

**Re-Development  
of the  
Aro Valley Community Centre**

A Submission to the  
**Wellington City Council**  
by the  
Aro Valley Community Council  
10<sup>th</sup> May 2004

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## 1 Summary

The Aro Valley Community Council (AVCC) sees the upgrading of the Aro Valley Community Centre site and facilities as a fantastic opportunity to enhance a pedestrian-friendly oasis within a busy metropolitan area. The current site has grown in an ad hoc manner over the last 30 years and does not meet needs.

We envisage the redeveloped site as a flagship for Wellington City Council, a living, working example of how an inner-city area can be utilised to its full potential, where people work and play in comfort and safety.

The present hodge-podge of buildings has evolved over thirty years and exists in a tired environment that barely meets the needs of the community. The Aro Valley Community has grown considerably in the last three decades, with more people from council flats and infill housing and greater demand on the local amenities.

~~The pre-school and CAB run under cramped conditions, with poor facilities. The hall seats 100 people but room for 200 is needed. There are no spaces for smaller groups to meet. The current site layout favours vehicle use and is unsafe for pedestrians. Access to the various buildings and park is not without dangers, i.e. uneven footpaths, poor lighting, vehicle thoroughfare, and some "unused" areas of the site can be unsafe.~~

The community has contributed significant funds and labour to achieving the present level of facilities. WCC has promised new facilities on this site on a number of occasions but these have not eventuated. We believe that a number of factors (drainage upgrades, leases expiring etc) make now an ideal time to deliver on past promises in a cost-effective manner.

Our proposal hinges on the relocation and/or rebuilding of the existing hall with some new facilities, the integration of facilities, and the re-landscaping of the whole site to create a welcoming and more appropriate environment. Reducing vehicle access to a minimum is essential to achieve greater amenity and safety for adults and children.

**The AVCC is seeking a commitment from the WCC for design funding, including costing in detail, in the 2004/5 year and construction funding in the 2005/6 year. AVCC will assist in this process.**

## 2 Introduction

The timing of the present proposal is driven by a number of factors, including the upgrading of the city's stormwater system and the proposed sale by WCC of the properties at 137-139 Abel Smith St (the "Abel Smith Street garages").

The AVCC has consulted with the Community through public displays at Community fairs, written survey, and through open discussion at Community meetings.

In 2001 the head of the Design School took on the site redevelopment as a project for his Victoria University Architecture students. The students presented their designs at the Community fair, encouraging discussion and recording feedback from the public.

Since January 2004 the current Site Development Group of the AVCC has reviewed previous work and continued this process of Community involvement with regular meetings, a display of the proposal at the annual fair and with the assistance of Councillor Cook's streetside display in late March 2004.

This proposal aims to address issues identified by the site stakeholders, as well as incorporating the key points from feedback received through prior consultation.

### 3 History

Aro Valley was part of the original New Zealand Company purchases of 1839. The Waimapihi stream, a valued fishing and fresh water stream, flowed down the Valley and through the Community Centre site. Early settlers called the stream Aro, as it passed across Te Aro flats before entering the harbour near what is now the junction of Taranaki and Manners Street. The street, originally Wordsworth Street, inherited the name and in 1926 the stream was enclosed in a large brick culvert and became part of the city's stormwater system.

The Aro Valley Community Council (AVCC) became an incorporated society in 1978. Its forbear was the Aro Valley Action Group, an organised response by the community against the planned redevelopment of 40 acres of the Valley under the CURA (Comprehensive Urban Renewal Area) project.

The photo below illustrates what was on the site at that time.



In the 60's and 70's, a 4 lane motorway was planned for Aro Valley, with a tunnel to Karori (The "North West Connector"). This resulted in the Council owning a large tract of land on the northern side of Aro Valley. Included was the present Community Centre site and the land that is now Aro Park. At the time the former Catholic School building on the site of the current park was leased by Matauranga School. The school tennis courts were transferred to Parks and Reserves for use as a temporary children's playground in 1973. This land was formally acquired by the Council in 1974. At around this time the plan for the "North West Connector" was abandoned.

The Aro Valley Action group worked on the playground and the Community continued to contribute funds for equipment upgrades. (More detail on this is available on request).

