

Public Workshop

20.05.2018

01

Outline for today

1. Intro - the plan for today
2. Recap of process to date and project requirements
3. Design - Architecture
4. Design - Landscape
5. Future WCC Projects
6. Testing the design
7. Next Steps

Page 2

Aro Valley Community Centre

project number: 1802-980 date drawn: 20.05.18 revision: B

jerram
toker +
barron | o o o a |

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

AVCC

Recap from General Meeting

Presentation

Mihi and Karakia

Introduction to the meeting

Presentation 1: AVCC

Presentation 2: WCC

Presentation 3: Design Team Presentation

Design Critique

Questions asked

- 1. Will this design improve Aro Valley?**
- 2. How much do you support the continuation of this design process?**
- 3. Who do you trust to act as the community voice in design?**

Issues

Potential Solutions

Communication of ideas

Design team to clearly illustrate thinking and info to date

Aspirations – renovation v's starting from scratch

Council budget v's Community Fundraising

Lines of sight, not only slowing bikes down
Openness and connections to park and playground

Move building

Removing corner of building

Increasing windows/position of windows

Modifying playground fence

temporary testing of ideas

Storage

Keep the pavilion/ or partial retention

Include sheds

xmas trees in containers

utilise garages

Cost/ budget balance

Community-led incremental projects

utilize what we already have to the most extent (hall, pavilion, offices)

community fundraising (Lotteries CF fund, Wellington Community Trust, Transpower)

reduce scale scope / requirements

Office design for staff

Ensure it's accessible welcoming and warm

Sound between rooms

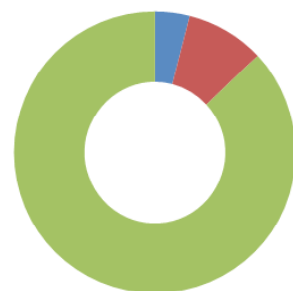
Acoustic wall construction to reduce sound transmission

02

Recap of process to date & Design Drivers

WCC budget

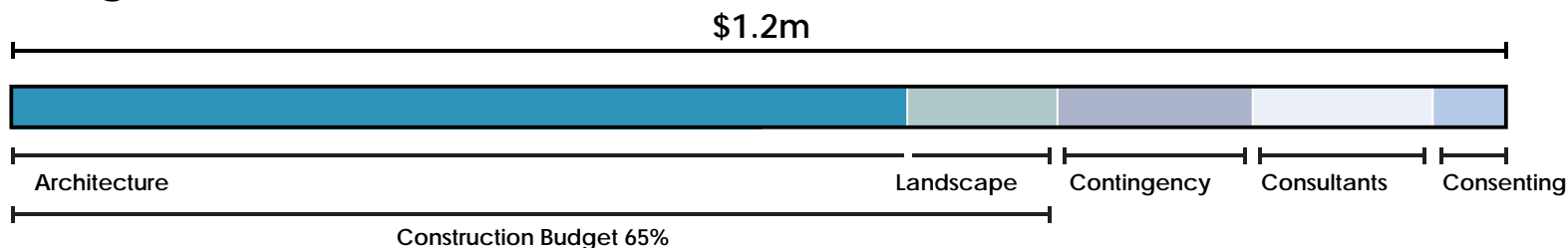
We have a budget from Wellington City Council of **\$1,214,433**



■ 2016/17 - \$48,247
■ 2017/18 - \$109,935
■ 2018/19 - \$1,056,251

This is earmarked within the annual plan to be spent on **upgrading the Aro Valley Community Centre over three years to meet growing community needs.**

Budget Breakdown



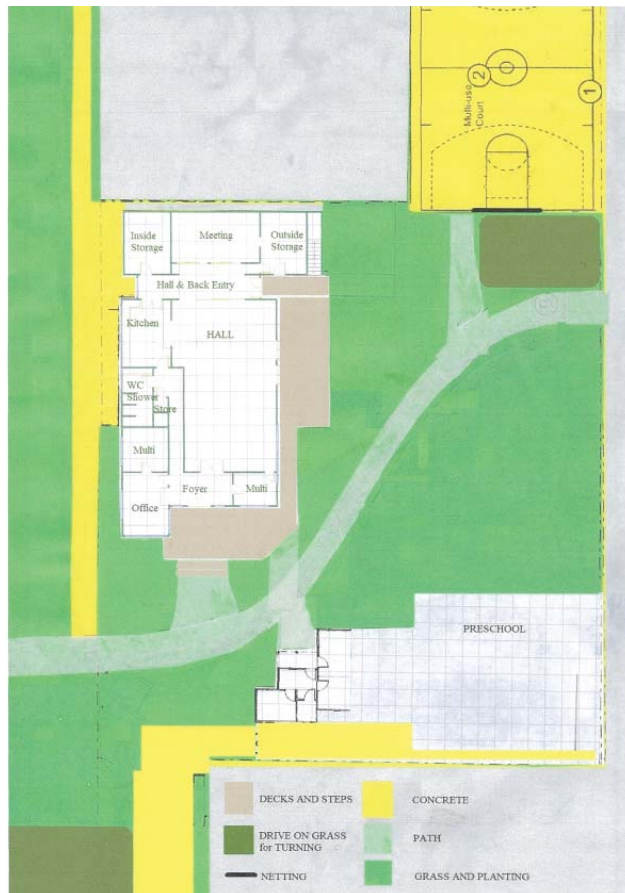
Recap of process to date & Design Drivers

Community's Themes: Identified and prioritised by the community, from 300 ideas that had been submitted by the community.

ideas	Score
Physical Space	69
Activity/ Use/ Events	49
Sustainability / Environmental	31
Rooms/ Spaces	30
Homeless	19
Walkways / cars	18
H2o	17
Community Centre	14
Emergency	12
Enviromental Detail	10
The Vibe	10
Play Out doors	9
History	8
Outdoor spaces	7
Lighting	6
Community Engagement	6
Environmental / Safety	5
New Ideas	5
Food ideas	3
Process / Social / Intangibles	2

Recap of process to date & Design Drivers

Community Ideas



Recap of process to date & Design Drivers

What we need - spatial and amenity requirements

what we've heard

- Provide mixed use spaces the will accommodate for current and future needs of community
- External Stage & Deck connected to hall
- More Meeting Spaces -
- AV/Wifi Provision & Upgrade
- Kitchen Upgrade
- Move staff office space into main building
- Provide Whanau / Drop-in space
- Provide external storage/workshop.
- Provide storage space for X-mass trees
- Develop Compost Area

what we've missed - feedback from meeting

Group Community Feedback

- Group Community Feedback
- No conflict between bikes, cars, pedestrians
- Opening hall and deck to front to stop noise pollution - Aston Towers
- Separate cycle lane
- Acoustic upgrade
- Orchard
- New kitchen? Do we need one? Bike workshop?
- Emergency - Solar hot water, solar power bank, solar power
- Provide whanau space - nice to have, not just parents and children
- Storage space - what for? Xmas trees are only once a year
- Emergency Hub - Needs to be safe
- Dedicated meeting space for 15 people - Sound proof
- What happens now, preclude future design options?
- Connected social services - community development
- Flexible working spaces
- Increase green space but without creating mud
- Open hall to park for evening sun
- Roof space use

Individual Community Feedback

- Solar off grid / Power bank
- Safer for emergencies
- Increased Emergency preparedness - Power banks for laundry and rechargers
- Opening hall to park - flow with park and whole site, southwest for sun in summer
- Using roof space for office - meeting rooms and deck onto park
- Increasing green space and especially no loosing
- Vehicles only to front of pathway / hall
- Bike workshop / Separate cycle workshop
- Open hall deck to park to prevent noise to Aston Towers
- Outdoor amphitheater and art facilities
- Cycle lane - separate of pedestrians
- Orchard
- Acoustics - an upgrade may be required
- Upgrade toilets and showers
- Recycling bins
- More meeting spaces - further integration of meeting rooms
- Kitchen Upgrade - Community fundraising for equipment
- Move staff office - Locate to see park
- Provide whanau drop in space - Social area for small groups not just family and children
- External storage - Large enough for cargo bike(s) and their repair space including a tool workshop with security, xmas tree signage, Arolympic storage, road cone storage, BBQ equipment in summer,
- Develop compost area - Manage rats, mice, birds
- Most interaction is outside the hall / thoroughfare through site
- Storage of Christmas trees could be a contemporary container 1x a year
- A better 'committee' type meeting space - heated, soundproofed, not storage
- Smaller activity spaces - multi use / flexible
- Dirty compost area
- Pinch point
- Treat as a single site - this is design stage 1
- Lots of people who work at night
- Security / CPTED
- City support options rather than buildings
- Landscape rather than buildings

Recap of process to date & Design Drivers

Site and buildings issues & opportunities

what we've heard

- We should test the optimal location for the Hall
- Resolve pedestrian/cycle conflict / Improve lines of sight through park
- Integrate play for families and children across the site
- Improve vehicle access and conflicts
- Improved access from Palmer St
- Retain Basket Ball Court but think of alternate use for court
- Acknowledge the Stream in design
- Improve the sites ecology / amount of green space
- Retain/partially retain/ upgrade tennis pavilion - what should it be used for?

what we've missed - feedback from meeting

Group Community Feedback

- Loss of space during development, continue with existing facilities whilst building elsewhere
- Concern around the time its taking / frustration
- Keep north wall / boundary wall of bunker
- Formal outdoor gathering space
- More bike stands
- Clear sightline from Aro Street to Palmer Street
- Mitigate sound for Aston Towers
- Whole area = One site
- Safety around the back
- Are site lines about being able to see both ways or make pinch point wider?
- This could be stage one - Not limiting future options
- Is it worth it to save the pavilion? Keep facade, partial demolition
- Possibility that bunker comes from different budget?
- Recycling bins
- Deal with compost
- Test optimal location through budget
- Event only access for cars, one way
- Retain bunker? What for? Definitely not office maybe low grade storage, tool library, workshop
- Use two containers with awning between them
- Separate from hall but part of amenity
- Aston towers community work by night, sleep by day, changes the network /community
- This is for the whole community not individuals
- Future proofing / flexible
- What is the problem that we are trying to fix? Not to fix but to enhance?
- Do we have facts and data to prove what it is we are doing?

