

Pukekohe

Civic Hub

Concept Plan Report

April 2026 | Revision E





Contents

Pukekohe Civic Hub

Concept Design Report

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Executive summary

The Pukekohe Civic Hub is a central element in the revitalisation of Pukekohe Town Centre, supporting the long-term goals of the Kia Puāwai a Pukekohe – Unlock Pukekohe High-Level Project Plan (2019). In 2023, a collaborative process with the Franklin Local Board and key stakeholders to re-imagine the Hub’s role in a growing, diverse community and in alignment with mana whenua and community aspirations was initiated.

A draft 20-year concept plan has been developed, outlining a vision for a vibrant, future-ready Civic Hub. The plan proposes a range of enhancements to better support cultural, community, and commercial activities, with public consultation undertaken in early 2026.

Key features of the concept plan include:

- A new community event and kai /food space and mara kai gardens to promote local food culture and mana whenua identity.
- Modernised Town Hall event infrastructure, including AV, lighting, storage, and additional amenities.
- An enclosed courtyard “glasshouse” breakout space and covered walkway to enhance year-round usability and reflect Pukekohe’s horticultural heritage.
- Redevelopment of the RSA clubrooms into a flexible, multi-user community facility (while continuing to house the RSA).
- Integrated arts, library, and learning spaces, supporting creativity, education, and wider community use.
- Library upgrades to improve digital connectivity and tamariki-focused areas.
- Environmental improvements such as solar panels, stormwater upgrades, landscaping, and EV charging.
- Additional community spaces through adaptive reuse of underutilised areas.



Introduction

The Unlock Pukekohe Masterplan identifies an opportunity to enhance the Civic Hub to help catalyse urban regeneration of the town centre.

The Pukekohe Civic Hub plays a central role in the community, housing critical facilities and public spaces.

This project is part of the Unlock Pukekohe programme, which seeks to enhance connectivity and maximise the site's value. Previous assessments have identified opportunities for expansion, improved functionality, and integration with surrounding developments.

Purpose

The purpose of this project is to develop a high-level vision and implementation plan for the Pukekohe Civic Hub, focusing on unlocking its potential as a cohesive, multi-use community and economic hub over the next 30 years.

Objectives

1. Define a high-level vision and guiding principles for the site's long-term evolution.
2. Develop a spatial concept plan, identifying opportunities for enhanced public spaces, expanded facilities, and improved connectivity.
3. Provide a phased implementation roadmap with a focus on short to medium term actions that align with long-term aspirations.
4. Establish high-level cost estimates for priority projects.
5. Ensure alignment with stakeholder goals and broader Unlock Pukekohe objectives.



Project background

The Pukekohe Civic Hub site — which includes Franklin: The Centre, the War Memorial Town Hall, and the RSA facilities—is a vital community space at the heart of the Franklin region, serving a rapidly growing population with evolving needs.

As part of the Unlock Pukekohe urban regeneration programme, we have been exploring opportunities to enhance the site to better serve the community—balancing functionality, heritage values, and future aspirations.

Since June 2023, initial work has focused on enhancing pedestrian safety and activation of the inner courtyard between the buildings to support programme objectives. However, through stakeholder engagement and ongoing project insights, it has become clear that we need to take a broader look at the long-term role of the Civic Hub and how its key buildings, including the War Memorial Town Hall, and its public spaces, can be best utilised.

At the same time, Auckland Council’s Community Facilities team has separately commissioned seismic strengthening works for the War Memorial Town Hall, with construction now underway. These seismic upgrades focus on improving the building’s structural integrity while presenting an opportunity to explore how the Town Hall, along with the wider Civic Hub, can be better integrated into the urban regeneration objectives of the Unlock Pukekohe programme. The seismic strengthening will enable future enhancements to improve the functionality of the Civic Hub while maintaining its heritage significance.

This reframing of the scope of the project was an opportunity to align on key priorities for the Hub over the next 20 years and ensure the project meets the aspirations of the Franklin Local Board and key Stakeholders.



Unlock Pukekohe programme

Pukekohe is an established rural centre, in the heart of the Franklin Ward and on the southern edge of the Tāmaki Makaurau region. It has a reputation as an important market garden and horticultural hub that services a large catchment extending into southern Tāmaki Makaurau and northern Waikato.

Pukekohe's population is forecast to grow to over 50,000 people by 2040. Parts of the community are aging, and the town centre will need to respond to and accommodate these changes in the future, including through providing the facilities and services required for an aging population.

Given the forecast growth, it is important that the town centre retains its identity. This identity is shaped by the town's rural setting, strong historical and cultural association of mana whenua, the subsequent multi-cultural communities, and strong local business network.

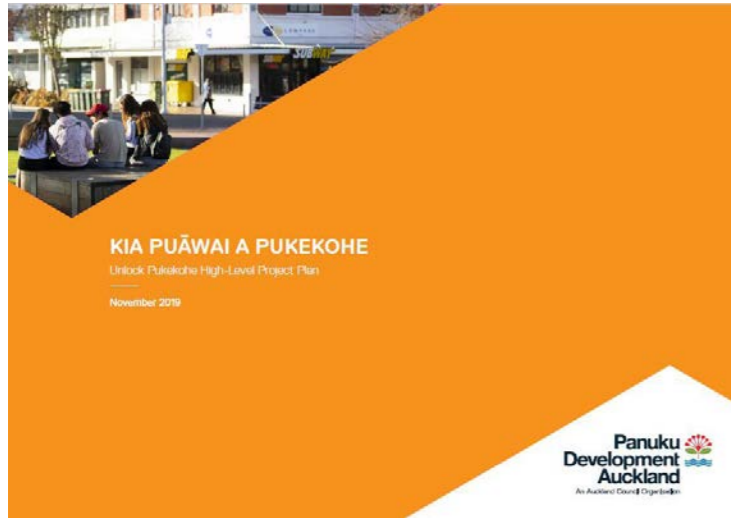
Pukekohe town centre was identified as a regeneration and intensification opportunity for Auckland. It is one of the 'Unlock' priority locations to be delivered by Auckland Council.

The Unlock Pukekohe High Level Project Plan (HLPP) was endorsed by the Franklin Local Board in April 2019 and approved by the Auckland Council Planning Committee in May 2019.

In August 2022 Eke Panuku undertook community consultation the Unlock Pukekohe Supporting Masterplan. The masterplan identifies an opportunity to reconfigure the courtyard between the Franklin: The Centre and the War Memorial Town Hall. This courtyard space offers the opportunity to provide additional space for new community events and/or strengthen the existing service offering at the Civic Hub. This in turn will help catalyse urban regeneration in Pukekohe by increasing the appeal and amenity of the town centre.



Unlock Pukekohe programme goals



HIGH LEVEL PROJECT PLAN

- Approved by the Franklin Local Board, the Auckland Council Planning Committee and Panuku Board in May and June 2019 (PLA/2019/45) (FIN/2019/60).

GOAL 1 - ENCOURAGE NEW GROWTH IN THE TOWN CENTRE

by enhancing and place-shaping the town centre. We will use the properties in our portfolio to spark this regeneration.



GOAL 3 - ATTRACT NEW BUSINESSES AND SERVICES

to create a thriving local economy that offers better access to employment, education and healthcare for local people



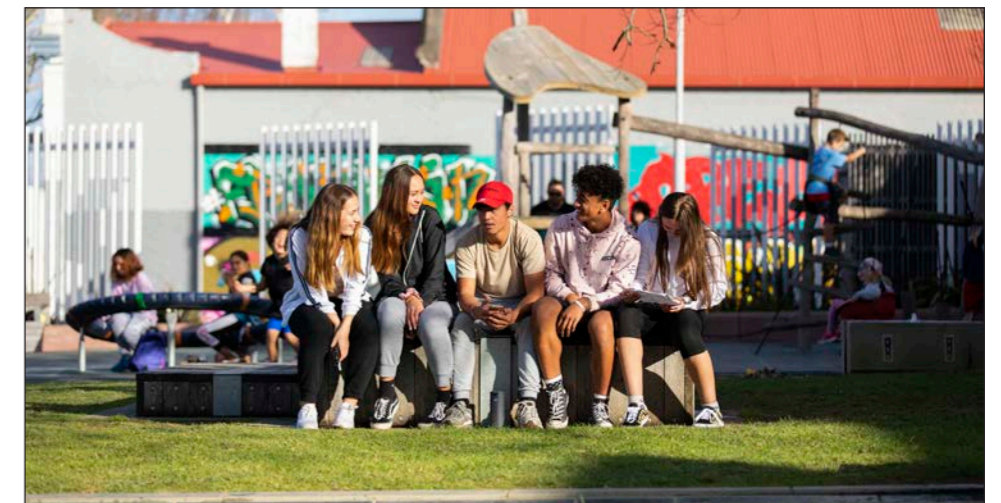
GOAL 2 - IMPROVE ACCESS FOR ALL

by creating a connected, safe, walkable and vibrant town centre.



GOAL 4 - ENHANCE LOCAL COMMUNITY IDENTITY

by making sure Pukekohe's diverse communities are celebrated and reflected in the town centre.



The site

The Civic Hub is situated on a 14,429sqm site in the Pukekohe Town Centre.

The site is bounded by Massey Avenue and Edinburgh Street. The Civic Hub is located only 200m from the Te Puutahi o Pukekohekohe / Pukekohe town square and King Street, the main retail street within the town centre.

It is located opposite the Edinburgh Street Superblock development site, the flagship development site within the Unlock Pukekohe programme. This future development will improve access to the town centre via a new pedestrian and cycling connection between King Street and Franklin: The Centre.

The main pedestrian entrances to the buildings are from Massey Avenue and the car parking is situated on the rear of the site, accessed from Edinburgh Street.



Wider site context



Key

- Civic Hub site area
- ① Proposed Market Precinct - Town Square and Roulston Street Upgrade
- ② Proposed active mode connection linking town centre to train station project
- ③ Edinburgh Street Superblock development
- ④ Proposed pedestrian laneway linking Franklin: The Centre to the town square
- ⑤ Devon Lane upgrade
- ⑥ Pedestrian laneway upgrade with new canopy
- ⑦ Improvements to the Plaza carpark
- ⑧ Pedestrian access from Plaza carpark to Civic Hub
- ⑨ Intersection upgrades to improve pedestrian crossings



Current buildings / uses on the site



War Memorial Town Hall

Pukehohe War Memorial Town Hall was first constructed in 1957-58 as a memorial to World War II. It contains:

- Main Hall
- Small Hall
- Foyer
- RSA Clubrooms
- Kitchen Facilities + Storage



Franklin: The Centre

Franklin: The Centre was completed in 2007. It contains:

- Library
- Cafe
- Retail tenancy
- Arts Centre and shop
- Local Board offices
- Four bookable community rooms + Weta Workshop
- Kitchen Facilities + Storage

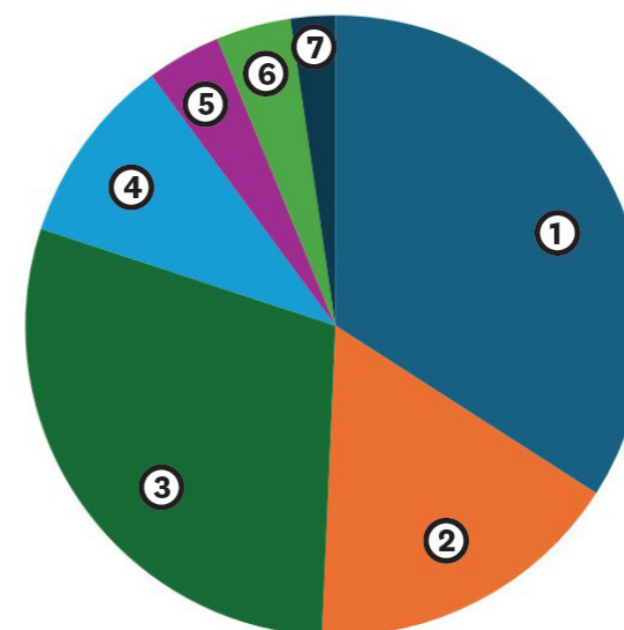
Activity Type in total booking hours - Franklin: The Centre (1 July 2024 - 7 Feb 2025)



Open Space

The Civic Hub sits on a 14,429sqm site. It contains:

- 33 trees over the site
- Multiple planter beds and shrubs
- Pick up/drop off from Massey Ave
- Paved areas for outdoor dining and events
- Signage
- Servicing and loading areas
- 110 car park spaces



1. Arts & Cultural Events: 840hrs
2. Special Interest: 410hrs
3. Meetings: 723hrs
4. Religious: 242hrs
5. Fitness Sports Recreation: 95hrs
6. Early Childhood / School Groups: 96hrs
7. Private Events: 57hrs

