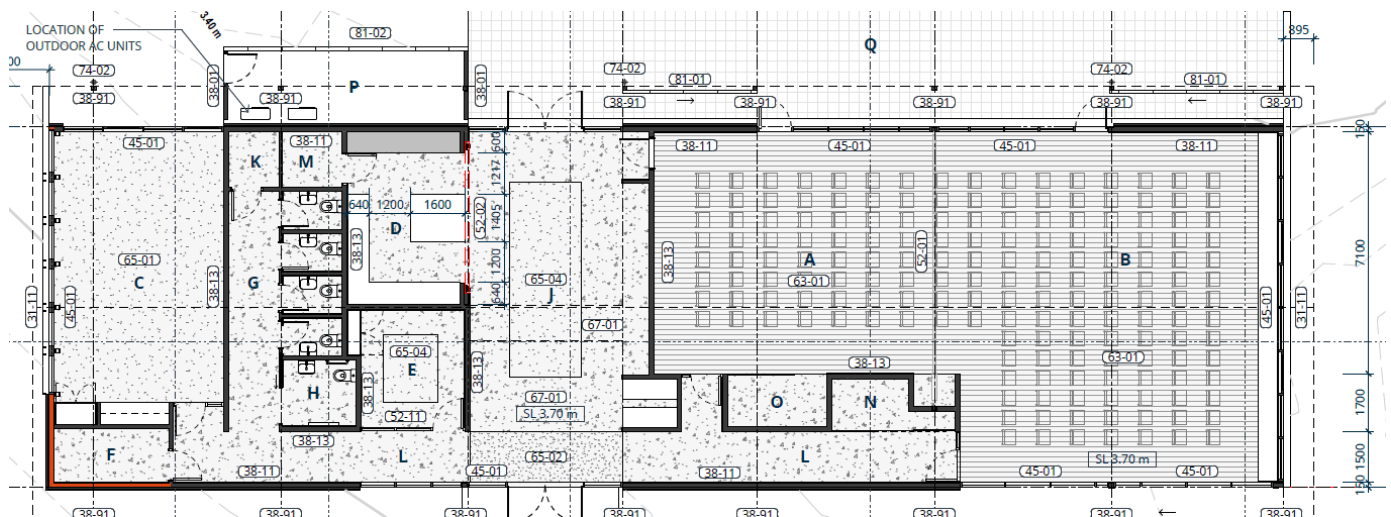
Feature	Description
Two large meeting spaces	
One small meeting space and a boardroom-style meeting space with a kitchenette	This caters to different group sizes and purposes, from casual meetups to formal meetings.
Large kitchen with a servery hatch	Ideal for catering events, making it easier to serve food and beverages during functions or cooking classes.
Accessible toilets and a baby change table	This ensures the centre is welcoming and usable for all community members, including families and individuals with accessibility needs.
Book cave in the foyer area	A popular feature of the current community centre, this has been incorporated to now be more open to foster social interaction and community bonding through reading and discussions.
Multiple storage options	Various storage solutions will be available to meet different

Feature	Description
	needs.
Desk nook	Versatile for individual work, or use by the Pegasus Residents Group, adding flexibility to the community centre.

Room Schedule

SCHEDULE - ROOM

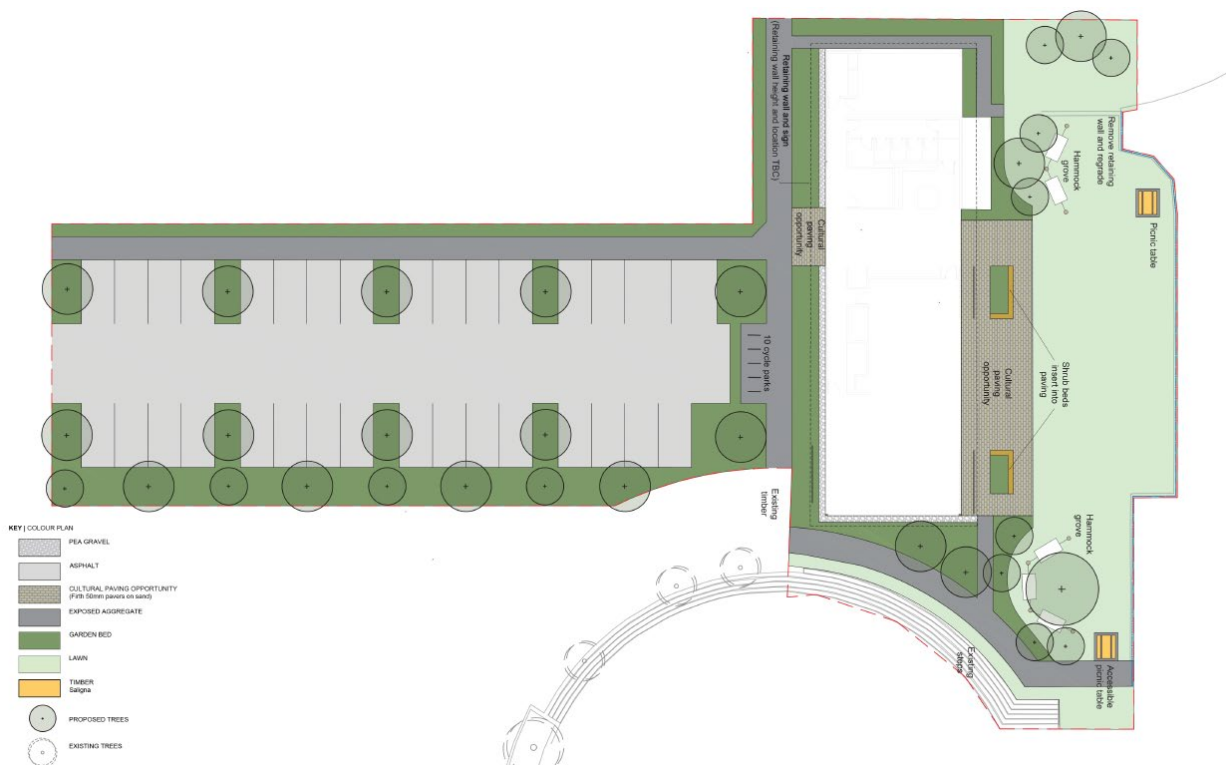
No.	NAME	AREA
A	FUNCTION HALL 1	59 m ²
B	FUNCTION HALL 2	104 m ²
C	BOARDROOM & KITCHENETTE	42 m ²
D	KITCHEN	17 m ²
E	SMALL MEET. RM	11 m ²
F	SERVICES CUPBD	5 m ²
G	TOILETS	18 m ²
H	ACC WC	4 m ²
J	RECEPTION	47 m ²
K	CLEANER'S	2 m ²
L	CIRCULATION	38 m ²
M	STORAGE	3 m ²
N	STORAGE	4 m ²
O	STORAGE	5 m ²
P	EXTERNAL STORE	16 m ²
Q	DECK	81 m ²



Landscape and Carpark Plan:

Feature	Description
10 cycle stands	This promotes cycling as a healthy and eco-friendly mode of transportation, encouraging residents to stay active.
30 standard carparks and two accessible parks	Providing ample parking space for visitors.
Accessible path connecting the carpark to the back of the centre	This ensures easy access for everyone, including those with mobility challenges.

Feature	Description
Low maintenance trees	The selected species require minimal maintenance and are consistent with the existing street species, chosen specifically for their resilience to known drought conditions in Pegasus.
Accessible picnic table	There are two picnic tables, one of which has a connective path designed for accessibility.
Shrub beds integrated into paved deck with seating	This combines greenery into the seating area as creating a relaxed area to sit in.
Hammock grove	Hammocks are strung between trees or poles, creating a peaceful and inviting environment allowing for a passive youth space.
Cultural paving opportunities at the front and back of the building	This adds a unique touch and celebrates local heritage, staff hope to work with Whitioria around this.



4.3. Part of the landscaping scope includes a passive youth space. The preliminary design shows a space at the back of the building designed to enhance connections between youth and their environment. This space includes various design elements to offer challenges for different abilities and opportunities for social gatherings and seating.

4.4. The accessible path is intended to help draw people into the greenspace area. Greenspace staff have reviewed the plan and believe that it meets the expected levels of service for a passive youth space and caters for the community.

- 4.5. Now that a plan has been developed, Staff are seeking approval to consult with the community to find their thoughts and feedback on the plan. This feedback will help us ascertain if the plan meets the expectations and needs of the surrounding community.
- 4.6. The results of this consultation will be collated and presented to the Board, along with any proposed recommendations, to proceed to the next design phase.
- 4.7. Consultation is proposed to be open from the 16th of December through to the 24 January 2025. Two drop-in sessions will be available at the current leased Pegasus Community Centre on the 20th of January and 21st of January with links being made available on the Council's social media and website pages during the consultation period.
- 4.8. Staff will inform all community users of the current community centre, key stakeholders, and steering group members about this consultation process to ensure everyone has the opportunity to provide feedback.
- 4.9. Timing for the project

The table below outlines the planned timeline for the key stages of the program, with an estimated project completion date of August 2026.

Stage	Timing
Commence design	September 2024
Complete design	May 2025
Procurement for construction complete	August 2025
Construction commences	September 2025
Construction completion	August 2026
Final fit-out – ready for use	September 2026

There are three options available to the comm board which staff have detailed below and reflected within the recommendations of this report

Option one (approve wider community consultation)

Approve the consultation document and consultation with the wider community around the preliminary design for the Pegasus Community Centre. This is the preferred option as there is a need for a community facility in the Pegasus area which was identified through the feasibility study.

Engaging with the community helps identify their specific needs and preferences for the community centre. This ensures that the facility will be used effectively and meet the expectations of its users. Consulting the community on the Pegasus Community Centre project is essential for creating a facility that truly serves the needs of Pegasus Township. It ensures that the project is well-received, effectively utilised, and supported by the community, leading to its long-term success and sustainability. By offering a fit-for-purpose space, the new facility will foster greater community engagement, support local events, and serve as a hub for social interaction, ultimately strengthening the sense of community in Pegasus.

This is the staff's and the PSG's recommendation.

Option two (community consultation undertaken differently)

The Woodend-Sefton Community Board could request staff to conduct the consultation differently, targeting only specific groups such as current facility users. However, this is not the recommended approach. It is crucial for the wider community to have the opportunity to provide feedback on the preliminary design. Since the facility is intended for use by the wider district and aims to attract a broader range of individuals, input from the entire community is essential.

This is not staff's recommended option.

Option three (no consultation)

Not approve consultation to occur for the Pegasus Community Centre.

There has been a level of consultation which has occurred to date around the location of the facility and an understanding that the community will have the opportunity to provide feedback. Without community input, the facility might not meet the actual needs of the community, resulting in underutilisation and dissatisfaction. Skipping consultation could erode trust between the Council and the community, as the community may feel their opinions and needs are not valued.

This is not staff's recommended option.

Implications for Community Wellbeing

There are implications on community well-being by the issues and options that are the subject matter of this report.

Council has been leasing space for a community centre in Pegasus for many years. This space has been managed by the community and has played a huge role in connecting people within Pegasus. The Community centre provides the space for the community to undertake activities that connect them. A more connected community is a happier healthy and more resilient community. The new facility will be purpose-built rather than a leased space that was originally designed for something else. This means that it will be a more usable multipurpose space and provide even more opportunity for the social and cultural wellbeing of Pegasus.

- 4.10. The Management Team has reviewed this report and supports the recommendations.

5. COMMUNITY VIEWS**5.1. Mana whenua**

Te Ngāi Tūāhuriri hapū are likely to be affected by, or have an interest in the subject matter of this report.

Staff have met with Whitiōra regarding the 10-metre setback required by mana whenua as a minimum distance from water bodies. Whitiōra has confirmed that the 4.5-metre intrusion into this setback that can be seen in the proposed plan will not be opposed, provided certain conditions regarding landscaping and artwork are met. These conditions are minor and mainly aim to ensure continuity with other district projects.

Staff will continue to work with Whitiōra on any landscaping and artwork proposed.

5.2. Groups and Organisations

There are groups and organisations likely to be affected by or to have an interest in the subject matter of this report.

Templeton are a key stakeholder and had a large input into the master planning, template concept design, and the terms of procurement of design consultants for the project. Templeton has been involved in the concept design as are a member of the Pegasus Community Centre PSG.

The Pegasus Residents Group played a crucial role in the planning and execution of the project. They provided input on the list of works required to make the new space functional and suitable for community use. This collaboration ensured that the modifications would meet the expectations and needs of the community.

Staff have consulted with the Waimakariri Accessibility Group about the preliminary design. The overall feedback was positive, and some changes have been incorporated into the design where possible.

Waioira Links is a trust which facilitates, promotes, encourages and enhances a sense of belonging and wellbeing for the residents of Woodend, Pegasus and Waikuku, both as individual communities and collectively, and strengthens community networks. The Trust has been heavily involved in the preliminary design and are a member of the PSG.

5.3. **Wider Community**

The wider community is likely to be affected by or to have an interest in the subject matter of this report. The wider community of Pegasus has been consulted with in regard to the subject matter of this report. The community will be happy to see progress being made with the community centre and youth facilities in Pegasus.

6. **OTHER IMPLICATIONS AND RISK MANAGEMENT**

6.1. **Financial Implications**

There are no financial implications of the decisions sought by this report. There are financial implications associated with the eventual building of the facility, as the current cost estimate is above the currently approved budget.

This budget is included in the Annual Plan/Long Term Plan.

While there are no financial implications of the recommendation to undergo consultation staff note that the current budget for this project is \$5.296 million, with approximately \$1.1 million designated for land purchase and \$4.296 million for building construction and they are still value engineering.