Individual Community Feedback

- Move hall / cut off front to improve lines of sight through Park
- Entrance Palmer St / Exit Aro Street for events only
- Circulation over full court: Te Aro school facilities
- Check location of green grass
- Green wall great idea
- Tennis Pavilion - Containers with awning between for workshops
- Tennis Pavilion - Demo and use the space, cheaper to rebuild
- Tennis Pavilion - Use for tool workshop / mechanical space
- Tennis Pavilion - If kept do not use for meeting or office spaces
- Tennis Pavilion - If kept use for storage or tool workshop
- Tennis Pavilion - The discussion should be driven by budget. Loss of structures, repair to shell and redo roof
- Tennis Pavilion - Do not retain. It should be demolished except for the north wall
- Vehicle access conflicts with pedestrian crossing
- Noise from basketball court and skateboards at night
- Need to clear sight lines from Aro Park to Palmer Street
- Informal gathering space to stop and chat beside the thoroughfare path
- What should test the optimal location of the hall - Remainder of the site, opportunities elsewhere?
- Whatever we do now doesn't affect future developments
- Remove burner - if retained what's its use, storage? Retain north wall.
- Two containers with a covered space between
- Open hall to the park which will avoid noise
- Use roof space
- Acoustic upgrades
- Kitchen - to operate / access separately

- Tool workshop / Bike stores
- Test optimum location of hall
- Improve vehicle access and conflicts
- Vehicle access one way system - events only
- Basketball Court - hoop / half court only
- What happens to activities during construction?
- Potential of pavilion as stage (keep face only), have to move hall, but most agree demolish
- Informal surveillance - Improvement of whole site and sight lines
- Feel like one whole site - Thinking this is design stage one, increasing scope of project to park e.g thoroughfare Vs Park
- Much larger gap between preschool and hall
- Pinch point cycle through
- Half Basketball court

Recap of process to date & Design Drivers

Site / Aro qualities and memories what we've heard - add anything we've missed



Recap of process to date & Design Drivers

Project principles

what we've heard

- Create a vibrant and playful space for everyone
- Make sure everybody finds the space inviting, easy to get around and safe
- The design should help us support our most vulnerable
- Bring the park and the community centre together, encouraging nature and acknowledging the stream
- Work together with WCC and the Design team on creating a space we love and that continues to bring the community together
- Ensure we get the biggest 'bang for buck' possible
- Activate as much of the site and building as possible – ensure flexible multipurpose spaces where possible
- Retain existing site heritage memories – the designs should be an evolution of the site i.e. not feel all new
- The design should be environmentally sustainable

what we've missed - feedback from meeting

Group Community Feedback

- Let's make it awesome for emergency preparedness
- Ensure character of valley is retained
- Support vulnerable groups
- Open welcoming space that is retained regardless of hall use
- Should we work within a budget or fundraise or both?
- Consider a master plan - 10 years
- Attracting people to vision - What we could achieve together

Individual Community Feedback

- Needs to be a safe building for an emergency
- To move the project to finality within the existing pragmatic budget - not fundraise over more years towards Utopia
- Ensure Aro Valley 'feel' of the building + site
- Work within budget
- Fundraise - long term plan
- Aro is now an emergency prepared destination - let's make it awesome

03

Design refresh

Typical Commercial Building Costs

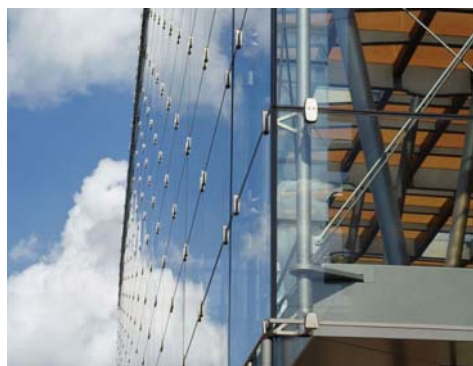
New Build (medium specification)



\$3,000m2

(280m2 building no landscape)

New Build (higher specification)



\$4,500m2

(190m2 building no landscape)

Refurbishment (current specification - medium.)



\$2,500m2

(278m2 building + landscape)

Relocation Costs (Additional to Build Costs)



\$75,000 - \$190,000+

Costs to include
moving building
services connections
Built elements including new foundation etc.
making good of old building location

Site layout and community centre location options

Option 1
Existing Location



Pro's

- Central to wider site.
- Possibility to connect to Aro Park, basketball court and playground.

Con's

- Undesirable space to west of community centre.
- Undesirable space between centre and tennis pavilion.
- Creates pinch point with entrance to playground.
- Tennis pavilion hidden.

Option 2
Existing Location + Expansion



Pro's

- Able to use existing building with additions to lower costs.
- Occupies undesirable space to west and north of existing community centre.
- Increases connection to Aro Park and Aro Street.

Con's

- Pinch point between building and playground remains.
- Tennis pavilion removed.

Option 3

Shift North - Rotate 90° - Expansion



Pro's

- Able to retain existing building to lower costs.
- Improves pedestrian thoroughfare through site.
- Creates connected exterior space adjacent to park.

Con's

- Northern Facade would be located hard against boundary limiting natural lighting and heating.
- Pinch point between building and playground still remains.
- Tennis pavilion removed.
- Would not have windows along property lines.

Option 4

Move Building to Abel Smith Street



Pro's

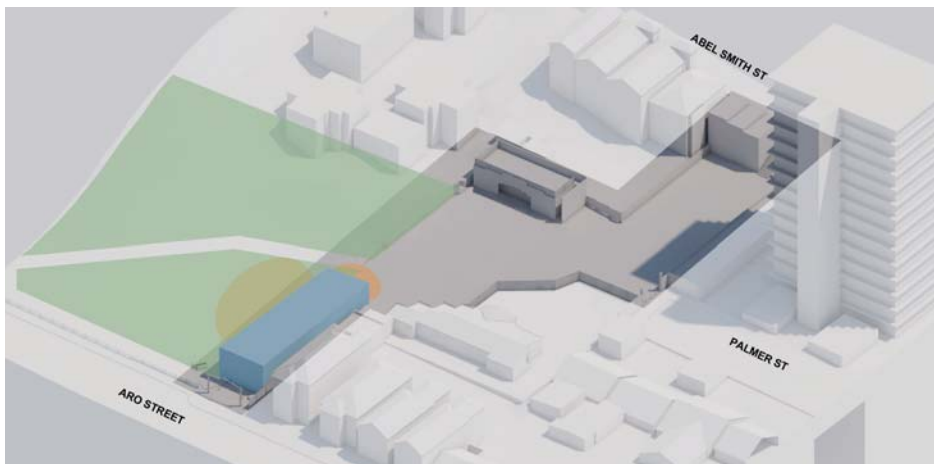
- Possibility to have back entrance of community centre from Able Smith Street.
- Opens pedestrian thoroughfare through site.
- Opens up the centre of site / improving pedestrian thoroughfare through site.
- Parking / servicing could occur from Abel Smith St.
- Tennis pavilion exposed.

Con's

- All building facades, except southern side, would need to fire rated resulting in no windows. Resulting in poor natural lighting and heating.
- Would most likely require a new build to achieve retaining, fire rating and best use of space.
- would affect how the centre is used because they would be closer to residences - and provide risk from Resource Consents.
- Costly option.

Option 5

Move to Aro Street (eastern edge)



Pro's

- Greater connection to Aro Park.
- Presence on Aro Street.
- Parking / servicing could occur from Aro Street.
- Tennis pavilion exposed.

Con's

- Would require a fully new build to fit in narrow space between trees and fence, resulting in higher build costs.
- Would be very shady location underneath existing park trees.
- would affect how the centre is used because they would be closer to residences - and provide risk from Resource Consents.
- Would not have windows along property line.
- Very costly option.

Option 6

Shift north with L shape



Pro's

- Able to retain existing building to lower costs.

Con's

- Northern Facade would be located hard against boundary limiting natural lighting and heating.
- Pinch point between building and playground still remains.
- Tennis pavilion removed.

Option 7

Shift to Aro Park (bank)



Pro's

- Greater connection to Aro Park
- Opens clear pedestrian path thorough site.
- Tennis pavilion exposed

Con's

- Aro Park is managed and zoned by WCC as a separate site and would impose considerable consenting implications on the project
- Would remove the hill from the park
- Natural light into the halls would be limited
- Spill out space from the halls would be south facing
- Very costly option

Option 8

Shift to Aro Park (western edge)



Pro's

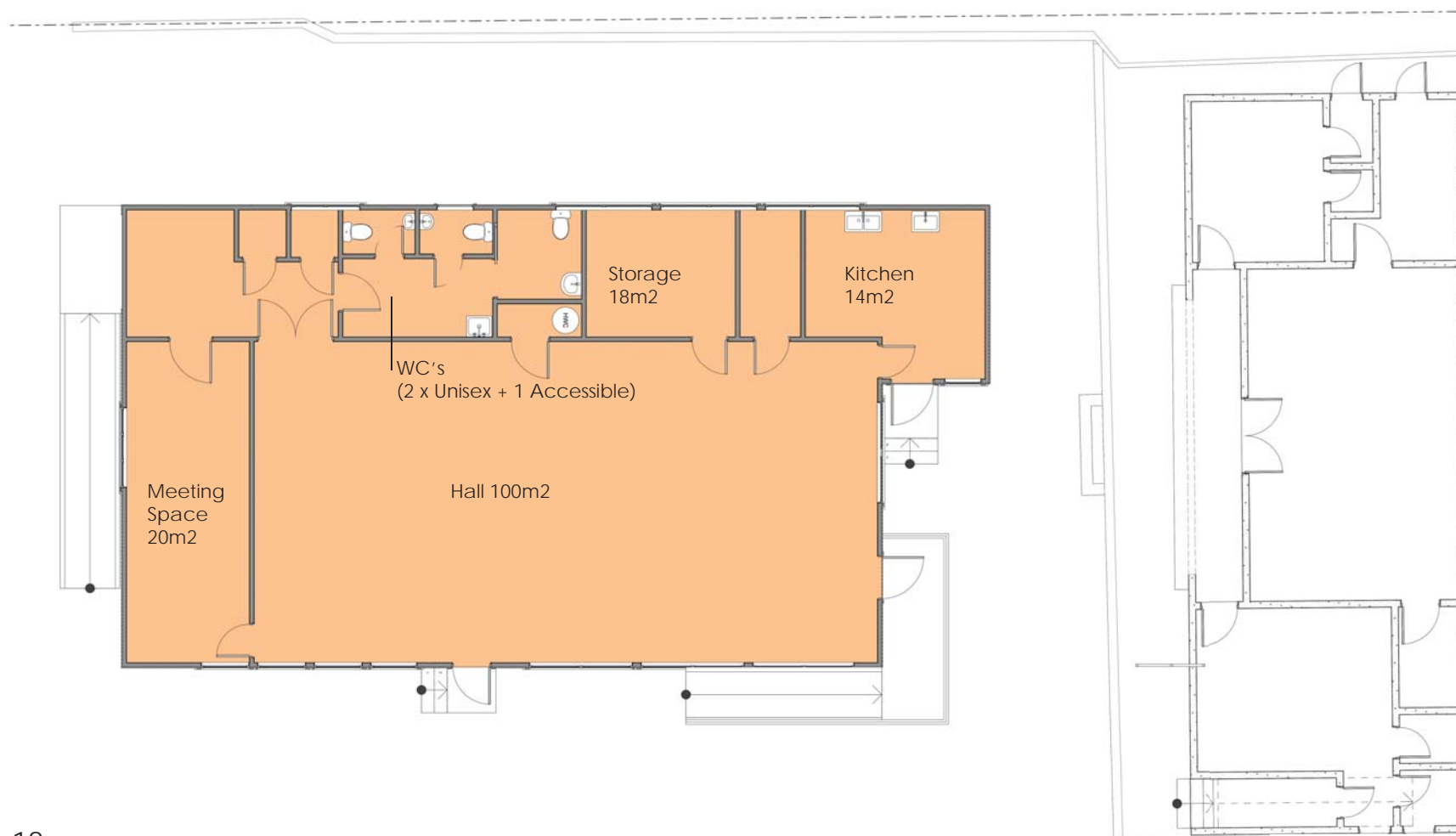
- Greater connection to Aro Park
- Parking / servicing could occur from behind
- could be built into the bank with green roof (but would be costly)
- Presence on Aro Street
- Tennis pavilion exposed

