

# Brooklyn hub project

## Design brief

### 1. Background and context

#### ***Community Spaces***

Community spaces cover a wide range of facilities, forming part of the 'hard' social infrastructure that supports community wellbeing in the city. Services and activities developed and delivered from these assets help bring people together, and improve and strengthen neighbourhoods, community resilience and community safety. A city's community spaces, buildings, and amenities provide a platform to deliver activities and services contributing to community wellbeing. People use a wide range of facilities and spaces – including schools, churches, universities and cafés – to meet, play and learn. These spaces are an anchor for the local community and contribute to individuals' wellbeing and sense of community.

#### ***The Kaka Project***

Last year, the Kaka Project, a community-led visioning project in collaboration with the Wellington City Council (WCC), sought input and ideas from the wider Brooklyn community about how to best manage and organise its community facilities and resources. The project relates to Brooklyn and the adjoining hilltop areas of Kowhai Park, Panorama Heights, Vogeltown, Mornington and Kingston.

Two rounds of consultation have gathered a rich vein of local ideas and opinion. The first round openly sought to understand what was great about the community and what its needs and priorities were. The second round sought comment on four questions: the concepts of a Brooklyn Hub and Vogelmorn Precinct, sustaining our environment, and community engagement. This culminated in a submission to the WCC's Long Term Plan on 7th May 2015 (appendix 1). We are now working on the projects identified in this submission.

#### ***Brooklyn School and Ministry of Education funding***

A specific driver identified at the outset was Brooklyn School's need for a school hall/gym. The school received a \$630,000 Special Property Grant from the Ministry of Education to invest in this.

The school is interested in creating a facility that meets both school and community needs, and has support from the Ministry of Education and the wider Brooklyn community for this approach. It's looking to invest in a community asset – a multipurpose functional space that will benefit the wider Brooklyn community.

The WCC and MoE have identified an opportunity to work together, given Council's interest in providing community services through partnerships, the amount of WCC land adjacent to Brooklyn School, and the amount of funding WCC gives to Brooklyn's community groups and services.

## **2. The Project**

### ***Objectives and purpose***

Provide design options for a long term solution for Brooklyn's community facilities that:

- considers how to best integrate, manage and organise services (see appendix 2 for list of Brooklyn community services) on a single site or through linking multiple sites
- meets community needs (see appendix 3: relevant statistics, and appendix 4: phase 1 Kaka Project engagement info)
- ensures best use of WCC land and funding
- optimises the Ministry of Education funding for a non-teaching facility for Brooklyn School.

### ***Deliverables***

The following points will be required of the design professional:

- research and analysis of key information (information to be provided by the Brooklyn Hub Steering Group)
  - 2014 Kaka Project long term plan submission to Wellington City Council (appendix one)
  - Brooklyn community services and stakeholders (appendices two and five)
  - consultation from previous Kaka Project public engagement (appendix four) – Xcel spreadsheets
  - relevant statistics (appendix three) – profile report of suburb area
- report and one presentation to the Brooklyn Hub Steering Group on the final options
- Clearly identified options that explore opportunities for sharing of services (e.g. library services) and facilities (e.g. Brooklyn Community Association building)

- Visual representations of options showing all buildings, structures, services, surfaces, roads, paths and hard and soft landscaped areas with consideration to:
  - Requirements listed in section three
  - Elevation views and vistas
  - Sunlight and shadows
  - Climate
  - Noise
  - Access considerations
  - Archaeology
  - How to best integrate, manage and organise services (on single site or though linking of sites)
- Prepare documentation suitable for use by quantity surveyor to provide cost estimates for each master option.
- Review Annual Plan submission to Council

### **3. Design Requirements**

This section outlines what is required in the solution.

#### ***Community needs:***

- Accessibility – meaning physical access as well as sufficient parking, close proximity to public transport, pedestrian crossings, walkways and signage
- Must comply with New Zealand Standard NZS 4121
- Multipurpose – a space that enables additional services and activities to be offered, as well as complement the current activities, facilities and spaces
- Ease of use by wider community – ease of access for community bookings including afterhours use (e.g., if built on the school property ensuring public access during after school hours)
- Washroom facilities
- Green spaces/open spaces (and how those spaces connect with the built facilities)
- Fits within the current ‘Village’ landscape and takes into account Brooklyn businesses

#### ***Brooklyn School’s needs:***

- Assemblies, sports and events (e.g. plays and exhibitions)
- breakout room for drama and other activities
- On school land or directly adjacent to the school
- meets Ministry of Education design requirements/receives MoE approval
- Facility to be a minimum of 500m<sup>2</sup>. Capacity for 1000 people. Court size of 15.5m<sup>2</sup> x 30.5m<sup>2</sup>.

