



Hataitai Bowling Club Feasibility Study

Make Hataitai Hum

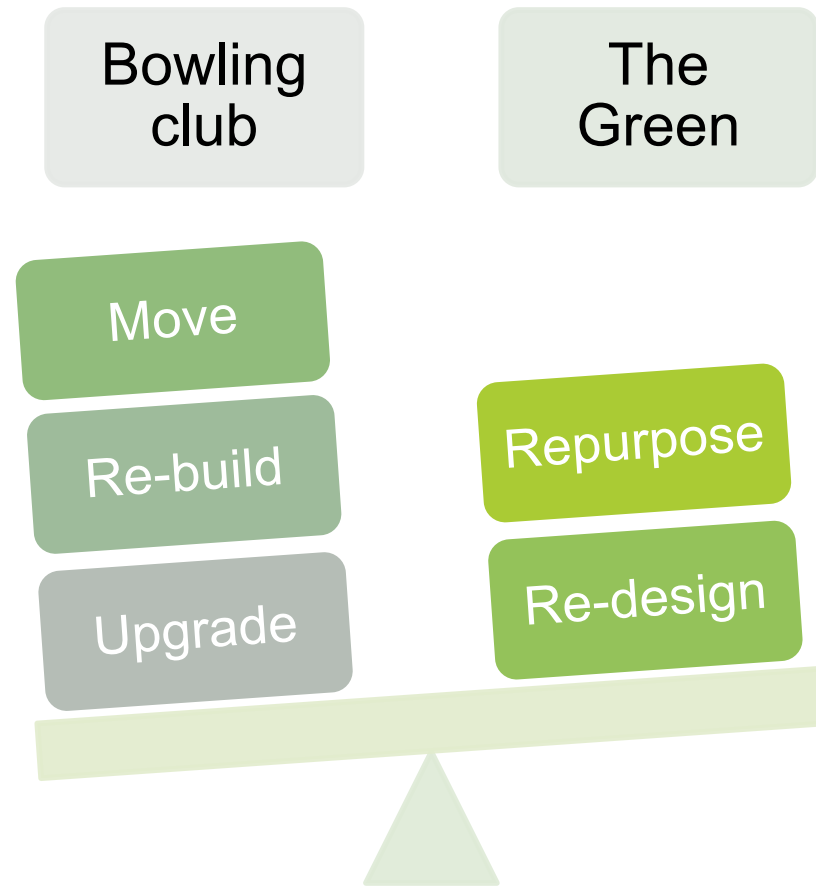


Purpose

‘determine the most feasible option to develop the Hataitai Bowling Club buildings and grounds as a significant component of a community hub’ for the use of the Hataitai and surrounding communities now and into the future’

Design Brief Scope

Community preferences
Demographic trends
Facility development options



Community engagement

Priorities for engagement included:

- Young families
- Families with teenagers
- Young working professionals and students
- Post family age
- Retirees
- Business owners
- Neighbours



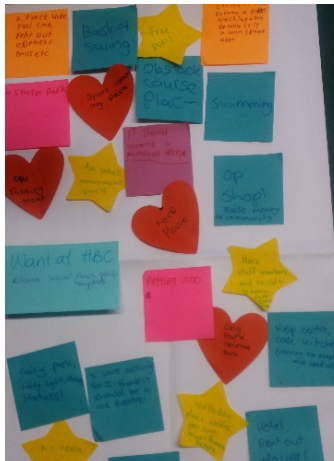
We engaged with...

| | |
|-------------------------------|---|
| Range of different age groups | <ul style="list-style-type: none"> • multi-generational groups including families • children • older adults |
| Locals and visitors | <ul style="list-style-type: none"> • mainly locals • people from others areas in Wellington |
| Service providers | <ul style="list-style-type: none"> • Local businesses • Churches • Health services |
| Internal stakeholders | <ul style="list-style-type: none"> • HCRT • HCH • HBC |
| Schools and education | <ul style="list-style-type: none"> • ECE • Primary schools • After school care |
| WCC | <ul style="list-style-type: none"> • Parks, sport and recreation • Urban design • Resource consents • Transport • Community resilience, community services |
| Hub leaders | <ul style="list-style-type: none"> • Programme leaders |

Our process

Our engagement planning included:

- Review of historical documents
- Stakeholder mapping and analysis
- Engagement plans



The community engagement:

- 2,000 plus Hataitai Happenings
- 1,000 postcards
- 293 online surveys to date
- 180 bus stop interactions
- 58 bus stop conversations
- 50 posters distributed
- 21 participants in 3 focus groups
- 20 in-depth interviews with leaders from education, business, community, health and church
- 12 programme leaders surveyed
- 11 WCC staff from five divisions