Site photos



NORTHERN FACADE - FRANKLIN: THE CENTRE



WESTERN FACADE - FRANKLIN: THE CENTRE



WESTERN FACADE - WAR MEMORIAL HALL



NORTHERN FACADE - WAR MEMORIAL HALL



NORTHERN FACADE - FRANKLIN COVERED ROOF AREA/ LANDSCAPE



NORTHERN FACADE - FRANKLIN FROM MASSEY AVENUE



NORTHERN FACADE - FRANKLIN FROM MASSEY AVENUE



EASTERN FACADE - WAR MEMORIAL HALL



EASTERN FACADE - WAR MEMORIAL HALL LANDSCAPE AREA



SOUTHERN FACADE - FRANKLIN FROM THE CARPARK



NORTHERN VIEW FROM FRANKLIN STAIRS TOWARDS MASSEY AVENUE



NORTHERN VIEW FROM FRANKLIN FOYER TOWARDS MASSEY AVENUE

Site photos



FRANKLIN: THE CENTRE - VIEW FROM CAFE



FRANKLIN: THE CENTRE - OUTSIDE VIEW TO COURT



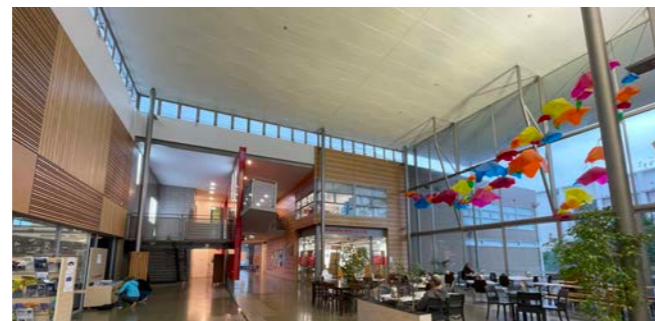
FRANKLIN: THE CENTRE - VIEW OF COURT AND ADJACENT SHOP



WAR MEMORIAL HALL: VIEW OF MAIN HALL



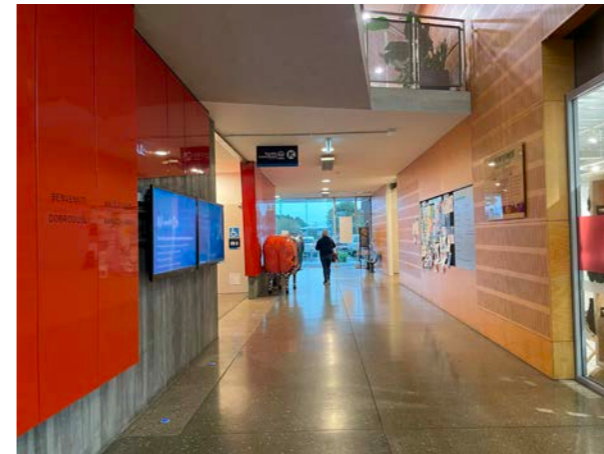
WAR MEMORIAL HALL: VIEW OF KITCHEN



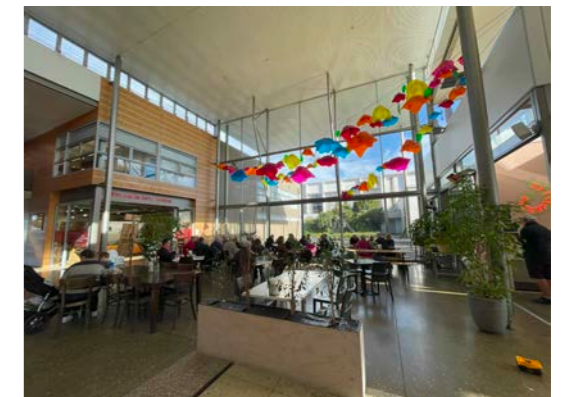
FRANKLIN: THE CENTRE - VIEW OF COURT AND LIBRARY ENTRY



WAR MEMORIAL MUSEUM - HALL



FRANKLIN: THE CENTRE - VIEW OF CORRIDOR TO CARPARK LOBBY



FRANKLIN: THE CENTRE - VIEW OF COURT AND SHOP

Opportunities and constraints

Macro level



Key

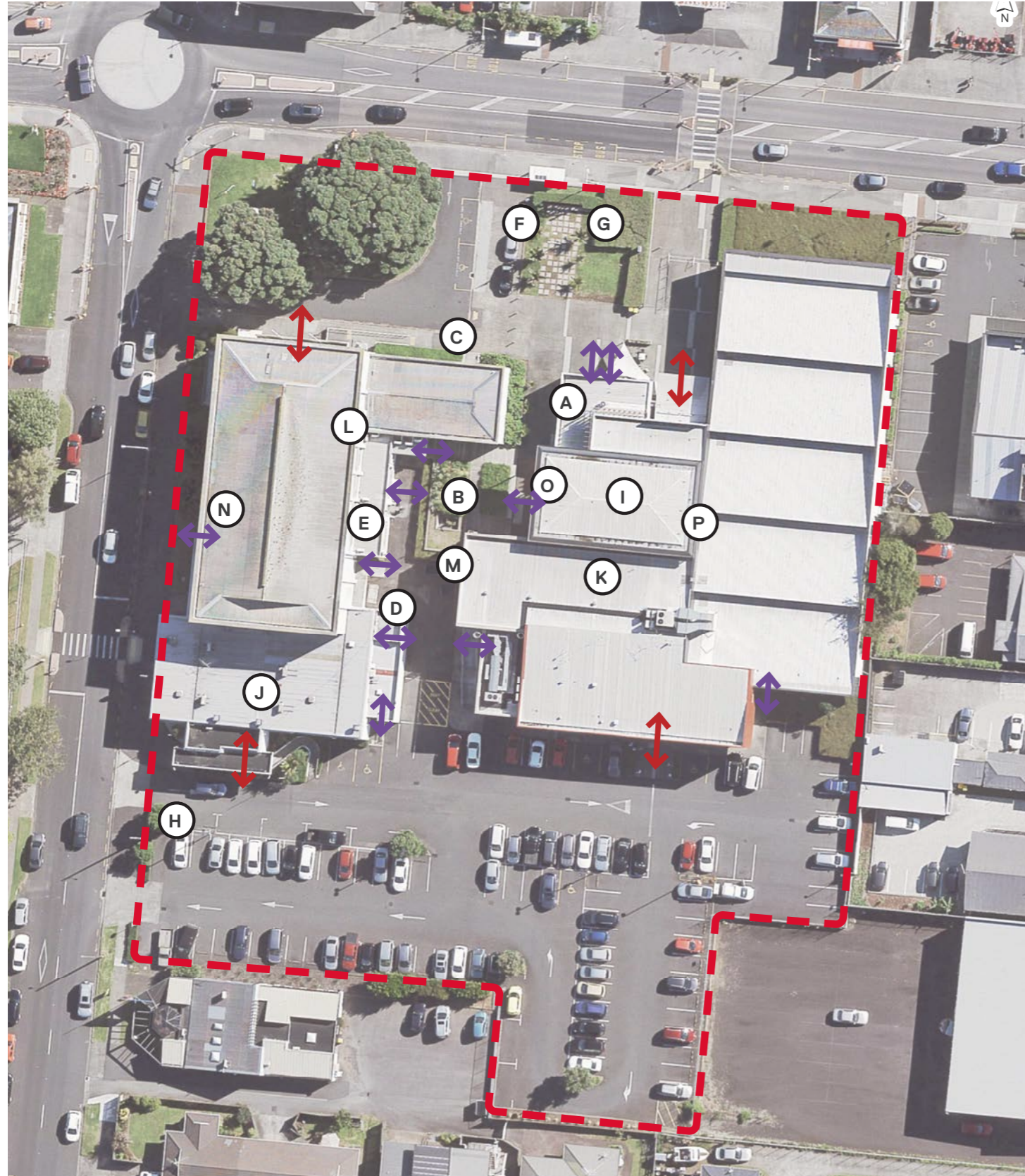
■ Civic Hub site area

Opportunities

- (A) Opportunity to consolidate Council assets and co-locate surrounding community uses at the Old Borough Building into the Civic Hub site
- (B) Opportunity to improve pedestrian links to the town centre through the Edinburgh Street Superblock site
- (C) Opportunity to improve the arrival experience / activate the arrival zones
- (D) Opportunity to improve pedestrian connections (inside and outside) through the site to connect to the wider street network
- (E) Opportunity for improving pedestrian access through the car park to Edinburgh Street
- (G) Opportunity to enhance and add to the urban ngahere within the town centre

Opportunities and constraints

Micro level



Key

- - - Civic Precinct site area
- ↔ Primary building entrances
- ↔ Secondary / service building entrances

Opportunities

- (A) Opportunity to consider alternative uses for the hairdresser tenancy to activate the street
- (B) Opportunity to create an all-weather space linking the Town Hall with Franklin: The Centre
- (C) Opportunity to improve circulation between main entrances of buildings
- (D) Opportunity to consolidate and screen loading and service zone from public areas
- (E) Opportunity to improve kitchen / service facilities for building users
- (F) Opportunity to improve existing landscaping and connections between Franklin: The Centre, Town Hall, and car park.
- (G) Opportunity for native planting and establish an ecological corridor.
- (H) Opportunity for improving pedestrian access through the car park to Edinburgh Street
- (I) Opportunity for making better use of the existing foyer space
- (J) Opportunity to work with the RSA to incorporate space into the wider meeting and event space network

Constraints

- (K) Arts Centre requires 'black box interior' limiting ability to create new openings. Alternatively, opportunity to relocate the Arts Centre within the building
- (L) Any additional / relocated openings to town hall subject to heritage constraints
- (M) Potentially an unsafe pedestrian connection through courtyard due to lack of clear sight lines and activation
- (N) Budget constraints and scope of works for the Town Hall improvements project
- (O) Cafe seating overtakes the foyer leaving little space for alternative uses and activities
- (P) Access to the upstairs meetings rooms

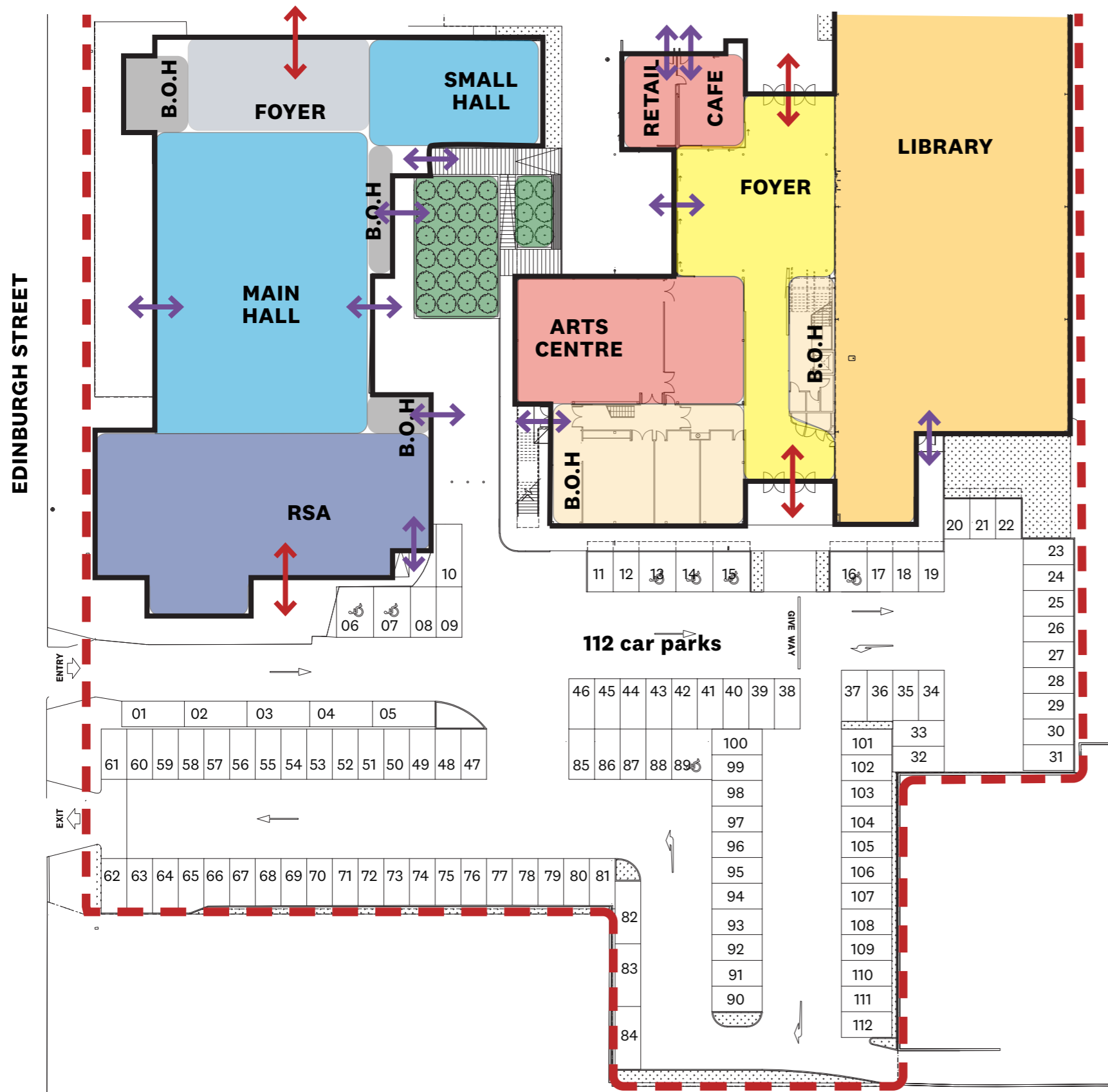
Existing site plan



Key

- - - Civic Hub site area
- ↔ Primary building entrances
- ↔ Secondary / service building entrances
- ① Existing main entry to Town Hall
- ② Main Hall
- ③ Kitchen & Storage
- ④ Small Hall
- ⑤ RSA Club Rooms and B.O.H
- ⑥ Servicing and Loading zone
- ⑦ Town Hall drop off zone
- ⑧ Mature Trees and War Memorial
- ⑨ Raised planter bed
- ⑩ Raised planter bed and signage
- ⑪ Main pedestrian entrance to Franklin Centre
- ⑫ Outdoor dining zone
- ⑬ Main Foyer and gathering zone / cafe dining
- ⑭ Library
- ⑮ Arts Centre
- ⑯ Toilets / Storage and access to upper level
- ⑰ Weta workshop, Meeting rooms and kitchen
- ⑱ Courtyard with outdoor dining
- ⑲ Cafe with dining to foyer
- ⑳ Hairdresser
- ㉑ Existing carpark

Existing carpark



- The existing carpark has 112 spaces. 7 of these spaces are for accessible parking.
- 3 spaces (identified as 08, 09, 10) on the plan are identified for “manager” and “catering”. See photo above.

Vision for the Civic Hub

“The Pukekohe Civic Hub will be the heart of Pukekohe, providing a central space where people of all ages, abilities and cultures connect, learn, and thrive, supporting Pukekohe’s role as a vital sub-regional centre. As a focal point for civic life, the hub will unite library, community, arts, events and Council customer services. The hub will be a home of cultural expression, and contribute to economic development in the wider Franklin area”

Key Principles Embedded in the Vision:

- **Economic and Cultural Vitality:** Act as a catalyst for regional economic growth and provide a hub for arts, culture, and community events.
- **Heritage Preservation:** Honour and preserve the rich historical and cultural significance of the Town Hall and surrounding areas.
- **Future-Focused Design:** Deliver adaptable, innovative, and functional spaces that respond to the evolving needs of Franklin’s growing population.
- **Community Connection:** Create a welcoming space that fosters inclusivity and reflects the diverse needs and aspirations of Franklin’s people.
- **Sustainability and Resilience:** Prioritise environmentally sustainable practices and infrastructure to support long-term resilience.
- **Mana Whenua Values and Aspirations:** Embed mana whenua perspectives to guide the hub’s development, ensuring it reflects Te Ao Māori and supports enduring partnerships.

Programme narrative: Pukekohe - The food bowl of Tamaki Makaurau

“I moved to Pukekohe for the lifestyle ... I’ll stay for the good food.”