- Kitchen, sprung floor, storage, toilets and sound system
- Accessibility – meaning physical access as well as sufficient parking, pedestrian crossings, walkways and signage
- Green spaces/open spaces (and how those spaces connect with the built facilities)

#### 4. Locations

Given the size of the building and/or hub, possible locations have been outlined in the table that follows. Further detail on the land areas are attached as appendix 6. These are shared to highlight thinking to date but are not intended to limit the designer.

<b>Map ref</b>	<b>Location</b>	<b>Positives</b>	<b>Negatives</b>
<b>A</b>	<i>Linking of current community facilities with additional build of school hall/gym on Brooklyn School site</i>	<ul style="list-style-type: none"> <li>● Saves costs associated with design and construction of a new community facility</li> <li>● Meets MoE requirements</li> <li>● Under school control</li> <li>● Potential for Community/WCC/ Brooklyn School to work as partners</li> <li>● Quick, safe access for students</li> <li>● Potential to have access from Harrison St and Washington Ave</li> <li>● Close to bus stop</li> </ul>	<ul style="list-style-type: none"> <li>● No benefits accrued from reduced number of community services sites</li> <li>● Potential loss of outdoor play area, open space at school</li> <li>● Construction impact/increased traffic</li> <li>● Potential for on-site parking limited.</li> </ul>
<b>B</b>	<p><i>Brooklyn School grounds, extending from Harrison St entrance across the adventure playground and basketball court to the retaining wall.</i></p> <p><i>Land area: approx 1,235 sqm</i></p>	<ul style="list-style-type: none"> <li>● Quick, safe access for students</li> <li>● Meets MoE requirements</li> <li>● Under school control</li> <li>● Potential to have access from Harrison St and Washington Ave</li> <li>● Close to bus stop</li> <li>● Community/WCC/Brooklyn School to work as partners</li> <li>● Potential to bring other community services, such as the library, into the building</li> <li>● Potential to add another facility to current cluster of community services</li> </ul>	<ul style="list-style-type: none"> <li>● Potential loss of outdoor play area, basketball court, adventure playground</li> <li>● Construction impact/increased traffic in Harrison St</li> <li>● Potential for on-site parking limited</li> </ul>

<p><b>C</b></p>	<p><i>Brooklyn Community Centre site</i></p> <p><i>Land area: approx 3,237 sqm</i></p>	<ul style="list-style-type: none"> <li>● <i>Close to school.</i></li> <li>● <i>Meets MoE requirements.</i></li> <li>● <i>Mostly flat site</i></li> </ul>	<ul style="list-style-type: none"> <li>● <i>Students cross road to Hall/Gym.</i></li> <li>● <i>Potential loss of playground and community garden, Scouts Hall (owned by Scouts, on WCC leased land)</i></li> <li>● <i>Potential loss of current Community Centre building (value loss \$400,000+)</i></li> <li>● <i>Loss of existing, well-connected cluster of services and spaces with well-connected green space</i></li> <li>● <i>Impacts on the Playcentre which is a historic building</i></li> <li>● <i>Potential loss of well maintained, community-owned buildings</i></li> <li>● <i>Loss of these buildings would transfer costs currently managed by community on to the ratepayer</i></li> <li>● <i>Noise impact on homes</i></li> <li>● <i>Loss of nearly 70 years of community development</i></li> <li>● <i>Loss of faith of grant contributors, e.g. Lions, Infinity, Karori and Brooklyn Community Trusts</i></li> </ul>
<p><b>D</b></p>	<p><i>Harrison St Council flats and open space</i></p> <p><i>Land area: approx 1,732 sqm</i></p>	<ul style="list-style-type: none"> <li>● <i>Flat land area.</i></li> <li>● <i>Meets MoE requirements.</i></li> <li>● <i>Mostly flat site.</i></li> </ul>	<ul style="list-style-type: none"> <li>● <i>Potential loss of housing/green space</i></li> <li>● <i>Increased traffic down narrow street</i></li> <li>● <i>Noise impact on residential area</i></li> <li>● <i>Potential displacement of residents/impact on tenants</i></li> </ul>

## 5. Timeframes

The Brooklyn Hub Steering Group will use the information gathered during this project to report back to Council in early February with its preferred option.