Community forecasts

2013

- Largest proportion are 15 – 30 year olds

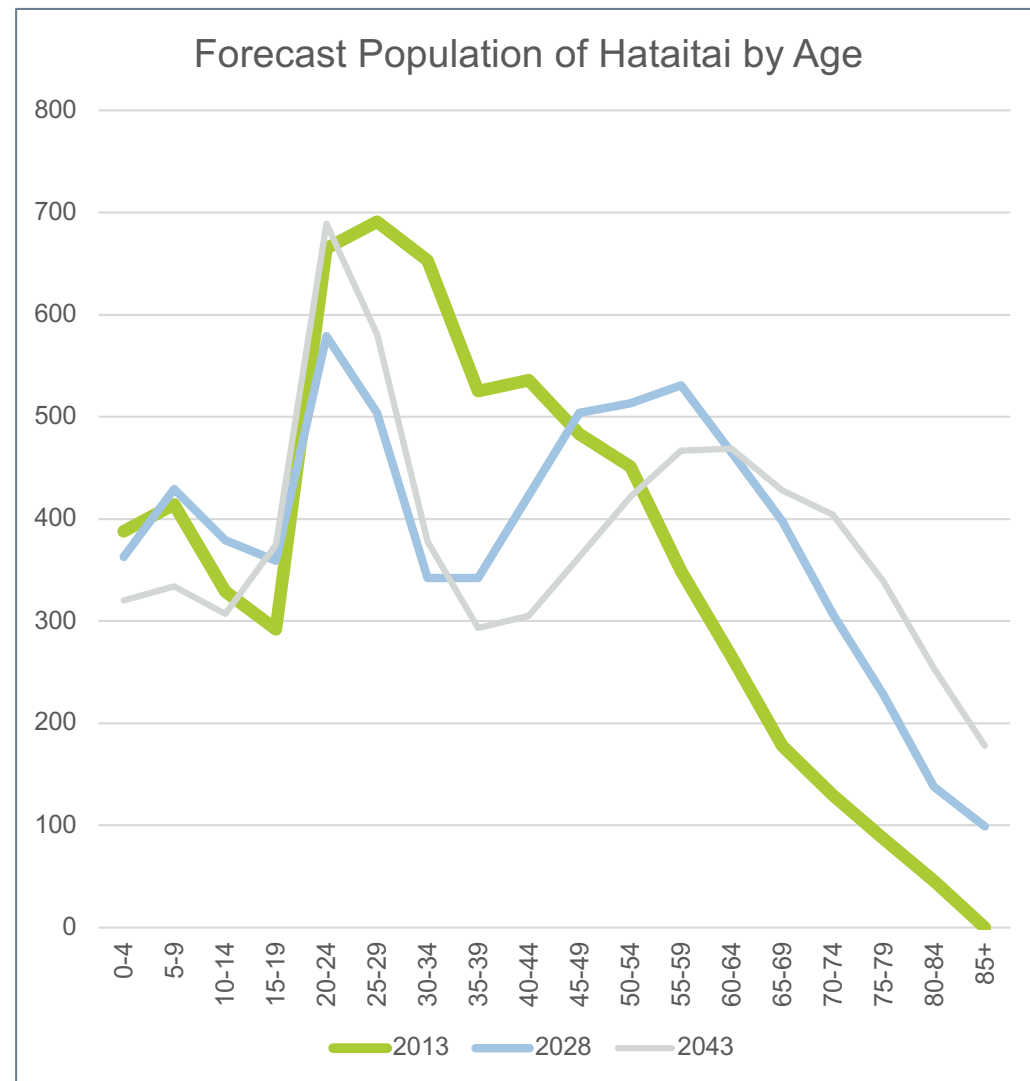
2028

- Fewer mid-aged adults 30 years and older
- Aging population

2048

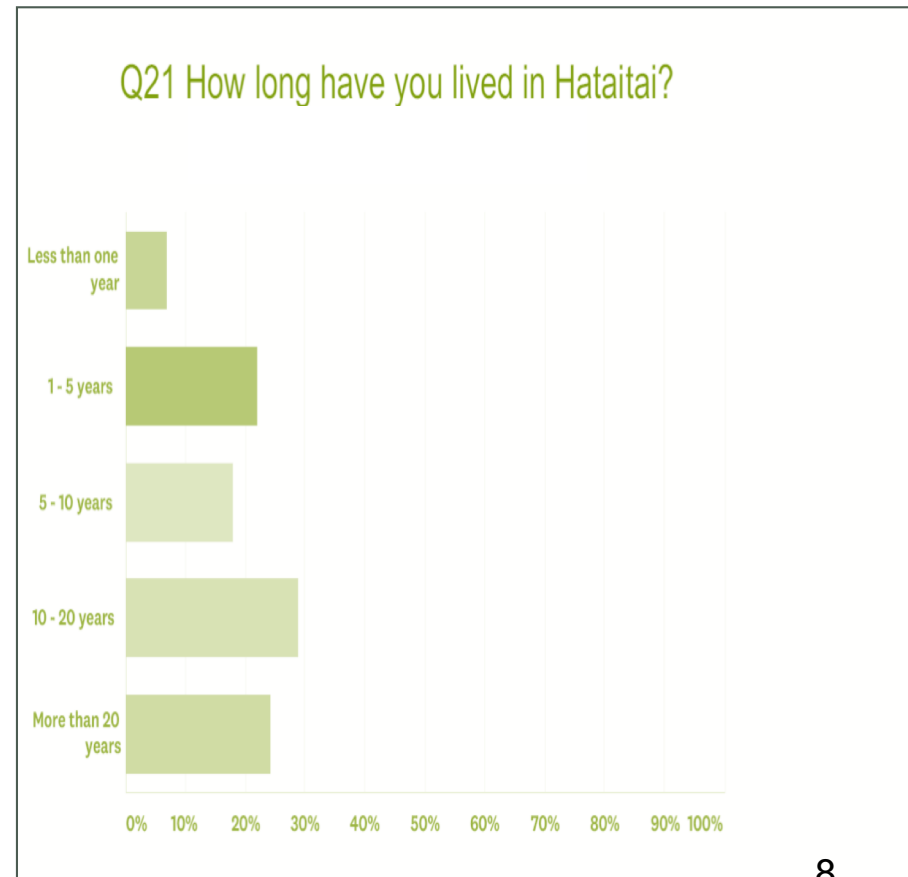
- Increasing number of adults aged 65 plus

Source: idProfile



The community engagement

- live close < 10 minutes walk (90%)
- female (70%)
- work full-time (60%)
- 35-65 years
- Replied on behalf of families (30%)



People and the Hub

Kids

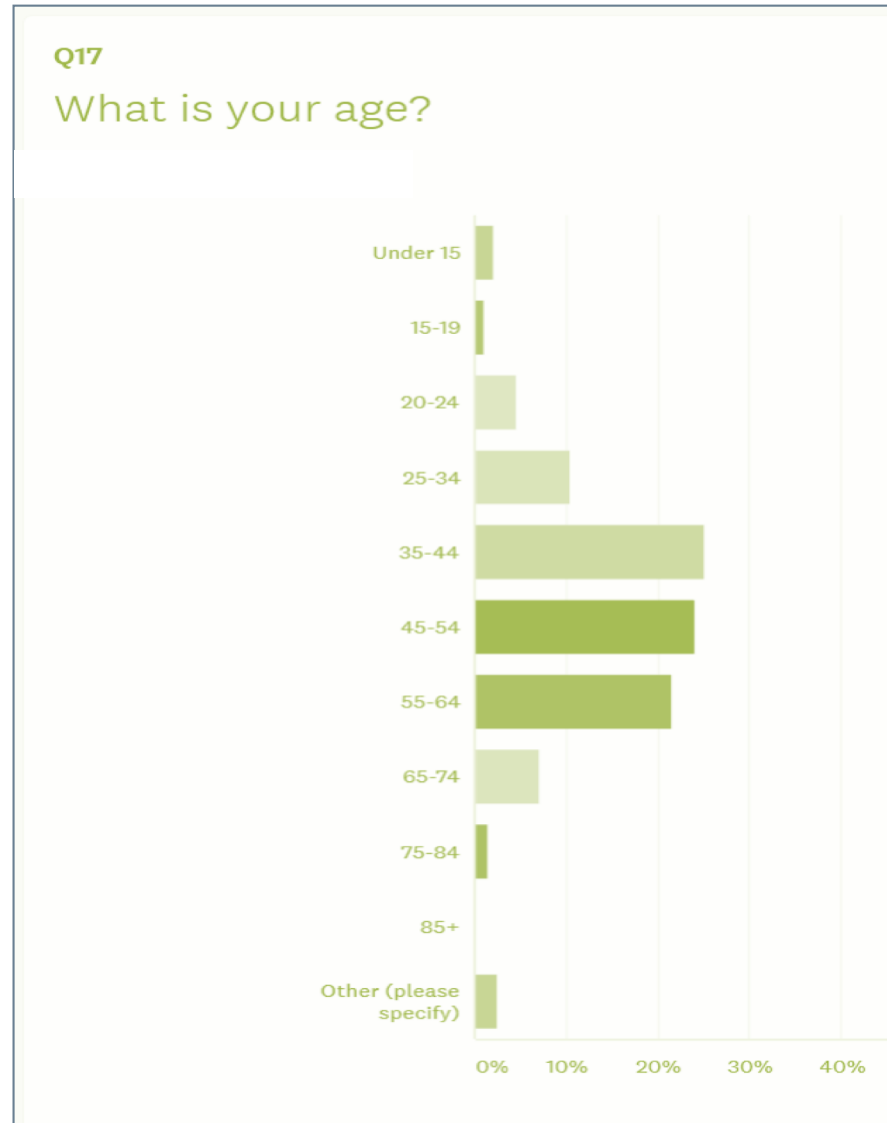
Teens

Families

Older

New residents

Long term residents



Results

Most visited community facilities

| Village | Education | Community facilities | Outdoors | Leisure programmes |
|---|--|---|--|--|
| <ul style="list-style-type: none"> • Shops • Cafes • Dairies | <ul style="list-style-type: none"> • Playgrounds • HBC • Schools • Early Childhood | <ul style="list-style-type: none"> • Community House | <ul style="list-style-type: none"> • Town Belt • Beach • Hataitai Park • HCH Playground • Bowling Green | <ul style="list-style-type: none"> • Market • Aquatic Centre • Pub Quiz • Sport & Leisure Activities |

Most valued

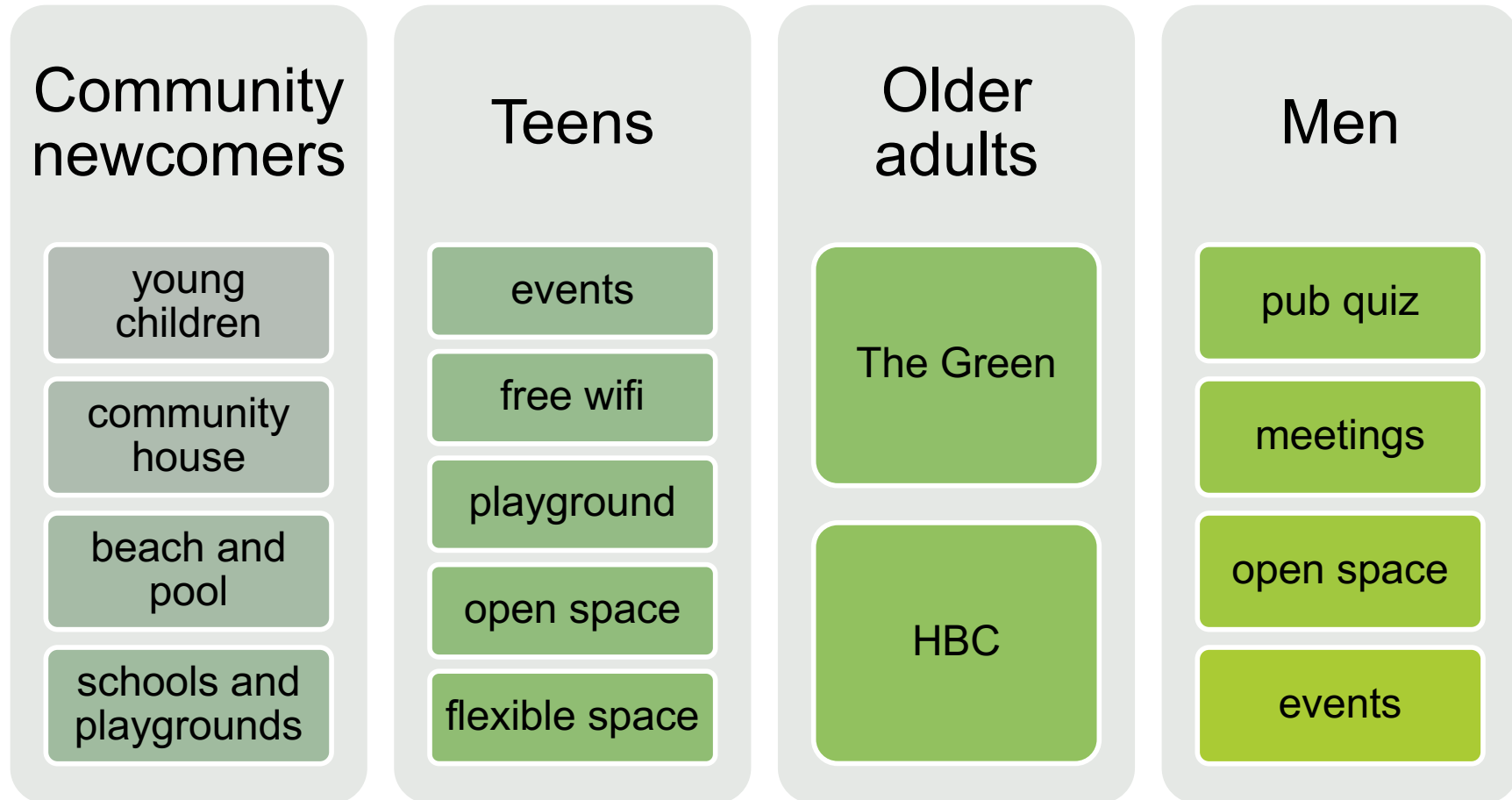
- Nestled between harbour and green belt – *improve access*
- The village shops and restaurants – *improve range and quality*
- The early childhood and primary education facilities
- The community recreation activities – *want more*