Under the CURA of 1976 Council and the Community agreed to the provision of a 0.765 hectares for the development of a Community Centre. The Community and Council worked together to locate a suitable building for the site. In 1977 the current hall – a "prefab" from Khandallah – was placed on the site as a stopgap measure and the Aro pre-school began sessions. ~~Records are scarce but oral history indicates that significant labour and funds, \$12,000, were~~ contributed by the community for the acquisition and set up of the temporary structure. There was a fire soon after the opening and the work had to all be done again.

The CAB also opened for business in the hall in 1977. They moved into the former tennis pavilion, now called the Bunker, at the rear of the hall the next year. These premises, which leaked continually, were later shared by Council architectural services and a community worker until 1986.

The promised Community centre was never built. The Council responded to various specific issues by building a purpose built pre-school and temporary facilities for the CAB.

Under the updated CURA of 1979 the Council was to provide at least 1.4 Hectares (13.5 Acres) for a Community complex and open space.

Aro park itself was created in the 1980's after the demolition of Matauranga school. This followed community action, the digging up of asphalt in the middle of the night and tree planting. A plaque commemorates this activity.

In the mid 1990's there were a number of discussions about the Council's original commitment and the need to regularise the status of the land. When the park itself was created that land became reserve land. The remaining land, including the Abel Smith Street garages were still

technically being held for roading purposes. Furthermore a series of Council restructurings meant that the management of different parts of the site was divided amongst different section of the council. The future of the Abel Smith Street Garages was reviewed at this stage.

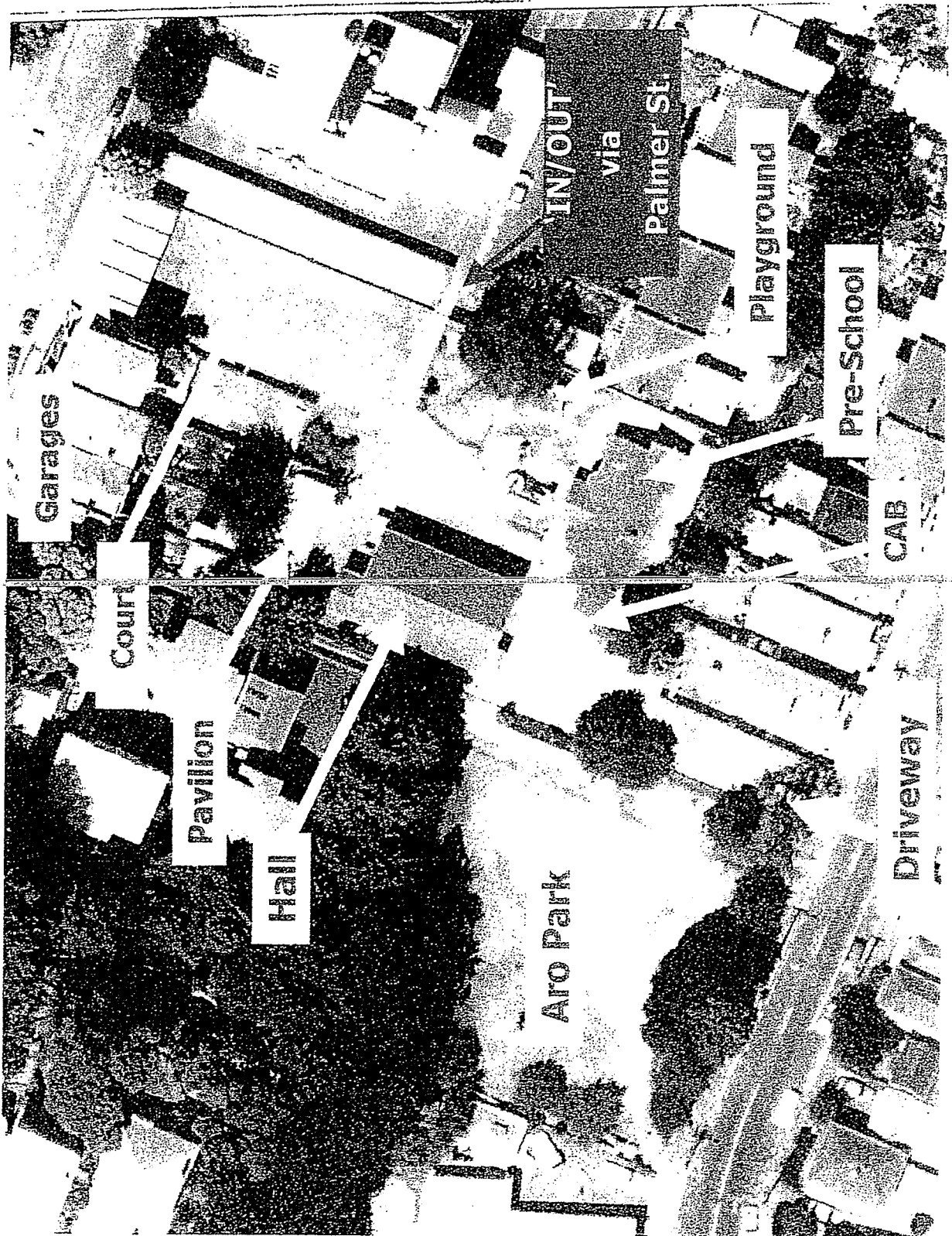
Following discussions between the AVCC and the Council a proposal was developed to formalise the land as a Community Purposes Reserve, administered by the AVCC. This included the garages. A letter from the WCC, dated 8 July 1996, stated