Con's

- Pedestrian desire line would change
- toilets would be removed
- loss of some trees
- Focus of activity moved away from central location
- Very costly option

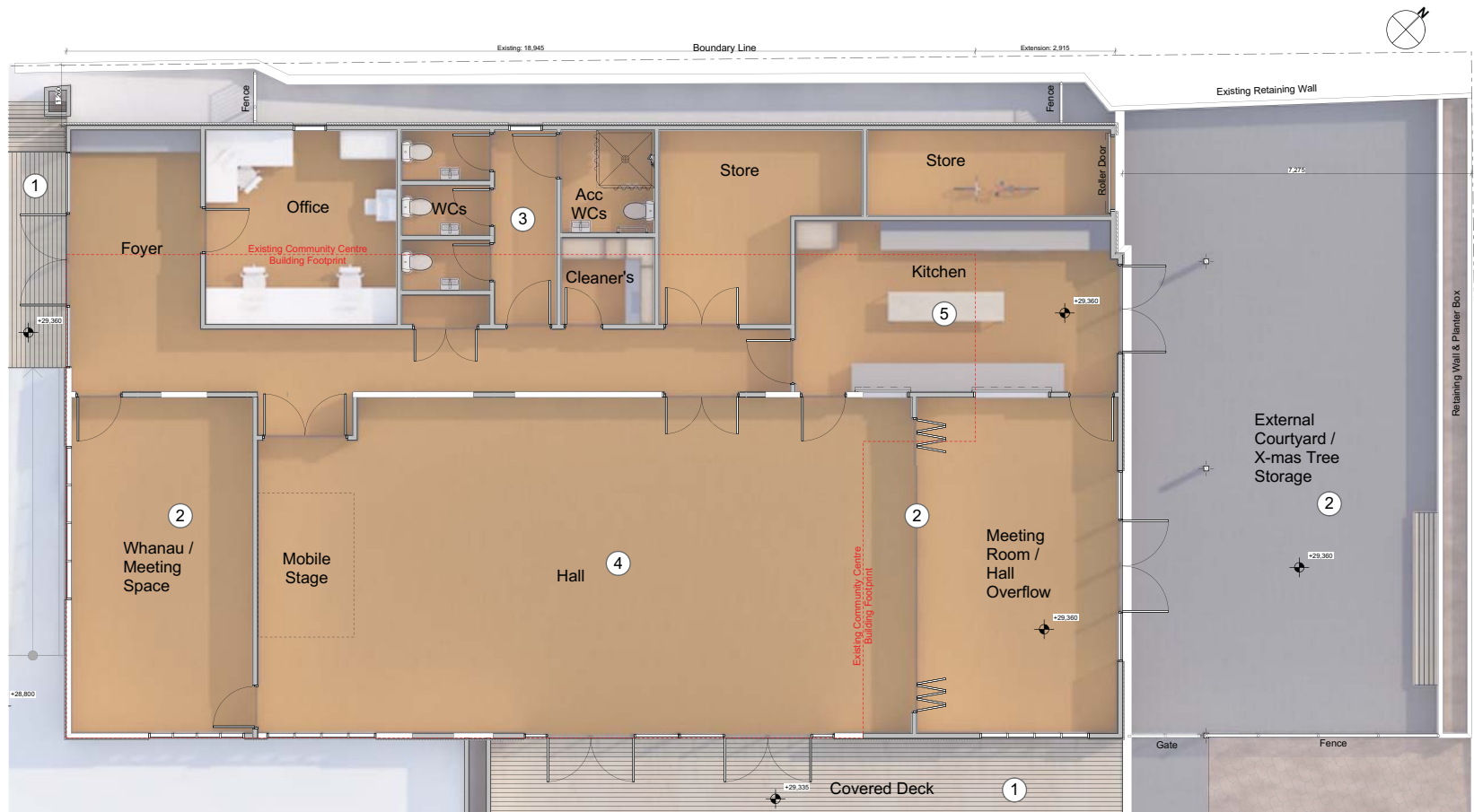
Hall configuration and amenities

Existing Hall (176m²)



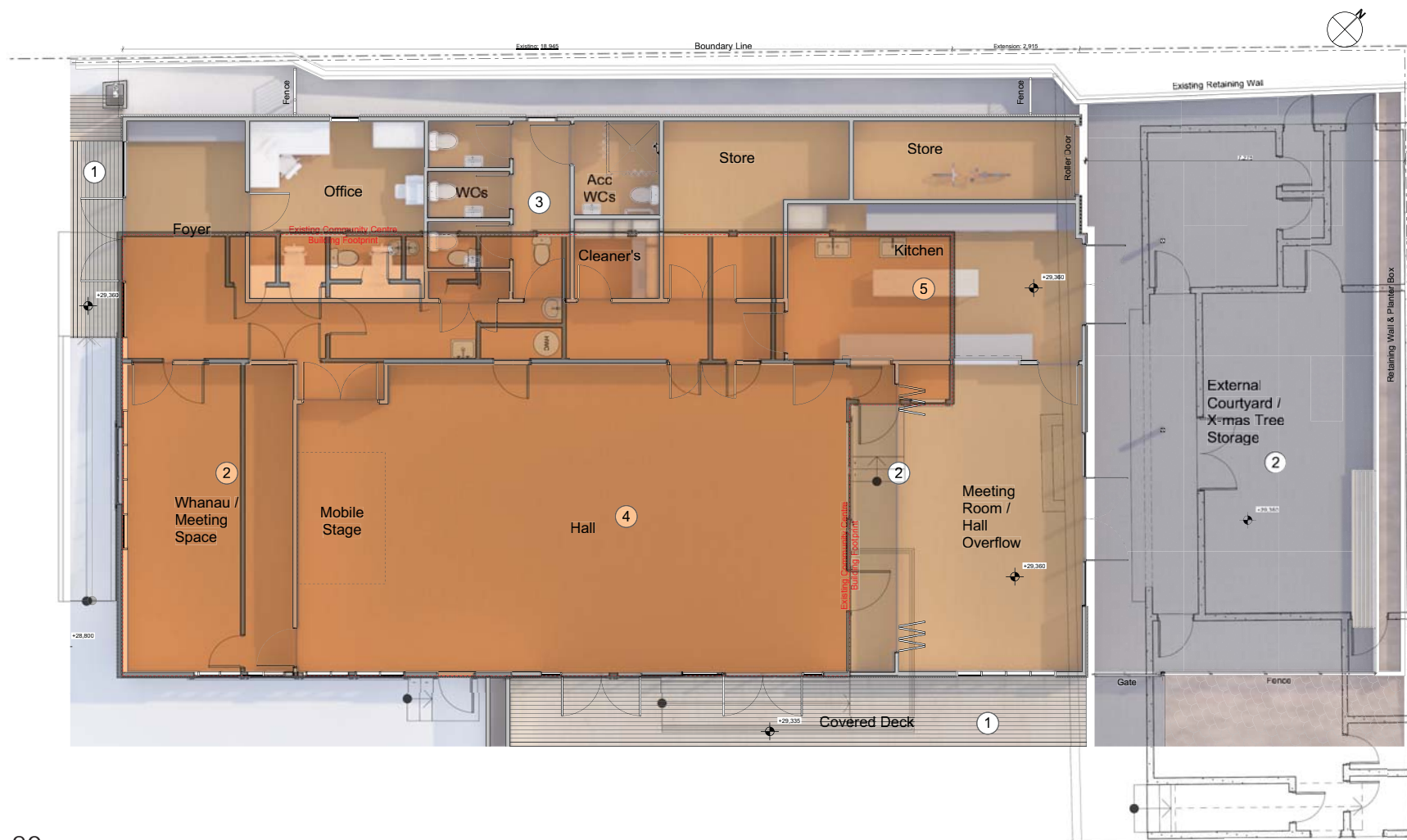
Hall configuration and amenities

Proposed Hall (278m²)

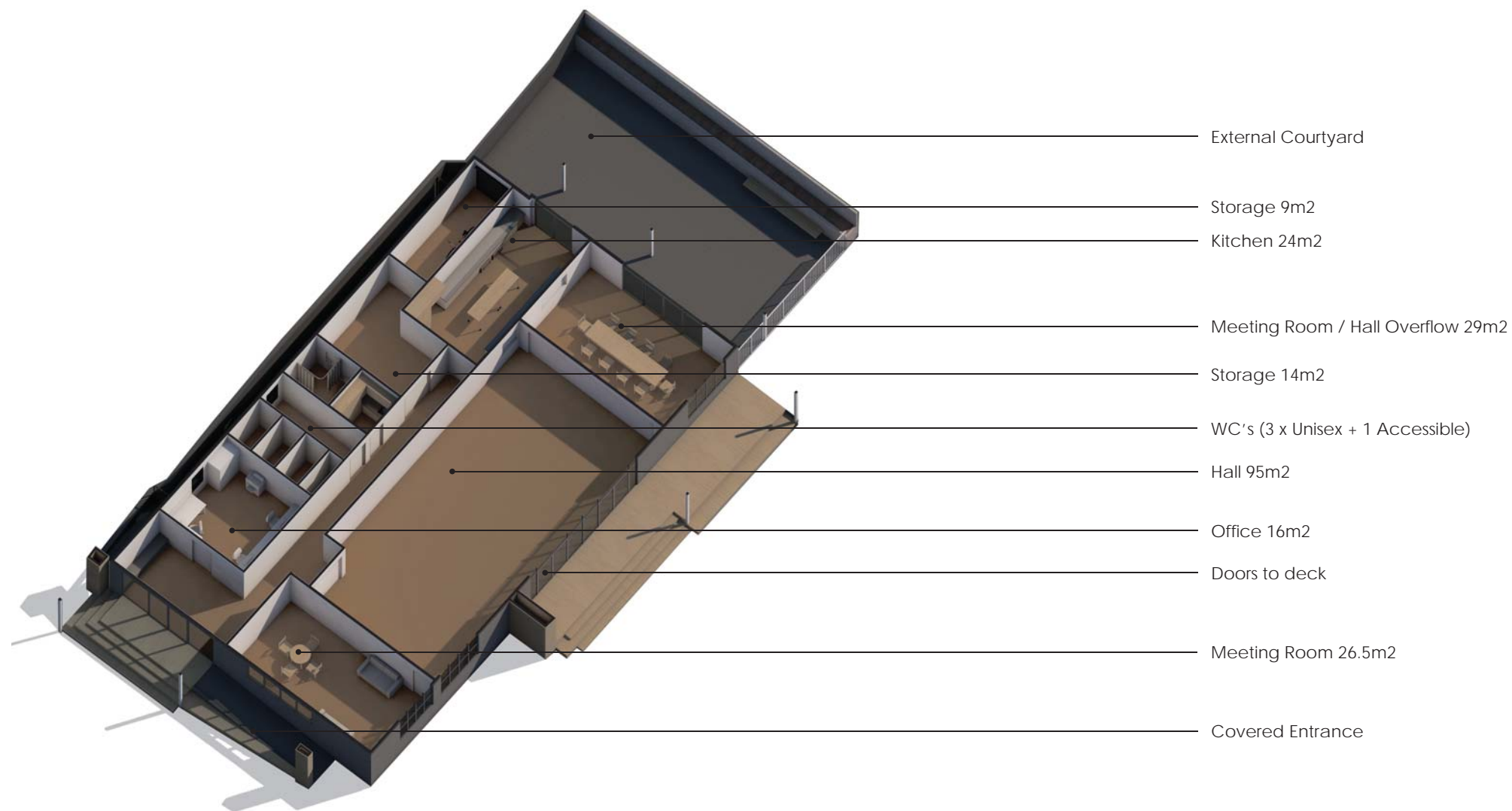


Hall configuration and amenities

Proposed Hall (278m²)