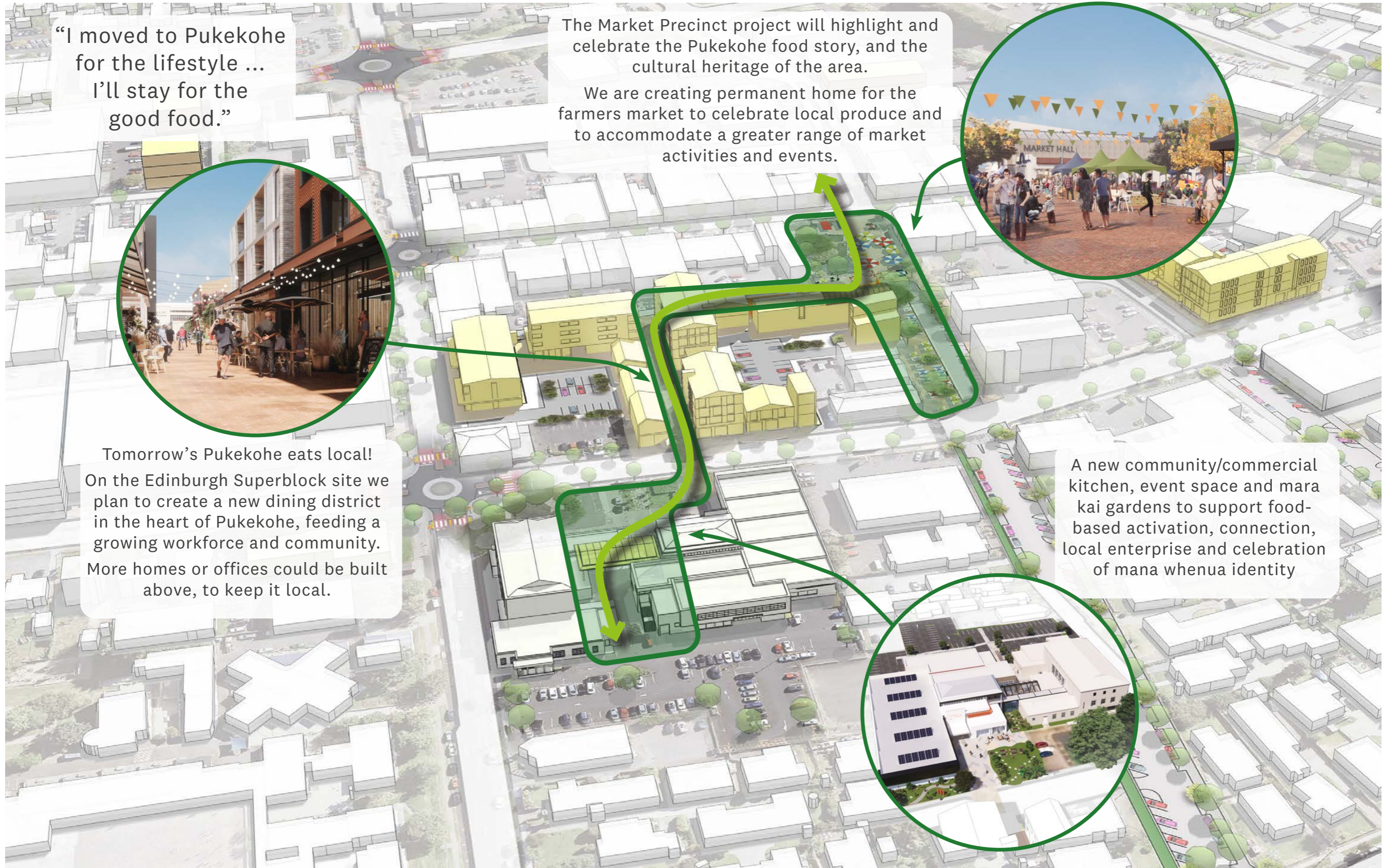
Tomorrow’s Pukekohe eats local! On the Edinburgh Superblock site we plan to create a new dining district in the heart of Pukekohe, feeding a growing workforce and community. More homes or offices could be built above, to keep it local.

The Market Precinct project will highlight and celebrate the Pukekohe food story, and the cultural heritage of the area.

We are creating permanent home for the farmers market to celebrate local produce and to accommodate a greater range of market activities and events.



A new community/commercial kitchen, event space and mara kai gardens to support food-based activation, connection, local enterprise and celebration of mana whenua identity



The future we are planning for

People:

- An increased population in the Franklin region and the Pukekohe town centre

Projects:

- The Edinburgh Street Superblock will be developed with new commercial, retail and residential uses. A new pedestrian laneway will connect the Civic Hub to the town square



- Improved public transport connections throughout the region
- A shared path connecting the town centre and the train station



- Upgrades to the town centre to improve experience for pedestrians
- A seismically strengthened Town Hall
- New public and private developments within the region providing new homes and businesses

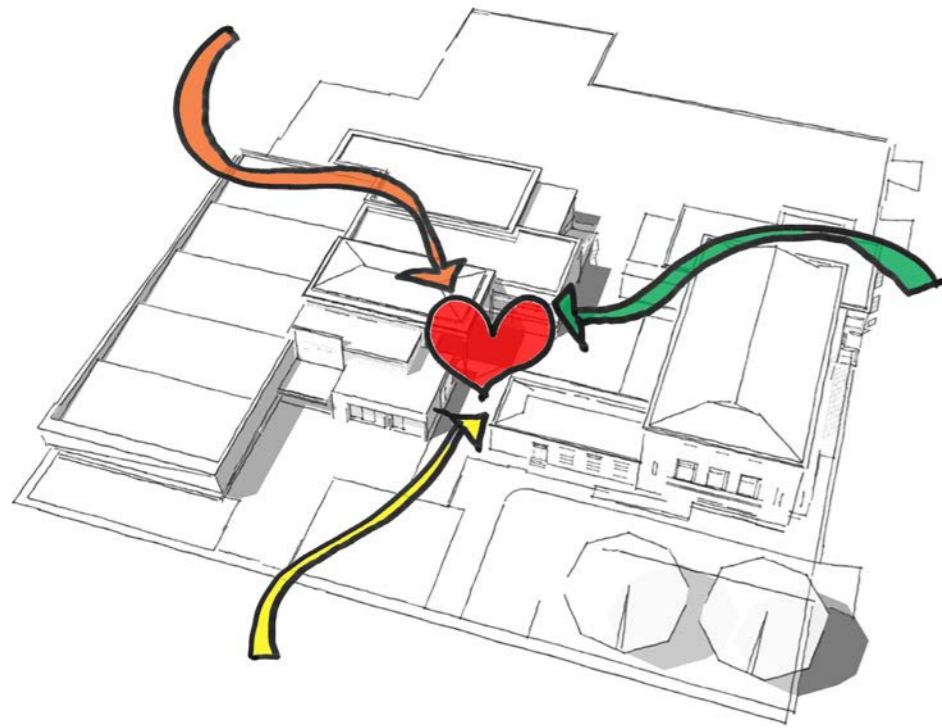
Drivers of change:

Civic hubs, such as the Pukekohe Civic Hub, are vital in shaping and nurturing the cultural, social, and environmental fabric of communities. These spaces are more than just physical structures—they are living systems that evolve with the needs of the people they serve. To remain relevant and impactful, civic hubs must respond to several key drivers of change.

1. Changing demographics and community needs
2. Environmental sustainability and resilience
3. Digital transformation and technology integration
4. Economic and social innovation
5. Preservation of heritage and community identity
6. Collaborative and inclusive planning
7. Embracing the potential of place
8. Fiscal creativity and resourcefulness

Design principles

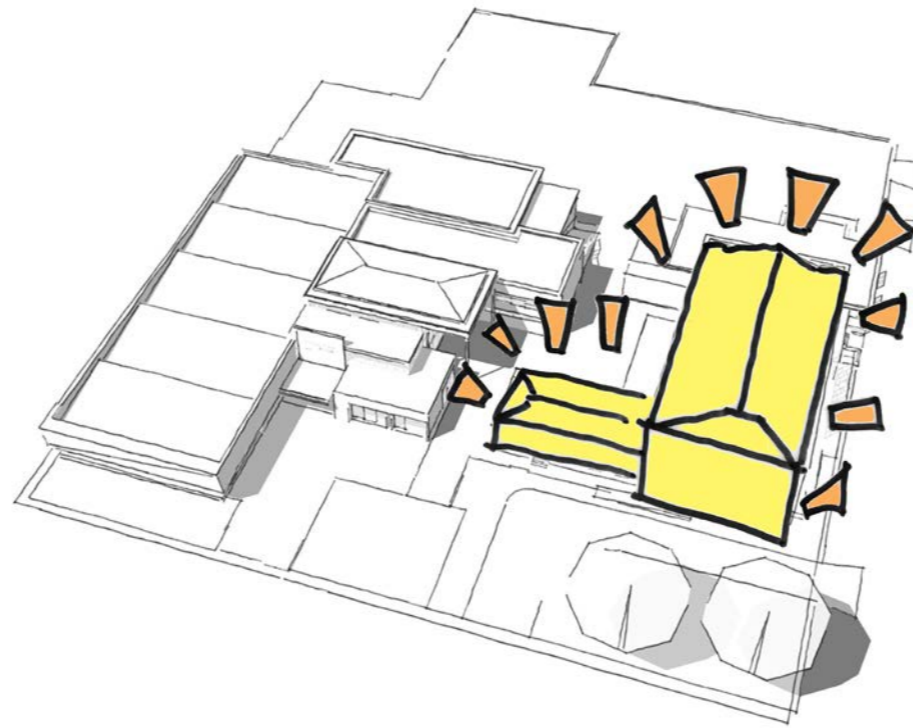
1. Enhance local community identity



Enhance local community identity

- Create a place that authentically reflects Pukekohe's rich cultural diversity.
- Mana whenua presence, narratives and values are visible and celebrated.
- Enhance the historic heritage of the place by honouring the Town Hall's Legacy and respecting its role as a war memorial.
- Incorporate local stories, art, and heritage into public areas.
- Kai as a unifying element

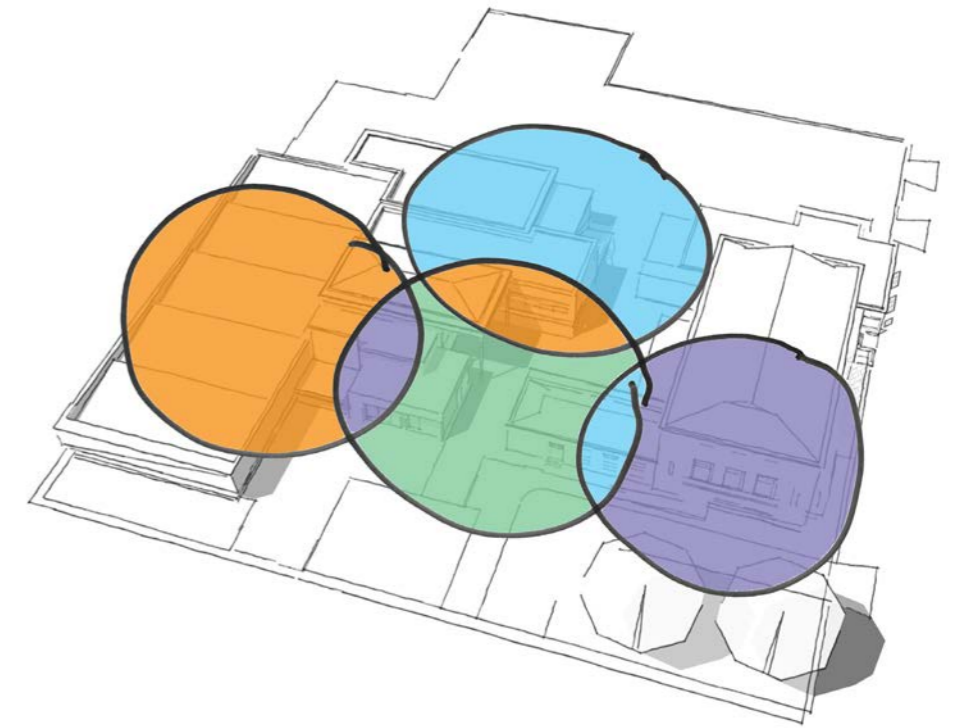
2. The civic heart of Franklin



The civic heart of Franklin

- Reinforce the space as a Civic Landmark of the region that fosters connection, learning, and community.
- Elevate the Town Hall's role as a prestigious venue for significant events for the region.
- Attract new business and service opportunities that contribute to a thriving local economy while ensuring it remains a dynamic, inclusive community space.
- Streamline management and operations by considering a single management approach for the entire block.

3. Integration



Integration

- Unlock the true potential of the Civic Hub site to fulfill its long-desired role as a lively central civic, community and events space.
- A vibrant place that delivers numerous community services in one facility and provide opportunities to stay and linger.
- A constantly used space is that is bustling day and night with a mix of community and commercial activities.
- A place that fosters commercial opportunities with a community focus.

Design principles

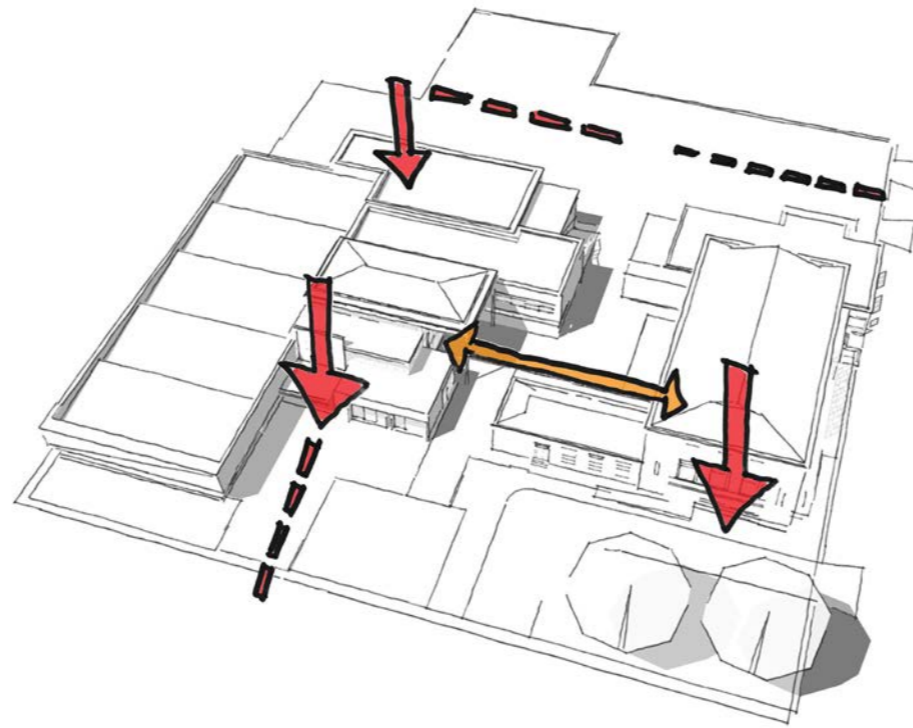
4. Flexible, innovative and future-focused



Flexible, innovative and future-focused

- Multi-purpose spaces designed to accommodate a variety of different activities.
- Create dynamic spaces that are flexible and adaptable to respond to the needs of users.
- Transform the Town Hall into a living space that actively engages the community beyond just serving as a venue.
- A place that can respond to new activities, technologies, content, and services.