~~ABEL SMITH STREET GARAGES. This area has been removed from the schedule of Council properties to be sold. It is now recognised as part of the site. (letter attached)~~

They were seen as an asset to support the Community's contribution to this reserve.

In the late 90s discussion between the Co-chair of the AVCC and the then Mayor resulted in an informal commitment to provide support both to develop a detailed site proposal and funding plan and also to provide a significant capital contribution towards the site development. \$50,000 of Council funding was promised to do a feasibility study and detailed design work, following Community consultation. This was to be accompanied by Community fundraising. Growing concern about the adequacy of the site and the sale of the garages lead to the forming of the Site Development Group sub-committee to further the work of developing a needs analysis as the basis for a comprehensive redevelopment proposal for the site.

## The current layout



## **Other Factors**

### **Drainage upgrade:**

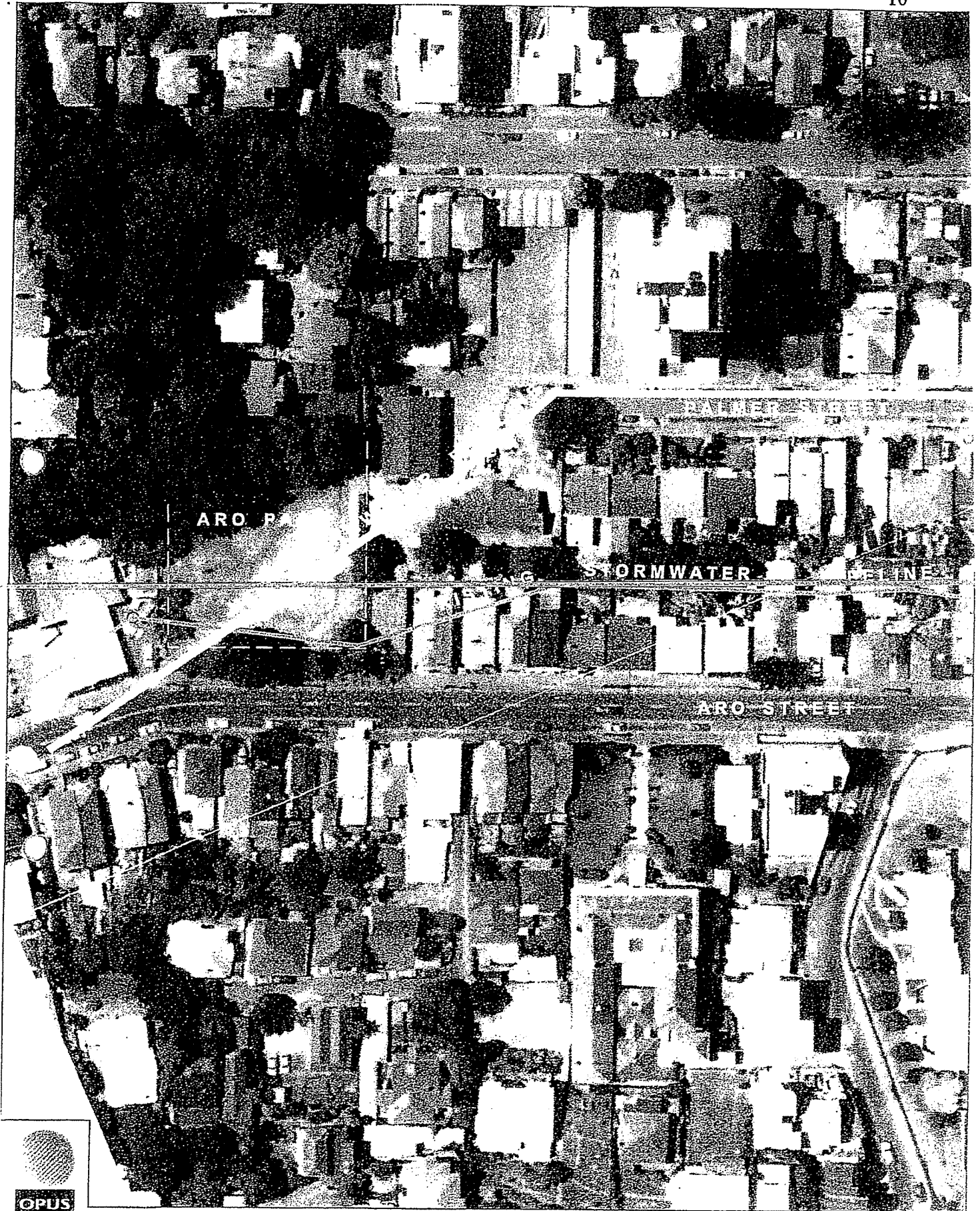
As part of the upgrade of the city drainage system to 50 year return flood risk standards major works are scheduled for Aro Street. A section of the proposed new pipe route runs across the bottom of Aro Park, through the Community Centre site and across the Pre-school playground. A 4.5m wide trench will be dug to lay a 2.1m stormwater pipe that will also contain the Waimapihi Stream. The WCC has held discussions with the AVCC co-chair and a past convenor of the site development group. Joanna Gillanders of the WCC attended a General Meeting of the AVCC to explain the extent of the project, the timing and preparation for what will be major disruption to all site users. It was noted that the route of the new drains could possibly be simplified and disruption to the pre-school minimised should relocation of the Community Centre hall be taken in to account. Underpinning of the hall may be required if it stays where it is. The reinstating of the grass, pathways, driveways, pre-school fencing and playground could coincide with any site development proposal.