Visit frequency



A clear pattern of regular and occasional use of many of the facilities and services at the Hataitai Recreation Hub

Different groups want



Different group requirements

Families

Good indoor outdoor flow

Safe spaces for kids to play

Easy sight lines

playground

Teens and young adults

events

free wifi

'attractors' and sticky spaces

open space

flexible space

Older adults

Fully accessible site - accessible journey onto and throughout the site

acoustics, ramps, accessible toilets,

Higher levels of comfort including heating, lighting

Business

Events space and features that support this

Meeting spaces

Commercial kitchen

events

Newcomers 0 – 5 years in Hataitai

More likely
than all
respondents:

Answer on behalf of
family

Work full time

Aged 25 – 44

Shop at the dairy

Use early childhood
centre

Visit Community House

Less likely to
go to:

Market

Pub quiz

Yoga/pilates/meditation

Long stayers

1-0 - 20 years in Hataitai

More likely to use

- 35-65 years
- Part time employed
- Visit health centres
- Go to shops
- Use primary schools
- Use HCH
- Community Gardens
- Visit beach
- Visit Aquatic Centre
- Yoga/pilates/meditation
- Further from HB

Less likely to use

- Preschools
- Town belt
- Bowling Green
- HCH
- Market

Young adults 15-24 years

Survey respondents

- 45% students
- 36% working full time
- More likely to have lived here less than 5 years

2013 Census:

- 15 – 19 years 4.5%
- 20 – 24 years 10.3%
- 957 people

Use and visit more

- Dairy
- Playground
- Church
- HBC
- TB
- Hataitai Park
- Green
- Bowling Club

Use and visit less

- Restaurants
- laundromat,
- hair dressers
- Shops
- Beach
- aquatic centre
- HCH
- local leisure activities.

Want

- open space
- events space
- flexible use of space
- more events
- free wifi

Older adults 65 years plus

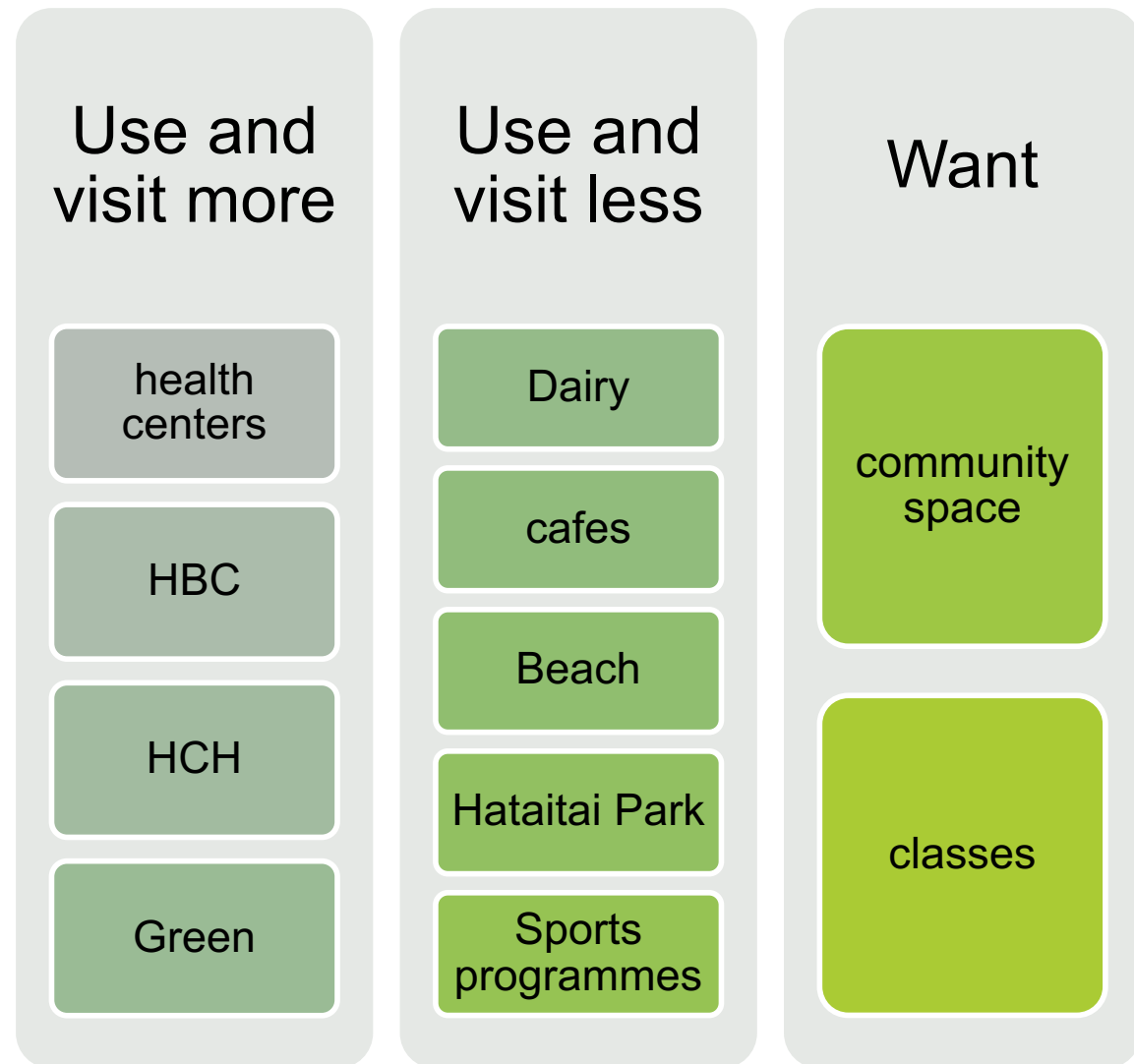
Survey respondents

More likely:

- Responding for self
- Appreciate the proximity to town

2013 Census:

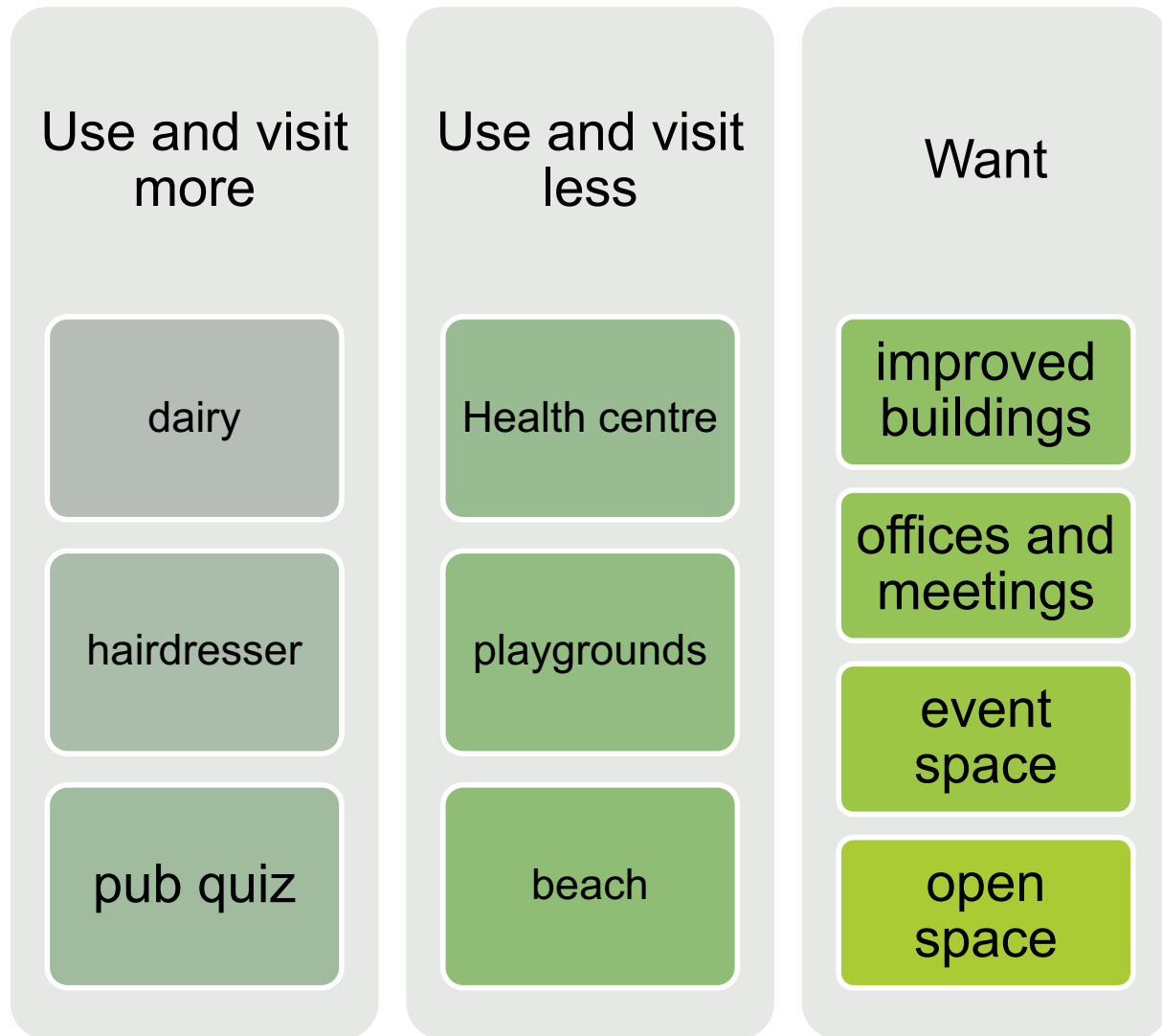
- 65 years plus 6.8%
- 441 people



Men

Survey respondents:

Full-time employed



Legal issues & considerations



- Arcus Way ownership and access
- The stormwater drain running under the green
- Access to the facility from the west and east
- Events policies particularly those regarding noise
- Parking

Hataitai

"Proximity to everything and sense of community."

Survey respondent

Community

Location – beach, town belt

Proximity city, airport

X traffic, tunnel

Village

"Perfect size and community feel."

Survey respondent

Friendly, bumping place

Community focused shop owners

X intersection

Hub

"Not many cool places to socialise."

young male teen

Playground

Open access

Want more activities, access and utilisation

X lack of joined up management and access

The Green

"[We like] having a space to run around in."

Youth focus group

easy access

Play, relax, connect, celebrate

garden plus landscaped environment

balls, scooters

seating, BBQ, shade

indoor/outdoor flow

events

all weather surface

The Club

"I like the feel of the building."

Bus stop conversation

learn, celebrate, eat, meet

'home base' for anchor tenants

activities and programmes

accessible and comfortable

smartened up - neutral but beautiful - aesthetic

indoor outdoor flow

reference history, memorabilia

Values

Place

Purpose

People

History



HBC AND GREEN PURPOSE

Q 13, 14, 15

Five ways to wellbeing

Keep learning...

Take notice...

Connect...

Be active...

Give...

- Health and wellbeing
- Rest and relaxation
- Create and maintain relationships
- Learn, develop and achieve
- Playful and sporting activities
- Private and community events on a small scale
- Enjoy nature and beauty
- Be with family and friends

Lenses

- regular - market
- one off
- Friday food trucks
- Community picnic/bbq
- movie nights

Events

- community events
- family celebrations and parties
- informal play
- picnic

Casual users



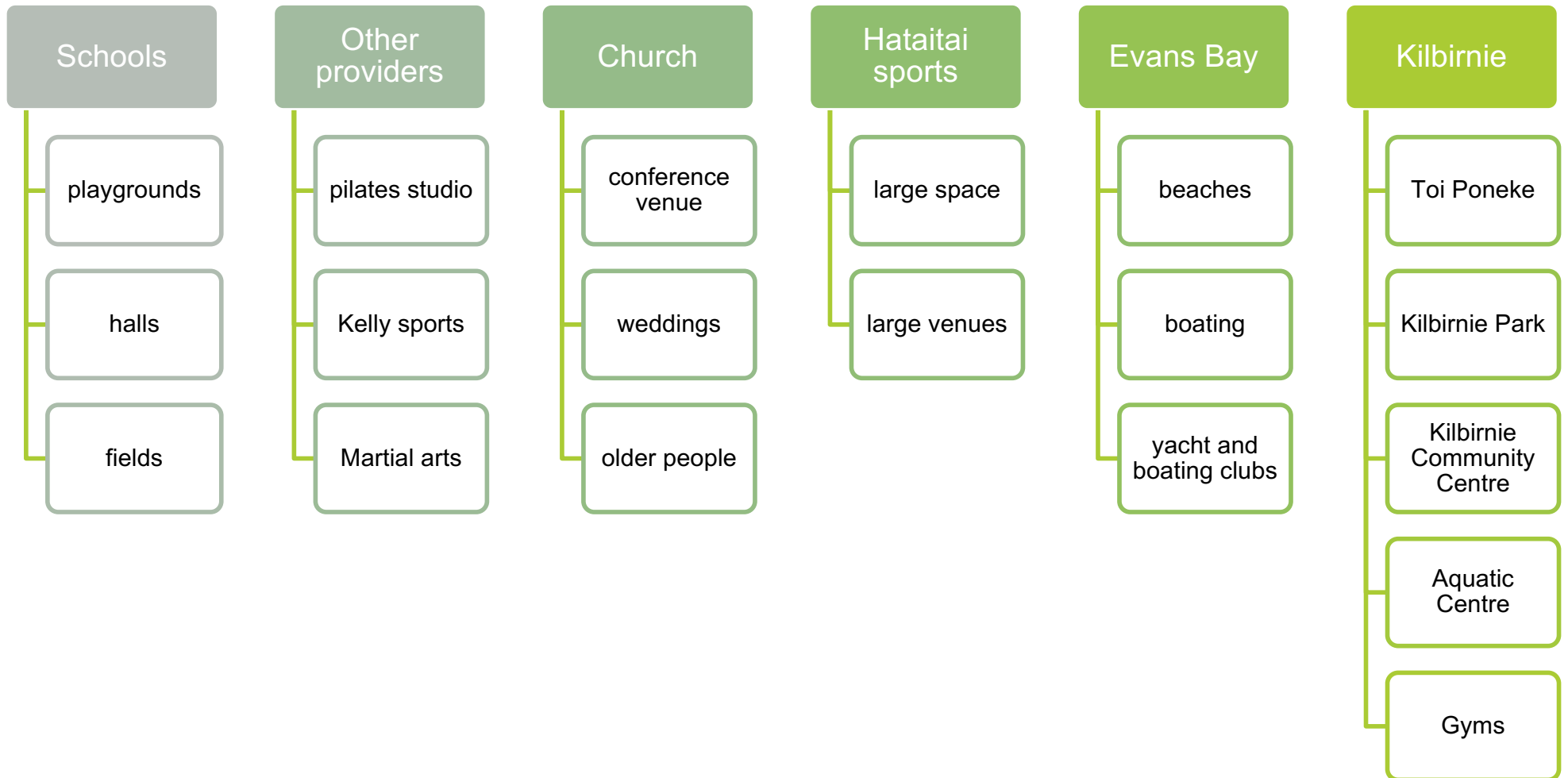
Anchor tenants

- cafe
- children's programme
- business offices?
- meeting rooms

Regular users

- weekly classes
- regular club meetings
- informal community groups
- sports practice
- vege truck

Who else is providing?



Competition or complementary?



Competition

- Schools – regular user groups, playgrounds, open space
- Hataitai Community Centre – pre-school hub
- Church – conference, weddings, older adults, bubbling youth programme
- Businesses – food/social gatherings, wellness services,
- Toi Poneke – separate community, pub-rooms
- Hataitai Park – sport, large scale (not intimate)



Complementary

- NOT old person and NOT pre-school BUT welcome and include both
- Need for young people to engage – school age kids – primary and secondary school