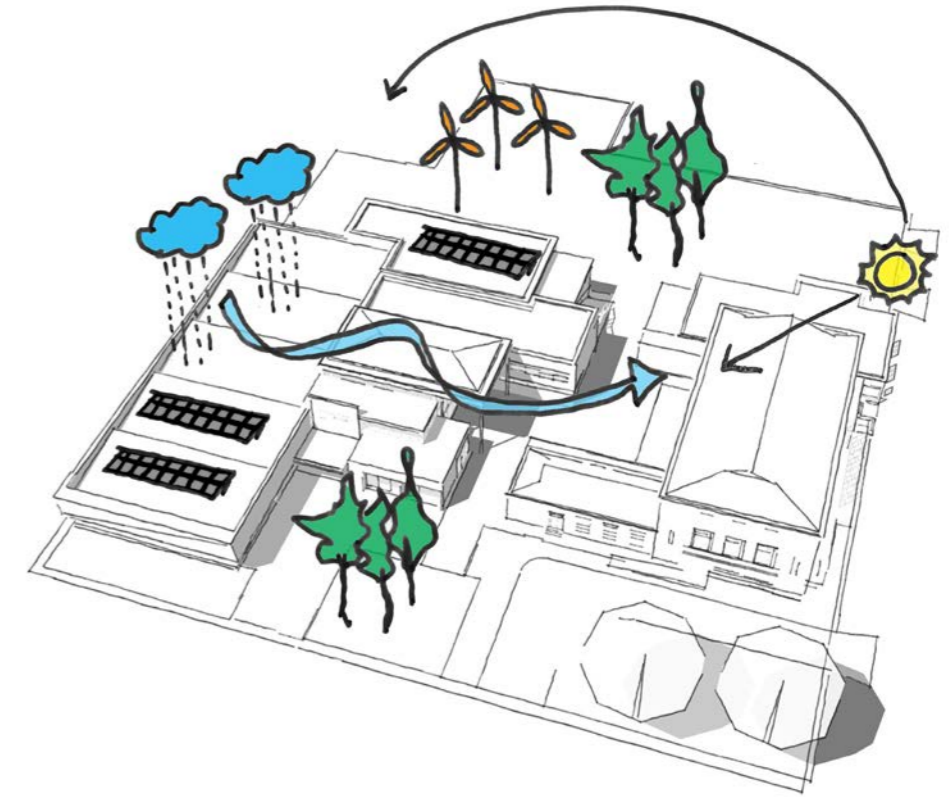
5. Access and legibility



Access and legibility

- Improve legibility and wayfinding throughout the precinct to improve the overall experience.
- Enhance pedestrian connectivity by improving the physical connections between the Town Hall, Franklin: The Centre, and surrounding areas.
- Repurpose street-facing spaces for broader community uses to better activate public spaces.

6. Sustainability



Sustainability

- Design with sustainability and resilience in mind, incorporating eco-friendly technologies.
- Use sustainability as an educational tool for the community.
- Incorporate sustainable practices while maintaining respect for heritage.
- Support healthy land, water and habitat to enhance and restore the natural environment.

Alignment with Pukekohe HLPP goals

The proposed enhancements to the Civic Hub will achieve the high-level programme goals by:

Goal 1 - Encourage New Growth in the Town Centre

The proposed enhancements will:

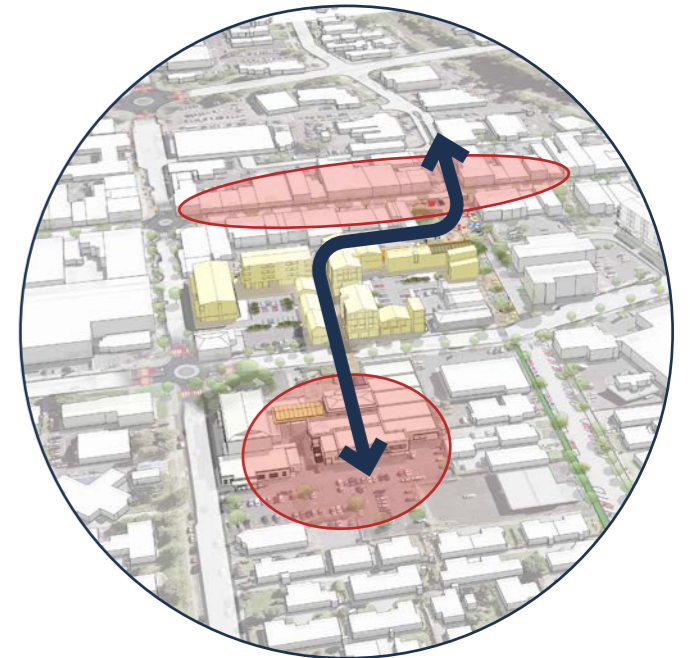
- Attract new visitors and residents to Pukekohe *by bringing new experiences and additional amenities to the town centre*
- Improve employment opportunities *by creating greater opportunities within the Civic Hub for large events, conferences, weddings and commercial food offerings*
- Serve the growing population *by increasing the amount of flexible community spaces that cater to a growing and changing community*
- Protect the town centre from the increased competition from new centres in surrounding areas *by providing new, unique and high quality spaces and amenities that will encourage people to stay in Pukekohe*



Goal 2 - Improve Access for All

The proposed enhancements will:

- Make it easier to get around the town centre *by utilising the large car park within the Civic Hub as a launching pad for walking within the town centre*
- Establish new walking and cycling routes across open spaces and council sites *by improving wayfinding and signage throughout the site to promote walking to the town centre*
- Enhance and upgrading streetscapes, and providing more outdoor seating *by improving the public realm and amenity on the Civic Hub site with additional seating, shelter and artwork*



Goal 3 - Attract New Businesses and Services

The proposed enhancements will:

- Increase opportunities for local employment and tertiary education, especially for young people *by providing educational opportunities for youth from the new Community event and kai /food space and opportunities for employment with greater and larger events and catering*
- Encourage local people and visitors to choose Pukekohe for services and shopping *by aligning events within the Civic Hub with other local events and shopping hours, and the publicity of the new, large, high quality spaces to the entire Franklin region*



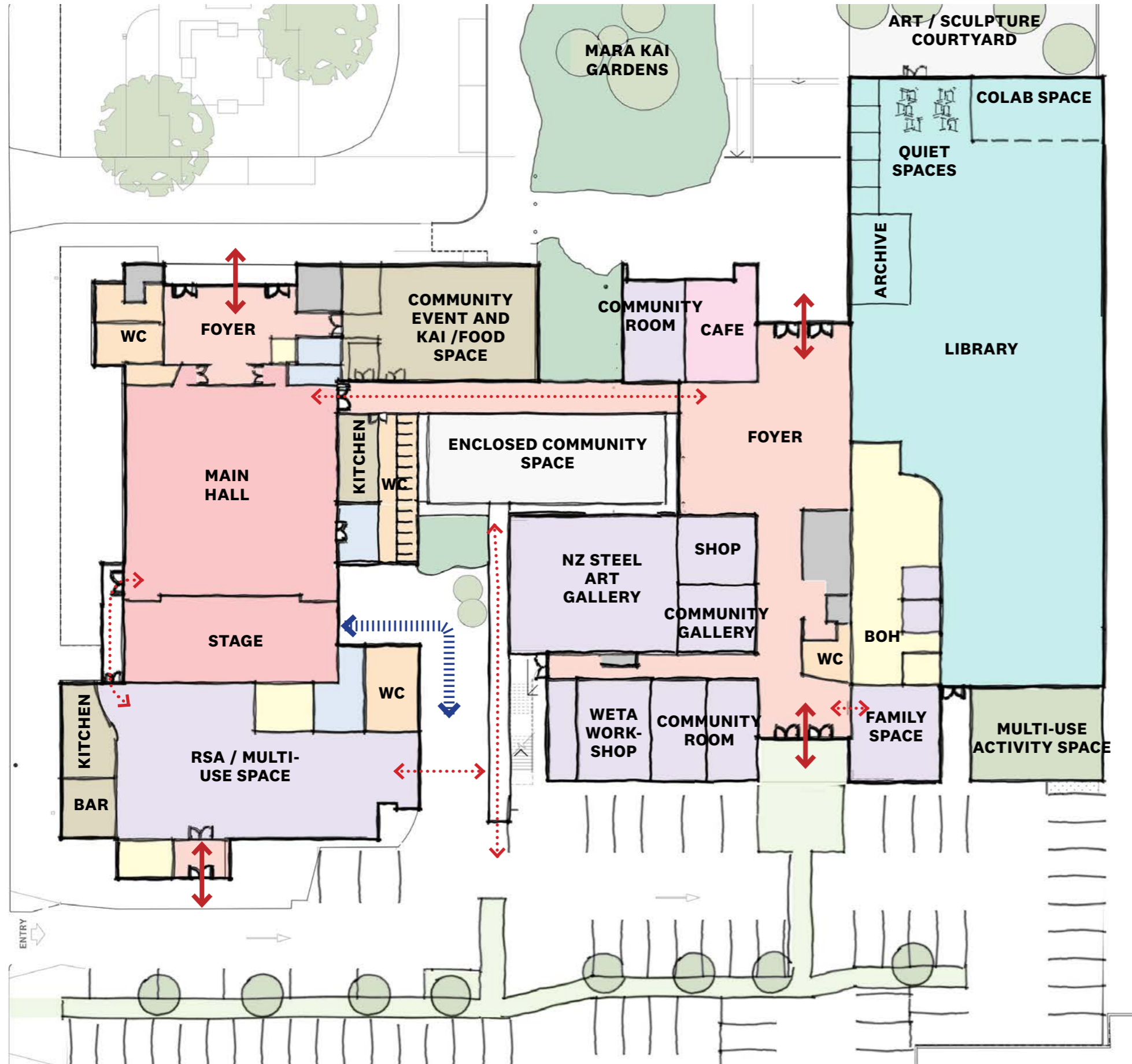
Goal 4 - Enhance Local Community Identity

The proposed enhancements will:

- Celebrate local identity in projects *by celebrating the iconic greenhouse form within the new community meeting space*
- Reveal Pukekohe's high-value food offering *by providing a new Community event and kai /food space and mara kai gardens, bringing the food industry and produce into the heart of the town centre*
- Increase food security and economic resilience is important to Pukekohe's ongoing success *by providing space to up-skill, train and innovation within the new Community event and kai /food space*
- Change place names to reflect cultures *by proposing a new dual name for the Civic Hub*