### **Lower St. John Street:**

At the end of April 2004 the lease held by Shell Corporation on Lower St. John Street, expired. This land is partly occupied by a power sub-station, which the electricity supplier must have access to and a storm water drain that may become redundant with the completion of new drains. It is adjacent to the park and could be reclaimed as "public land" and incorporated into the site.

### **Ex Shell Petrol Station Site:**

The owner of the property which was occupied by the Shell petrol station and is next door to the Lower St John Street site has been consulted and is aware of this proposal. He has made us aware that the canopy of the station, by prior arrangement, extends over the Lower St John Street site. He is currently exploring his own options for the possible use of the Lower St John Street site and sees it as a natural progression from the park to his own site, part of which may well be planted in natives. Further communication with him is recommended.



## PROPOSED STORMWATER PIPELINE ROUTE

## 4 Existing Site Usage

### Aro Valley Community Centre

The AVCC employs 2 co-ordinators to provide a variety of Community services based in the Community centre. One of their duties is the management of the hall.

They run a community based holiday programme, subsidised by the community, in the hall during the school holiday breaks.

They also organise the annual fair, fundraising, and regular musical events in the park.

A variety of educational and special interest groups of all ages hire the hall at reasonable rates.

Bookings are full weekdays from 3pm onwards and prospective users are often turned away.

These people/groups are referred on to either Thistle Hall or Newtown Community Centre - although no formal arrangement exists between the centres.

Regular weekday activities include:

Yoga, Feldenkries method, a range of martial arts classes, Morris dancing, Medieval guild, Children's theatre group, Tai Chi, Hip-hop dancing , Belly dancing.