Hall configuration and amenities

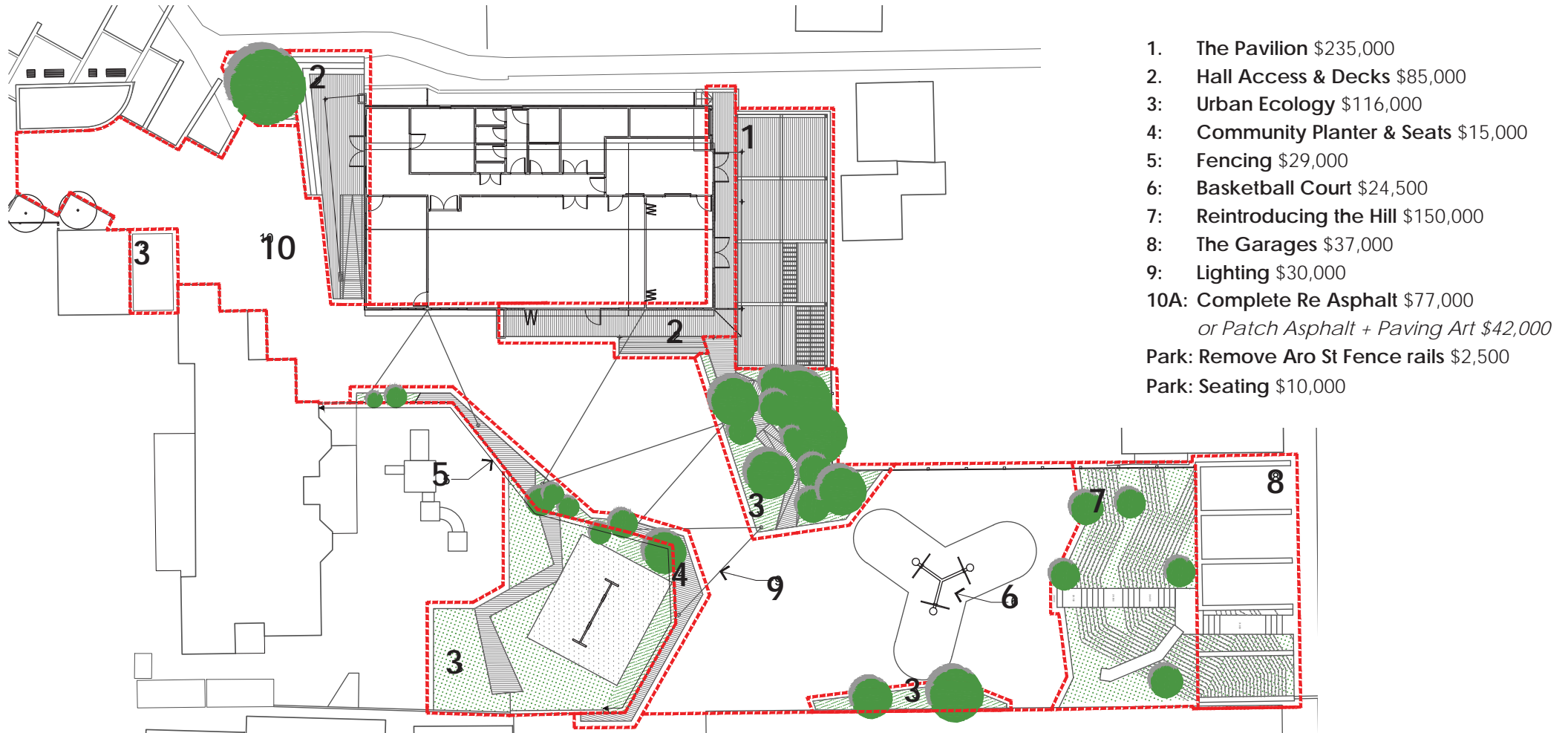


03

Landscape Design

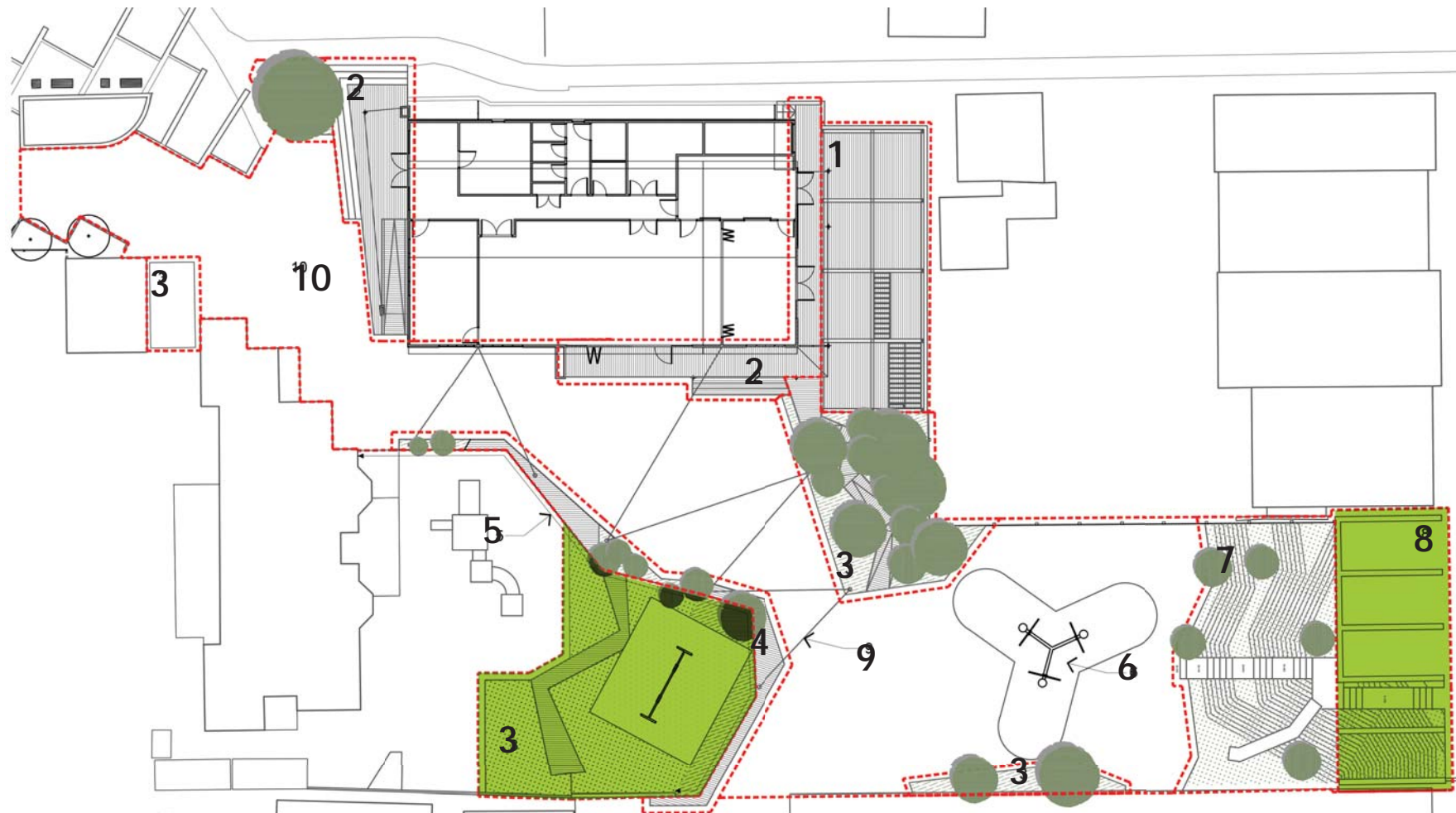


Landscape Design



05

Future WCC Projects



07

Testing what's drawn

Each table has a set of the information presented, we would like you to help by:

Recording anything, we missed re:

- What we need - spatial and amenity requirements
- Site and Buildings issues & opportunities
- look and feel (what is Aro-ness?)
- Project principles

What are the priorities:

- Building location v's amenity
- Halls v's Landscape
- Halls elements
- Landscape Elements

Are we happy with what we can do with the WCC funding - i.e. do you want more involvement in construction and / or to help with fund raising

Discuss how do we enhance what's proposed (design tweaks)

- Halls layout and function
- Halls aesthetics
- Landscape layout and function
- Landscape aesthetics
- General comments to help us move forward

We've got an hour so while you're doing that we'll come around and sit with each table to answer questions. Take as long as you need on each question but try to work together as a group. Once you have finished a task pin the sheet up.

At the end it would be great if somebody could talk the sheets for each table.