Currently, staff are engaged in a value engineering process. The estimate received is a preliminary estimate, and more precise cost estimates will be available as we progress through the subsequent design stages. The goal is to refine the project specifications and cost estimates to ensure accuracy and feasibility. The building has been deliberately kept simple and low-cost, with straightforward construction methods and materials.

The geotechnical conditions of the land near the lakeside are currently under investigation. AECOM has included provisions for the worst-case scenario in their cost estimate of a 1.7m deep gravel raft (approximate average base of peat level), which helps mitigate potential risks as much as possible but does increase the overall cost estimate. To potentially reduce these costs, staff are conducting additional lab testing on the site to confirm the actual conditions and adjust the estimates accordingly.

When the project is ready to go out for tender, a final pre-tender cost estimate will be produced, along with detailed Schedule of Quantities. It is hoped that the competitive bidding process, and the anticipated market conditions, will attract favourable offers from contractors. It is expected that the community centre project will likely have a high level of interest to Mid-Tier construction firms due to its local prominence and relatively simple low risk build nature. This competitive environment is expected to help secure the best possible pricing and value for the project, ultimately benefiting the overall budget.

6.2. Sustainability and Climate Change Impacts

The recommendations in this report do have sustainability and/or climate change impacts.

Ignite has reviewed the Council's key objectives and provided feedback on sustainability options considering cost, durability, and the whole life cycle. The materials chosen for the build are intended to be as cost-effective as possible, both for long-term maintenance and upfront costs, with simple fixings. During construction, strategies can be implemented to recycle or reuse construction debris.

The PSG will be responsible for making sure that the building design considers sustainability.

6.3. Risk Management

There are risks arising from the adoption/implementation of the recommendations in this report.

There is a risk that consultation feedback may show that the public are not supportive of aspects of the plan. Staff will take this into account and adapt the plan where practical to suit the results of the feedback received and will provide a summary of all feedback to the Board along with the revised plan for consideration. It is noted however that due to budgetary constraints, and the relatively low-cost basis of the current preliminary design scheme, it may be difficult to accommodate the wishes of all interested groups; whether this be for additional scope items/features or levels of service, or conversely for seeking cost reductions.

Following consultation staff will develop a report which will consider consultation feedback and be presented to the Board for deliberation in early 2025.

6.4. Health and Safety

There are health and safety risks arising from the implementation of the recommendations in this report.

Approval to consult will require the drop-in sessions with the public. These risks are minor and easily mitigated by following the guidelines within Safe Working in the Field Manual.

7. CONTEXT

7.1. Consistency with Policy

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2. Authorising Legislation

Local Government Act 2002

The Pegasus Community Centre project was consulted on as part of the last Council Long Term and budget allocated through that process.

7.3. Consistency with Community Outcomes

The Council's community outcomes are relevant to the actions arising from recommendations in this report.

There is a wide variety of public places and spaces to meet people's needs.

- *There are wide-ranging opportunities for people to enjoy the outdoors.*

- *The accessibility of community and recreation facilities meet the changing needs of our community.*

7.4. **Authorising Delegations**

The Woodend - Sefton Community Board have the delegation to approve taking the proposed preliminary design plan out for public consultation.

PEGASUS COMMUNITY CENTRE

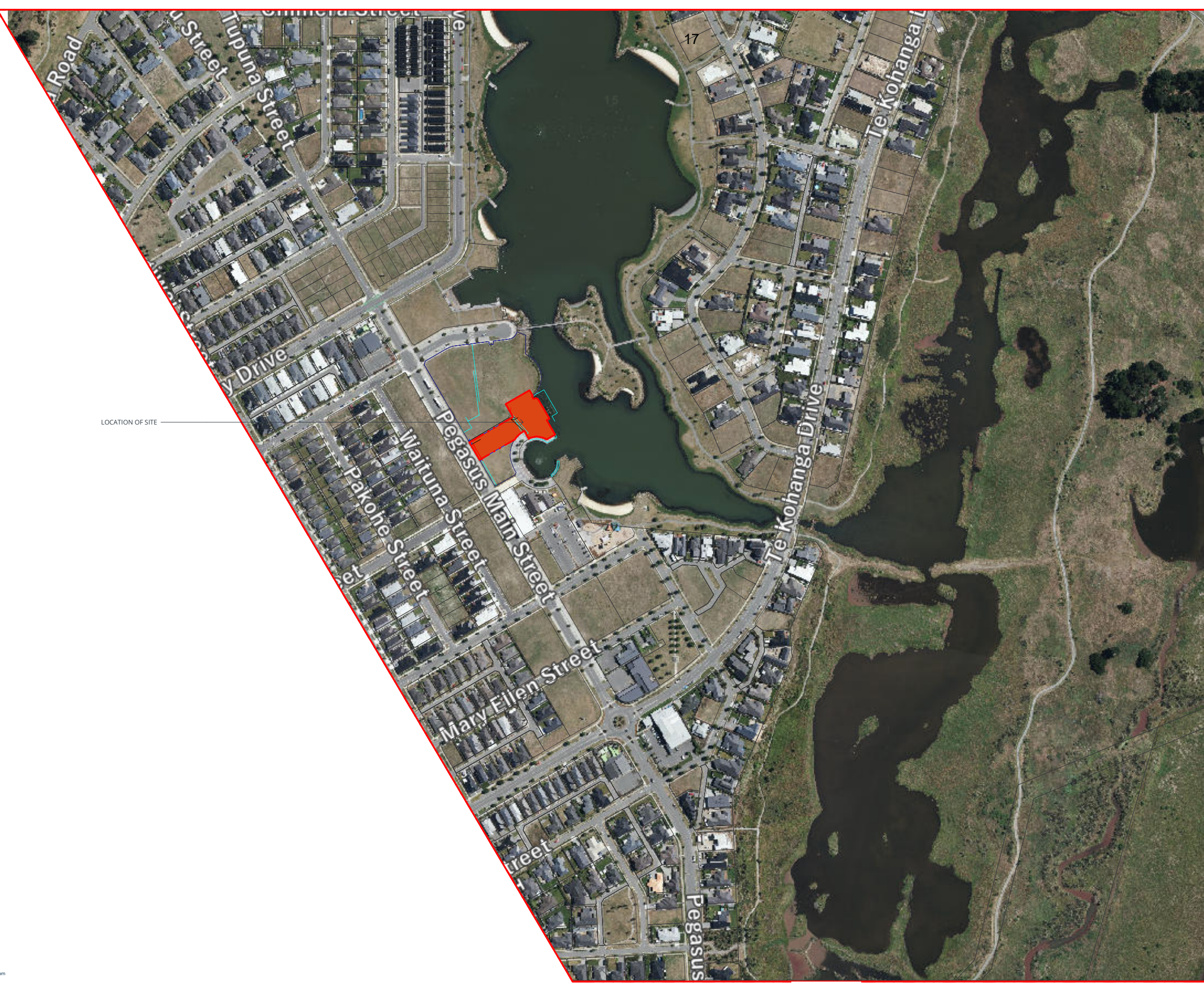
PRELIMINARY DESIGN

66 Pegasus Main Street,
Pegasus 7612

SHEET LIST

SHEET #	SHEET NAME
A0001	COVER
A1000	EXISTING SITE PLAN
A1010	SITE PLAN
A1200	FLOOR PLAN
A1205	SLAB PLAN
A1210	ROOF & FRAMING PLAN
A1220	CEILING PLAN
A2000	ELEVATIONS
A2001	SECTIONS
A9999	3D VIEWS





LOCATION OF SITE

20/11/2024 3:13:31 pm

Consultants

Client:
Waimakariri District Council - |

Structure Engineer:
CGW Consulting Engineers - Jacob Ashley / Caleb Meyer |

Building Services Engineer:
Honoris - Steve Penny |

Fire Engineer:
CGW Consulting Engineers - Hamish Baker |

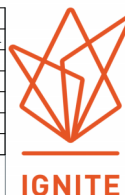
Landscape Architect:

Glasson Huxtable Landscape Architects - Mark Huxtable |
Civil Engineer:
CGW Consulting Engineers - Kuang-Chi Chu |

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RV	DESCRIPTION	DATE
A	PRELIMINARY DESIGN ISSUE	20.11.2024

PRELIMINARY DESIGN



IGNITE - CHRISTCHURCH

Level 1/47 Salisbury Street
Christchurch Central City
Christchurch 8013
New Zealand
PO Box 21123, Edgware
Christchurch 8143
t +64 3 903 2740
e office@ignitearchitects.com
w www.ignitearchitects.com

Drawing Title

EXISTING SITE PLAN

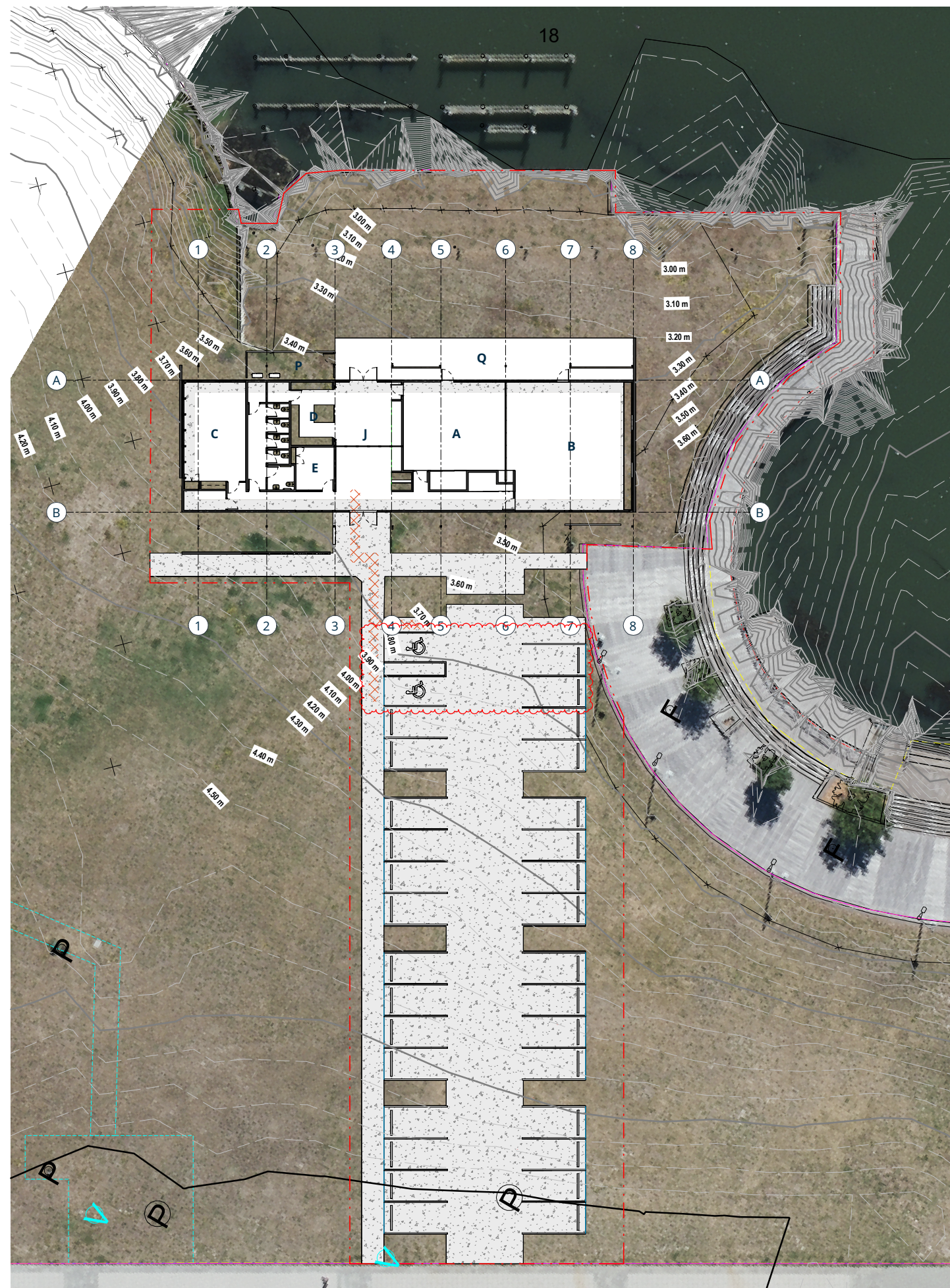
PROJECT NAME
PEGASUS COMMUNITY CENTRE
66 Pegasus Main Street,
Pegasus 7612

Scale.