There are also regular casual function bookings on most weekends. Some recent examples are a Somalian National Day celebration, a christening, and a function for the Ministry of Social Development. It has occasionally been used for funerals.

Prior to and during the Fringe and Arts Festivals, the hall is well utilised during the day by theatre groups requiring practice space. Bookings over this period are full, with a waiting list operating for any available time.

The Aro Valley Community Council itself holds at least four General meetings a year in the hall as well as other public meetings. The most well attended is the popular "meet the candidates" meetings for before General and Council elections. This requires the cancellation of the regular booking for that evening. Rather than displace regular users AVCC Committee meetings are held in the pre-school, sub committee meetings are held in peoples homes.

## **Civil Defence**

The Community Centre does not meet the WCC requirements for a Post Event Welfare centre

## **Community Worker**

Pam Whittington, the Aro Valley Justice of the Peace, has an office next to the CAB. Employed jointly by the WCC and the Downtown Community Ministry she works closely with the Council. She has developed close connections with their tenants in the nearby high-rise flats, looks after many immigrants, the elderly and disadvantaged, and provides the link to the Courts for locals and others doing community service.

## **Aro Valley Citizens' Advice Bureau**

The Aro Valley Citizens Advice Bureau was set up with a mandate from the local community to address community needs. Free, confidential and impartial advice and help is given to people to empower them to help themselves. Many resources are required to be on the premises to provide this service to the clients.

The Aro Valley Budget Service works under the umbrella of the Citizens Advice Bureau. The Budget Advisers and their clients use the facilities at the Citizens Advice Bureau.

A Disaster Recovery Assistance Centre (DRAC) has been set up at the Citizens Advice Bureau in partnership with WEMO (Wellington Emergency Management Office). Emergency supplies are stored on site ready for any emergency.

The Citizens Advice has a heavy demand for services such as photocopying and sending/receiving faxes which are provided at cost to the public, and also Internet availability for the public to access the Funding Information Services database.

### **Aro Valley Pre-School**

The Aro Valley Pre-school started in the early 1970's as a group of parents with young children meeting in the Community hall. The WCC built the pre-school's current facility in the early 1980s. The fenced-off grounds are operated as a WCC public playground.

The pre-school is a registered Incorporated Society, employing two teachers, and the Wellington Community Child-Care Association to help with staff management and administration. It is managed by a parent co-operative.

The pre-school is currently licensed for 26 children. The users are a mix of children who live in Aro Valley and the inner city. For many of the children English is a second language, and there are many whose participation is subsidised by WINZ. Many of the children attending are from flats with no out door space or grass for play.

The pre-school is available for hire for functions for children outside the operational hours.

During the school holidays the pre-school is used by the WCC for their staff holiday programme.

### **Recreational Use – Aro Park and Community Centre Site**

Aro Park is one the most utilised public spaces in central Wellington. The Park is used twenty four hours a day, seven days a week. It is the main pedestrian thoroughfare between Aro Valley and the city via Abel Smith and Palmer Streets. It is a well used route for children going to and from Te Aro School. It is very rare that there are no people in the park, whether it is someone meditating, children playing, people picnicing at the tables, eating fish and chips from the local chippy, or groups that hire out the hall and decide to practice outside. Young and old share the space and engage! It provides a place where children learn to ride bikes, skateboard, scooter, play basket ball, soccer, rugby, and cricket, while parents and neighbours get to chat. A number of retired residents can be found spending much of their days sitting in the park, being part of this vibrant community. The Aro Valley and surrounds are densely populated residential areas. Students make up a large proportion of local residents. The basketball courts are well used by people who live in the neighbourhood and those with a history in the area still come back to play regularly in informal tournaments with the locals.

## 5 Shortcomings of existing facilities

The following issues have been identified by the site users and through public consultation:

### Community Hall

The existing Community Centre building contains a hall, the AVCC co-ordinators office, a kitchen and 2 toilets plus storage cupboards. It was moved on to the site as a temporary facility and was never designed for the range of activities it now caters for. The hall is fully booked.