08

Next Steps

what would you like to see next

Updated plan taking into account:

Next workshop discussing - feedback from meeting

Group Community Feedback

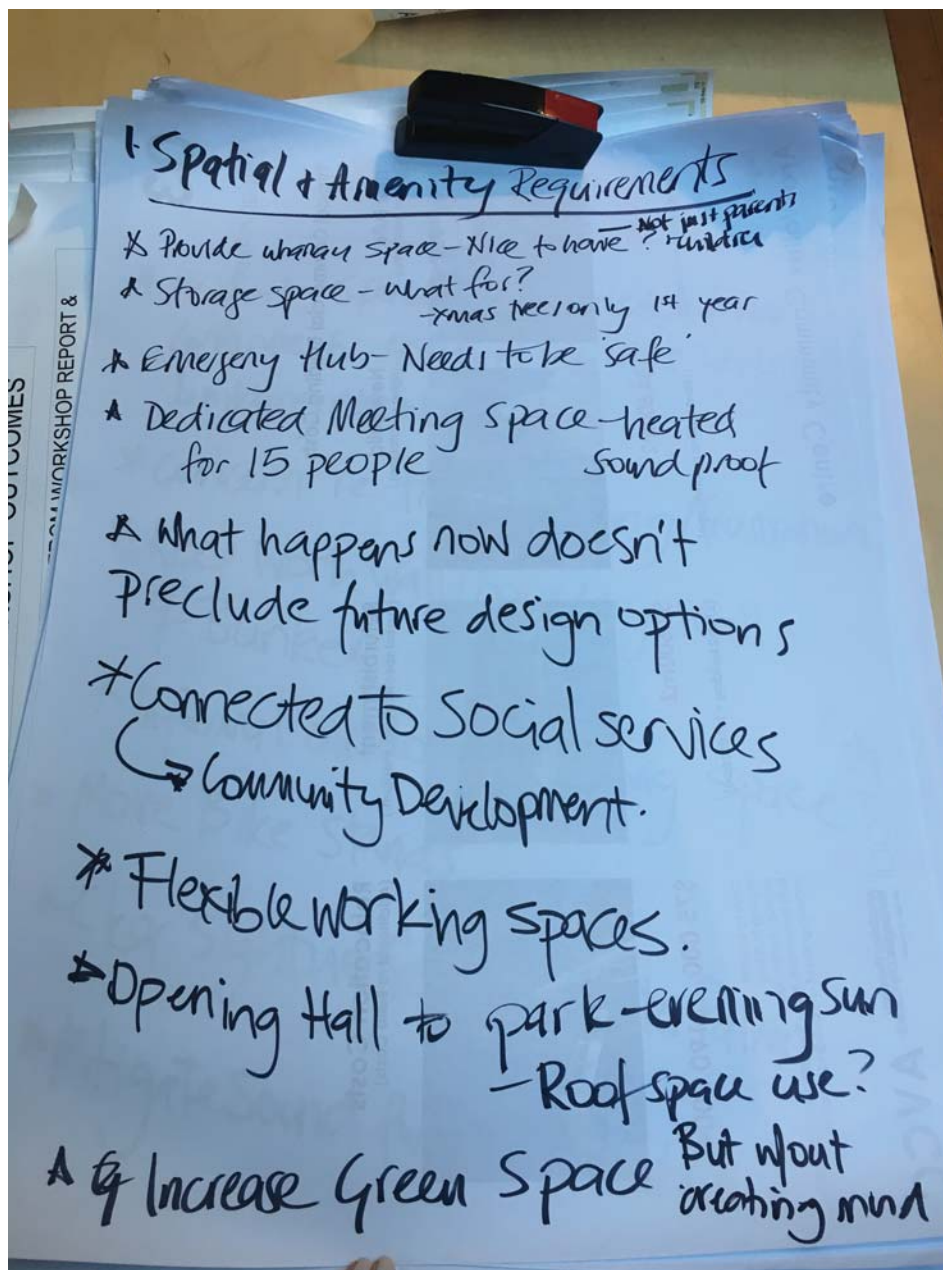
- A 5 year Visionary master plan
- 10 plans for the whole site (Garage Project to Garages)
- Clear on Principles - What we are doing, why we are doing it, what we are trying to achieve
- Explore options for another building
- Data - Future feedback from other [user] groups
- Test options and issues with wider community including non english speaking people
-

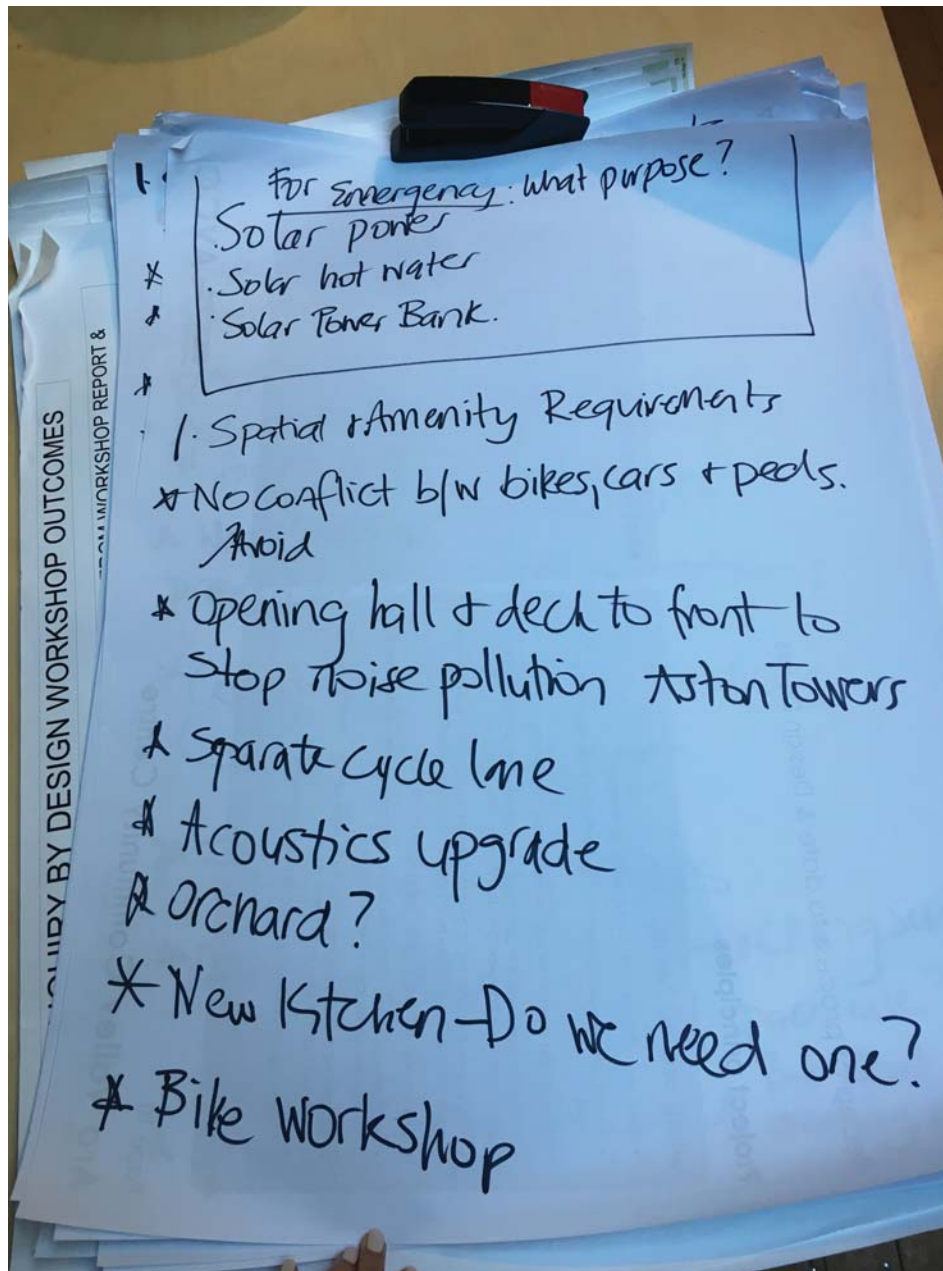
Individual Community Feedback

- Do we need a discussion about the bunker? Some loud voices advocate for retention, others want to see it gone

Appendix

Group Feedback





recycling Bins
Deal with compost

2. Issues & Opportunities:

- * Test optimal location especially through cost ✓
- * Event only access for cars. 1 way.
- * Basketball Court? Retained-courts @ Te Ao School
Retain
- * Bunker? what for not office, low grade storage, tool library, workshop.
- * Use 2 containers w/ Awning b/w them - separate from hall but part of amenity

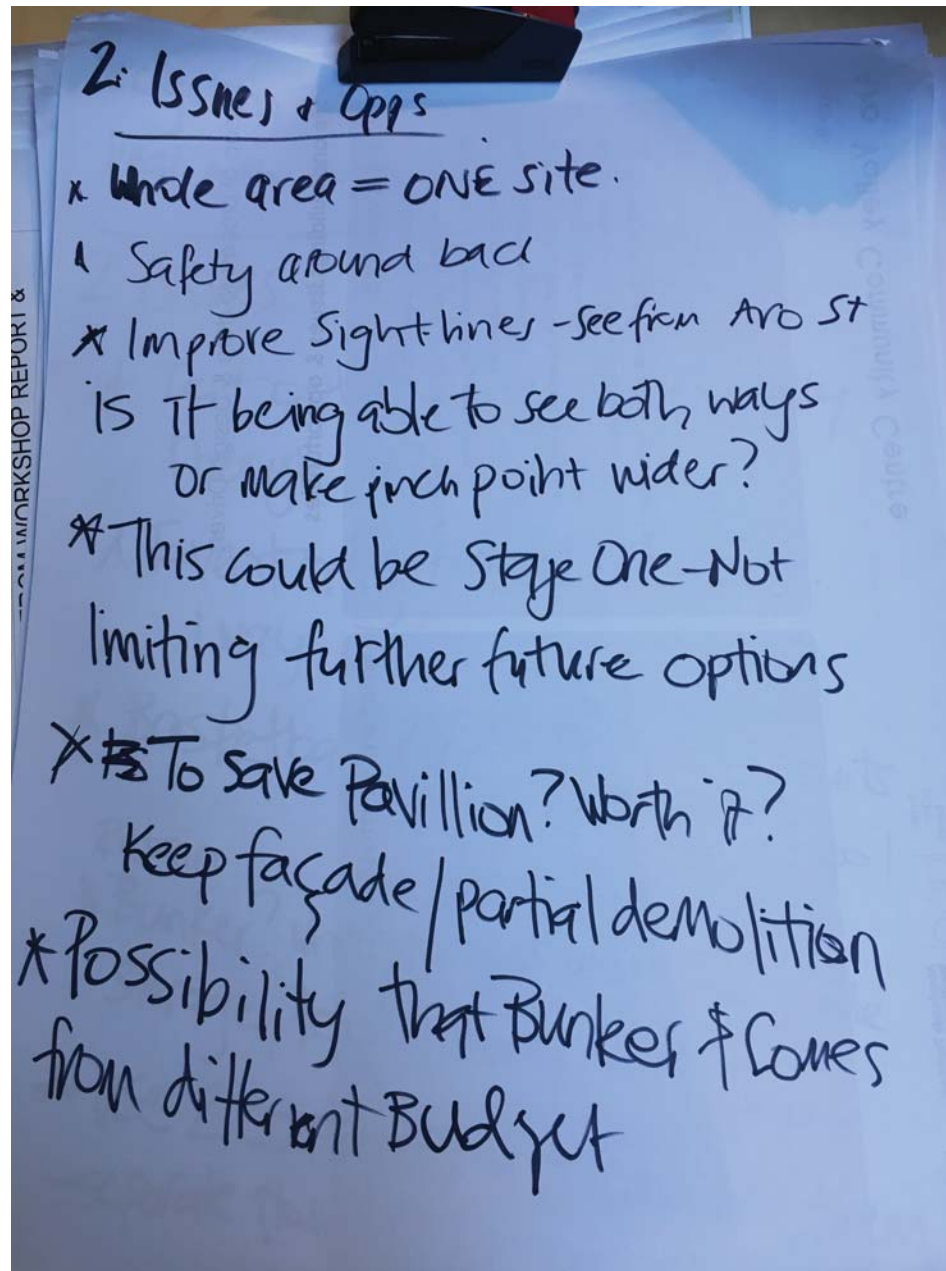
* Aston Tickers Community
Work by night, sleep by day
Changes the network/community