1 : 2000 @ A1

Project No.
ISL-1809-001-IPL
Drawing No.
A1000

Original Size.
A1
Revision.
A



- SITE LEGEND:-**
- DENOTES 120 MINUTE ONE-WAY FIRE RATED WALL SYSTEM
 - - - INDICATES ACCESSIBLE ROUTE - MIN. 1200mm WIDE CORRIDORS, MIN. 760mm CLEAR DOORWAYS & MAX. 20mm THRESHOLD STEP

SCHEDULE - ROOM

No.	NAME	AREA
A	FUNCTION HALL 1	59 m ²
B	FUNCTION HALL 2	104 m ²
C	BOARDROOM & KITCHENETTE	42 m ²
D	KITCHEN	17 m ²
E	SMALL MEET. RM	11 m ²
F	SERVICES CUPBD	5 m ²
G	TOILETS	18 m ²
H	ACC WC	4 m ²
J	RECEPTION	47 m ²
K	CLEANER'S	2 m ²
L	CIRCULATION	37 m ²
M	STORAGE	3 m ²
N	STORAGE	4 m ²
O	STORAGE	5 m ²
P	EXTERNAL STORE	16 m ²
Q	DECK	81 m ²

20/11/2024 3:13:32 pm
 Consultants
 Client:
 Waimakariri District Council - |

Building Services Engineer:
 Honoris - Steve Penny |

Fire Engineer:
 CGW Consulting Engineers - Hamish Baker |

Landscape Architect:
 Glasson Huxtable Landscape Architects - Mark Huxtable |

Civil Engineer:
 CGW Consulting Engineers - Kuang-Chi Chu |

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RV	DESCRIPTION	DATE
A	PRELIMINARY DESIGN ISSUE	20.11.2024

UNCONTROLLED


PRELIMINARY DESIGN



IGNITE - CHRISTCHURCH
 Level 1/47 Salisbury Street
 Christchurch Central City
 Christchurch 8013
 New Zealand
 PO Box 21123, Edgware
 Christchurch 8143
 t +64 3 903 2740
 e office@ignitearchitects.com
 w www.ignitearchitects.com

Drawing Title
SITE PLAN



PROJECT NAME
PEGASUS COMMUNITY CENTRE
 66 Pegasus Main Street,
 Pegasus 7612

Scale. As indicated @ A1	 NORTH <small>Original Size.</small>
Project No. ISL-1809-001-IPL	
Drawing No. A1010	

A1

Revision.
A

FLOOR PLAN LEGEND:-

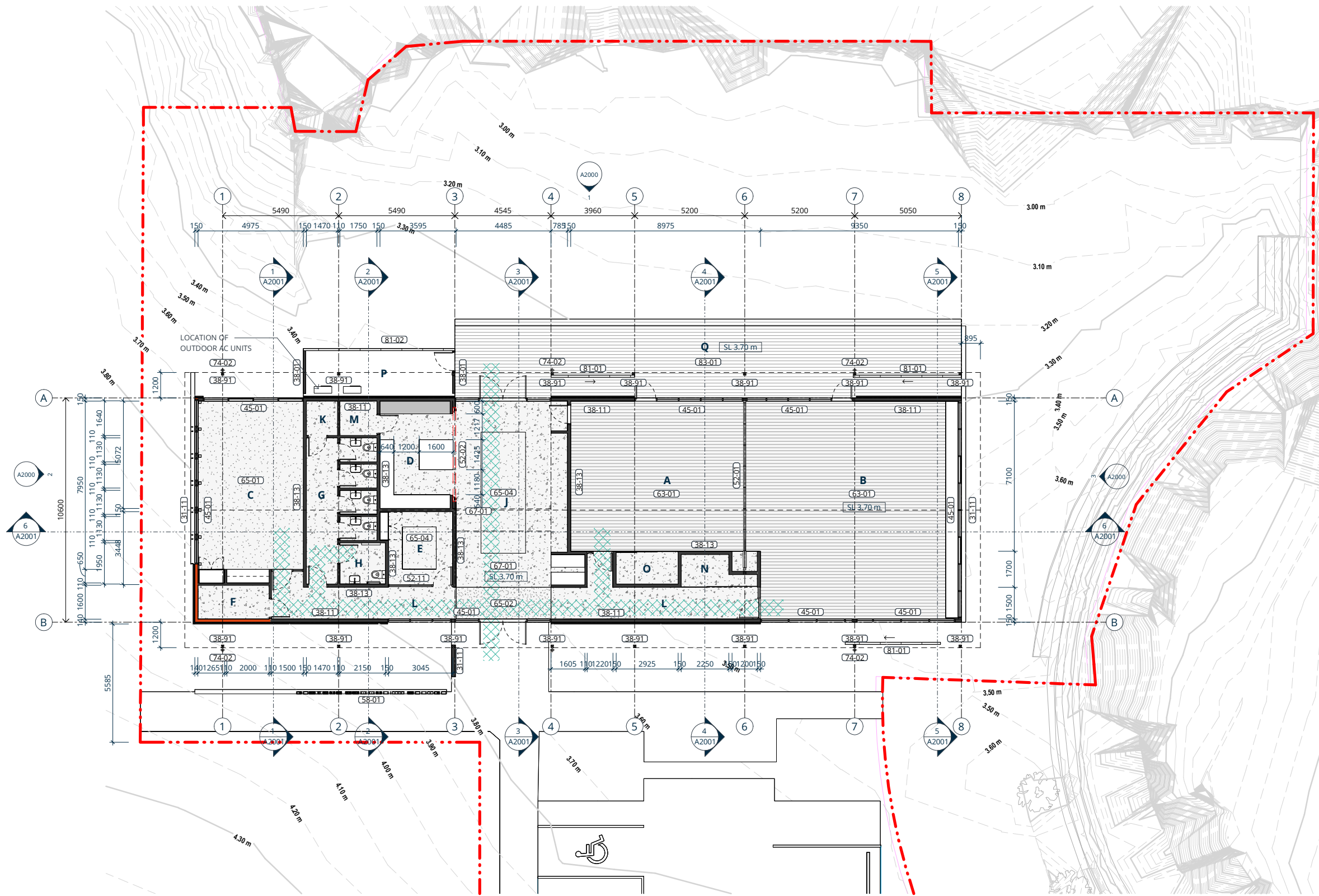
-  DENOTES 120 MINUTE ONE-WAY FIRE RATED WALL SYSTEM
-  INDICATES ACCESSIBLE ROUTE - MIN. 1200mm WIDE CORRIDORS, MIN. 760mm CLEAR DOORWAYS & MAX. 20mm THRESHOLD STEP

SCHEDULE - ROOM

No.	NAME	AREA
A	FUNCTION HALL 1	59 m ²
B	FUNCTION HALL 2	104 m ²
C	BOARDROOM & KITCHENETTE	42 m ²
D	KITCHEN	17 m ²
E	SMALL MEET. RM	11 m ²
F	SERVICES CUPBD	5 m ²
G	TOILETS	18 m ²
H	ACC WC	4 m ²
J	RECEPTION	47 m ²
K	CLEANER'S	2 m ²
L	CIRCULATION	37 m ²
M	STORAGE	3 m ²
N	STORAGE	4 m ²
O	STORAGE	5 m ²
P	EXTERNAL STORE	16 m ²
Q	DECK	81 m ²

ELEMENT SCHEDULE

31-01	CONCRETE SLAB TO STR. ENGINEER'S REQUIREMENTS ON INSULATION LAYER ON DPM OVER WELL COMPACTED HARDFILL
31-05	CONCRETE PATHWAY TO CIVIL ENG. REQUIREMENTS
31-11	200 THICK IN-SITU LOW HEIGHT CONCRETE WALL TO STR. ENGINEER'S REQUIREMENTS
34-01	PORTAL FRAME TO STR. ENGINEER'S REQUIREMENTS
38-11	140 THICK TIMBER FRAMED WALL - PLASTERBOARD INTERNAL WALL LINING
38-12	140 THICK TIMBER FRAMED WALL - ONE WAY 120 MINUTE GIB FIRE RATED SYSTEM
38-13	140 THICK TIMBER FRAMED WALL - PLASTERBOARD BS
38-91	LVL POST - PAINTED
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42-03	VERTICAL TIMBER CLADDING OVER VENTILATED CAVITY ON WALL UNDERLAY
43-01	METAL PROFILE ROOFING ON ROOF UNDERLAY OVER TIMBER PURLINS
43-02	TRIPLE SKIN POLYCARBONATE ROOFING
43-11	7.5mm PLYWOOD SOFFIT LINING
45-01	ALUMINIUM FRAMED DOUBLE GLAZED WINDOW SUITE
52-01	SLIDING STACKING PANEL PARTITION
52-02	ACCORDIAN DOOR
52-11	INTERNAL GLAZED ALUMINIUM PARTITION SUITE
53-01	PLASTERBOARD CEILING
53-02	PLYWOOD CEILING
53-03	PERFORATED ACOUSTIC PLASTERBOARD CEILING
58-01	EXTERIOR SIGNAGE 330mm HEIGHT
62-01	INTERIOR WALL TILING
63-01	TIMBER OVERLAY FLOORING ON RUBBER MATT ON DPC
63-02	12mm BIRCH PLY
63-03	ACOUSTIC WALL LINING
65-01	DIRECT STICK CARPET TILE FLOORING
65-02	ENTRANCE MATTING
65-04	DIRECT STICK CARPET TILE FLOORING
67-01	GROUND & POLISHED EXPOSED AGG CONCRETE FLOOR - SEAL
74-01	175 METAL BOX GUTTER
74-02	METAL DOWNPIPE
81-01	MOVEABLE SCREEN
81-02	FIXED SCREEN
83-01	100X32 HARDWOOD TIMBER DECK



20/11/2024 3:13:33 pm

Consultants

Client:
Waimakariri District Council - |

Structure Engineer:
CGW Consulting Engineers - Jacob Ashley / Caleb Meyer |

Building Services Engineer:
Honoris - Steve Penny |

Fire Engineer:
CGW Consulting Engineers - Hamish Baker |

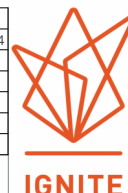
Landscape Architect:
Glasson Huxtable Landscape Architects - Mark Huxtable |
Civil Engineer:
CGW Consulting Engineers - Kuang-Chi Chu |

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A	PRELIMINARY DESIGN ISSUE	20.11.2024

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Drawing Title
FLOOR PLAN

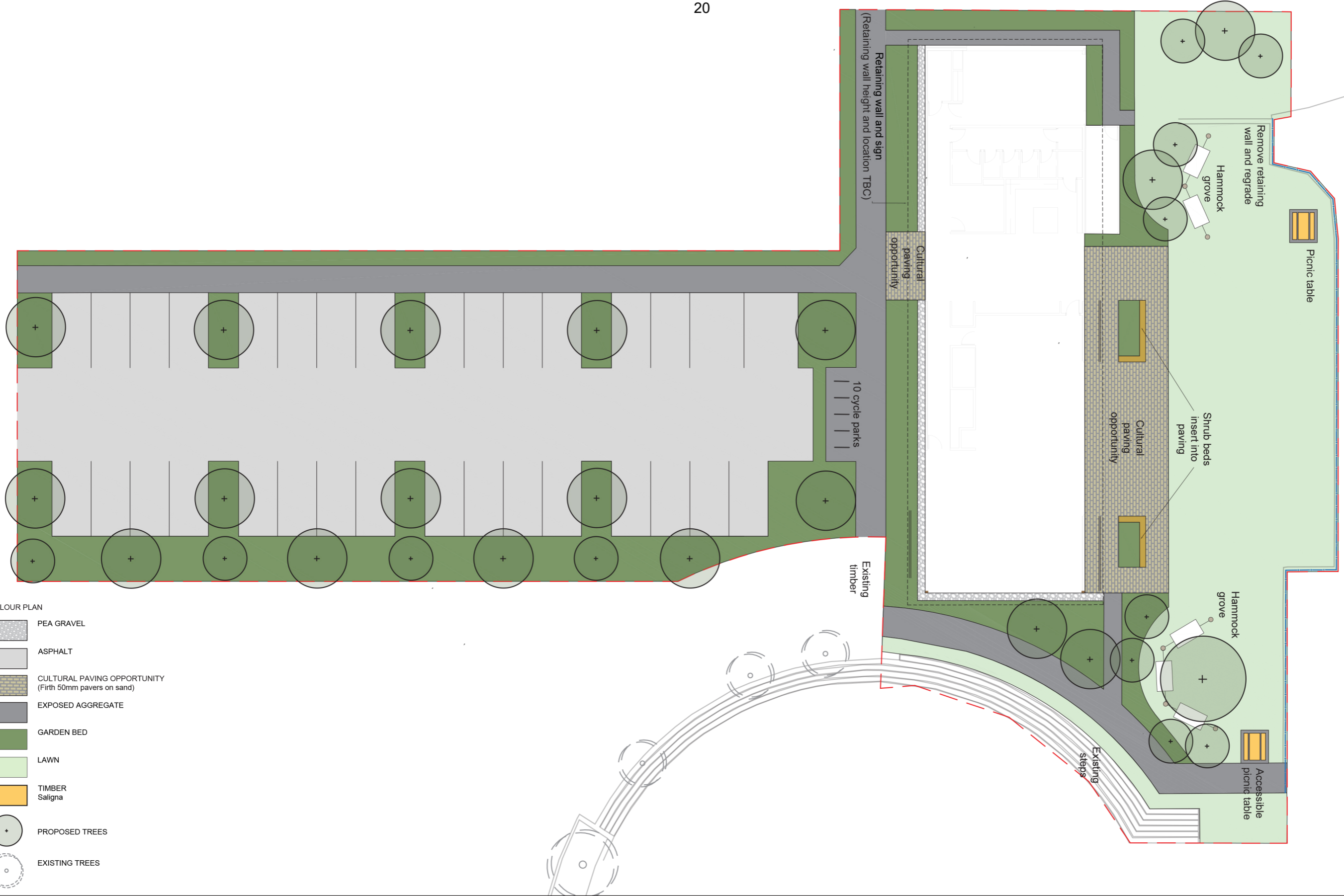
PROJECT NAME
PEGASUS COMMUNITY CENTRE
66 Pegasus Main Street,
Pegasus 7612