- 1 Demand exceeds availability, alternative venues are also busy or too expensive.
- 2 The hall is too small for the numbers attending public meetings and too small for large functions.
- 3 The existing facilities are not up to scratch when the hall is filled to capacity.
- 4 The hall is unsuitable (and hard to heat) for smaller group activities.
- 5 The centre lacks the flexibility of smaller rooms for programmes both the co-ordinators and the community worker are currently unable to initiate:
  - Class room / learning centre for adult education ,
  - Drop in centre for elderly, or people with needs, e.g. mental health
  - Activities for at risk youth, in conjunction with local schools
  - Low cost access to computers,
  - Theatre rehearsal facilities
- 6 The centre lack smaller rooms for other regular users:
  - Meeting room for staff meetings / workshops / training
  - Meeting room for AVCC Committee meetings (currently held in the pre-school which involves carrying furniture across from the hall) Alternative venues in the valley cost more than our own hall hire fee.
  - Meeting room for Sub Committee meetings and other ad hoc group gatherings

Hall users are sometimes asked to vacate when any of these activities require public participation. This means loss of income for both the AVCC and hall users.

#### 7 Storage:

- Regular users equipment and resources have to transport equipment to and from the hall for every session. Cupboards are so heavily stacked they are unsafe.
- AVCC Committee working papers, sub-committee documents, displays, photographs and Historic materials which must remain accessible.

e.g. the models made by the architectural students for this project cannot be displayed.  
Documents required for the preparation of this submission are scattered across the Valley in Committee members homes.

#### 8 Structurally:

- The floor is disintegrating, uneven and unsuitable for dance based activities.
- There is no stage or other facilities suitable for performance arts.
- No provision for soundproofing

### Civil Defence

The current facilities do not meet the WCC requirements for a Post Event Welfare centre.

- No storage capacity for personal effects people may bring with them
- No small rooms for use by welfare agencies
- No suitable storage for a portable generator for communications capability.

### **Community worker**

Pams current office is very cramped when working with her clients. Legal documents have to be signed in the adjoining CAB office as she can't comfortably get herself, the client and a witness in there!

There is inadequate storage for her resources. Papers which are an invaluable record of the history of the effects of social policy on our Community are currently in a box.

### **Citizens' Advice Bureau**

1. Inadequate space means at present the bureau is at risk of breaching the New Zealand Citizens Advice Bureaux Membership Standards relating to Confidentiality and Privacy.
  - There is no interview room for clients
  - ~~The Co-ordinator has to vacate her office to accommodate client interviews~~
  - When public using photocopier they may be able to overhear client conversations either from walk-in clients or telephone clients
  - Pamphlets are stored in the Co-ordinator's office. Interviews with clients are interrupted while pamphlets are retrieved for clients
  - The Aro Valley Budget Service under the umbrella of the Citizens Advice Bureau require an interview room to provide confidentiality and privacy for clients
2. Space required for Disaster Recovery Assistance Centre (DRAC)
  - There is no space available to set up a DRAC
  - Storage of emergency supplies and materials are at present spread throughout the office, washroom and small kitchen closet
3. Internet Access
  - Cannot progress with any initiatives for public internet access due to lack of space
4. We are required to provide a safe and healthy environment for our clients and for our volunteers to work

- There is only one exit. This is inadequate in the case of a fire or a threatening attack from a client. Volunteers could be forcibly confined in a room
  - There is no disability access for our clients
  - No space for storage of rubbish
  - Toilet and bathroom area is also used for storage of office supplies
5. No proper kitchen facility apart from a very small kitchen closet with inadequate washing up facilities

### **Pre-School**

The pre-school is a great facility for Aro Valley. The north facing location, and low windows are features the parents are keen to retain, but there are some major concerns that could be addressed by the site redevelopment.

- The inside area is very small, so the children are very cramped, particularly on rainy days.
- The office space is inadequate for both management and teachers. Currently there is only space for two people in the office at one time.
- A third teacher is needed to work with ESOL children, but we cannot employ someone until there is more space.
- There needs to be more storage space, both for teaching staff and for bulk storage. When the holiday programme uses the facility, all pre-school equipment needs to be stored. There is no storage for staff personal belongings and resources.
- There is no space for safe storage of cleaning equipment.
- The kitchen is also inadequate, as is the toileting area.
- No disabled access.

### **Safety**

- The playground fence does not comply with Ministry of Education regulations. It needs to be at least 1.2m high, but higher would be safer.