USER GROUPS

- Tenants
- Business
- Events
- Programmes
- Causal use

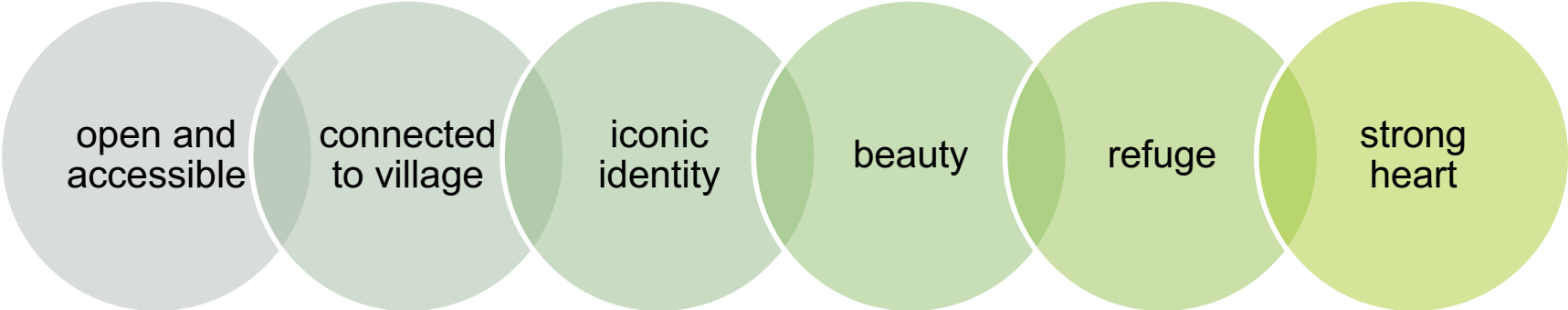


Hataitai Kindergarten

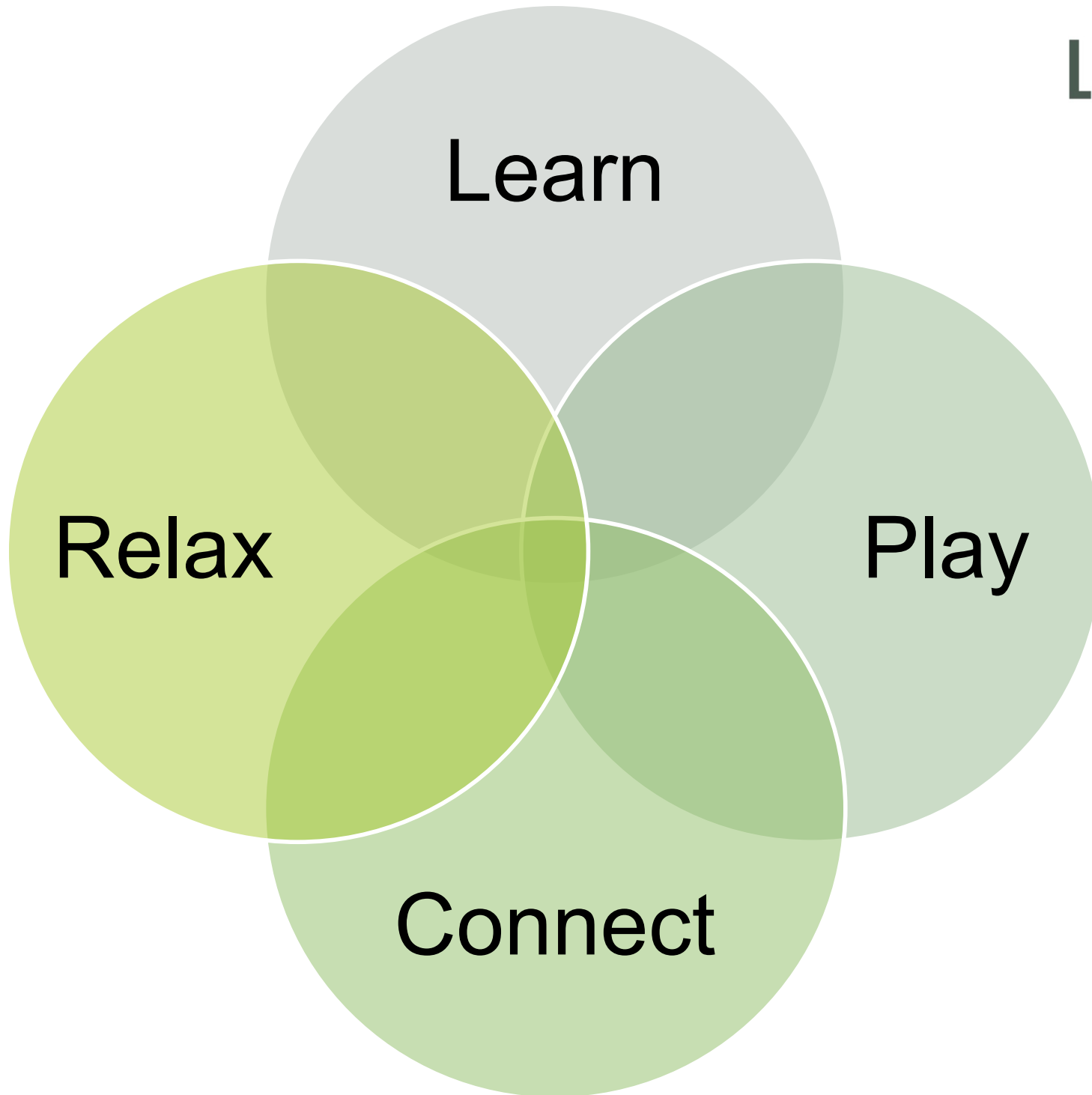
- Future un-specified time
- Large spatial requirements
- Other options
- Intensification of pre-school on one site
- Exclusive use