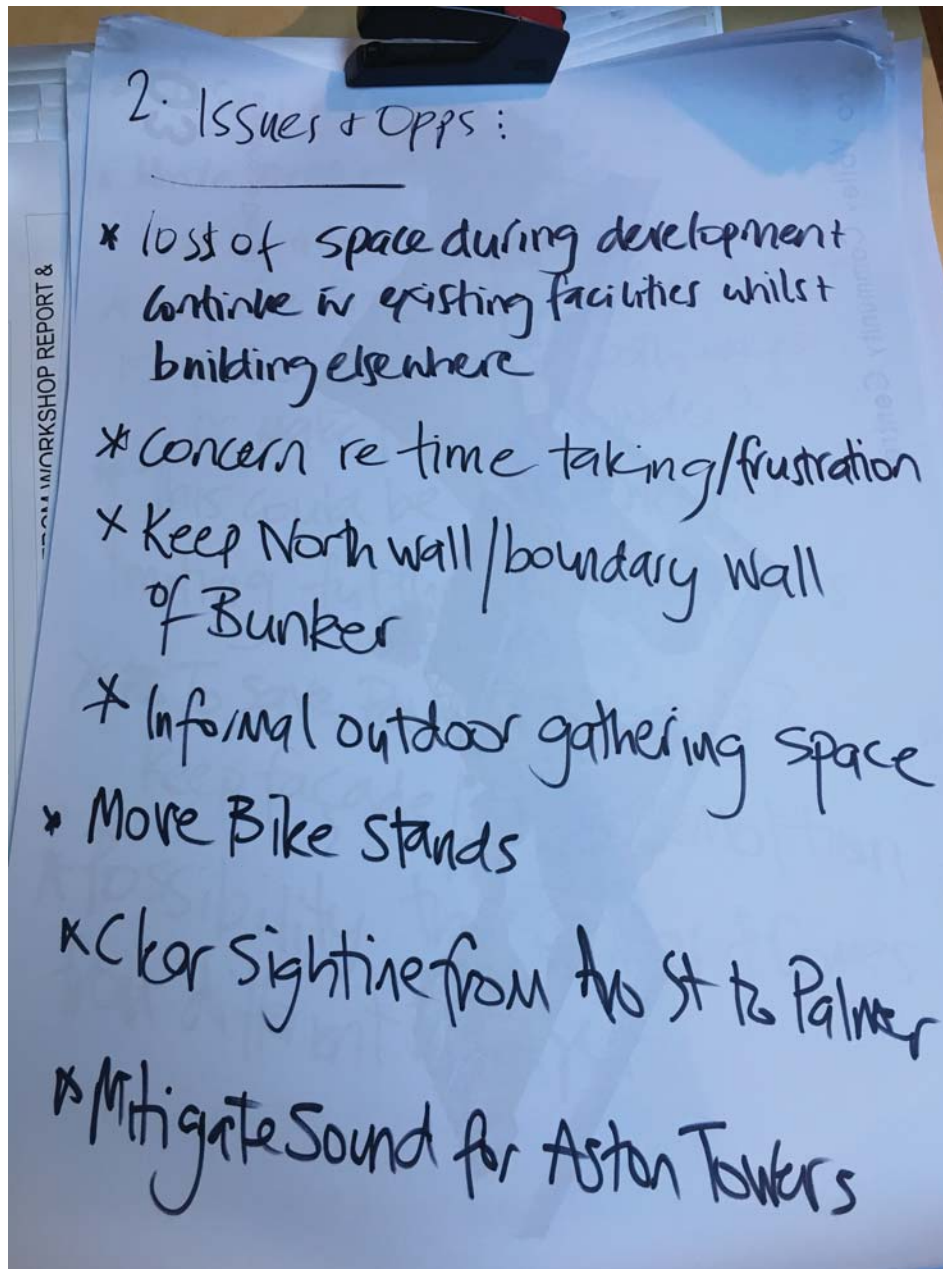
* This is for whole of community
not individuals

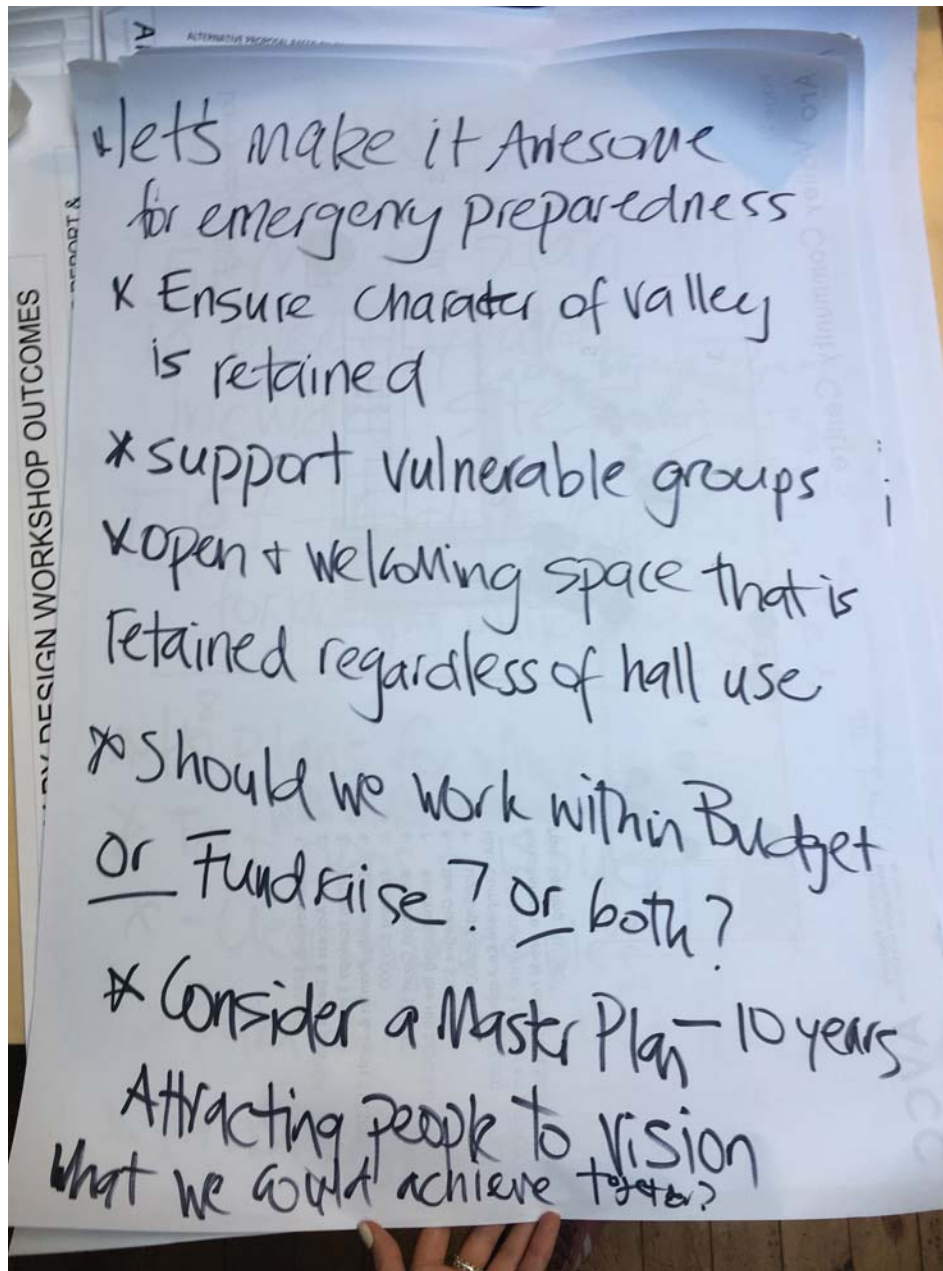
* Future proofing/flexible

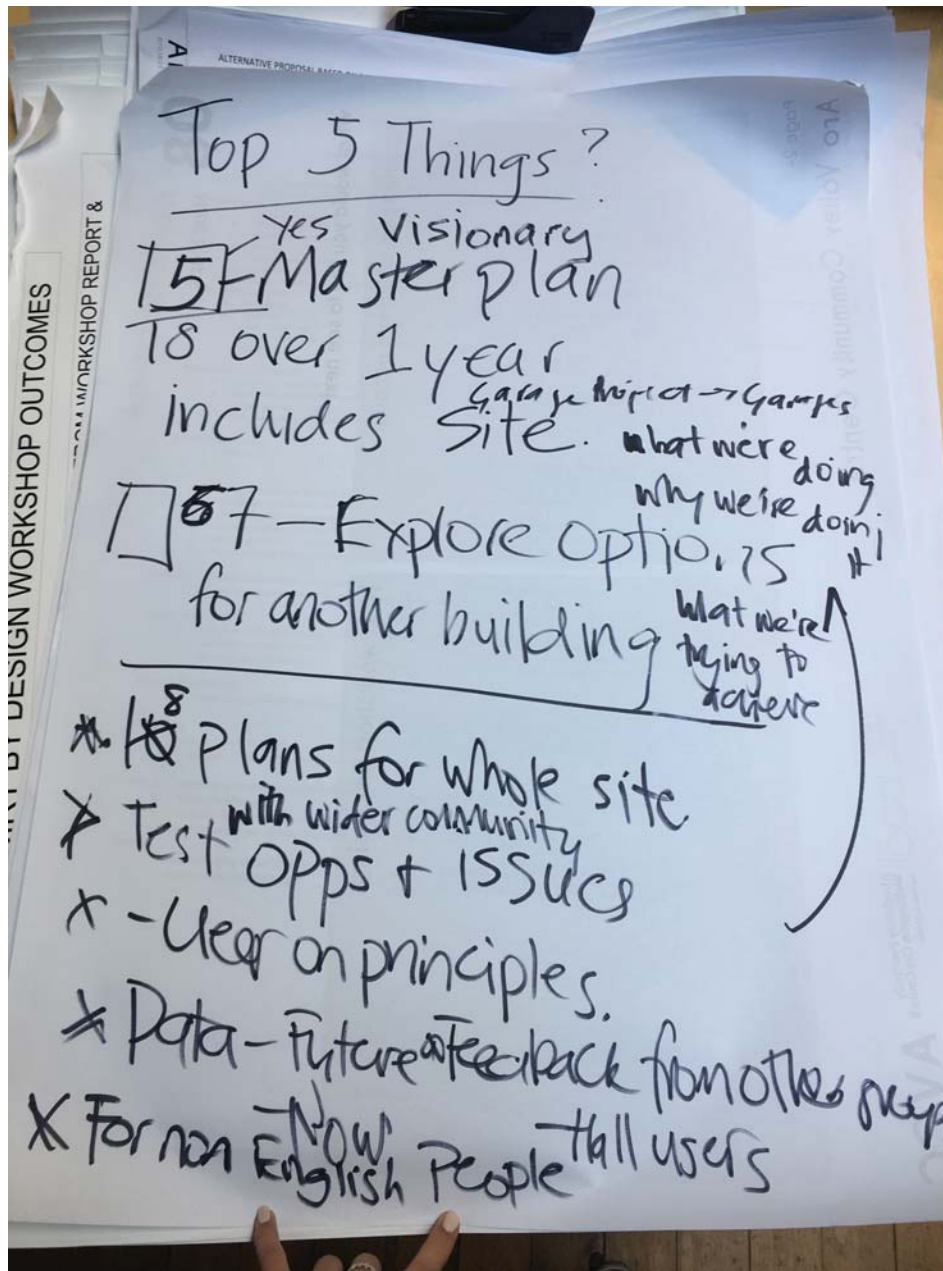
* What is the problem that we're
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* Do we have facts + data to
'prove' what it is we're doing.