- In summer the playground floor becomes dangerously hot, with some children getting blisters from the surface. Covering the playground by extending the veranda and/or adding a shade sail would help these problems. An extended covered area would also make the outdoor space useable in inclement weather.
- The gate to the pre-school is not visible to people inside the building. This could be moved.
- There is an unsafe and unusable area at the back of the building. Children can easily access this area that can not be seen from inside or from the front of the building. The building could be extended in this direction to take care of both the space and safety issues.
- The area outside the pre-school is dangerous. Parents arriving by car and by foot use the same access.
- Many pre-school and (non-enrolled) community parents would like the pre-school playground to be visible from the park, to allow parents to supervise older and younger children using these facilities at the same time.

## The Park and Open Spaces

Visibility and informal surveillance, for community safety and comfort, is currently poor. There are no sight lines from the western end of the park to the pedestrian exit through Palmer Street.

Pedestrian access across the park from Palmer Street to Aro Street is poor, and needs to be sufficiently enhanced to suit the large number who use it as a 24-hour-a-day access route

There is no visibility from the park to the play area, which makes it particularly difficult for parents engaged in other activities at the park.

A driveway runs between the park and the Pre-school play area. This is a hazard. It has two blind corners, and divides the area. This is extremely dangerous due to the large number of pedestrians and small children who utilise this space. It is common for drivers to use the basketball court for parking and turning.

Complaints arise from the use of the hall and the basketball court late at night.

~~The Bunker, now only used once a year for the sale of Christmas trees, can't be fully utilised. It's~~ hidden and in need of major repair.

There are "waste areas" behind the hall and Pre-school which gather rubbish and are frequented by the "homeless" and late night drinkers. Broken glass becomes a hazard.

The park currently has a muddy strip through the middle of the grassed area. The whole grassed area needs to be retained as grass. The mud needs to go, but preferably not be paved as the whole area needs a surface to be retained for recreational use. An astro-turf or rubber strip is a possible alternative option.

Trees at the north of the park in the winter shade much of the park for a large part of the day, making the park colder and muddier than it might otherwise be. These are fast-growing exotic trees that could be replaced by smaller, more suitable vegetation to enhance the whole area.

The picnic tables are well used and need to be retained. The chess board table that was once well utilised in the park is now old and worn and needs restoration or replacement.

Access is extremely difficult from the other side of Aro Street to the park. A pedestrian crossing is needed, with speed humps, to make the park accessible for the large pedestrian community that cross the road here currently, many of them small children and old people.

The 'hairy ampit' of the park, the north-west corner up by the top of the St. John Street steps, is untidy and perhaps needs some reviewing, although it is important to note that some 'wild' areas like this need to be retained - it is currently an enjoyable area for young children playing hide-and-seek.

The path running from the park to Abel Smith Street is narrow, with lots of steps, and a steep drop to the east side. There is room inside the fence-line to widen the path, and some of the steps that are currently difficult to traverse with a buggy or wheelchair. It could be leveled for an easier incline.

## 6 Proposed Redevelopment

- Relocation and expansion of the existing Community Centre building into a complex housing the hall, AVCC co-ordinators office, the CAB offices, and the office of the Community Worker. This building could occupy the site of the existing basketball court, with entrances onto both the park and Abel Smith Street.
- Extension of the park by removing the existing driveway, creating more open green space and a safer pedestrian thoroughfare to Palmer St.
- Improvement of pedestrian access to Abel Smith St and The Terrace by removing the steps and widening the path by infilling the ground to the right of the existing path.
- Restoration of the Bunker for use as an outdoor stage and storage.
- Removal of some of the large trees at the north of the park, thereby allowing more natural light into the site. The boundary fence line could be suitably replanted to provide privacy for the neighbours.
- Relocation of the basketball court, possibly to the front of the Tennis Pavilion, creating a clear line of vision from the pre-school grounds to the park.
- Extension of the Pre-School playground / WCC playground
- Extension of the Pre-School building to the back boundary, and incorporating the rooms currently occupied by the CAB for pre-school use.
- Use of the Abel Smith Street garages as carpark for the site.
- Cut off of vehicular access from Aro Street.
- Limiting vehicle access to the community site via Palmer St for loading and unloading and emergency services. This access can be restricted by the placement of removable bollards. This would require modification of the existing block wall.
- Limiting parking on site to the number required for staff
- Provision of adequate set down and pick up space for the site users, i.e. Pre-school children.
- The addition of two marked pedestrian crossings. One on Aro Street at the end of the current driveway and the other on Abel Smith Street off the top of the existing path.