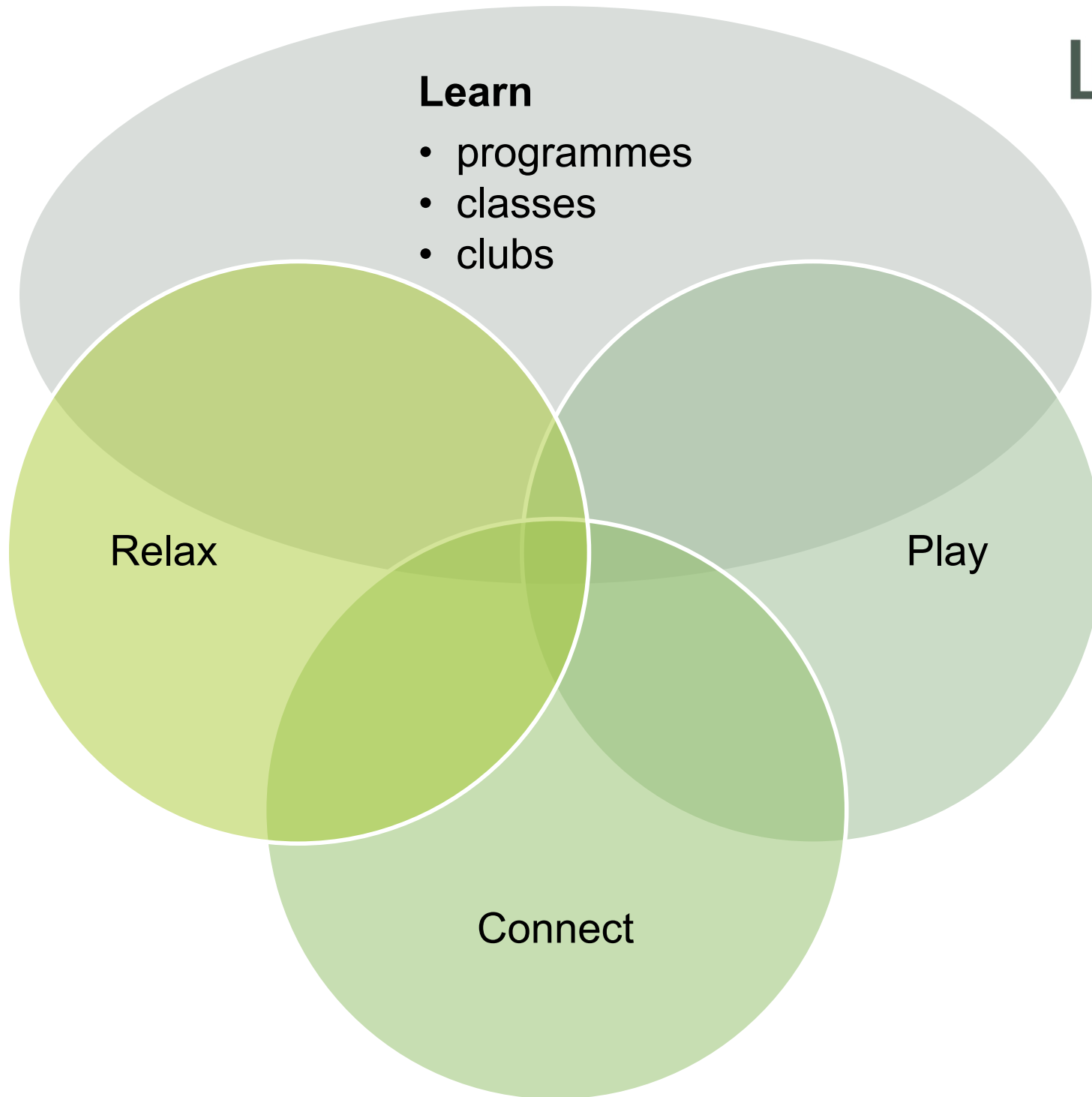


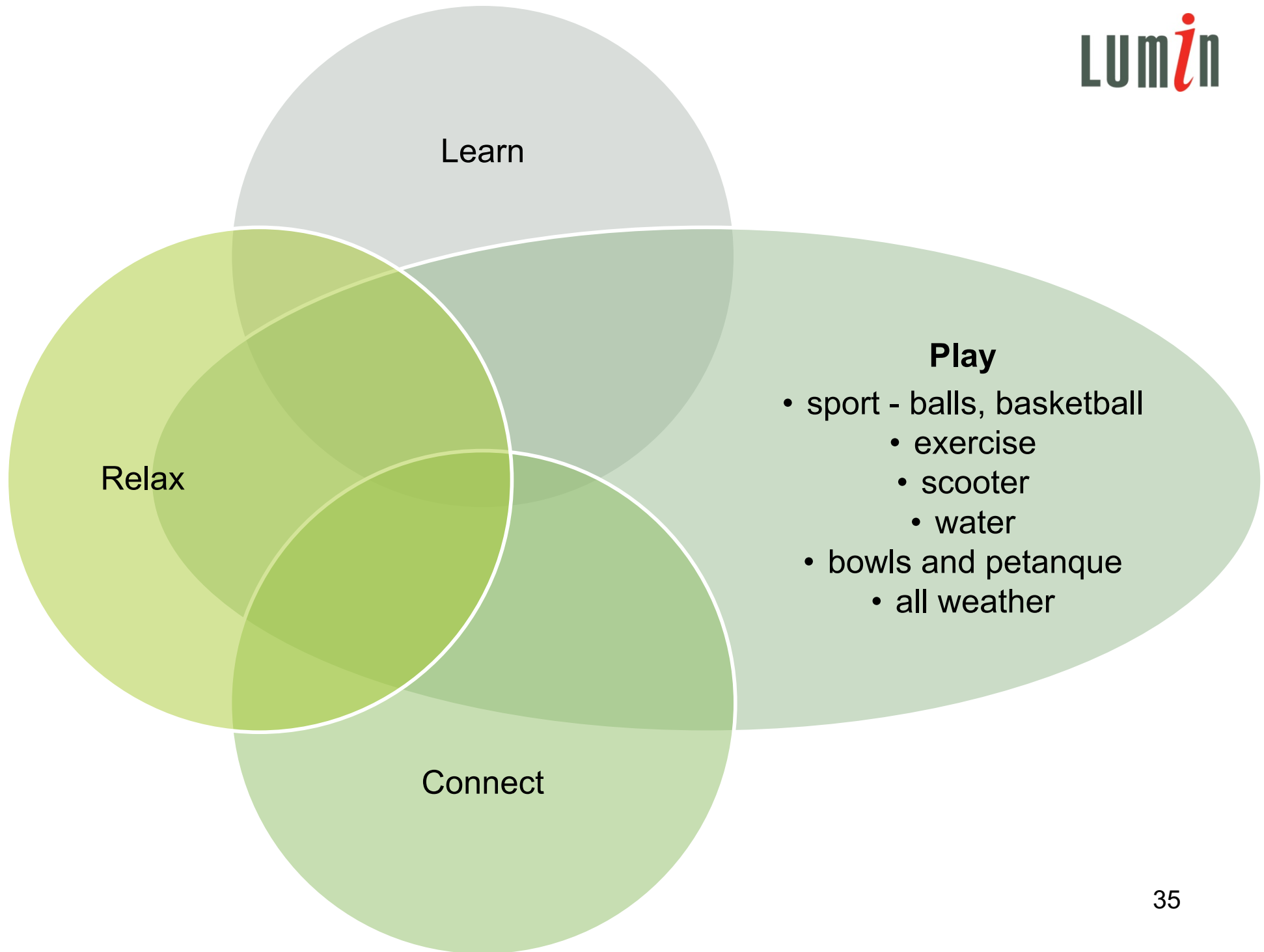
Foundations

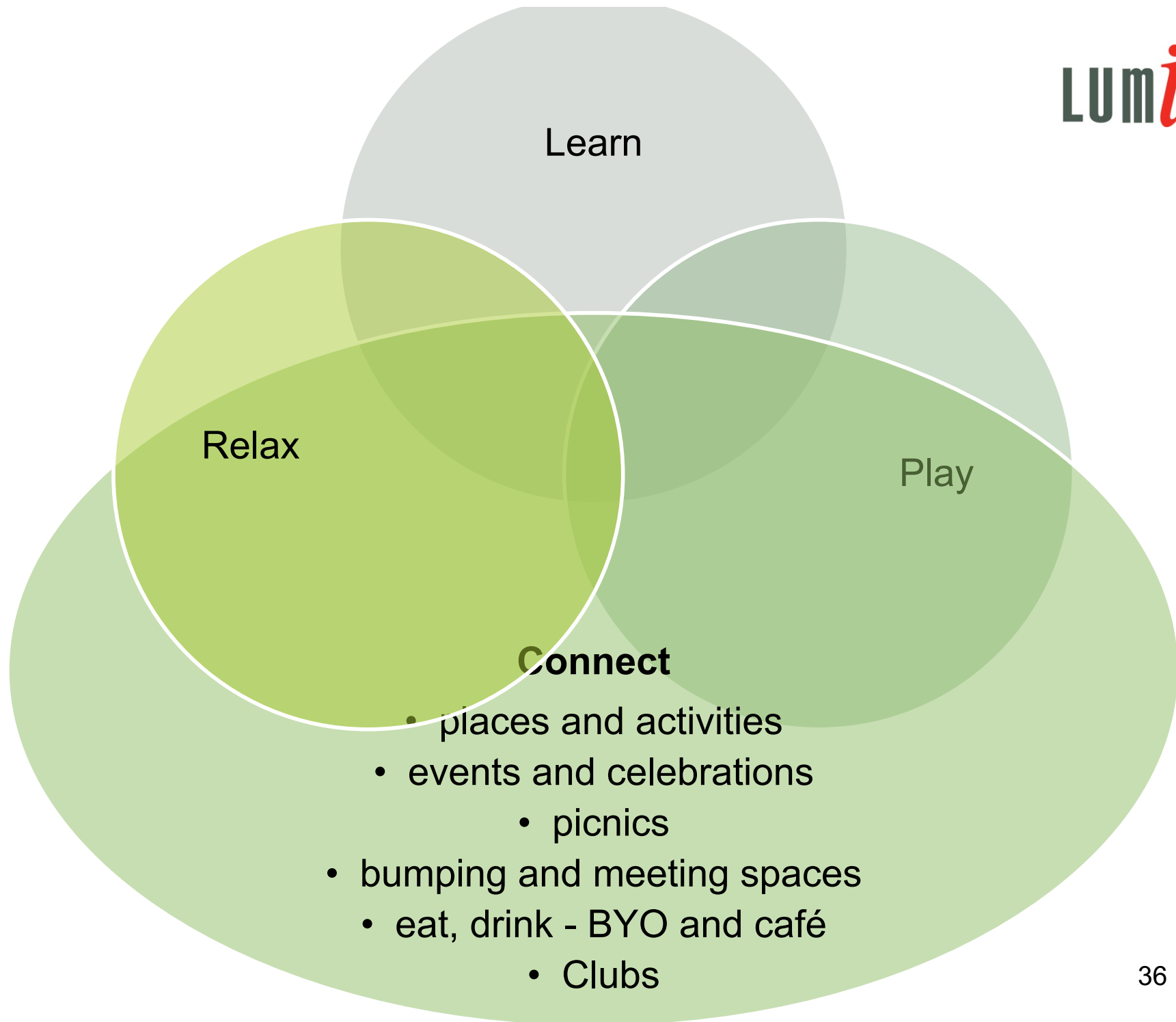


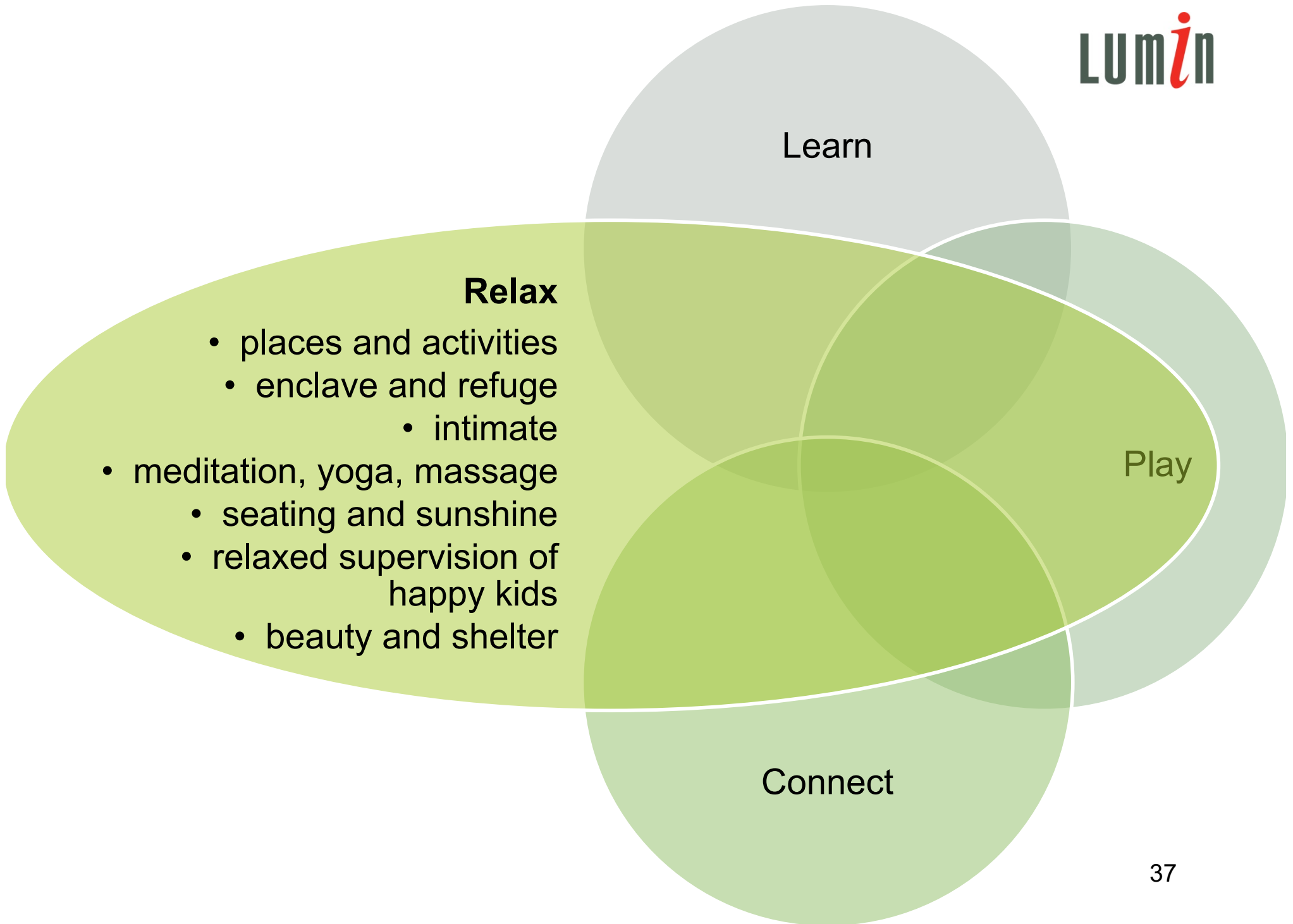
Design principles











Learn

Relax

- places and activities
 - enclave and refuge
 - intimate
- meditation, yoga, massage
 - seating and sunshine
 - relaxed supervision of happy kids
- beauty and shelter

Play

Connect

The Green – heart of Hataitai



- Create an iconic heart
- A place to connect, with attractors and sticky spaces
- Name it – create the identity
- A suburb embraced by nature - green and blue
- Nestled between HCH & HBC
- Connected to the village with clear sightlines

Attractors:

Iconic art/design
Landscape design
Open space for play
- all weather
Seating – fixed and flexible (eg
bean bags)

Activities:

Water
Scooter track
BBQ (storage)
BB court/Truck pad
Outdoor Movies
Menzshed
Events
Sports – volley ball, bowling,
soccer

Accessibility & comfort:

Multiple entry points Accessible
journey
Sightlines
Sun *and* shade
Toilets
Lighting
Sustainable practices

Bowling Club Building overall design



- References history of HBC
- Neutral, calm, beautiful
- Sightlines to outdoors
- Indoor - outdoor flow
- Natural light
- Flexible – dividable, multiple use
- Heating and ventilation
- ‘Roll away’ storage
- Accessible and inclusive
- Independant access
- CPTED

Bowling Club Building - upstairs



| | |
|--------------------|---|
| Design | Open spaces |
| Independent access | Large rooms widthways – can flex to small |
| Comfort | Dividable space |
| Ventilation | Natural light (from the west) |
| Neutral/calm | |
| Heating | |
| Acoustics | |

- Activity space
 - yoga, pilates, dance, sleepovers, functions
 - Wet and dry
- Sound room
 - sound isolation
 - suitable for band practice and movies
- Small meeting spaces
- Bathrooms
- Kitchenette
- Storage
- Veranda

Bowling Club Building - downstairs



| | |
|--------------------|---|
| Design | Open spaces |
| Independent access | Large rooms widthways – can flex to small |
| Comfort | Dividable space |
| Ventilation | Natural light (from the west) |
| Neutral/calm | |
| Heating | |
| Acoustics | |

- Cafe
 - Commercial kitchen
 - Wet and dry areas
 - Indoor outdoor flow
 - Clear sight lines to outdoors
- Bathrooms
 - Accessible plus entry from inside and outside
 - Able to be used as change rooms
- Movie Theatre/Stage
 - Sound isolated
 - Option for light isolated
 - Comfortable by retractable seating
 - Linked to change rooms/toilets accessible to both performers and audience
 - AV and projection surface
- Small meetings
- Storage

Events hub for the community

Checksheet for Special Licence Application

Absolutely Positively
Wellington City Council
Me Heke Ki Pūnake

| Note | | | |
|---|---|---|----------------|