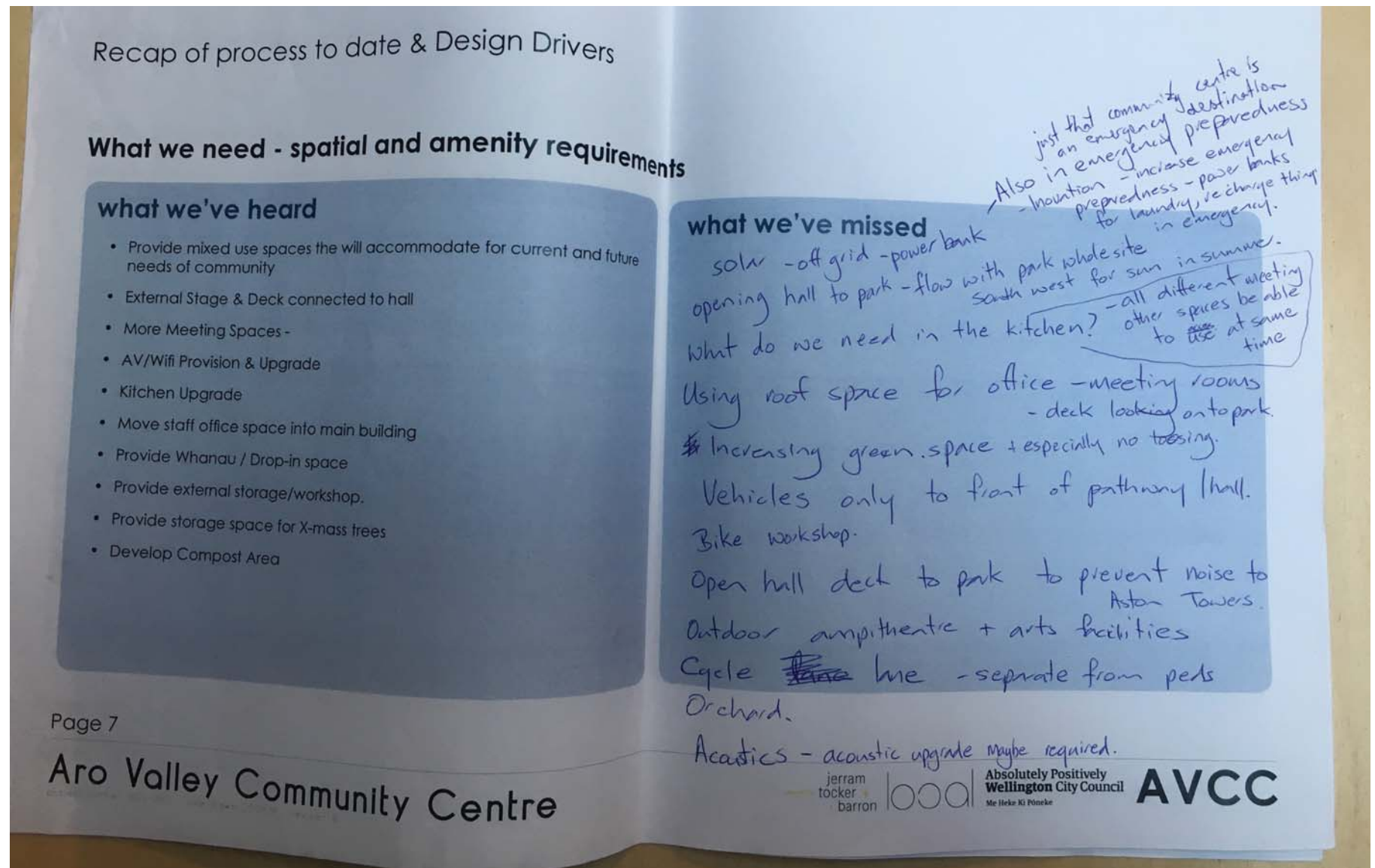






Appendix

Individual Feedback



Recap of process to date & Design Drivers

What we need - spatial and amenity requirements

what we've heard

- Provide mixed use spaces that will accommodate for current and future needs of community
- External Stage & Deck connected to hall
- More Meeting Spaces -
- AV/Wifi Provision & Upgrade
- Kitchen Upgrade
- Move staff office space into main building
- Provide Whanau / Drop-in space = "Nice to have" - - -
- Provide external storage/workshop.
- Provide storage space for X-mass trees - WHY? - CONTAINER DUL.
- Develop Compost Area - ? RAT.

Page 7

Aro Valley Community Centre

- PURPOSES OF AVCC
- DO WE HAVE THAT FREQ + DATA TO PROVE/DISPROVE LEVELS OF AMENITY.

- SOLAR PANELS
- SOLAR HOT WATER
- POWER BANK FOR CHARGING
- OPEN/HALEPINE PLACES
- AMENITY OF TEENAGE/ADULT REC. SPACES
- ALSO SPECIFIC

what we've missed

- AVCC AS EMERGENCY HUB -
- DEDICATED MTH SPACE - SMALL UPS, 15 PAX.
- REMAINDER OF SITE ~
- SMALLER ACTIVITY SPACES - MULTI-USE/FLEXIBLE.
- EXT. STORAGE/WORKSPACE - LO-WORKING/WORKING SPACE.
- INCREASED GREENSPACE/VEGETATION.
- VEHICLES STOPPED @ FRONT OF HALL
- OLD ST-BND
- BIKES WORKSHOP
- SEP. CYCLE WORKSHOP
- \$ → CITY SUPPORT OPTIONS RATHER THAN BLS.
- LANDSCAPE RATHER THAN BLS.
- RECYCLING BINS
- COMPOST AREA DIRTY.
- PINCH POINT
- TREAT AS A SINGLE SITE.

- THIS IS DESIGN STAGE 1.
- REP. FROM OUR
- LOTS OF PEOPLE WHO WORK @ NIGHT

⇒ SECURITY

⇒ CPTED

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tucker +
barron

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AVCC

Recap of process to date & Design Drivers

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- Provide external storage/workshop.
- Provide storage space for X-mass trees
- Develop Compost Area

what we've missed

- upgrade toilet + showers.
- recycle bins.
- Further integration of meetings room.
- Community fundraising for equipment
- location wants to see into park
- lounge space
- Social area for small groups not just family/children.
- Large enough for cargo bikes / bikes & wheel repair space
- (too library (security))
- Acolympic storage
- Xmas tree signage
- supply of road cones
- take BBQ equipment: summer fun
- Most satisfaction is outside hall / through park through site
- Manage the rats/mice/birds

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Aro Valley Community Centre

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tucker +
barron

looa

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Recap of process to date & Design Drivers

Site and buildings issues & opportunities

what we've heard

- We should test the optimal location for the Hall
- Resolve pedestrian/cycle conflict / Improve lines of site through park
- Integrate play for families and children across the site
- Improve vehicle access and conflicts
- Improved access from Palmer St
- Retain Basket Ball Court but think of alternate use for court
- Acknowledge the Stream in design
- Improve the sites ecology / amount of green space
- Retain/partially retain/ upgrade tennis pavilion - what should it be used for?

REF
PROV.
PARKS.

what we've missed

- REMAINDER OF SITE → + OPPORTUNITIES BUSINESSES
- * • WHATEVER WE DO NOW DOESN'T PRECLUDE FUTURE DEVELOPMENTS.
- • REMOVE BUNKER - IF RETAINED WHAT IS USE? STORAGE?
- • OPENING HALL TO PARK - (AVOIDS NOISES - TOWN TURNS)
- • USING ROOF SPACE.
- • ACOUSTIC UPGRADES
- • KITCHEN - ABUS TO EXHIBITS / ACCESS SEPARATELY.
- • TOOL WORKSHOP / BIKES STORE.
- • TEST OPTIMUM LOCATION OF HALL.
- • IMPROVE VEHICLE ACCESS + CONFLICTS.
- • VEHICLES ONE WAY SYSTEM - EVENTS ONLY.
- • BASKET COURT - HOOP / 1/2 COURT ONLY.
- • WHAT HAPPENS TO ACTIVITIES DURING CONSTRUCTION? - DECENT TO?
- • CLEAR SIGHT LINES
- • MITIGATE

? TOOL
LIBRARY?
? STORAGE?