Scale.
1 : 100 @ A1

Project No.
ISL-1809-001-IPL
Drawing No.
A1200

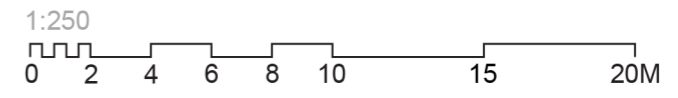


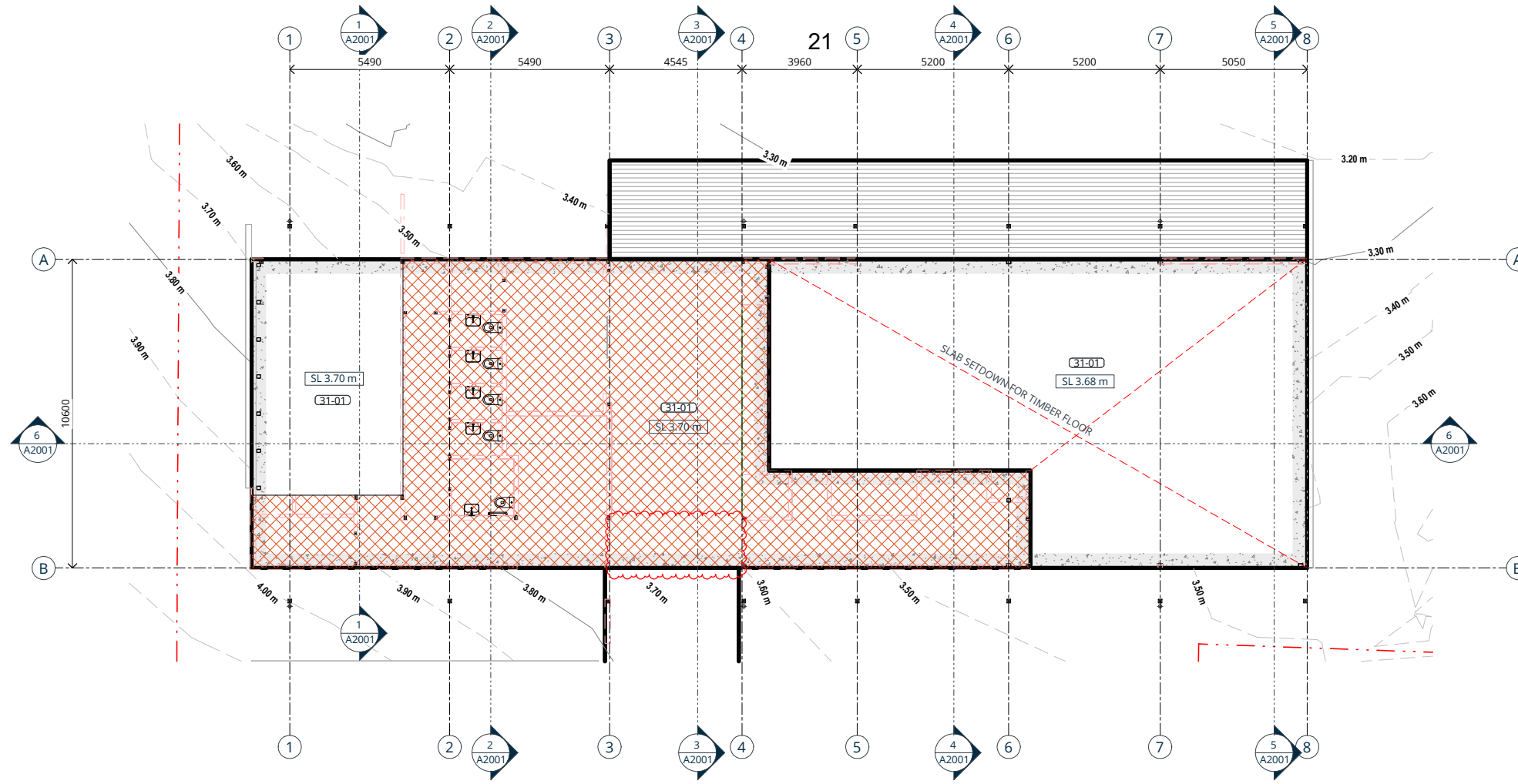
NORTH
Original Size.
A1
Revision.
A



- KEY | COLOUR PLAN**
- PEA GRAVEL
 - ASPHALT
 - CULTURAL PAVING OPPORTUNITY
(Firth 50mm pavers on sand)
 - EXPOSED AGGREGATE
 - GARDEN BED
 - LAWN
 - TIMBER
Saligna
 - PROPOSED TREES
 - EXISTING TREES

1 Landscape Concept Plan
Scale: 1:250





SLAB LEGEND: -

DENOTES EXTENT OF GROUND & POLISHED FLOOR SLAB

ALLOW FOR REBATES TO SLAB FOR ALL EXTERIOR WINDOWS & DOORS

ELEMENT SCHEDULE

31-01	CONCRETE SLAB TO STR. ENGINEER'S REQUIREMENTS ON INSULATION LAYER ON DPM OVER WELL COMPACTED HARDFILL
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83-01	100X32 HARDWOOD TIMBER DECK

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 Client: Waimakariri District Council - |
 Structure Engineer: CGW Consulting Engineers - Jacob Ashley / Caleb Meyer |

Building Services Engineer: Honoris - Steve Penny |
 Fire Engineer: CGW Consulting Engineers - Hamish Baker |

Landscape Architect: Glasson Huxtable Landscape Architects - Mark Huxtable |
 Civil Engineer: CGW Consulting Engineers - Kuang-Chi Chu |

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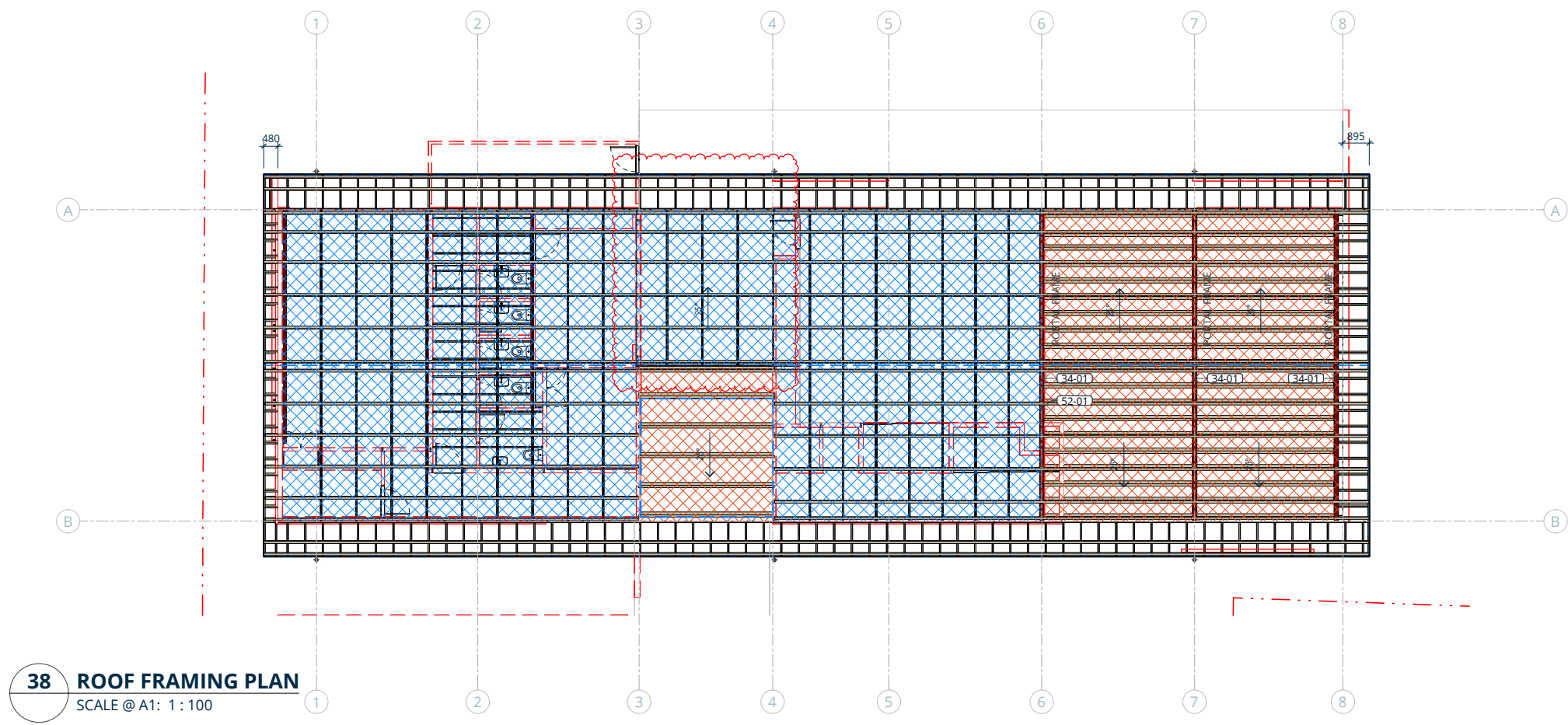
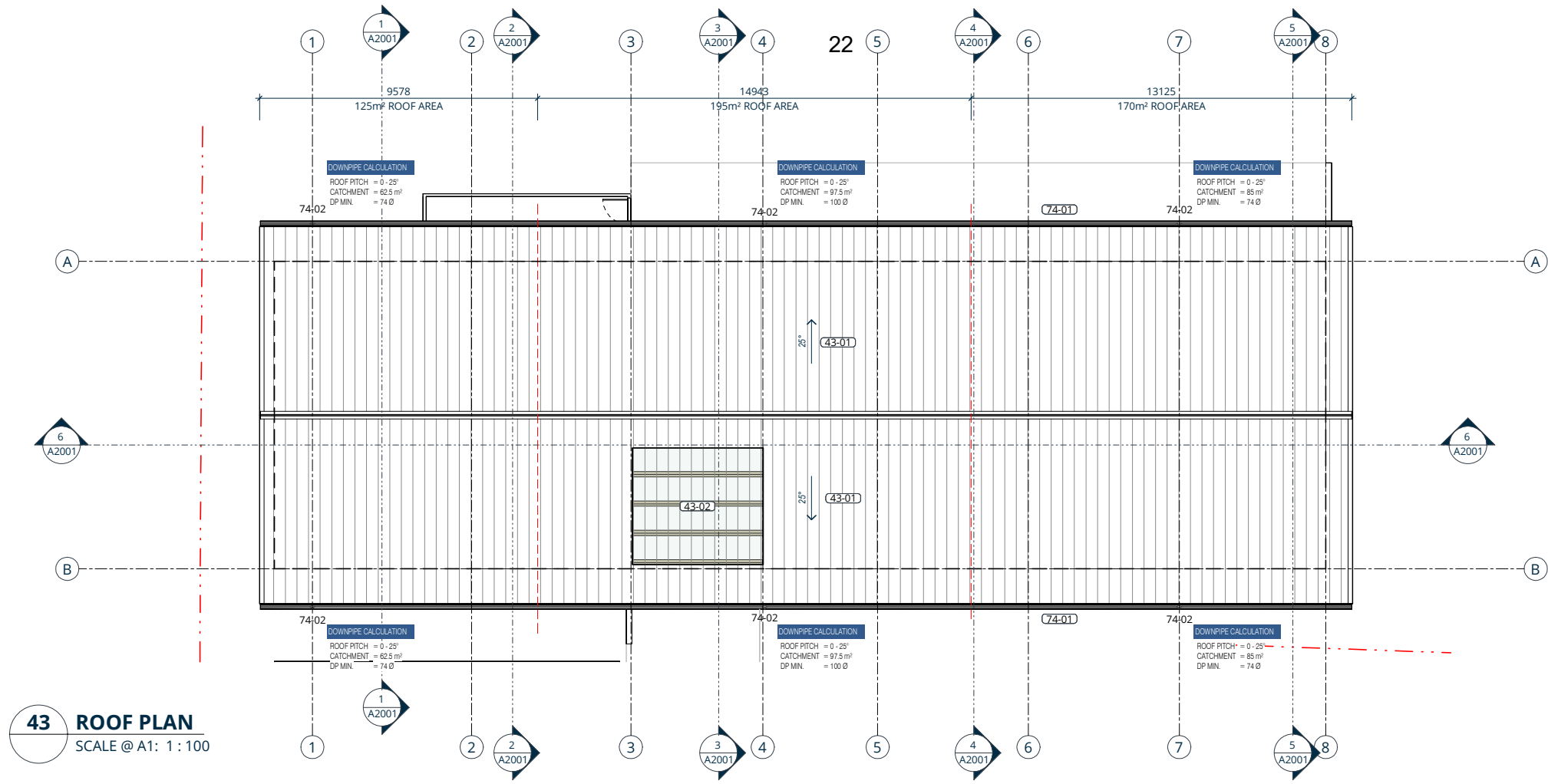


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Drawing Title
SLAB PLAN

PROJECT NAME
PEGASUS COMMUNITY CENTRE
 66 Pegasus Main Street,
 Pegasus 7612

Scale: 1 : 100 @ A1	Original Size:
Project No. ISL-1809-001-IPL	Revision: A
Drawing No. A1205	



ROOFING LEGEND:-
 DENOTES 120 MINUTE ONE-WAY FIRE RATED WALL SYSTEM

ELEMENT SCHEDULE

31-01	CONCRETE SLAB TO STR. ENGINEER'S REQUIREMENTS ON INSULATION LAYER ON DPM OVER WELL COMPACTED HARDFILL
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74-02	METAL DOWNPIPE
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81-02	FIXED SCREEN
83-01	100X32 HARDWOOD TIMBER DECK

ROOF FRAMING LEGEND:-
 DENOTES 240 MINUTE ONE-WAY FIRE RATED WALL SYSTEM
 EXTENT OF ROOF TRUSSES TO MANUFACTURER'S DESIGN & LAYOUT
 FRAMED ROOF

20/11/2024 3:13:34 pm
 Consultants
 Client:
 Waimakariri District Council - |
 Structure Engineer:
 CGW Consulting Engineers - Jacob Ashley / Caleb Meyer |

Building Services Engineer:
 Honoris - Steve Penny |
 Fire Engineer:
 CGW Consulting Engineers - Hamish Baker |