| You will not be issued a special licence unless there is sale of alcohol as part of the event. Alcohol sale includes cash bar, koha or fees included as part of the ticket price or social club membership fee. Allow as much time as possible before the date of an event to obtain all appropriate consents. Unopposed special licence applications may take more than 20 working days to process. | | | |
| Post your application to: The Secretary District Licensing Committee, Wellington City Council PO Box 2199 Wellington 6140 | Deliver your application to: Wellington City Council Service Centre 101 Wakefield St Wellington | Email to: secretarydlc@wcc.govt.nz Credit card payments only accepted if emailed | |
| A building consent may be required if you intend to use a building that is not normally a licensed premises or a marquee or tent which is 100m ² or over is required. For more information about obtaining a building consent, phone 04 801 3813. | | | |
| Checklist: Have you provided the following? | | | |
| Fee: These are based on the size and frequency of the event | | | For office use |
| Class 1 - \$575.00 1 large event (400+ people) more than 3 medium events (100-400 people) or more than 12 small events (fewer than 100 people) | Class 2 - \$207.00 1-3 medium events (100-400 people) or 3-12 small events (fewer than 100 people) | Class 3 - \$63.25 1 or 2 small events (fewer than 100 people) | |
| Written statement from the owner of the building or property giving you approval to sell and supply alcohol on the premises. The letter must also confirm that the building is safe and suitable for the event. | | | |
| Scale plan of the premises showing the areas where alcohol is to be sold and supplied. Each area to be designated supervised (ie where minors must be with their parent or guardian) or restricted (ie R18) and the principal entrance must be detailed. | | | |
| A copy of the manager's certificates for all persons who will be managing the event if the certificate was not issued from Wellington. | | | |
| A list of all food, non-alcohol and low-alcohol beverages (less than 2.5% alcohol) that will be provided. | | | |
| Details of how alcohol will be sold to people attending the event. | | | |
| Additional documents for public events | | | |
| Copies of promotional material and event entry ticket. | | | |
| Large events - provide an alcohol management plan (please refer to Health Promotion Agency Guidelines for Management of Alcohol at Large Events). | | | |
| Return this entire form including the checklist once completed | | | |
| For further information please phone 04 499 4444, or contact the Secretary, District Licensing Committee, PO Box 2199, Wellington 6140 or email secretarydlc@wcc.govt.nz. | | | |

Provide events infrastructure :

- Vehicle access
- Power
- Water
- Natural amphitheatres
- Marque space
- Hard stands
- Sumps

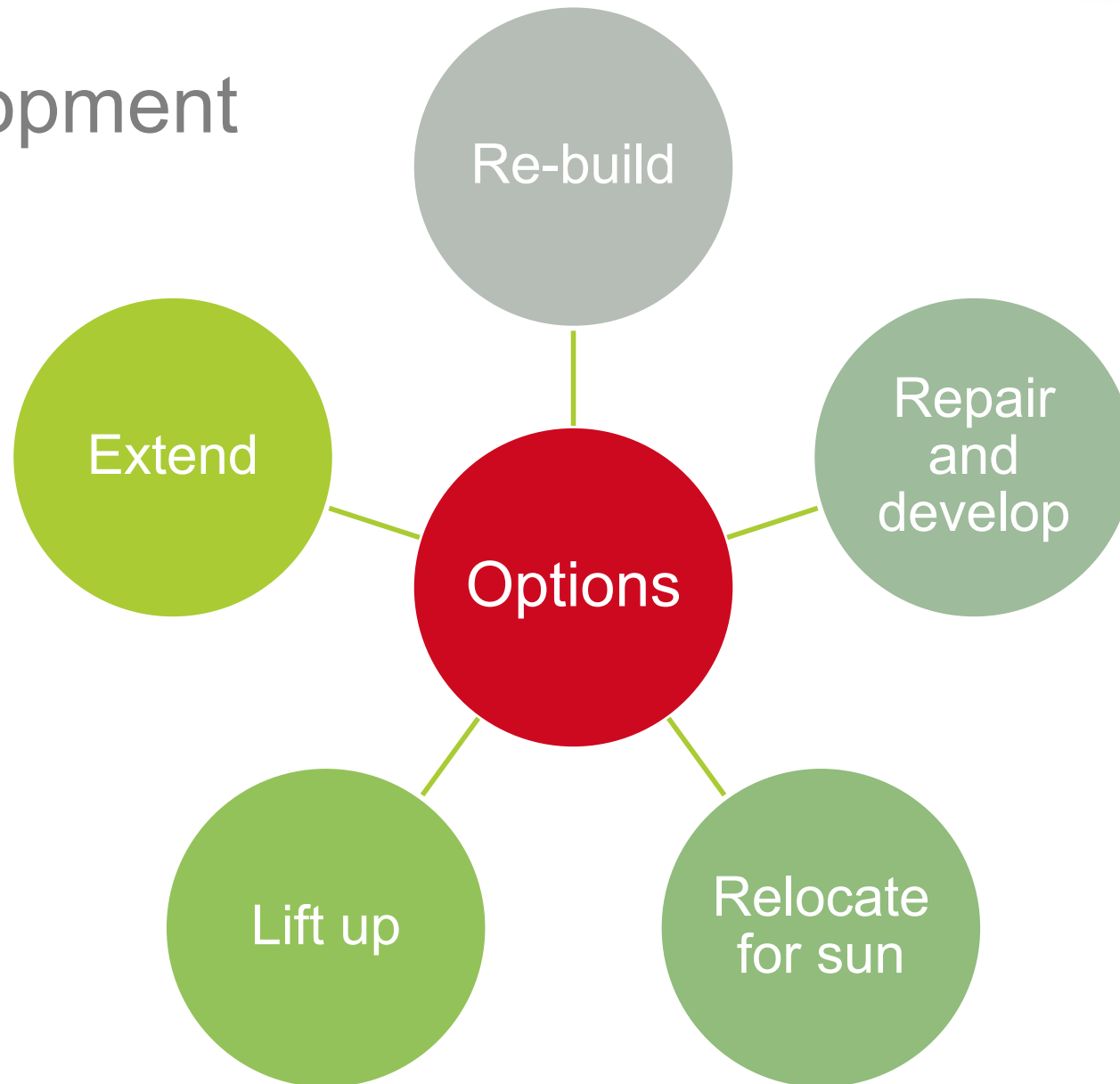
What does this mean?