Concept plan - lower level

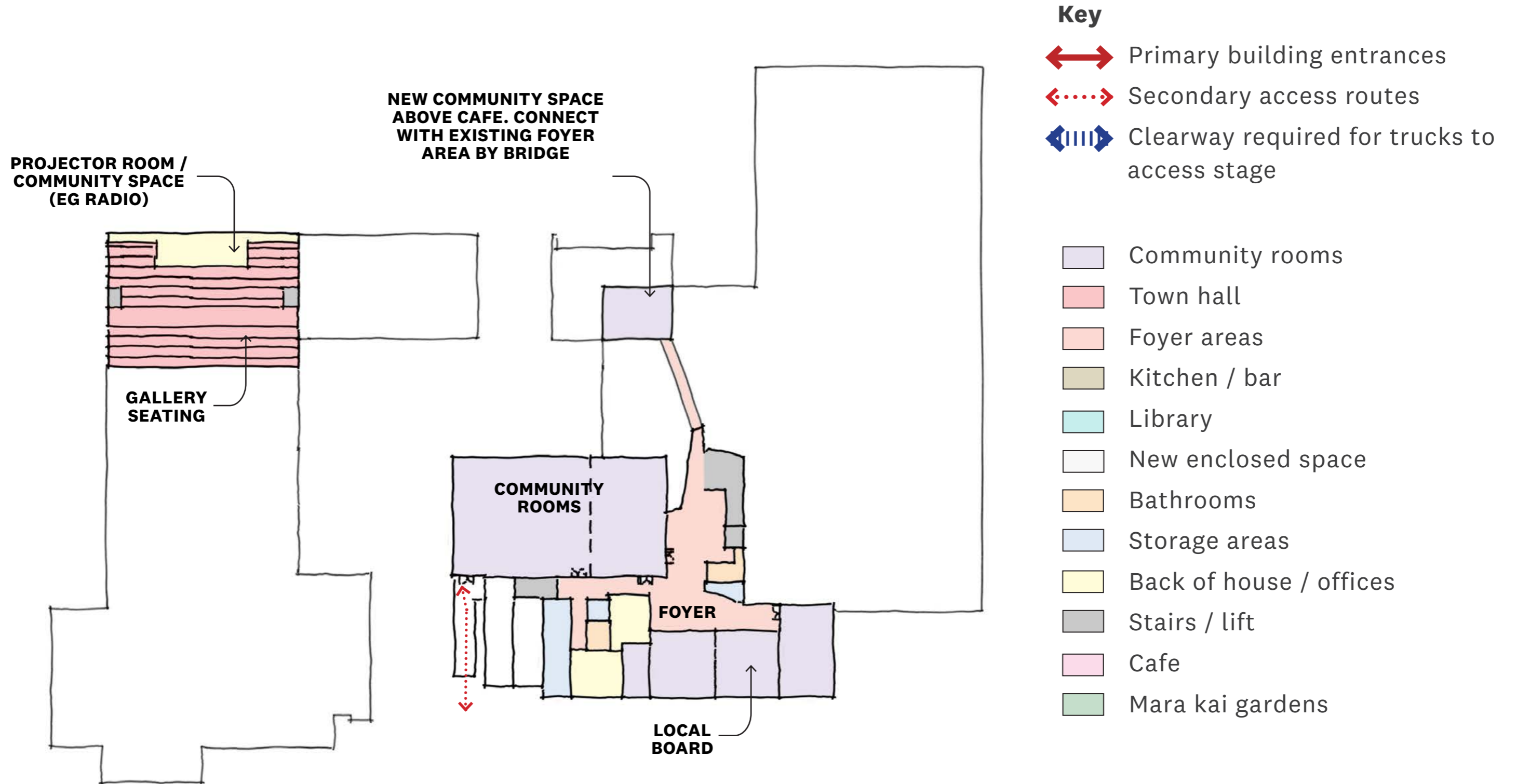


Key

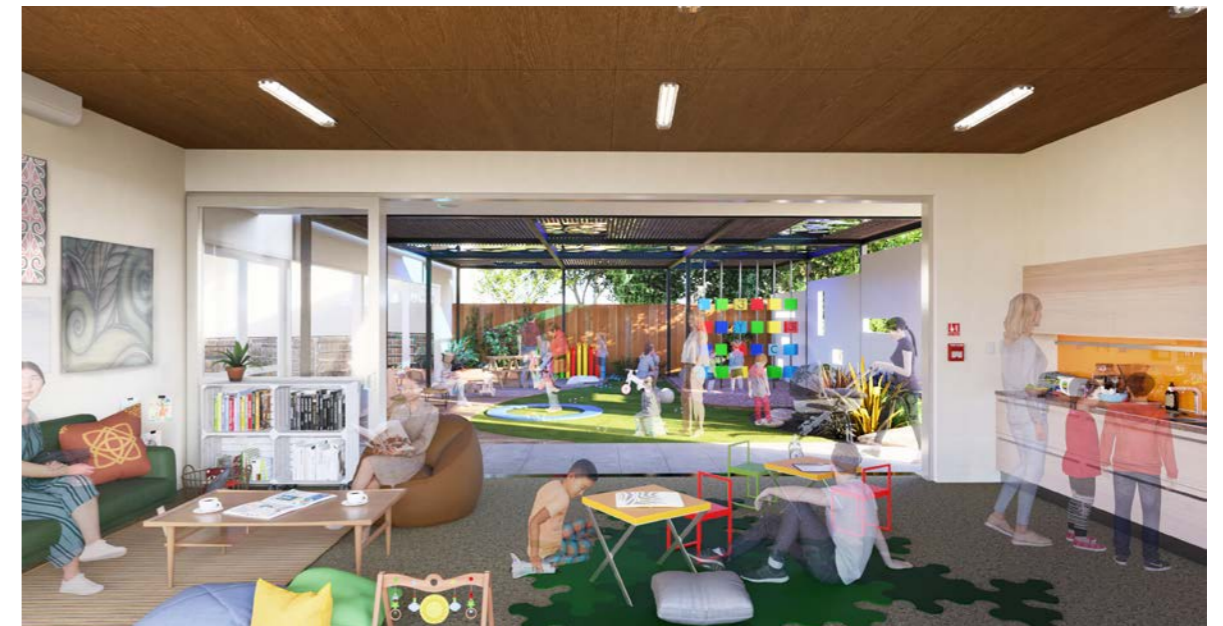
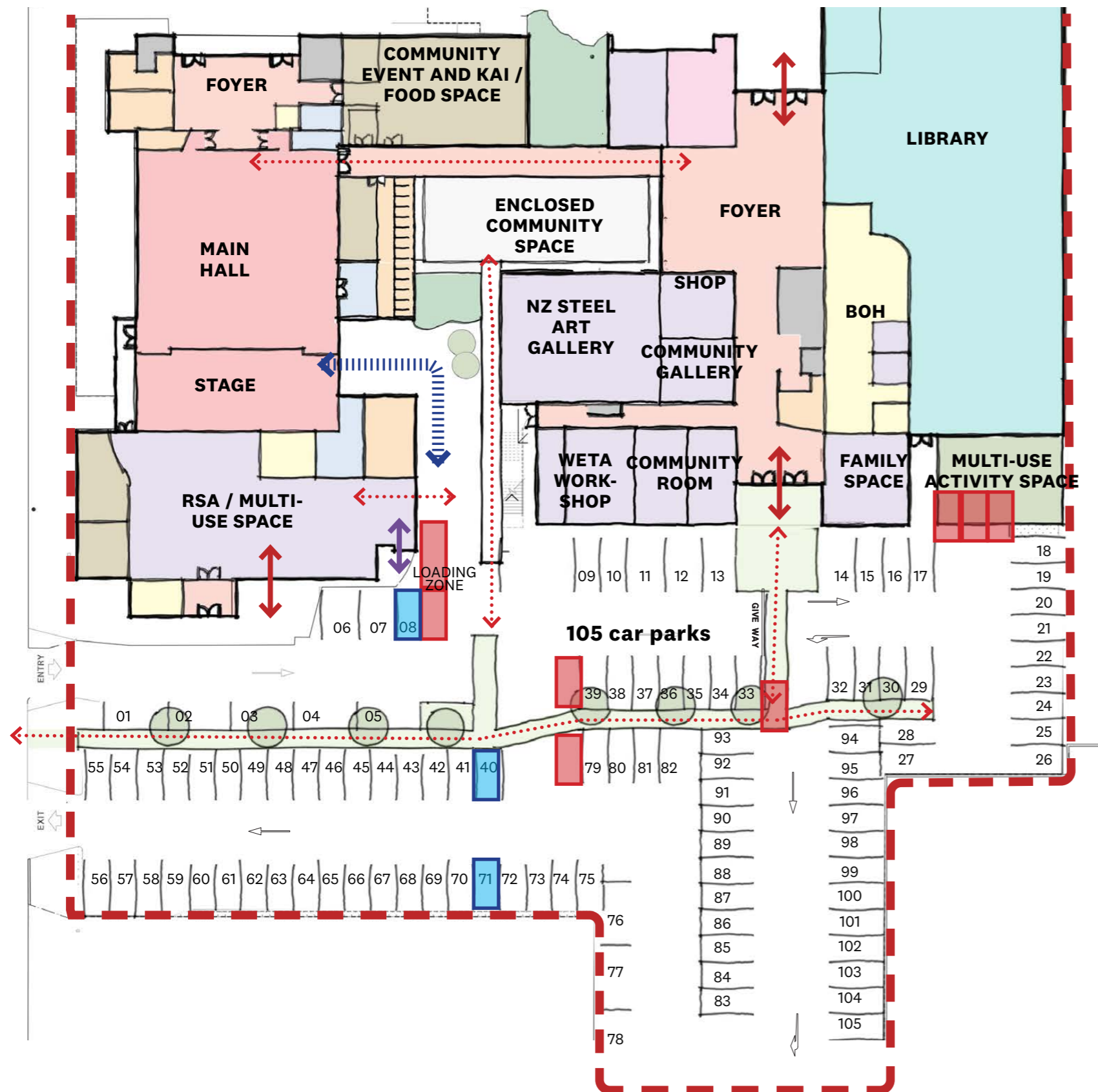
- Primary building entrances
- Secondary access routes
- Clearway required for trucks to access stage

- Community rooms
- Town hall
- Foyer areas
- Kitchen / bar / kitchenette
- Library
- New enclosed space
- Bathrooms
- Storage areas
- Back of house / offices
- Stairs / lift
- Cafe

Concept plan - upper level



Concept plan - carpark



- The Concept plan proposes a total reduction of 7 car parks (rather than the 10 previously indicated prior to community consultation). These removed spots are identified by a red box on the adjacent site plan. The 3 reinstated spots are identified by a blue box.
- The Updated draft concept plan proposes 105 spaces. 7 of these spaces are for accessible parking.
- 3 spaces are proposed to be removed behind the library for a new enclosed multi-use activity space for small children adjacent to the proposed Family Space.
- 2 spaces are proposed to be removed by the RSA (identified for “caterer”). This is required to allow the Loading Zone to fit between the RSA and the new pedestrian pathway linking the carpark to the enclosed community space.
- 2 spaces are proposed to be removed within the carpark to allow for new, legible and safe pedestrian footpaths connecting the entry points to Edinburgh Street and the car parking areas. This also allowed for environmental enhancements to the carpark.

Key moves

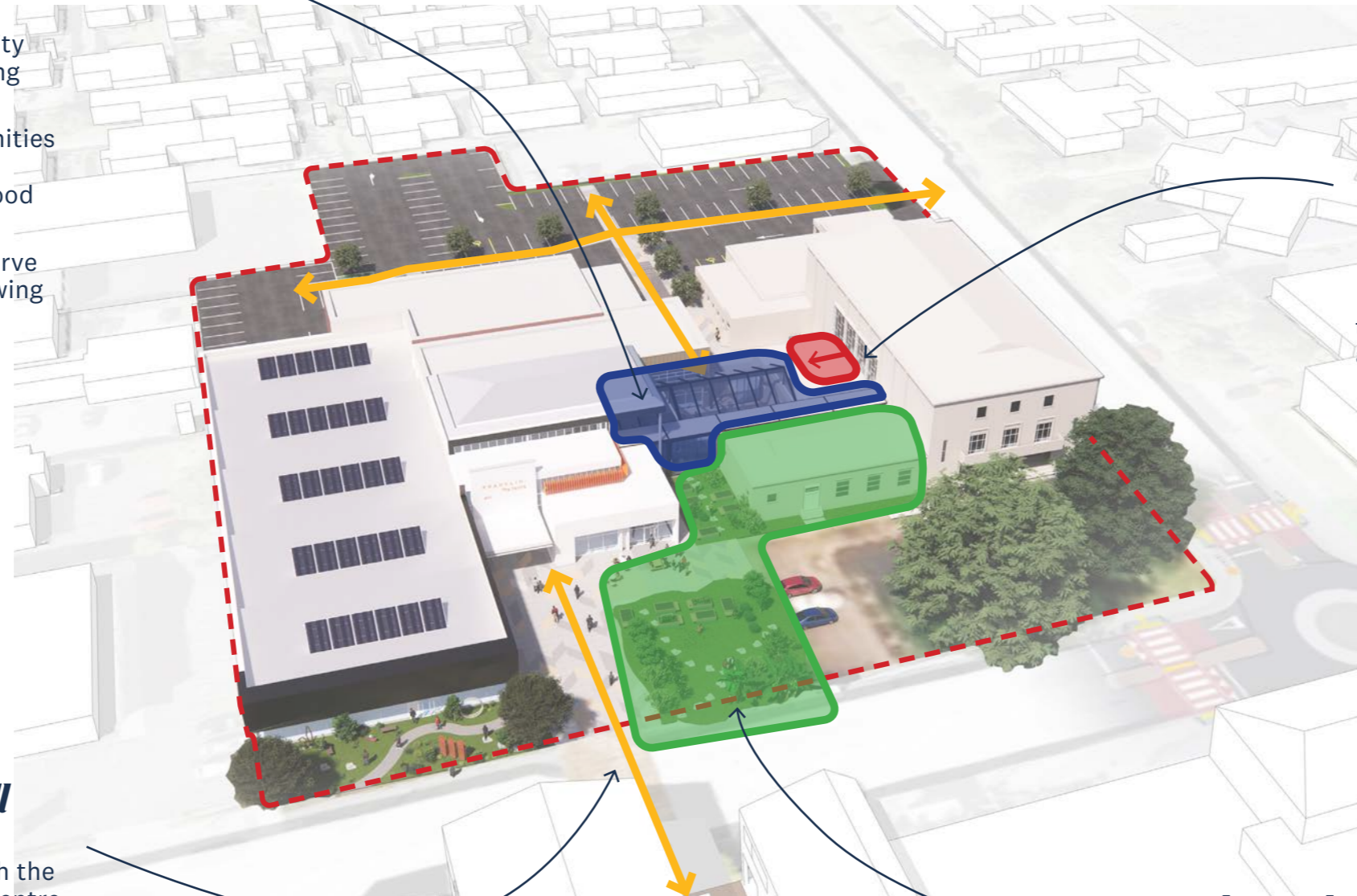
The proposed spatial enhancements to the Civic Hub will achieve the programme goals by:

Goal 1 - Encourage New Growth in the Town Centre

A new enclosed, multi-purpose community space in the centre of the site, connecting Franklin: The Centre to the Town Hall.

This new space will create greater opportunities within the Civic Hub for large events, conferences, weddings and commercial food offerings

Increasing the size of the Civic Hub will serve the growing population and cater to a growing and changing community



Goal 3 - Attract New Businesses and Services

A new extension to the Town Hall providing the required bathroom and storage facilities to accommodate large events and activities up to 1000 people.

This will greatly increase the scope and ability for the venue to host high-quality events, bringing in additional revenue and creating addition jobs for residents

Goal 2 - Improve Access for All

Creating new pedestrian pathways through the site connecting the Civic Hub to the town centre.

Encouraging walking to the Civic Hub from Edinburgh Street and beyond to the west

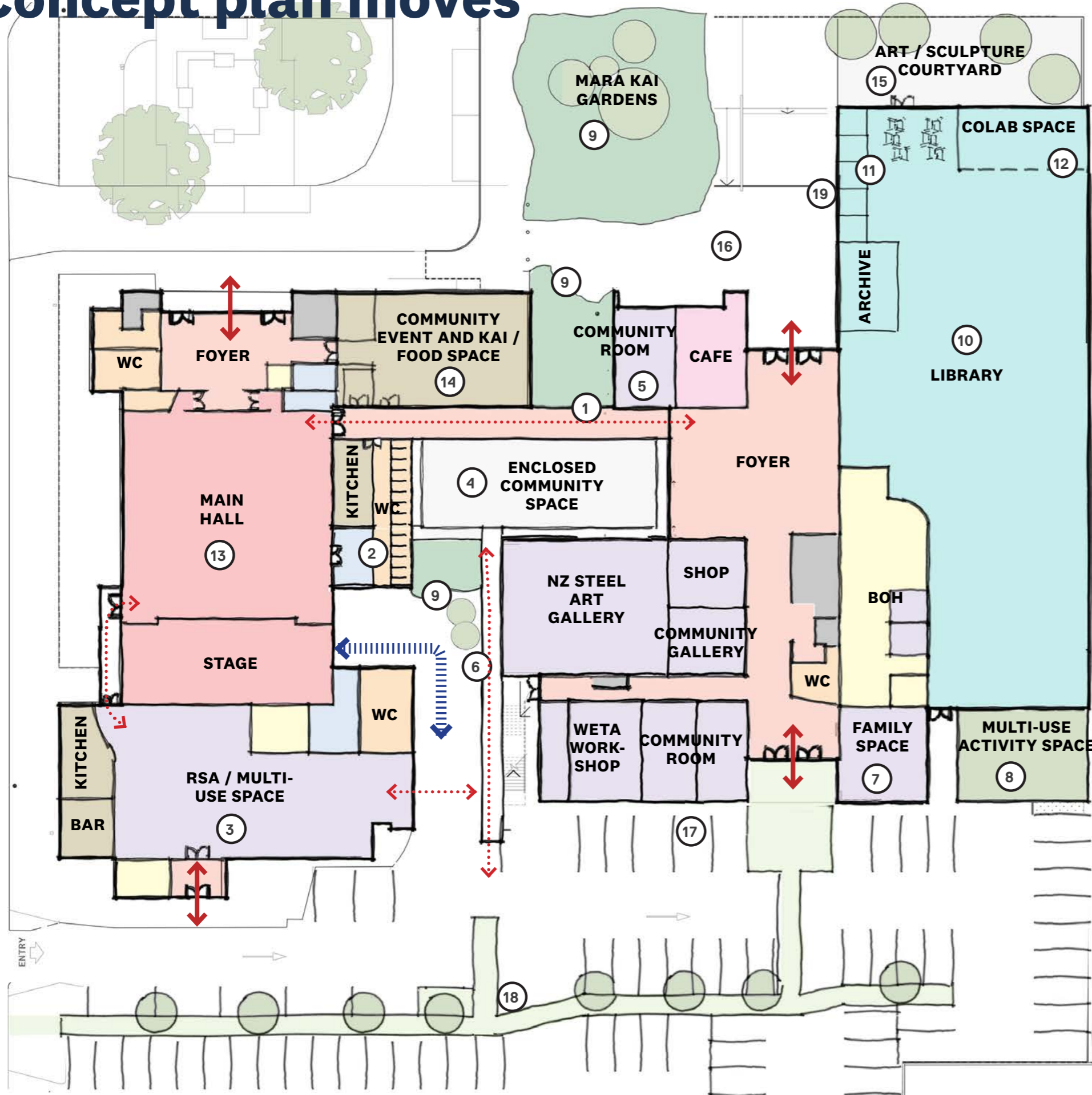
Continuing the new pedestrian laneway proposed as part of the Edinburgh Superblock Development from the upgraded town square and King Street to the Civic Hub

Creating a safe and legible pedestrian route from the Civic Hub car park into the town centre, to reduce private vehicles within the ring road

Goal 4 - Enhance Local Community Identity

A new community event and kai /food space located in the most prominent location on site, supported by mara kai gardens. This will bring Pukekohe's unique food story and cultural identity to the heart of the town centre

Concept plan moves



Key

- Primary building entrances
- Secondary access routes
- Clearway required for trucks to access stage

1. New enclosed connection linking the eastern side of the Town Hall to the foyer of Franklin: The Centre.
2. Small extension to the eastern side of the War Memorial Hall to accommodate 13 new toilets and new storage.
3. Internal reconfiguration of the RSA space with a new kitchen / bar area on the western side of the space. 5 new toilets and storage provided on the east. New access from the east to the central laneway.
4. New enclosed space created between the Town Hall and Franklin: The Centre. The space can be fully enclosed for events or partially open to allow for movement and daytime activities.
5. New community meeting space located in prominent position on the site.
6. Covered walkway connecting the RSA space along the laneway
7. Reconfiguration of B.O.H areas to provide a new Family space (eg. parents room etc)
8. New multi-use activity space created for small children. This would result in the loss of 3 carparks and existing trees.
9. Community event and kai /food space gardens located in numerous areas along the laneway
10. Future opportunities to integrate arts and education in the Library and Foyer space and adapt the space to future trends and community needs
11. Additional small community meeting spaces used for study, remote work, informal meetings and quiet sitting. Fire door to north end of library.
12. Colab Space area for social groups, conversations and drop-ins
13. Upgrades to the Town Hall space to improve Audio Visual & mechanical services etc to create a future-ready space for large events and performances
14. New community event and kai /food space to provide catering services on site for large events and to become a new community and commercial asset
15. New space for an outdoor sculpture / art courtyard to elevate and give prominence to the arts.
16. Mahi toi
17. Electric vehicle charging points
18. Adjusting car park line markings to allow for new pedestrian walkways and new trees/ environmental enhancements. 4 carparks removed. Time limited parking and increased enforcement could improve turnover.
19. Removal of hedging / planting around edge of library to increase visibility.