Landscape Architect:
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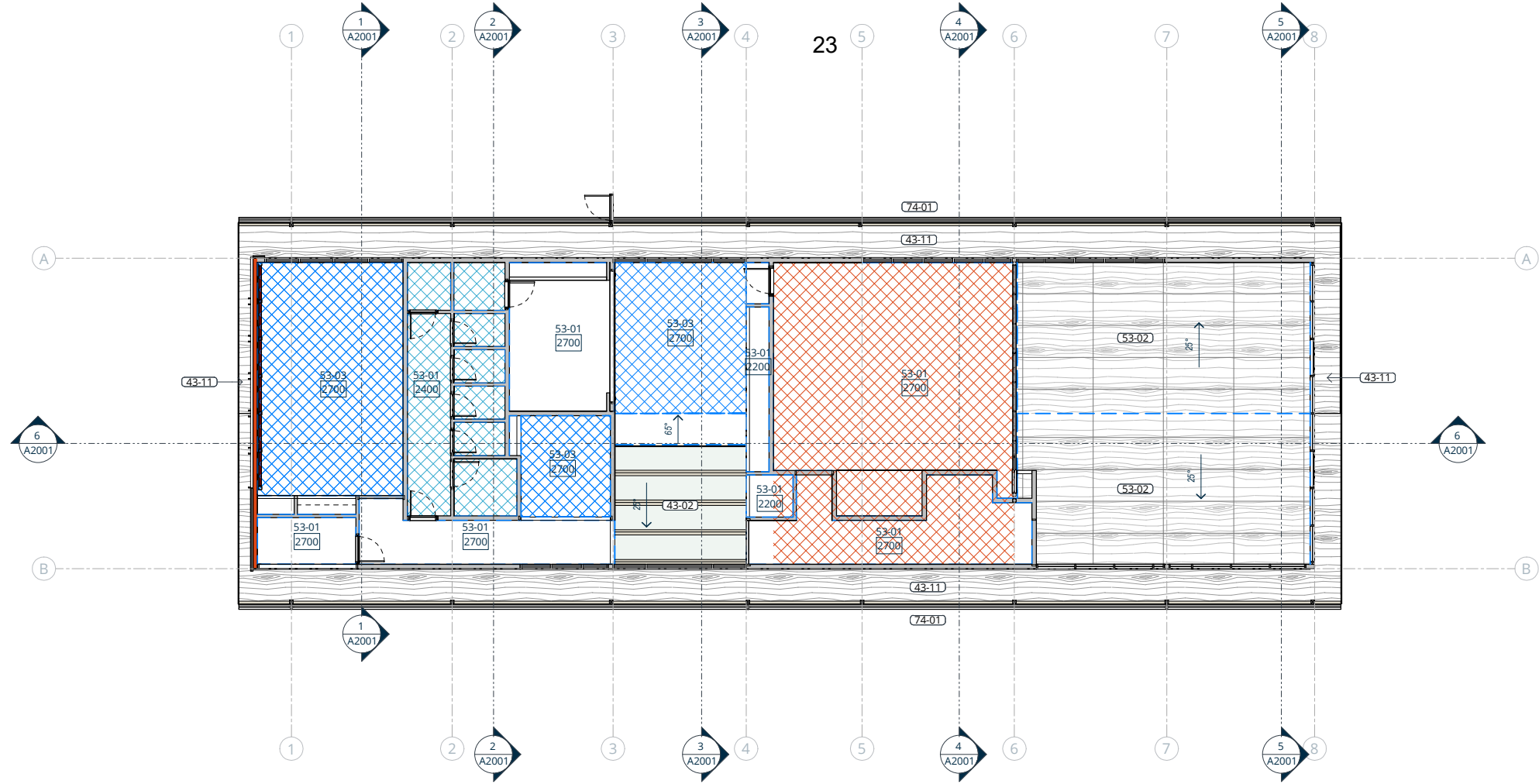
RV	DESCRIPTION	DATE
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Drawing Title
ROOF & FRAMING PLAN
 PROJECT NAME
PEGASUS COMMUNITY CENTRE
 66 Pegasus Main Street,
 Pegasus 7612

Scale:
 1 : 100 @ A1
 Project No. Original Size:
 ISL-1809-001-IPL A1
 Drawing No. Revision:
 A1210 A



- CEILING LEGEND:-**
- DENOTES 120 MINUTE ONE-WAY FIRE RATED WALL SYSTEM
 - EXTENT OF TIMBER FRAMED CEILING TO NZS 3604. ALL OTHER CEILINGS SUSPENDED RONDOR OR SIMILAR CONCEALED GRID FROM U/SIDE ROOF TRUSSES ABOVE
 - GIB CEILING DIAPHRAGM - REFER TO STR. ENGINEER DOCS
 - EXTENT OF ACOUSTIC CEILING TREATMENT - PERFORATED PLASTERBOARD
 - INDICATES SLOPED CEILING

- ELEMENT SCHEDULE**
- 31-01 CONCRETE SLAB TO STR. ENGINEER'S REQUIREMENTS ON INSULATION LAYER ON DPM OVER WELL COMPACTED HARDFILL
 - 31-05 CONCRETE PATHWAY TO CIVIL ENG. REQUIREMENTS
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 - 74-02 METAL DOWNPIPE
 - 81-01 MOVEABLE SCREEN
 - 81-02 FIXED SCREEN
 - 83-01 100X32 HARDWOOD TIMBER DECK

20/11/2024 3:13:34 pm
 Consultants
 Client:
 Waimakariri District Council - |
 Structure Engineer:
 CGW Consulting Engineers - Jacob Ashley / Caleb Meyer |

Building Services Engineer:
 Honoris - Steve Penny |
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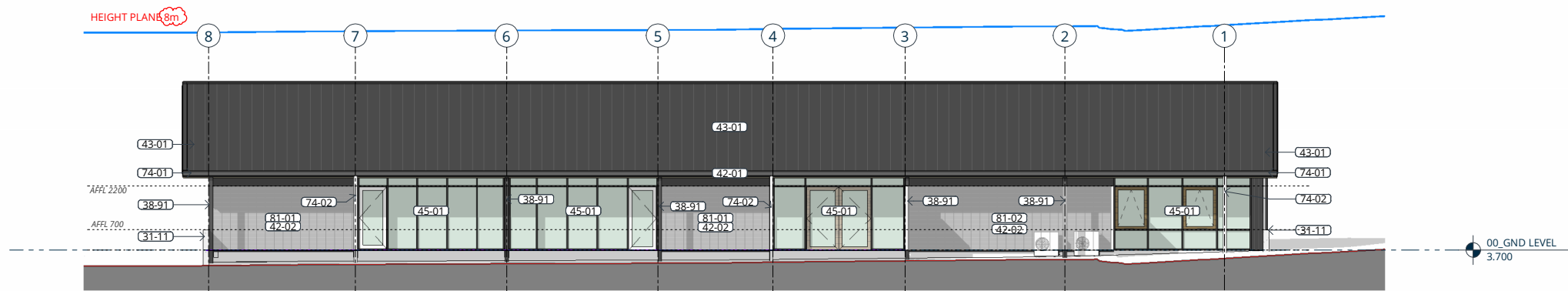
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 PROJECT NAME
PEGASUS COMMUNITY CENTRE
 66 Pegasus Main Street,
 Pegasus 7612

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Drawing No. A1220	

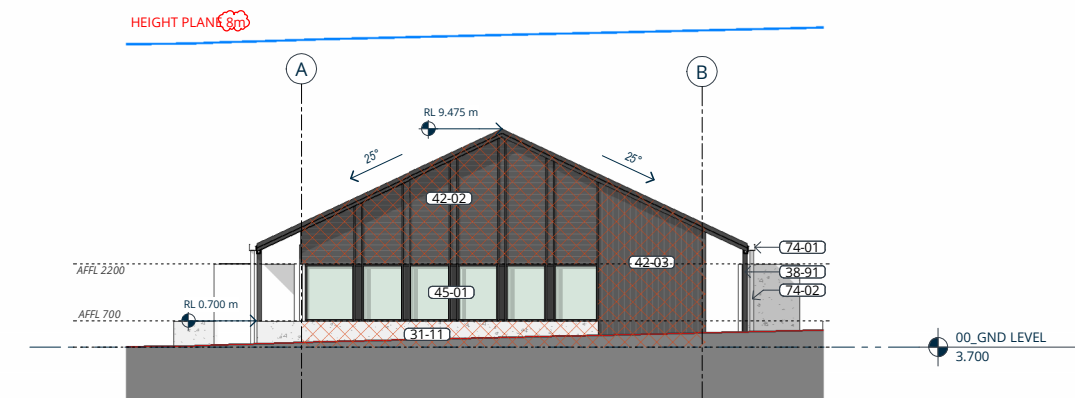


ELEMENT SCHEDULE

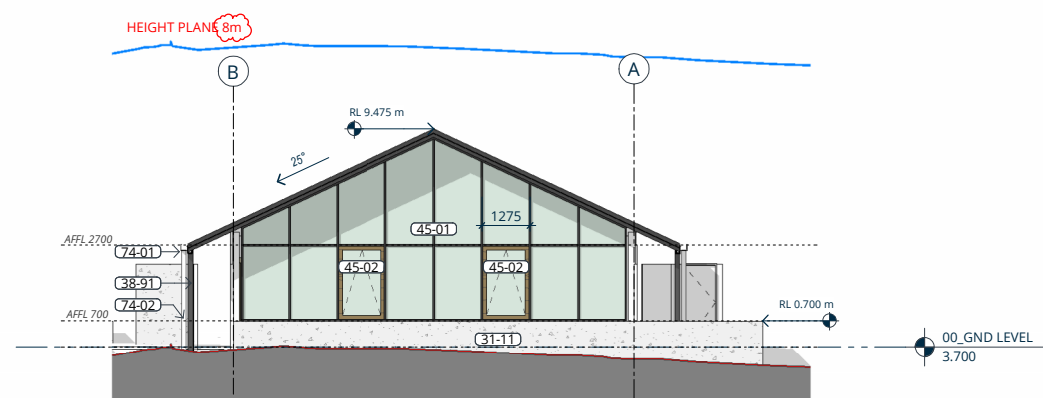
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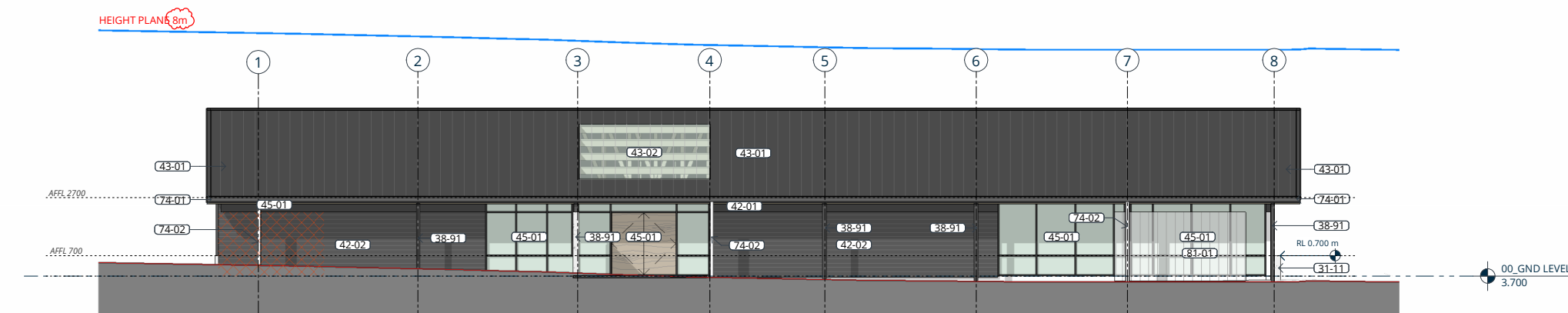
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2 NORTH-WEST ELEV
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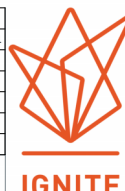
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Consultants
Client:
Waimakariri District Council - |
Structure Engineer:
CGW Consulting Engineers - Jacob Ashley / Caleb Meyer |