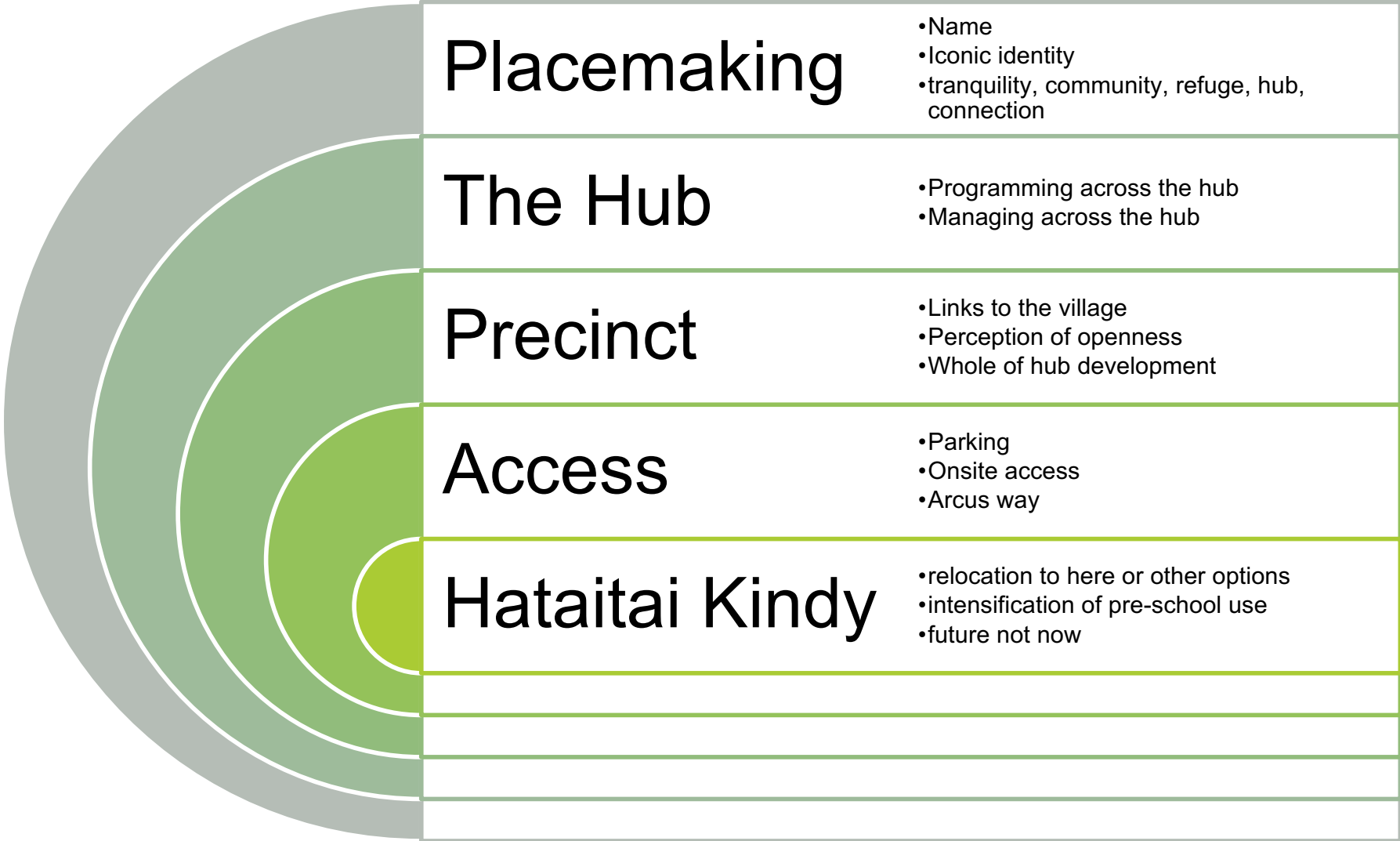
Design
Features
Stories

- History of clubs
- Culture of community
- Family
- Refuge

Building redevelopment options



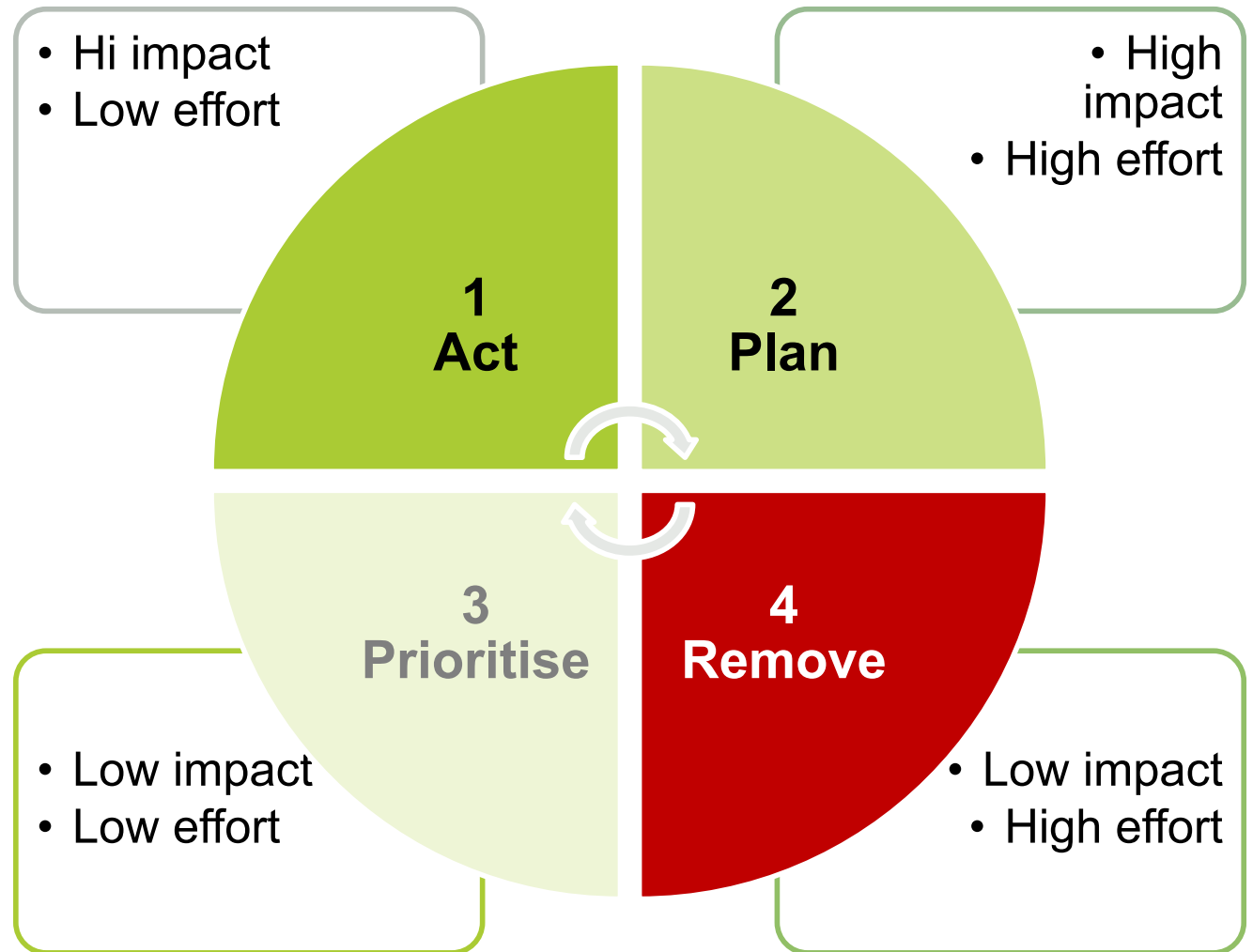
Issues to resolve



Impact Analysis

What does this create?
 What effort will it take?

- Dollars
- Time
- Marketing
- Permissions
- Programming
- Management
- ?





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