- | | |
|--------------------|-------------------------|
| Community rooms | Bathrooms |
| Town hall | Storage areas |
| Foyer areas | Back of house / offices |
| Kitchen / bar | Stairs / lift |
| Library | Cafe |
| New enclosed space | Mara kai gardens |

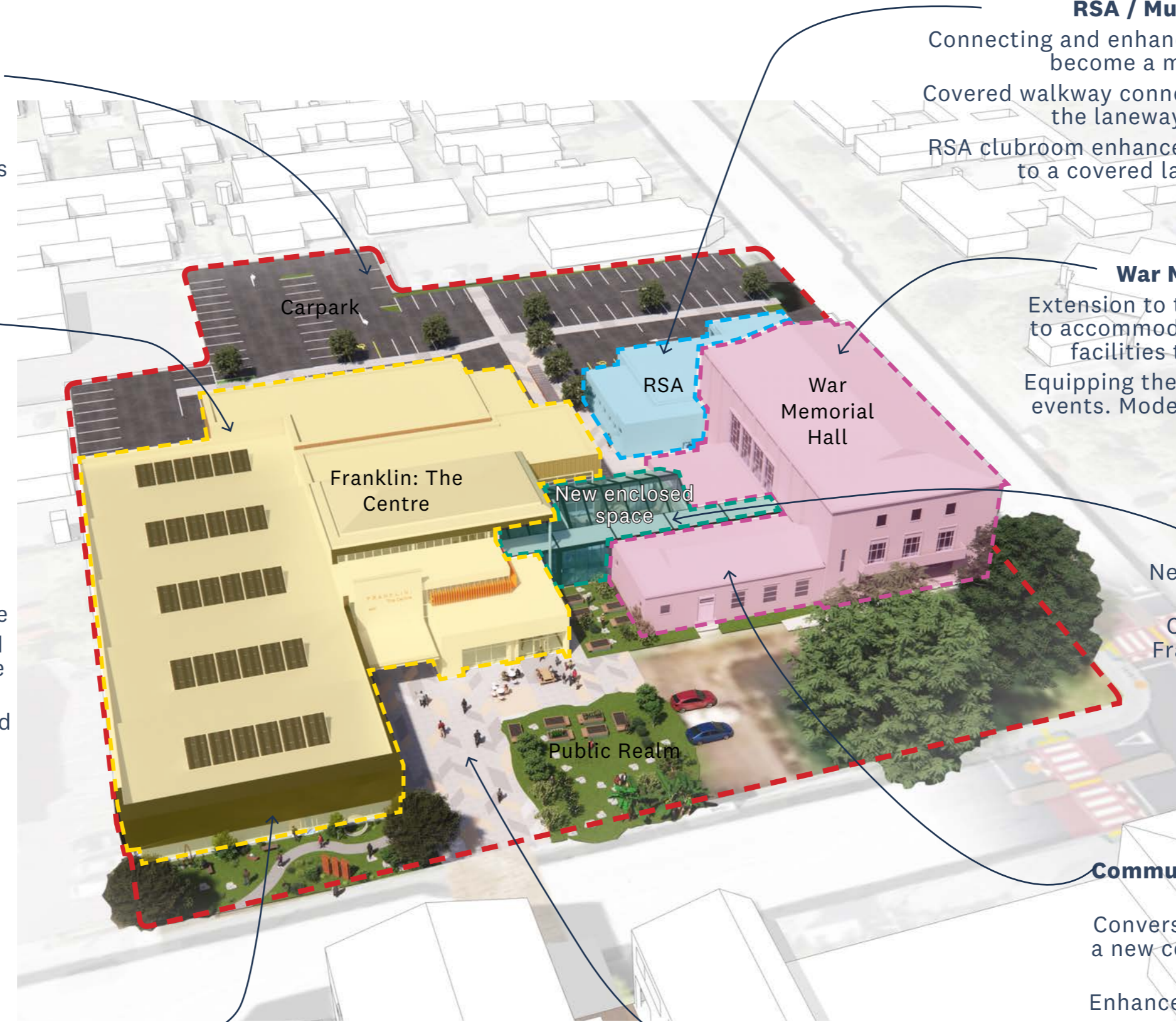
Proposed civic hub perspective



Proposed new enclosed space perspective



Proposed civic hub perspective



Public Realm

Upgrades to the carpark to improve access and environmental (stormwater improvements, additional trees and walkways)

Franklin: The Centre

Introducing spaces for tamariki & families
 - New spaces adjacent to the library focused on family space and connection for tamariki (aged 0-5 years)

Making community art and artmaking more visible & community spaces more flexible
 Other library, foyer, and ground floor enhancements to combine arts and learning
 Future proofing library at ground floor for AV/IT - E-books/ paperless

Integration of colab space into library and outdoor sculpture courtyard

RSA / Multi-use space

Connecting and enhancing the RSA clubrooms to become a multi-user space
 Covered walkway connecting the RSA space along the laneway (North-South)
 RSA clubroom enhancements, incl. new entrance to a covered laneway connection

War Memorial Town Hall

Extension to the War Memorial Town Hall to accommodate new toilets and storage facilities to cater to larger events
 Equipping the Town Hall to support larger events. Modernisation of AV and lighting in Town Hall

New Meeting Space

New enclosed community space in the courtyard area
 Covered walkway connecting Franklin: The Centre to the War Memorial Town Hall

Community event and kai /food space

Conversion of the small hall into a new community event and kai / food space
 Enhanced green spaces and mara kai gardens

Mahi toi to entrance courtyard

New enclosed space

A multi-purpose enclosed space that references the unique identity of Pukekohe. Celebrating the architectural form of the greenhouse that is integral to Pukekohe's role as the food bowl of the region.

The space can be used for standalone events, or combined with the War Memorial Town Hall to host large events and conferences.

The connection between the War Memorial Town Hall and Franklin: The Centre will be a simple, lightweight connection that complements existing architecture on site.



Community event and kai /food space and events space

The Possibilities

The Whare Kai



Shared Kitchens

Food Embassy

Education

Food Tourism / Local Economic Development (LED)

Collaborators

- Community Programme

- Indigenous culinary practice

- Cooking School - tell the food story

- Franklin food producers
- Developers
- Business Associations



Cooking School

- Trade and engagement activity

- The Kitchen Project

- Kai Franklin - LED planning and delivery
- Residential showcase

- Local Boards
- Auckland Council
- Tataki Auckland Unlimited
- Government



Event Space

- Public
- Media
- Hospitality
- Engagement activity

- The Food Innovation Network

- Kai Events
- Town Hall Events
- Ghost Kitchen programme

- Homeland
- Schools
- Food Bowl

Precedent images - Community event and kai /food space

A multi-purpose space that celebrates the heritage features and structural elements of the Small Hall. Modern, easy to use equipment that is suitable for teaching all ages, catering for commercial events, and economic enterprises.



Precedent images - mara kai gardens

New kai gardens can support educational opportunities and community connection for a range of different user groups, including the aging population. It can also help activate the street edge.



Precedent images - multi-use activity space for tamariki

A new semi-enclosed and secure outdoor area for children adjacent to the library facility to support outdoor educational play and connection



Proposed staging strategy

Grouping projects together for construction efficiency and sequencing of transformation from early priorities to future opportunities.

Stage 1

- New enclosed central space and covered walkway connecting the Town Hall to Franklin: The Centre
- WC and storage extension to Town Hall to support the Civic Hub cater for large events

Stage 2

- Modernisation of the Town Hall to support larger events (eg lighting, AV, heating/cooling)
- Enhancing the RSA clubrooms to become a multi-use space

Stage 3

- Community Event/Kai Space (in Small Hall) and mara kai gardens
- Celebrating mana whenua identity with mahi toi to courtyard/foyer

Stage 4

- Introducing spaces for families and tamariki (eg parents' space)
- Evolving the Library for the future with new meeting spaces etc

Stage 5

- Enhancing environmental outcomes and improving safety and accessibility in the carpark
- Upgrading Town Hall Projector Room for community space



Appendix



Community consultation summary

The Franklin Local Board sought community feedback on a draft concept plan to upgrade Franklin: The Centre and the Pukekohe War Memorial Town Hall to establish the Pukekohe Civic Community Hub.

Public engagement was held from 4 February to 4 March 2026 through the Auckland Council online 'Have Your Say' engagement platform. Feedback was received online, via paper feedback forms, direct email submissions and in-person engagement sessions and meetings.

In total, 126 survey responses were received, along with additional feedback gathered during public drop-in sessions, meetings with community hub staff and engagement with young people. Most feedback is from respondents who live in the Franklin area.

Key themes from feedback

1. Support for a more connected civic hub

Many respondents support the overall concept of creating a more connected and cohesive civic hub by linking Franklin: The Centre and the War Memorial Town Hall.

Feedback indicates that improved connections between buildings and better use of currently under-utilised spaces could:

- Create a clearer civic destination
- Improve navigation and access between facilities
- Support events, gatherings and community activity
- Enable more flexible use of spaces across the site.

The proposed covered courtyard is frequently identified as a positive feature, with respondents noting its potential to support events, performances and informal community use.

2. Strong interest in protecting arts, cultural and heritage spaces

A significant theme throughout the engagement relates to concerns about proposed changes to the arts and gallery spaces.

Many respondents express concern about proposals that would relocate or separate the existing galleries. Feedback suggests strong support for:

- Keeping the Community Gallery and NZ Steel Gallery visible and connected
- Maintaining arts spaces in prominent, accessible locations
- Ensuring the civic hub continues to support arts and cultural activity.

There are also concerns about potential impacts on the library and archive spaces, particularly the importance of retaining access to local historical materials in Pukekohe and not house them away from Franklin.

3. Parking, transport and site access

Parking and access are frequently raised issues in engagement feedback.

Many respondents oppose the proposed reduction in car parking, noting that Pukekohe serves a wider rural catchment where people still rely on private vehicles.

Concerns are raised that reducing parking could affect accessibility for:

- Older residents
- Whānau
- People travelling from surrounding rural areas.

More broadly, respondents highlight the importance of ensuring the final concept plan supports accessible and safe movement such as mobility parking, covered walkways and clear wayfinding.

4. Cost, funding and project prioritisation

Cost and affordability are key considerations raised by respondents. Some question whether the scale of the proposed redevelopment is appropriate given other community priorities such as infrastructure and maintenance needs.

Respondents are also interested in understanding:

- The actual overall cost of the project
- How the project would be funded
- What other projects might be affected by funding decisions.

Despite these concerns, many respondents indicate that upgrades to the facilities are worthwhile if funding is carefully balanced with other priorities.

5. A flexible and future-focused community facility

Many respondents emphasise the importance of ensuring the civic hub provides flexible and practical spaces that can support a wide range of community uses such as:

- Flexible rooms that can support meetings, workshops, arts activities and performances
- Whānau-friendly and youth-focused spaces
- Community kitchens and shared facilities for events and programmes
- Improved study, meeting and social spaces within the library.

Respondents also note the importance of operational considerations such as appropriate staffing, security, maintenance and effective management of shared spaces.

Community consultation - What we changed

We've made some changes to the draft concept plan presented during consultation as a result of feedback.

What we heard and how we responded

1. Archives should stay at the Pukekohe Library

- We agree and have updated the concept plan to indicate a permanent home for archives in the library.

2. A reduction in car parking is not supported by many respondents

- We've reviewed proposed changes to car parking and have updated the draft concept plan to show a total reduction of 7 car parks (rather than the 10 previously indicated).

3. Strong opposition to splitting or hiding the arts spaces, with people wanting the NZ Steel Gallery and Community Gallery to stay together, close to the shop, foyer and café.