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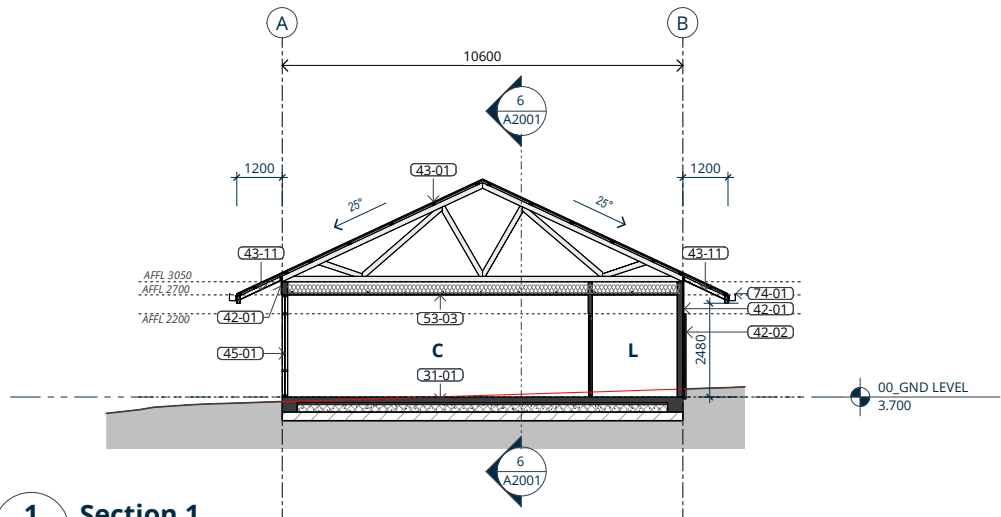
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Drawing Title
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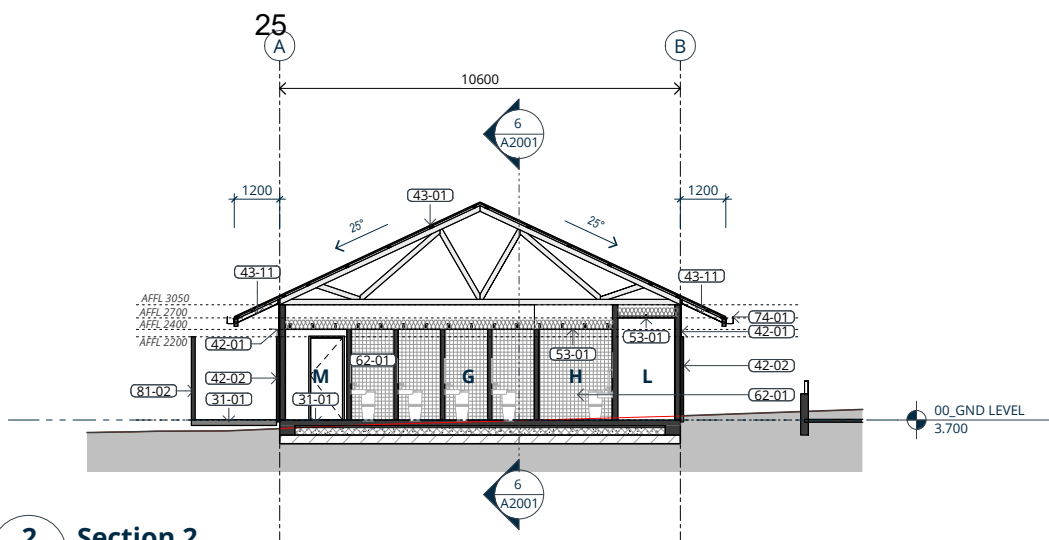
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Project No.
ISL-1809-001-IPL
Drawing No.
A2000
Original Size:
A1
Revision:
A

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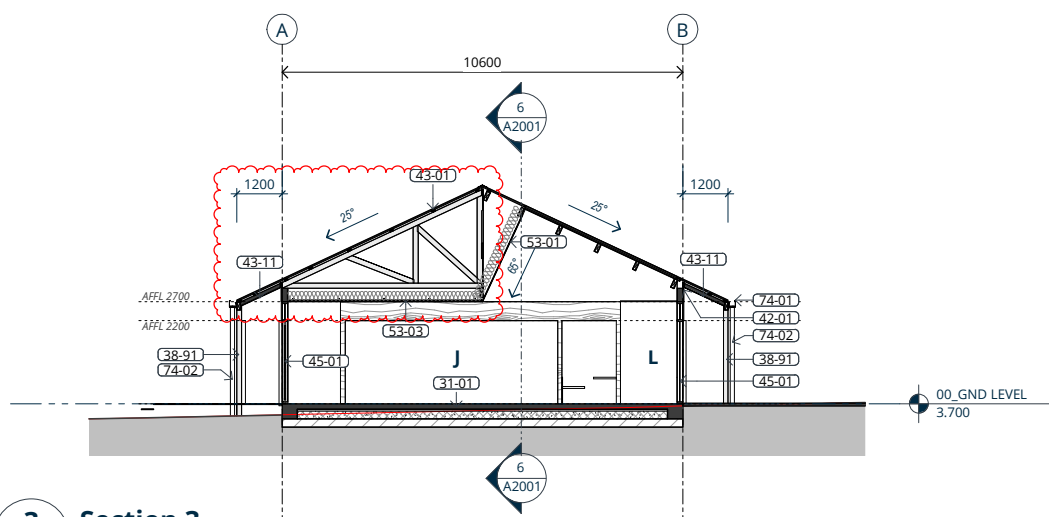
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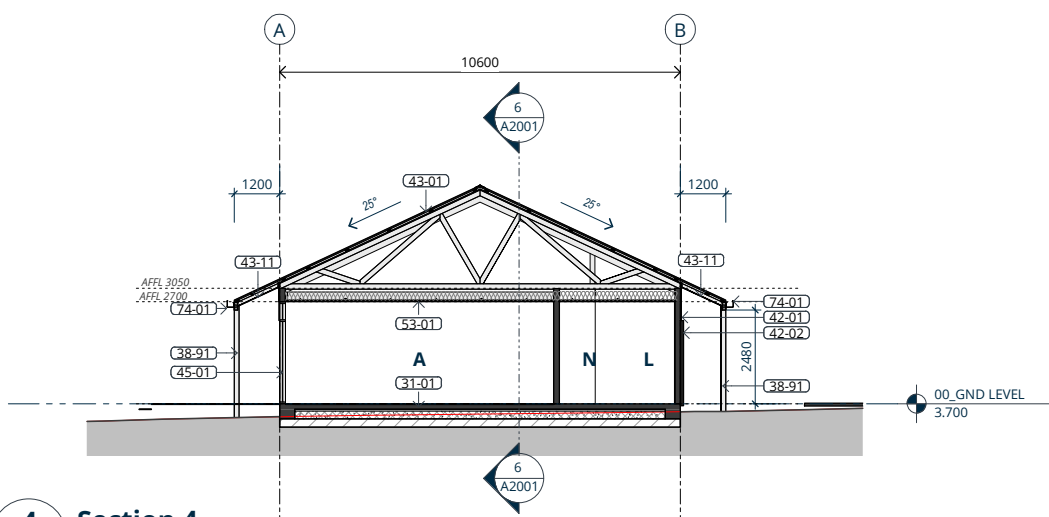
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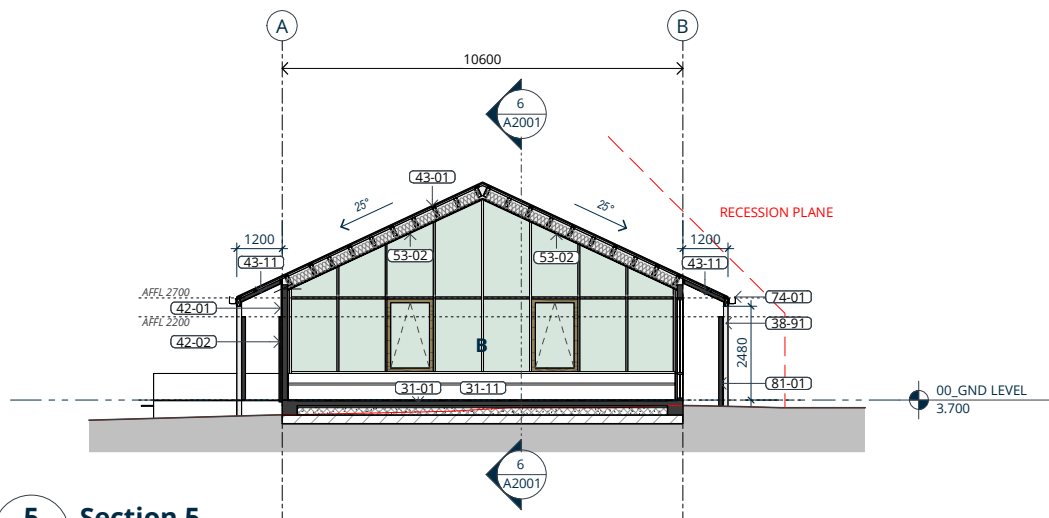
2 Section 2
A1200 SCALE @ A1: 1 : 100



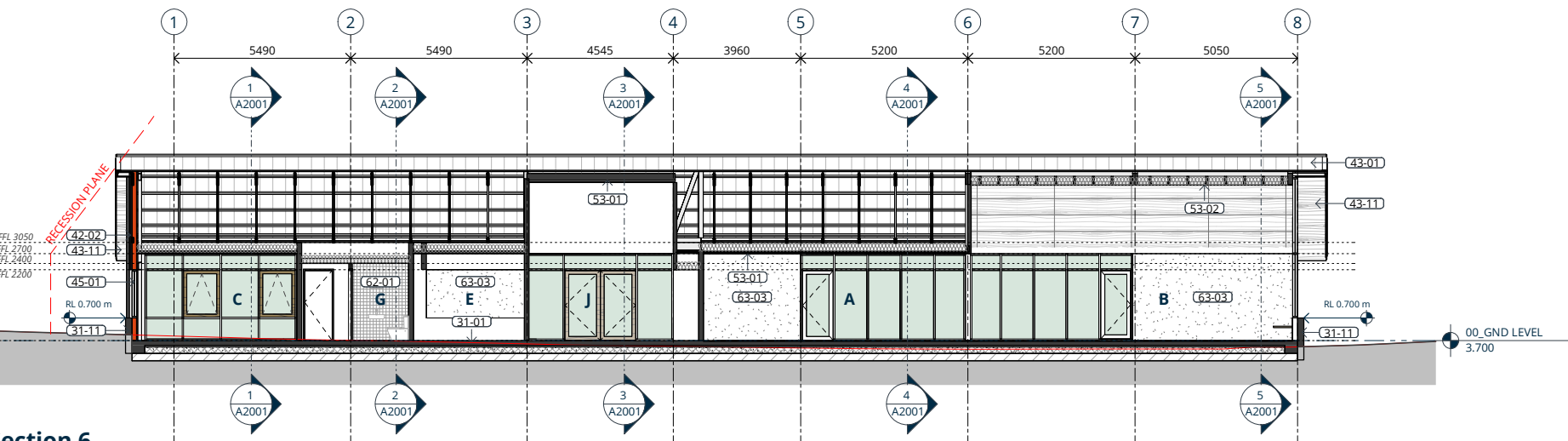
3 Section 3
A1200 SCALE @ A1: 1 : 100



4 Section 4
A1200 SCALE @ A1: 1 : 100



5 Section 5
A1200 SCALE @ A1: 1 : 100



6 Section 6
A1200 SCALE @ A1: 1 : 100

ELEMENT SCHEDULE	
31-01	CONCRETE SLAB TO STR. ENGINEER'S REQUIREMENTS ON INSULATION LAYER ON DPM OVER WELL COMPACTED HARDFILL
31-05	CONCRETE PATHWAY TO CIVIL ENG. REQUIREMENTS
31-11	200 THICK IN-SITU LOW HEIGHT CONCRETE WALL TO STR. ENGINEER'S REQUIREMENTS
34-01	PORTAL FRAME TO STR. ENGINEER'S REQUIREMENTS
38-11	140 THICK TIMBER FRAMED WALL - PLASTERBOARD
38-12	140 THICK TIMBER FRAMED WALL - ONE WAY 120 MINUTE GIB FIRE RATED SYSTEM
38-13	140 THICK TIMBER FRAMED WALL - PLASTERBOARD BS
38-91	LVL POST - PAINTED
42-01	FIBRE CEMENT CLADDING OVER VENTILATED CAVITY ON WALL UNDERLAY
42-02	HORIZONTAL TIMBER CLADDING OVER VENTILATED CAVITY ON WALL UNDERLAY
42-03	VERTICAL TIMBER CLADDING OVER VENTILATED CAVITY ON WALL UNDERLAY
43-01	METAL PROFILE ROOFING ON ROOF UNDERLAY OVER TIMBER PURLINS
43-02	TRIPLE SKIN POLYCARBONATE ROOFING
43-11	7.5mm PLYWOOD SOFFIT LINING
45-01	ALUMINIUM FRAMED DOUBLE GLAZED WINDOW SUITE
52-01	SLIDING STACKING PANEL PARTITION
52-02	ACCORDIAN DOOR
52-11	INTERNAL GLAZED ALUMINIUM PARTITION SUITE
53-01	PLASTERBOARD CEILING
53-02	PLYWOOD CEILING
53-03	PERFORATED ACOUSTIC PLASTERBOARD CEILING
58-01	EXTERIOR SIGNAGE 330mm HEIGHT
62-01	INTERIOR WALL TILING
63-01	TIMBER OVERLAY FLOORING ON RUBBER MATT ON DPC
63-02	12mm BIRCH PLY
63-03	ACOUSTIC WALL LINING
65-01	DIRECT STICK CARPET TILE FLOORING
65-02	ENTRANCE MATTING
65-04	DIRECT STICK CARPET TILE FLOORING
67-01	GROUND & POLISHED EXPOSED AGG CONCRETE FLOOR - SEAL
74-01	175 METAL BOX GUTTER
74-02	METAL DOWNPIPE
81-01	MOVEABLE SCREEN
81-02	FIXED SCREEN
83-01	100X32 HARDWOOD TIMBER DECK

SECTIONS LEGEND: -		
	DENOTES 120 MINUTE ONE-WAY FIRE RATED WALL SYSTEM	

SCHEDULE - ROOM		
No.	NAME	AREA
A	FUNCTION HALL 1	59 m ²
B	FUNCTION HALL 2	104 m ²
C	BOARDROOM & KITCHENETTE	42 m ²
D	KITCHEN	17 m ²
E	SMALL MEET. RM	11 m ²
F	SERVICES CUPBD	5 m ²
G	TOILETS	18 m ²
H	ACC WC	4 m ²
J	RECEPTION	47 m ²
K	CLEANER'S	2 m ²
L	CIRCULATION	37 m ²
M	STORAGE	3 m ²
N	STORAGE	4 m ²
O	STORAGE	5 m ²
P	EXTERNAL STORE	16 m ²
Q	DECK	81 m ²