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Aro Valley Community Centre

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AVCC

Recap of process to date & Design Drivers

Site and buildings issues & opportunities

what we've heard

- We should test the optimal location for the Hall
- ✓ • Resolve pedestrian/cycle conflict / Improve lines of ^{sight} through park
(less conflict now - dirt Meritbury closure!)
- ✓ • Integrate play for families and children across the site
- ✓ • Improve vehicle access and conflicts *- conflict with pedestrian crossing*
 - Improved access from Palmer St
 - Retain Basketball Court but think of alternate use for court
 - Acknowledge the Stream in design
- ✓ • Improve the sites ecology / amount of green space
- ✗ • Retain/partially retain/ upgrade tennis pavilion - what should it be used for?
- No - bunker should be demolished except for north wall.

what we've missed

1. Informal gathering space to stop and chat beside the through path.
2. Move Eastern bike stands (by playground) to create more space
3. Need clear sight-line from Aro Park to Palmer St.
4. noise from basketball court + skateboards at night

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Aro Valley Community Centre

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project number: 1802-980 date drawn: 20.05.18 revision: B

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AVCC

table 5

Recap of process to date & Design Drivers

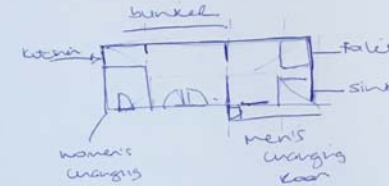
Site and buildings issues & opportunities

what we've heard

- We should test the optimal location for the Hall
- Resolve pedestrian/cycle conflict / Improve lines of site through park
- Integrate play for families and children across the site
- Improve vehicle access and conflicts
- Improved access from Palmer St
- Retain Basket Ball Court but think of alternate use for court
- Acknowledge the Stream in design
- Improve the sites ecology / amount of green space
- Retain/partially retain/ upgrade tennis pavilion - what should it be used for?

what we've missed

- yes
- new trail / cut off Albert
- entrance Palmer St / new road St for events only
- circulation acc fuel cover: tennis school facilities
- check location of green glass. Green wall great idea.
- containers with green driving between 2 workshop.
- demo: III + use space; cheaper to rebuild
- don't care: I + use for library/mechanical space
- if kept:
 - not meeting or office spaces
 - storage / tool library / workshop.
- decision to be taken by budget. cost of structural repair to shell & new roof.
- retain / demo



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Recap of process to date & Design Drivers

Site and buildings issues & opportunities

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what we've missed

- potential of pavilion as stage (keep facade only)
 - have to move hall
 - but most agree - demolish!
- Informal surveillance, improvement of whole site - site lines.
- * Feel like one whole site
 - Thinking this is design stage one
 - Increasing scope of project to park
ie thoroughfare vs park use.
 - Much larger gap between preschool + ~~hall~~ hall.
- * pinch point cycle through
- half basket ball court

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Recap of process to date & Design Drivers

Project principles

what we've heard

- Create a vibrant and playful space for everyone
- Make sure everybody finds the space inviting, easy to get around and safe
- The design should help us support our most vulnerable
- Bring the park and the community centre together, encouraging nature and acknowledging the stream
- Work together with WCC and the Design team on creating a space we love and that continues to bring the community together
- Ensure we get the biggest 'bang for buck' possible
- Activate as much of the site and building as possible – ensure flexible multipurpose spaces where possible
- Retain existing site heritage memories – the designs should be an evolution of the site i.e. not feel all new
- The design should be environmentally sustainable

what we've missed

Aro is now an emergency prepared destination
lets make it awesome.

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Recap of process to date & Design Drivers

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next steps - top 5.

~~what we've missed~~

- W/L W/IN BUDGET
- FUNDRAISING
- ⇒ LONG TERM PLAN

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Recap of process to date & Design Drivers

Project principles

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what we've missed

1. Needs to be a safe building for an emergency hub.
2. " to move the project to finality within existing + pragmatic budget - not "fundraise" over more years towards "utopia".
3. Ensure Aro Valley "feel" of the building + site

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Next Steps

what would you like to see next

Updated plan taking into account:

Next workshop discussing:

#do we need a discussion about the bunkies?
some loud voices advocate for retention, others
want to see it gone!

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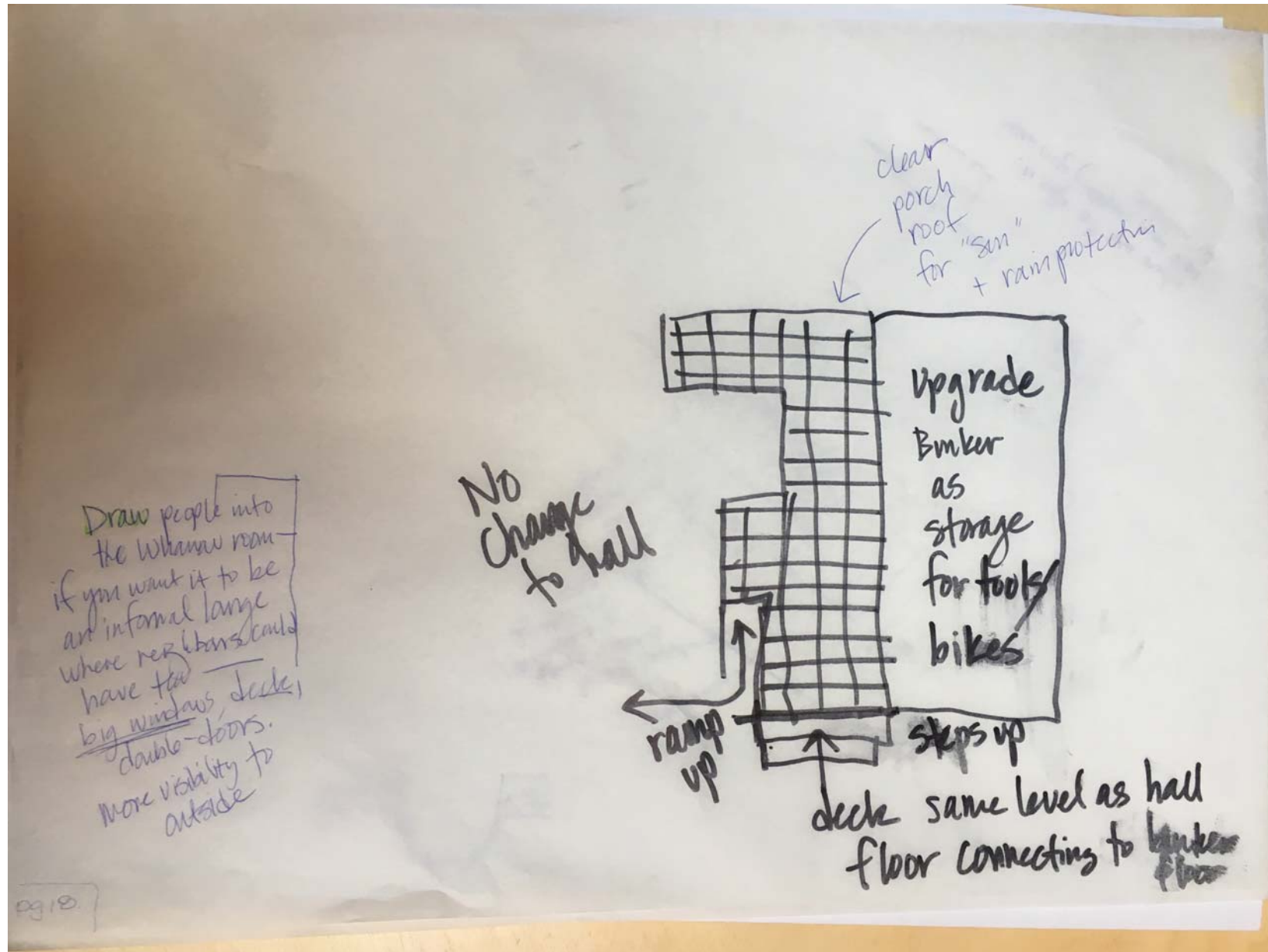
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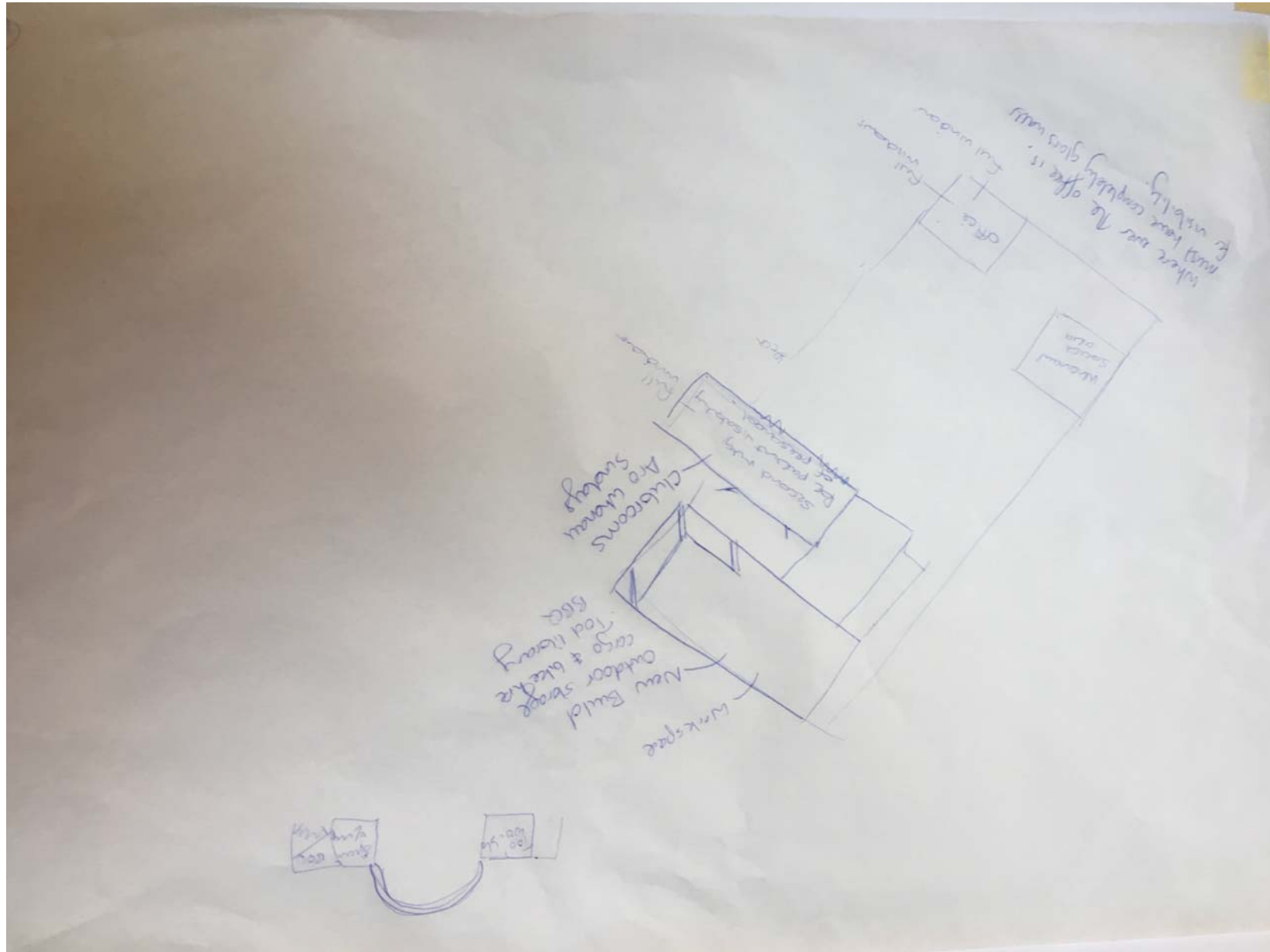
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Hall configuration and amenities

Proposed Hall (278m²)



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