- We have updated the draft concept plan and arts facilities are now shown as connected and visible.
- The Community Art Gallery is now shown in its existing location by the NZ Steel Gallery

4. Mixed response to concept of play area / wellness area.

- We have renamed this space 'family space.'
- We feel that there was some misunderstanding about the proposed use for this space due to its label of 'wellness' space.
- Play space name change to multi-use activity space to reflect it is not just a new playground

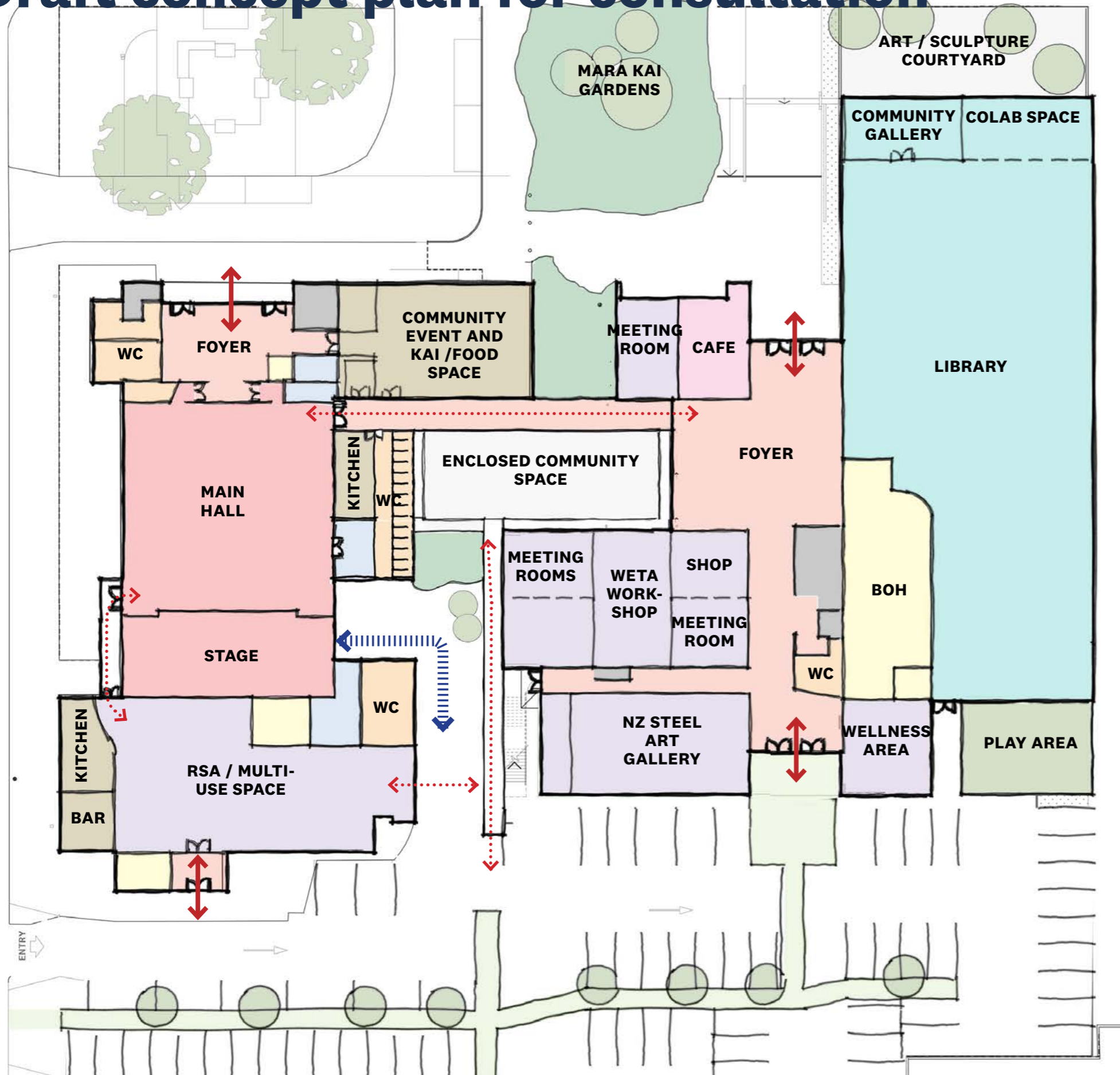
5. Feedback consistently shows that the library is used for more than borrowing books. It is used for study, remote work, informal meetings, quiet sitting, social groups, support conversations, youth activities and community drop-ins.

- We have now included an option that shows additional booth spaces that could be used as quiet meeting spaces, workstations or other.

6. Other items

- Fire door to north end of library
- Removal of planting around front of library
- Time limited parking and increased enforcement could improve turnover
- New community space above cafe. Connect with existing foyer area by bridge

Draft concept plan for consultation

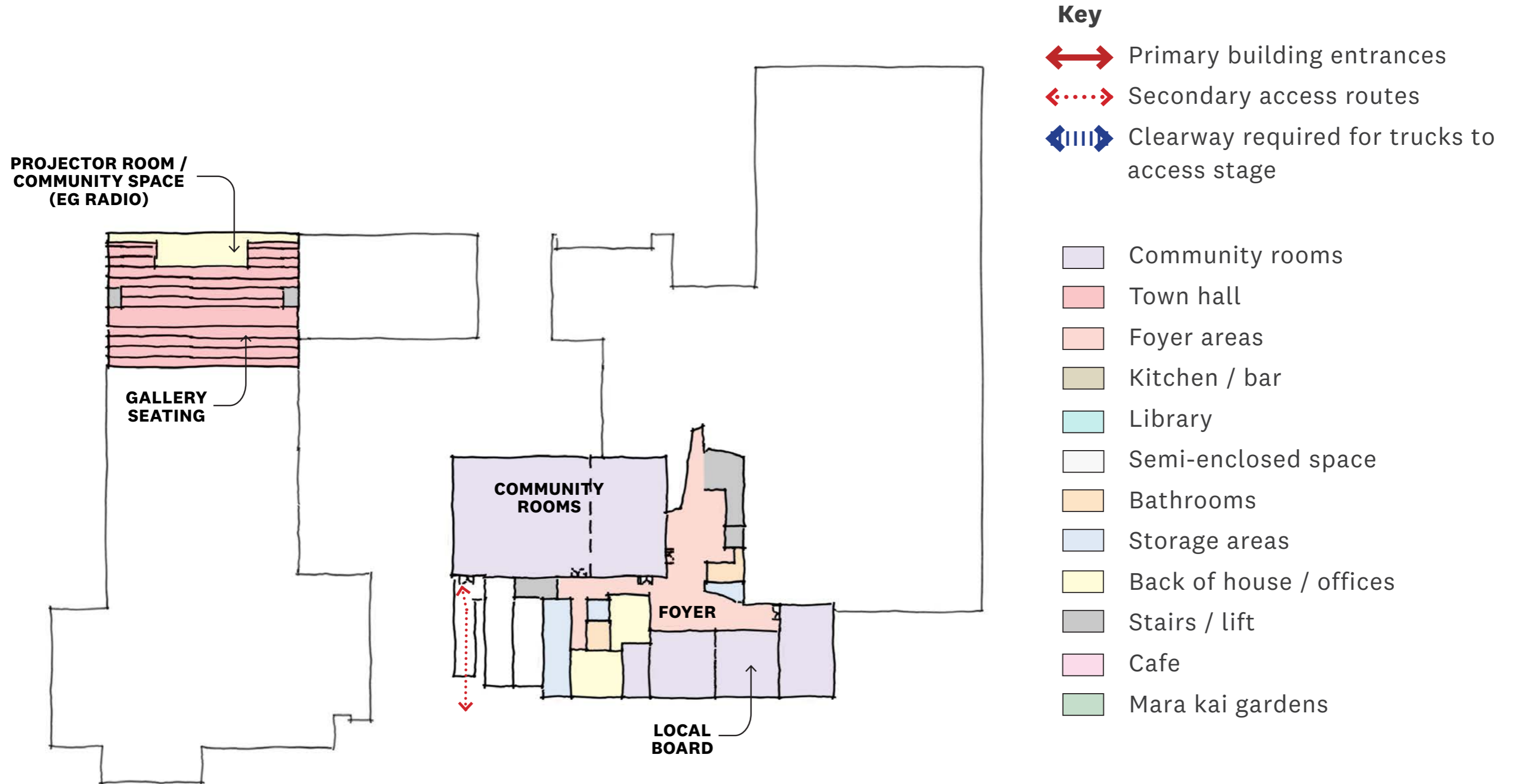


Key

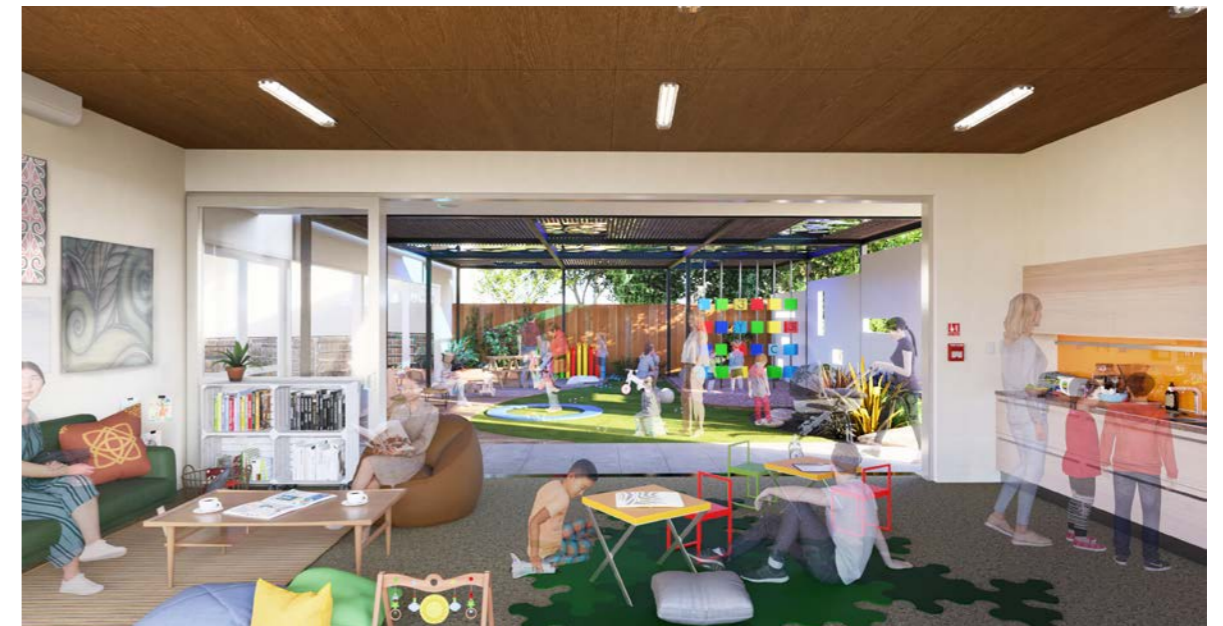
- Primary building entrances
- Secondary access routes
- Clearway required for trucks to access stage

- Community rooms
- Town hall
- Foyer areas
- Kitchen / bar / kitchenette
- Library
- Semi-enclosed space
- Bathrooms
- Storage areas
- Back of house / offices
- Stairs / lift
- Cafe

Draft concept plan - upper level



Draft concept plan for consultation - carpark

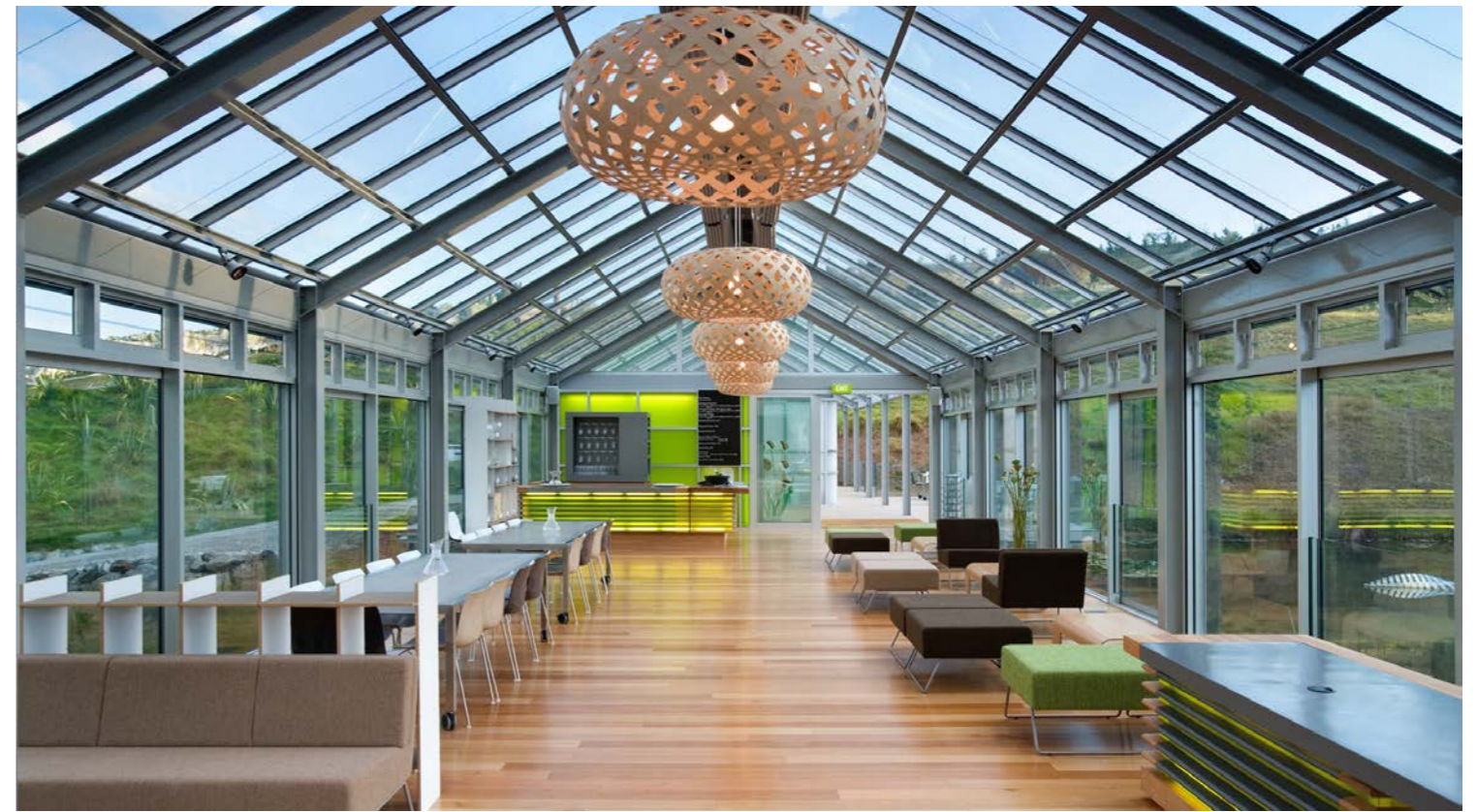


- The draft concept plan proposed to remove 10 car parks. These 10 spots are identified by a red box on the adjacent site plan.
- 3 spaces were proposed to be removed behind the library for a new enclosed play-space for small children adjacent to the proposed Wellness Space.
- 7 spaces were proposed to be removed within the carpark to allow for new, legible and safe pedestrian footpaths connecting the building entry points to Edinburgh Street and the car park. This included the 3 spaces identified for “manager” and “catering” by the RSA. This was required to allow the Loading Zone to fit between the RSA and the new pedestrian pathway linking the carpark to the enclosed community space.
- These changes also allowed for environmental enhancements to the carpark.