20/11/2024 3:13:39 pm
Consultants

Client:
Waimakariri District Council - |

Structure Engineer:
CGW Consulting Engineers - Jacob Ashley / Caleb Meyer |

Building Services Engineer:
Honoris - Steve Penny |

Fire Engineer:
CGW Consulting Engineers - Hamish Baker |

Landscape Architect:
Glasson Huxtable Landscape Architects - Mark Huxtable |
Civil Engineer:
CGW Consulting Engineers - Kuang-Chi Chu |

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• VERIFY ALL DIMENSIONS ONSITE PRIOR TO MANUFACTURE & INSTALLATION
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RV	DESCRIPTION	DATE
A	PRELIMINARY DESIGN ISSUE	20.11.2024

UNCONTROLLED
PRELIMINARY DESIGN



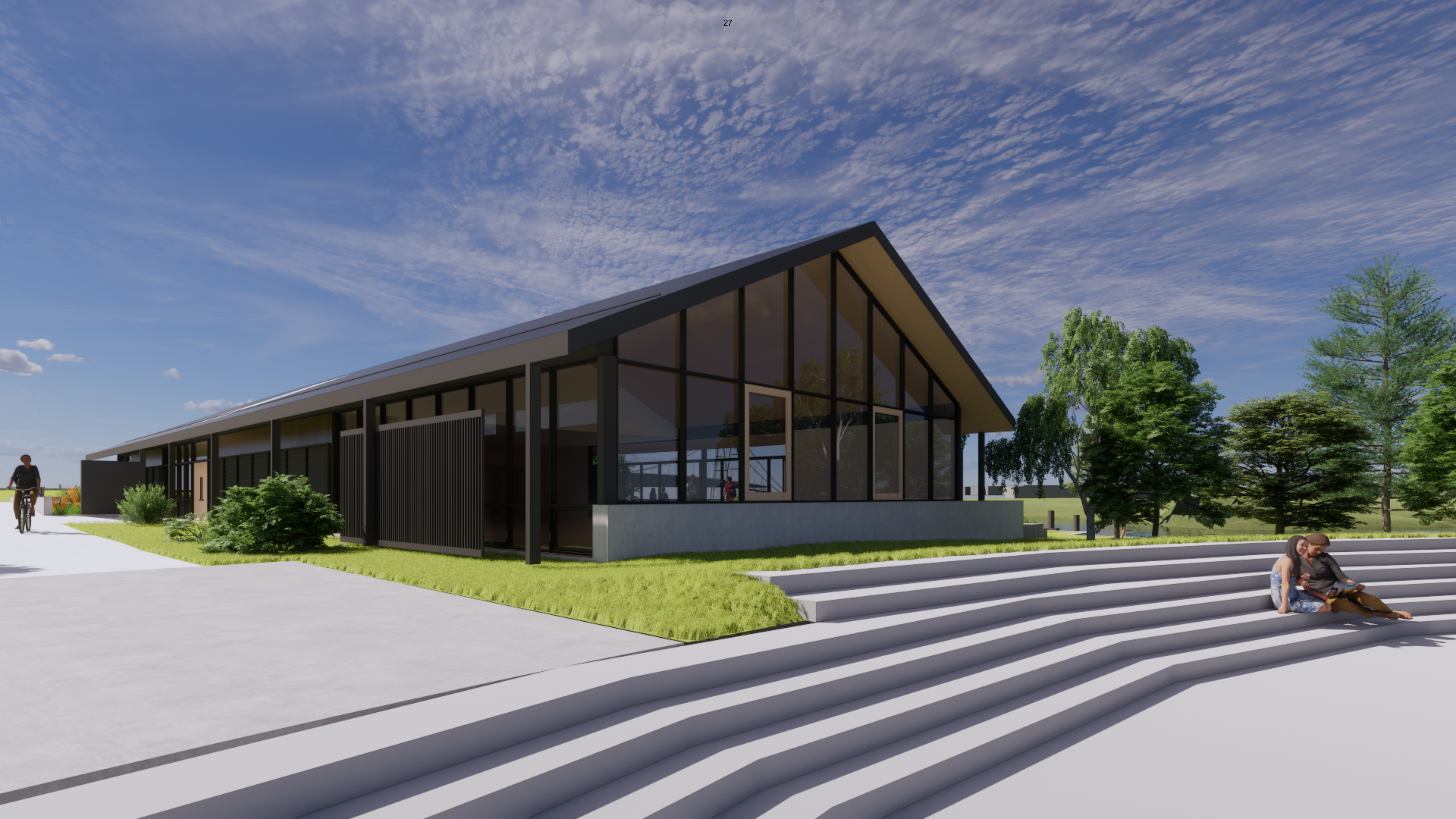
IGNITE - CHRISTCHURCH
Level 1/47 Salisbury Street
Christchurch Central City
Christchurch 8013
New Zealand
PO Box 21123, Edgeware
Christchurch 8143
t +64 3 903 2740
e office@ignitearchitects.com
w www.ignitearchitects.com

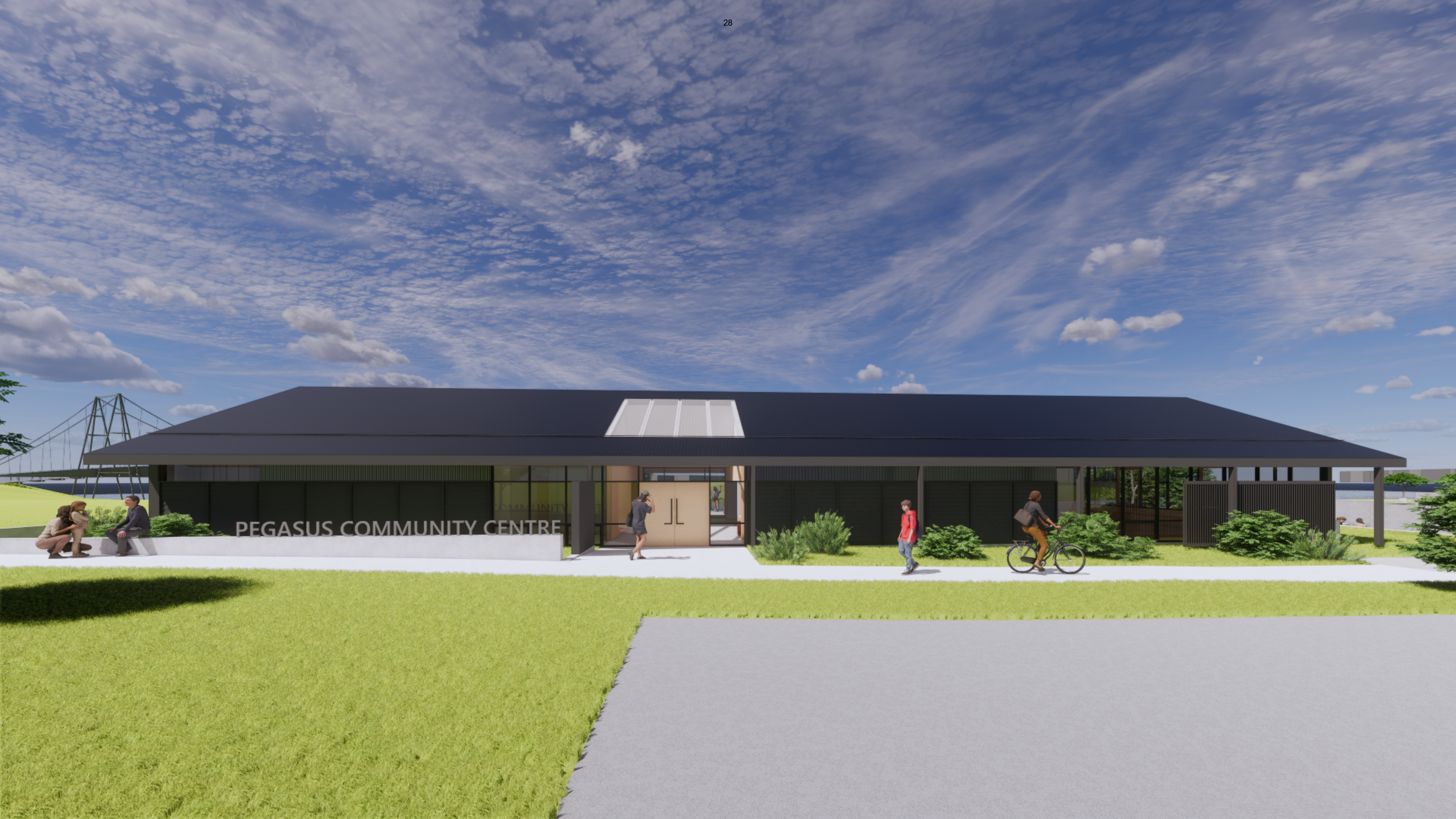
Drawing Title
SECTIONS

PROJECT NAME
PEGASUS COMMUNITY CENTRE
66 Pegasus Main Street,
Pegasus 7612

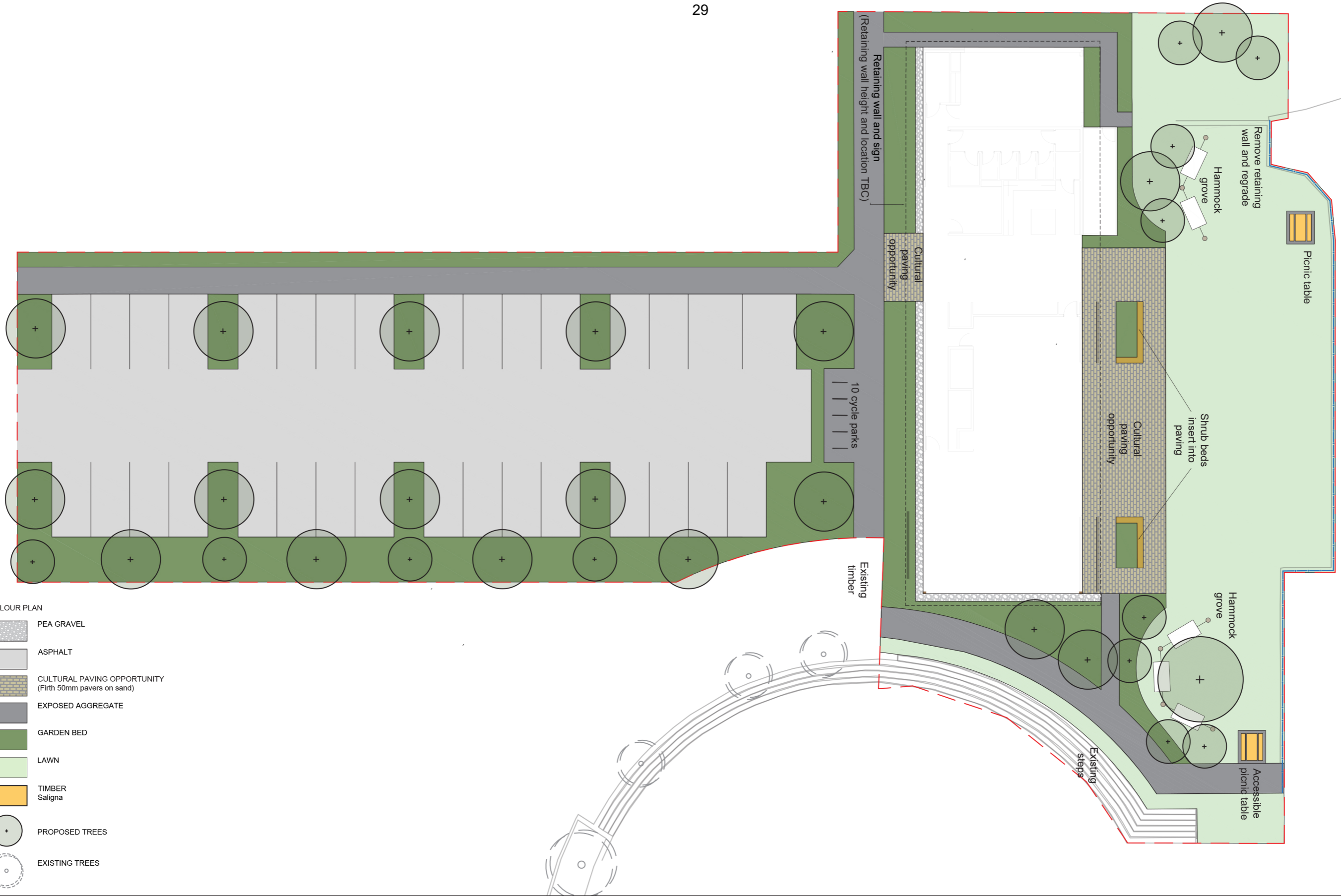
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Project No. ISL-1809-001-IPL	Revision: A
Drawing No. A2001	














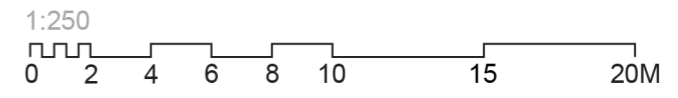


PEGASUS COMMUNITY CENTRE



- KEY | COLOUR PLAN**
-  PEA GRAVEL
 -  ASPHALT
 -  CULTURAL PAVING OPPORTUNITY (Firth 50mm pavers on sand)
 -  EXPOSED AGGREGATE
 -  GARDEN BED
 -  LAWN
 -  TIMBER Saligna
 -  PROPOSED TREES
 -  EXISTING TREES

1 Landscape Concept Plan
Scale: 1:250



Let's talk

about

Pegasus Community Centre



In July 2024, Council completed its purchase of land on Pegasus Main Street in a major milestone for the Pegasus Community Centre project.