## Appendices

### Detailed requirements for the Community Centre:

- Social hall for functions (150 m<sup>2</sup>) [The current hall is approximately 100m<sup>2</sup>], and with the ability to be divided into two acoustically separated spaces. Raised performance stage with a minimum dimension of 8m x 6m. Back stage to include 2 dressing rooms (12m). A set-building workshop could be provided under the stage with exterior access for materials.
- Appropriately sized washroom facilities for men and women.
- Janitor's cupboard large enough to service the entire building
- A kitchen adjacent to the hall. Fitted with a double sink (wash-up), a double sink (food prep), a stove, fridge/freezer, a dishwasher, a microwave, 4 m of overhead cabinets, a serving counter 4m long with shutter directly accessible to the hall.
- service counter into the main entrance
- Multi purpose meeting rooms (3), to be used jointly by the Community Centre, and the Citizens Advice Bureau
- An office for the Community Coordinator(s) with two complete workstations (desk w/ computer runoff, desk chair, visitor chair, file cabinet); directly accessible from the main entrance lobby and visible to passers by.
- Secure storage space for AVCC records and historic documents.
- Storage is required for 12 tables, 120 stacking chairs, and resources for primary school holiday program (sports equipment, board games, art supplies) (±16m<sup>2</sup>). This could be located under the stage.
- Storage for AV equipment, whiteboards, screens, and Overhead Projectors (4m<sup>2</sup>).
- The main entrance lobby should provide crush space for 50 people, as well as gallery space for local artists.
- Lockable storage cupboards (3) for long-term hall users, ie yoga mats and bolsters.

### Detailed requirements for the Citizens' Advice Bureau:

These additional requirements could also be accommodated in the main community centre building..

- The reception area for the Citizens Advice Bureau accessible from the main entrance lobby. Provide 6 lineal metres of wall space to display resource material, comfortable seating for 5, a pay photocopy machine and 3 computer terminals to access Internet resources.
- A 3-station workroom for volunteers to take phone calls. This area is off-limits to the public, however, it provides visual supervision of both the reception area and the interview/meeting room. 2 lateral filing cabinets must be accessible to the workstations, but next to the room entrance door so that other staff can access the files of clients who have come for interviews.
- A manager's office (14m<sup>2</sup>) with a full desk w/ run-off, files, credenza, and a table and chairs for 4. This room must have direct access into the reception area and into the volunteer's workroom.
- Budget services consulting office seating 6 people at a table.
- Multi purpose meeting rooms (3), to be used jointly by the Citizens Advice Bureau and the Community Centre, including an interview/meeting rooms for 8-10 people

- Access to washrooms
- Access to kitchen facilities
- Access to a cleaning cupboard

### **Preschool Expansions/Renovations**

By relocating the CAB to within the new hall complex, the pre-school can expand into the existing CAB area. This could be used to provide much needed office space, with an internal door connecting the two areas.

By extending the back wall of the pre-school building to the boundary and relocating the kitchen, bathroom, cleaning, and bulk storage facilities into this area, the current cramped inside activity areas can be expanded.

By providing bulk storage for outside equipment inside the pre-school building, the two existing sheds can be removed from the site thereby increasing the outdoor play area.

- A large walk in storage area for indoor equipment and resources
- A large walk in storage area with both internal and external accesses for outdoor play equipment.
- Separate office spaces for the use of management, teaching staff and administrator.
- Secure lockers for staff use.
- Separate cleaning cupboard and storage.
- An enlarged bathroom, with a showering facility useable by all age groups.
- Separate storage and preparation space for art resources (currently stored in the kitchen).
- The two quiet rooms on the north east corner of the building need an additional 3m<sup>2</sup>.
- The existing inside wet and dry areas can be enlarged.
- A non-climbable 1.5m fence is required around the play area.
- As it is also a WCC public playground outside Pre-school hours children need to get in and out and currently do that by climbing the fence. This may require a second gate, disabled during Pre-school hours.

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