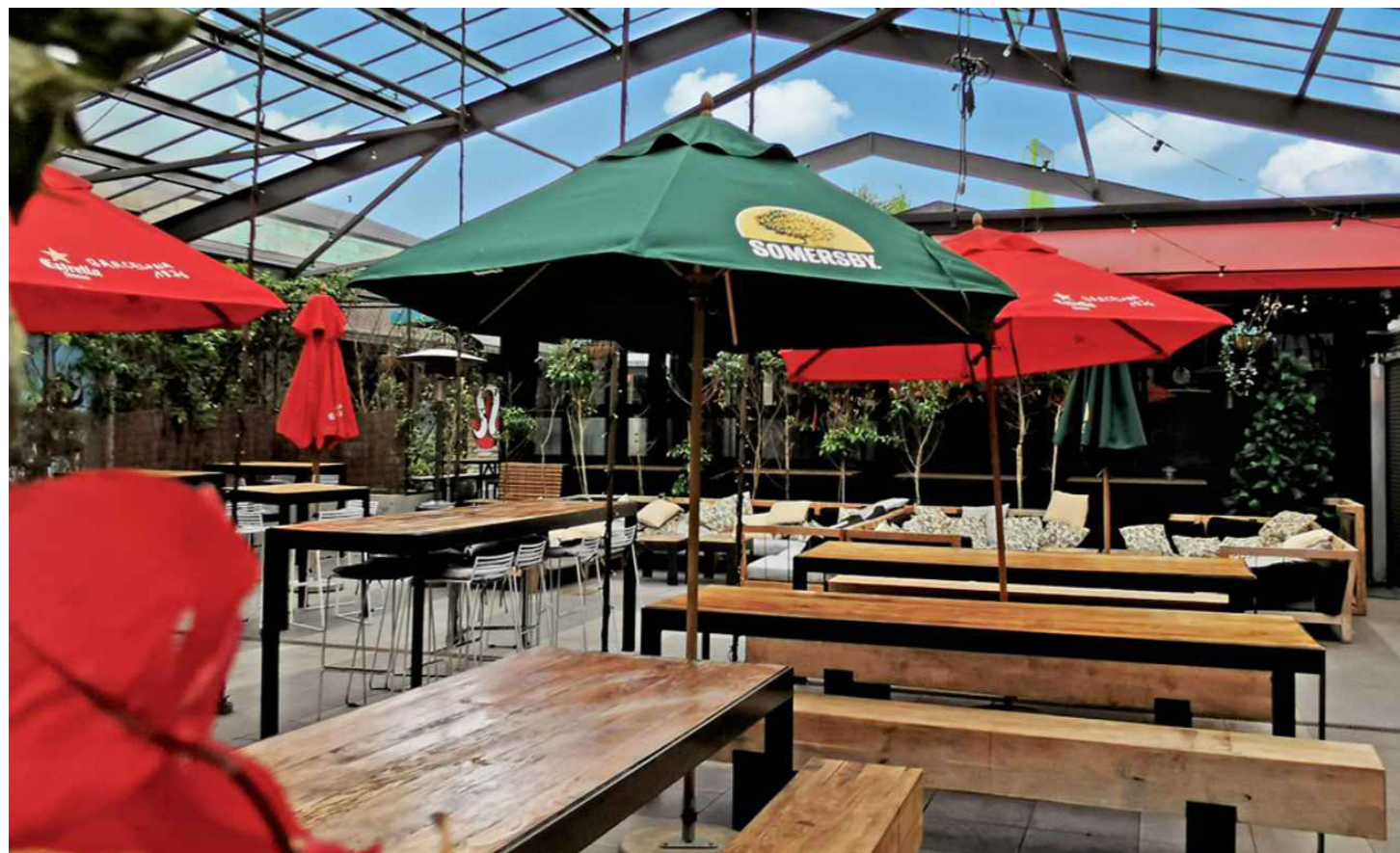
Precedent imagery glasshouse buildings



Goodside Smales Farm, Auckland



Brick Bay Restaurant, Auckland



The Gardens at Takapuna, Auckland



Glasshouse Morningside, Auckland

Design opportunities

Key considerations and assumptions for all design options:



37 sqm of floor space required to provide for 18 additional WCs

For size comparison, the Allan Wilson room in Franklin: The Centre is approx 35 sqm

Existing WC Facilities:

- Town Hall / Small Hall
- 5 Female WC
 - 3 Male WC + 5 Urinals
 - 1 Accessible WC

RSA

- 2 Female WC
- 1 Male WC + 4 Urinals
- 1 Accessible WC

Total Required WC Facilities:

- Town Hall / Small Hall
- 15 Female WC
 - 5 Male WC + 4 Urinals
 - 2 Accessible WC

RSA

- 5 Female WC
- 3 Male WC + 3 Urinals
- 1 Accessible WC

Shortfall in Required WC Facilities:

- Town Hall / Small Hall
- 10 Female WC
 - 2 Male WC + 0 Urinals
 - 1 Accessible WC

RSA

- 3 Female WC
- 2 Male WC + 0 Urinals
- 0 Accessible WC



67.5 sqm of floor space required to provide for a catering kitchen. This could be 1 large kitchen, or a combination of a medium and a small kitchen.

For size comparison, the Allan Wilson room and the Edmund Hillary room combined in Franklin: The Centre is approx 68 sqm



20 sqm of floor space required to provide for additional storage. This would double the 20 sqm of storage currently provided for in the Town Hall.

For size comparison, current storage room in the Town Hall is approx 20 sqm

History of the Pukekohe War Memorial Hall

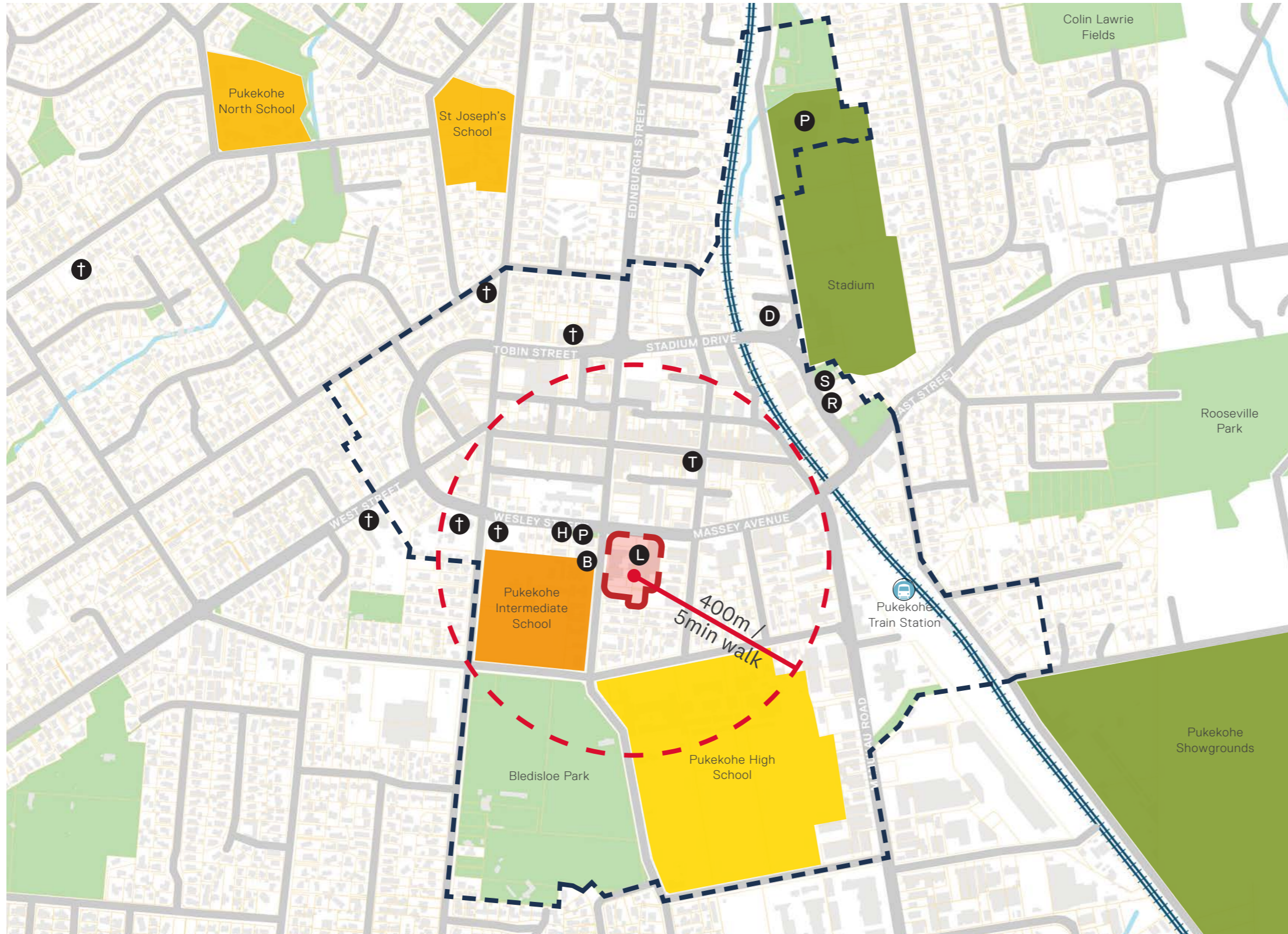
The War Memorial Town Hall, established in 1957 on Edinburgh Street, is a site of remembrance, commemorating those from Pukekohe who sacrificed their lives for their country, and its addition as a community asset put its seal on the town's war effort. Records indicate that what later became the town hall site was also part of a network of sites used for military purposes. It has not been established what exact military camp use the site served. It may have been a congregating meeting place, given its proximity within the town centre. (*Auckland Council Pukekohe Heritage Survey*)

On 4 October 1958 Governor-General Viscount Cobham formally opened the Pukekohe War Memorial Town Hall. This imposing concrete edifice on the corner of Edinburgh Street and Massey Avenue incorporated a lobby, a large auditorium and a concert chamber. RSA clubrooms at the rear of the building and a detached building housing Plunket rooms also formed part of the complex.

During the ceremony, Viscount Cobham placed a wreath on the stone of remembrance at the main entrance. This polished marble memorial stone bears the words, 1939 – 1945: We Will Remember Them”, along with a bronze wreath and bronze crusader's sword.



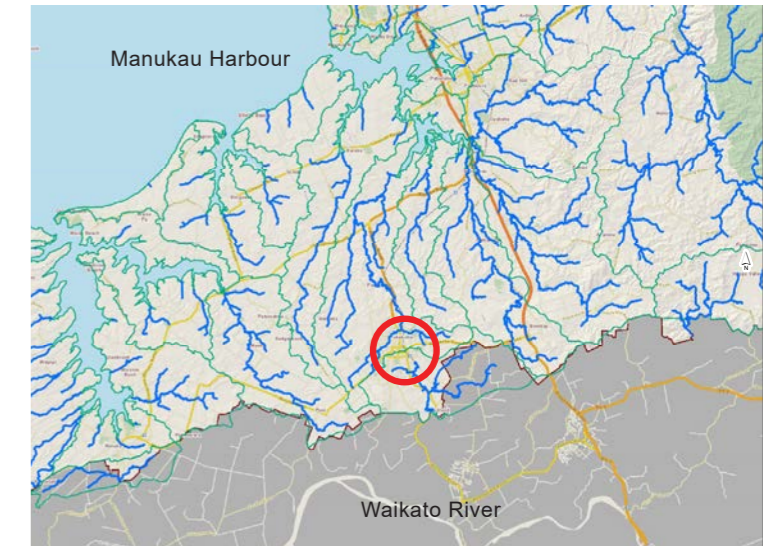
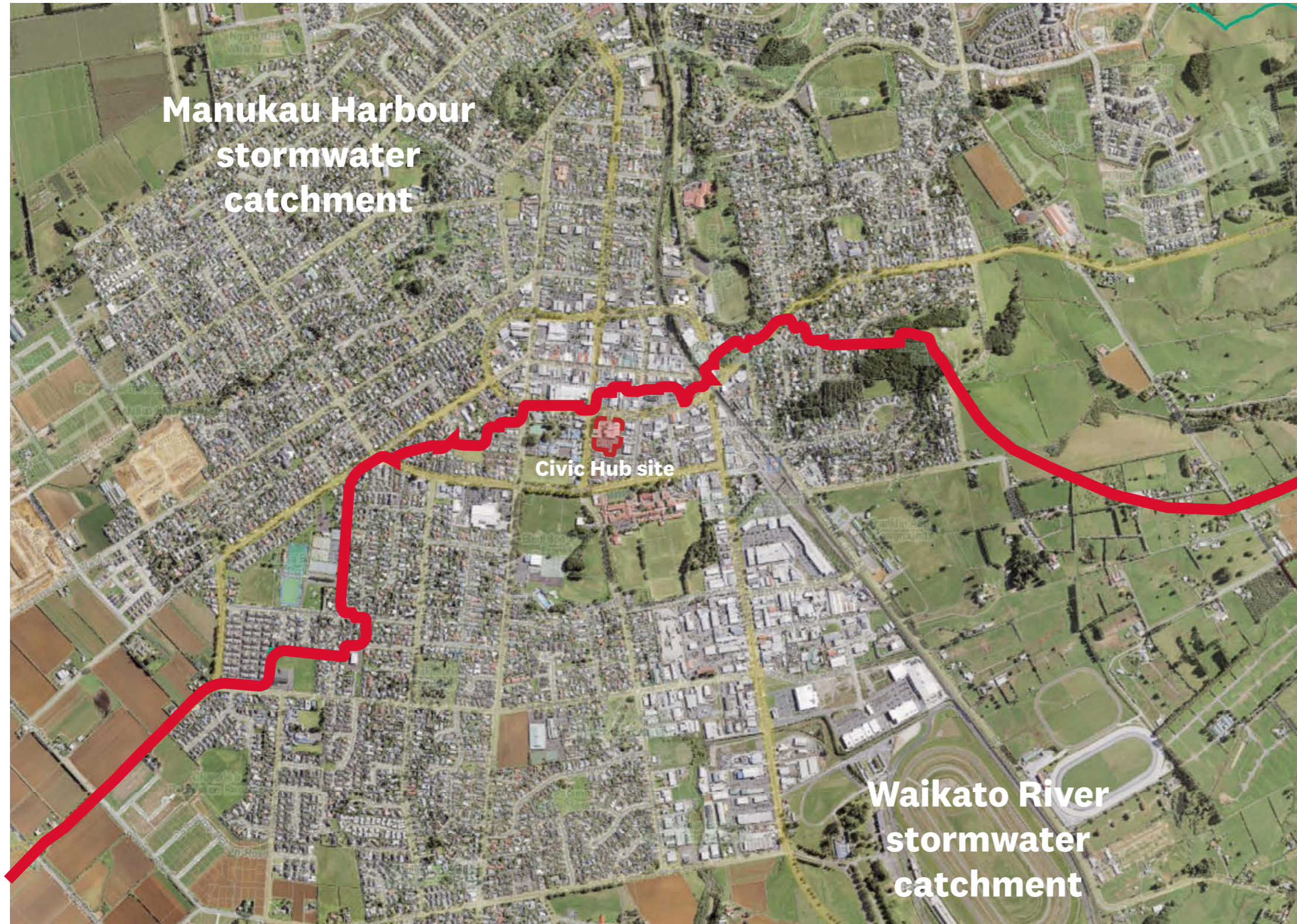
Community infrastructure



LEGEND

- Civic Hub site
- Primary (years 1-8)
- Intermediate schools (years 7-8)
- Secondary schools (years 9-15)
- Major Recreation Facility
- Parks, reserves and open space
- Road network
- L Hall, Library, Arts Centre
- D District Court
- P Pool & Leisure Centre
- † Place of worship
- T Town Square
- S Skate Park
- P Plunket
- R Radio Club
- H Historical Society
- B Franklin Bridge club
- 🚉 Train station
- HLPP boundary line

Water ways and stormwater



 Pukekohe township

The Franklin region is surrounded by waterways, the Waikato River (Te Awa O Waikato) to the south, the Thames Estuary to the east, the Manukau Harbour (Manukatanga O Hoturoa) to the north and the Tasman Ocean (Moananui O Rehua) to the west.

Maaori relied on these natural waterways for transport. Pukekohe itself is not on a major harbour or river, it is located further inland. Smaller associated water bodies are however present, with the two catchments of the Whangapouri Stream (towards the Manukau Harbour) and Tutaenui Stream (towards the Waikato River) transcending through portions of the study area, and as mentioned above, the wider area connects up to several larger water bodies.

Urban ngahere



Civic Precinct Site