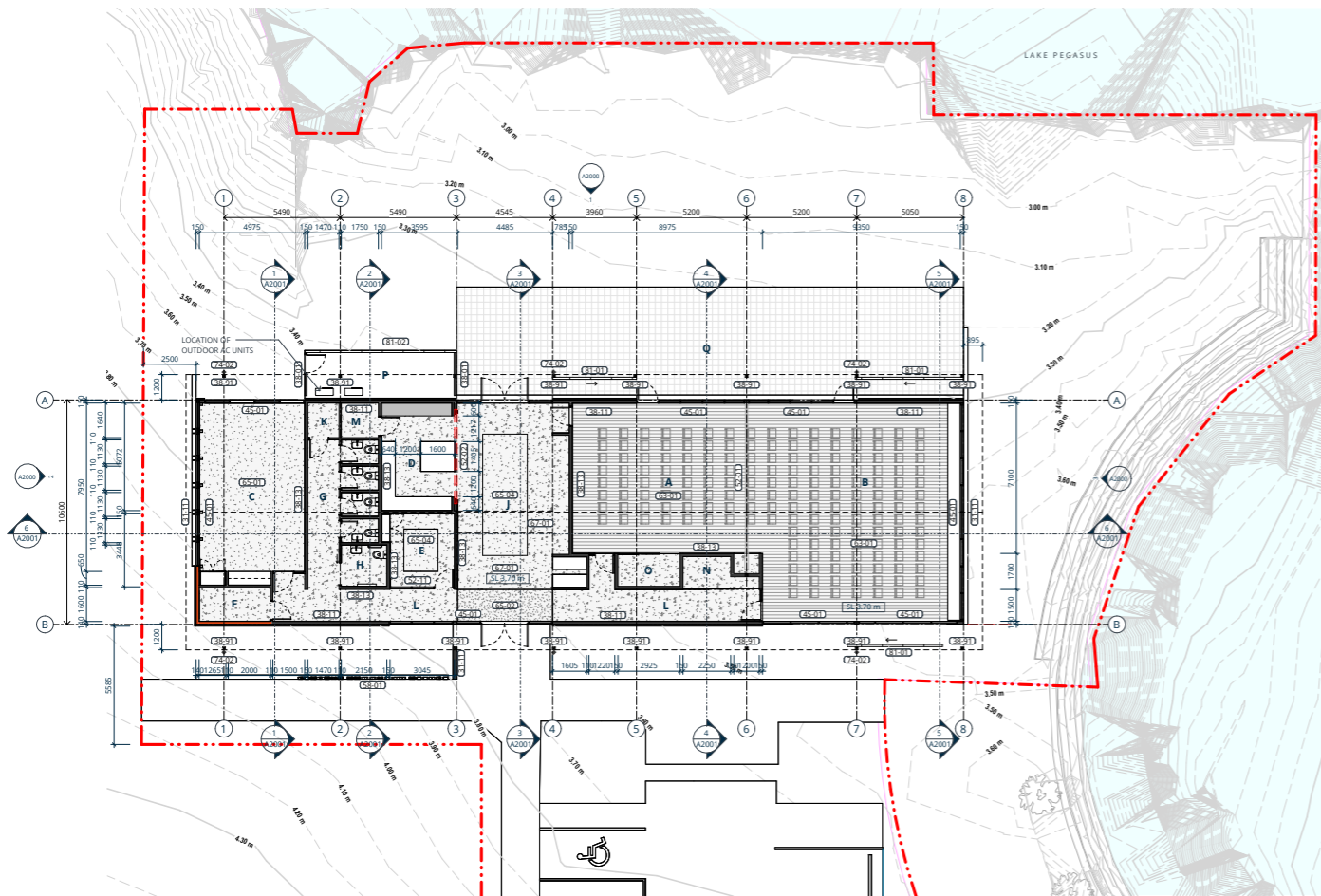
Council consulted on two potential locations for the new community centre in October 2023 with the current site being confirmed.

Council leases the current Pegasus Community Centre on Tahuna Street, and the Pegasus Residents Association has been jointly facilitating use of this centre since 2017. The lease for this property is due to expire in August 2026.

The Centre is widely used by a variety of groups and people from the community, and it's expected that a new facility would bring a greater variety of users.

Full-service design practice Ignite Architects were engaged by Council in September to carry out the design work, and now we want your feedback on the initial design.

Funding was set aside in the 2021-31 Long Term plan for the project.



What's included in the design

The almost 400m2 multi-use facility includes provisions for multiple events, functions or meetings.

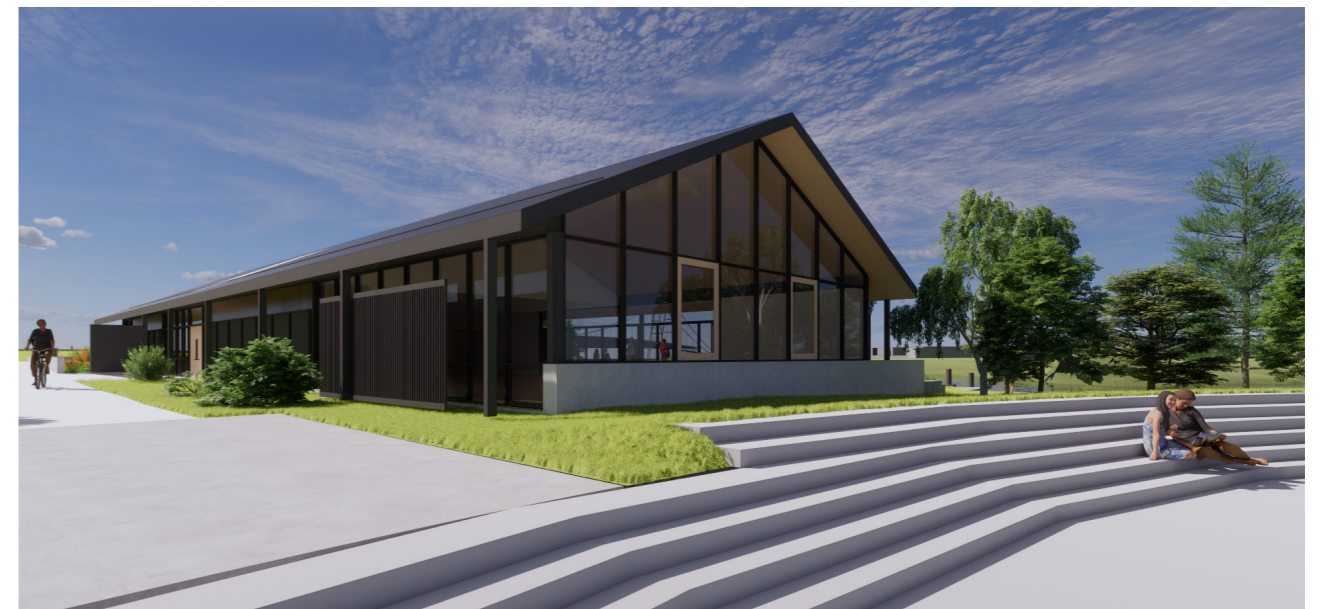
The entry, accessible from Pegasus Main Street, opens into a spacious reception area complete with a book cave.

The main function room can be partitioned into two sections with capacity for 66 and 110 seats respectively or combined into one large function space with configurations for 148 seats or 170 seats, or a 110-seat capacity banquet layout and will have AV functionality and a wooden floor.

This space is designed to cater for large events including conferences, fundraisers, balls and more.

To the right of the reception area, the design proposes a large kitchen which opens to the foyer area and small meeting room as well as a formal boardroom with a kitchenette.

The building is completed with toilet facilities including an accessible toilet and baby change table, and plenty of storage to make it as functional as possible.



Car parking plan

A 32-car parking lot adjacent to the centre ensures easy accessibility, including 2 accessible parking spaces. A walkway connects the pedestrian crossing on the left side of the parking lot to the building entrance, leading to a culturally paved area at the entrance.

There will also be ten cycle parks.










More detailed plans can be viewed at letstalk.waimakariri.govt.nz/pegasus-community-centre.

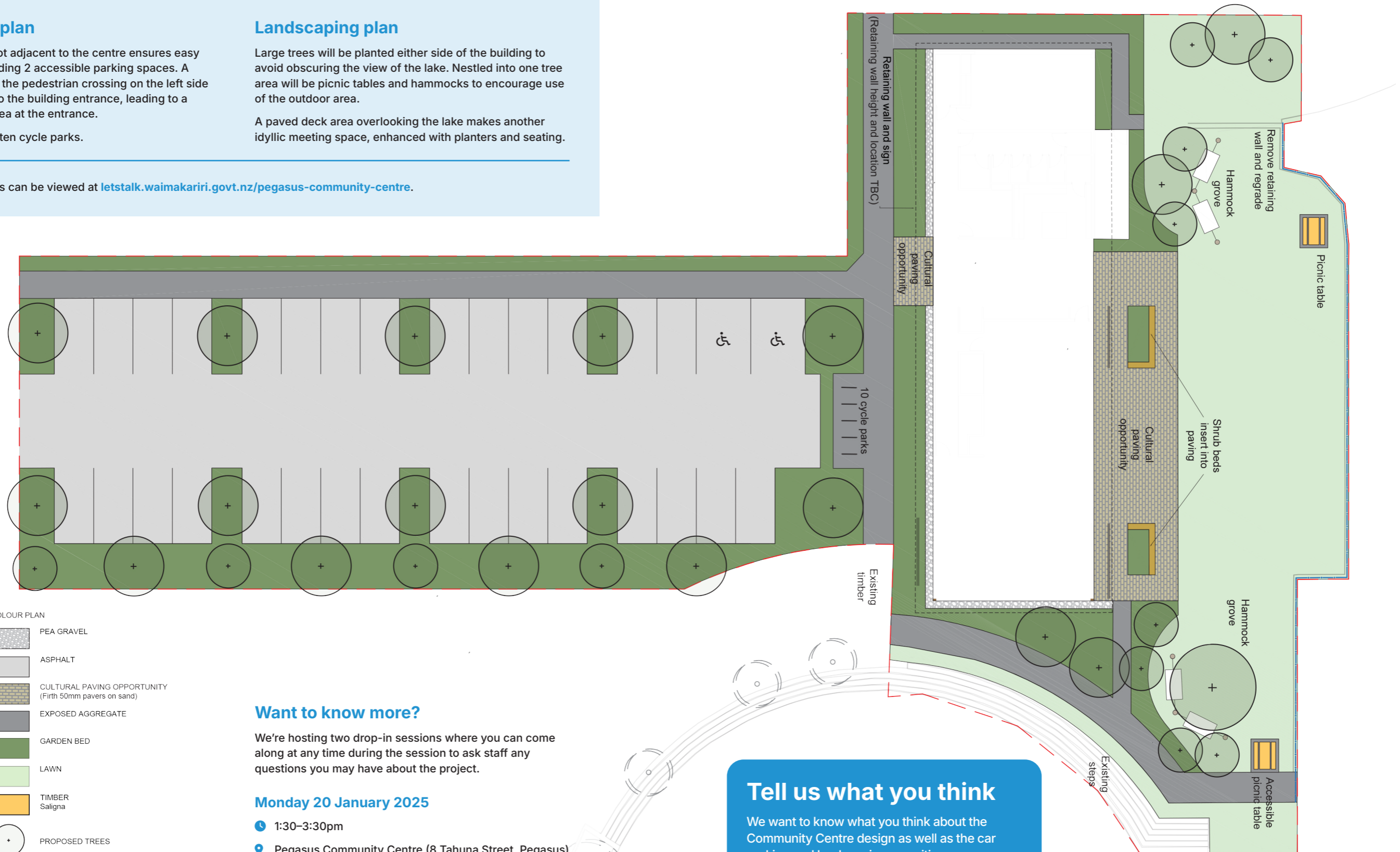
Landscaping plan

Large trees will be planted either side of the building to avoid obscuring the view of the lake. Nestled into one tree area will be picnic tables and hammocks to encourage use of the outdoor area.

A paved deck area overlooking the lake makes another idyllic meeting space, enhanced with planters and seating.

KEY | COLOUR PLAN

-  PEA GRAVEL
-  ASPHALT
-  CULTURAL PAVING OPPORTUNITY (Firth 50mm pavers on sand)
-  EXPOSED AGGREGATE
-  GARDEN BED
-  LAWN
-  TIMBER Saligna
-  PROPOSED TREES
-  EXISTING TREES



Want to know more?

We're hosting two drop-in sessions where you can come along at any time during the session to ask staff any questions you may have about the project.

Monday 20 January 2025

-  1:30–3:30pm
-  Pegasus Community Centre (8 Tahuna Street, Pegasus)

Tuesday 21 January 2025

-  5–7pm
-  Pegasus Community Centre (8 Tahuna Street, Pegasus)

Tell us what you think

We want to know what you think about the Community Centre design as well as the car parking and landscaping amenities.

Have your say using this feedback form or online at waimakariri.govt.nz/letstalk before 5pm, Friday 24 January 2025.



Attention: Isibea Clark
Let's Talk — Pegasus Community Centre
Waimakariri District Council
Private Bag 1005
Rangiora 7440

Fold along lines

Please seal on all sides with tape

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Cut here

Name/Organisation*: _____

Email: _____ Phone: _____

Please note: One contact method is a requirement.

Please tick this box if you would like your contact details to be confidential:

*required field

If you have any questions about the proposal, please contact:

Isibea Clark
Project Manager
Waimakariri District Council

Phone: 0800 965 468
Email: office@wmk.govt.nz

Return this feedback form (no stamp required) to us by 6 December 2024.

Your details

Submissions are public information. We will require your contact details as part of our submission — it also means we can keep you updated throughout the project. If requested, submissions, names and contact details are made available to the public, as required by the Local Government Official Information and Meetings Act 1987. View the Waimakariri District Council's Privacy Statement. [letstalk.waimakariri.govt.nz/privacy](https://www.waimakariri.govt.nz/privacy)