What	When
Contract begins with MoE	Early November
Contractor designing options <ul style="list-style-type: none"> <li>● consideration of key material, including that gathered through the Kaka Project</li> <li>● regular reporting to MoE and WCC as partners</li> <li>● design options consulted and tested with the community</li> </ul>	November-January
Finished report from contractor with final options and indicative costings <ul style="list-style-type: none"> <li>● final report and presentation</li> </ul>	End-January
Bid to Council on preferred option	Early-February

## **Appendix 1: LTP Submission**

[http://media.wix.com/ugd/abeafd\\_b10c4e1940eb455c9959b19d312188ed.pdf](http://media.wix.com/ugd/abeafd_b10c4e1940eb455c9959b19d312188ed.pdf)

## **Appendix 2: Community Services**

Alzheimers

Before and after School Care (60 children)

Brooklyn Brownies

Business meetings

Community Group meetings; Friends of Owhiro Stream, Gardening Club

Community lunches for the elderly (Resource Centre)

Crafts

Dance

Family events/birthdays

Faith groups

Filming/photography location

Library (currently in own building)

Meals on Wheels (currently in Resource Centre)

Monthly Market

Music for preschool children

Personal services (Chiropodist in Resource Centre)

Pilates

Plunket

Pre-school groups including PORSE

Rembuden Karate

School events

School Holiday Program (60 children)

St John

Table Tennis

Also see Brooklyn Tattler editions on the Brooklyn Community Centre website for community groups and classes at the Community Centre, Resource Centre and Vogelhorn Hall.

<http://brooklyncommunitycentre.org.nz/>

## **Appendix 3: Relevant statistics**

Wellington City Profile Brooklyn.

[https://drive.google.com/file/d/0B7MaT\\_hkqGegqFBZTE1Zbk8tUzQ/view?usp=sharing](https://drive.google.com/file/d/0B7MaT_hkqGegqFBZTE1Zbk8tUzQ/view?usp=sharing)

Wellington City Profile Kingston, Mornington, Vogeltown.

[https://drive.google.com/file/d/0B7MaT\\_hkqGegqVG02YTBjUjBjaU0/view?usp=sharing](https://drive.google.com/file/d/0B7MaT_hkqGegqVG02YTBjUjBjaU0/view?usp=sharing)

#### Appendix 4: Raw data spreadsheet Round One Consultation

[https://docs.google.com/spreadsheets/d/1IBGrtI-jiA0MLFAs9-DFMOD1g\\_OmUU4wkcrodZGZ1G8/edit?usp=sharing](https://docs.google.com/spreadsheets/d/1IBGrtI-jiA0MLFAs9-DFMOD1g_OmUU4wkcrodZGZ1G8/edit?usp=sharing)

#### Appendix 5: Key stakeholders

<b>Stakeholder</b>	<b>Potential impact</b>
Brooklyn Community	<p>The Community are the main stakeholders, and any outcome of the project needs to meet their needs.</p> <p><i>Potential impact</i> Changes to services they are familiar with, or changes to the way or where the services are delivered.</p>
Brooklyn Community Centre	<p>This Centre is owned and operated by the Brooklyn Community Association on behalf of the wider Brooklyn community on land leased from the WCC.</p> <p><i>Potential impact</i> If the current land the Brooklyn Community Centre site is changed/built upon, services could be disrupted.</p> <p>Loss of community development contributors such as Lions, Infinity, Karori and Brooklyn Community Trusts.</p>
Brooklyn Resource Centre	<p>This centre is owned and operated by a Trust. Its primary users are elderly people and community groups who prefer to be in a quiet, less busy centre.</p> <p><i>Potential impact</i> Could face a change in user demographic or numbers if there are changes to other Brooklyn services.</p>
Brooklyn School	<p>The school of approximately 440 children needs a multipurpose hall/gym where all the school can meet and for sports and dance. They're in the unique position of having a \$630,000 Special Property Grant to invest in this project.</p> <p><i>Potential impact</i> To utilise the MoE grant, any building would need to be in very close proximity to the school.</p>

<p>Ministry of Education</p>	<p>Brooklyn School property is owned by the Ministry of Education. The Ministry is providing the \$630,000 Special Property Grant to invest in a multi-purpose hall/gym for the school, with the potential of partnering with the WCC.</p> <p><i>Potential impact</i> Their collaboration and approval at key points is critical to the project's success where its funding for the School is concerned.</p>
<p>Wellington City Council</p>	<p>Owner of potential sites and responsible for ensuring best use of resources to meet community needs.</p> <p><i>Potential impact</i> Financial impact for the city's ratepayers.</p> <p>Should the agreed options include integration of library services and/or current city housing sites, consideration will need to be given to the impact of this on service delivery and tenants.</p>
<p>Brooklyn businesses</p>	<p>There are a number of businesses that have a vested interest in Brooklyn, including the accessibility to services and how it may affect the foot traffic through the village.</p> <p><i>Potential impact</i> A single site building may dominate the low profile buildings in the village. Additional retail/eatery spaces could impact upon current businesses in the village.</p>
<p>Sporting Groups</p>	<p>Brooklyn Northern United, Vogelhorn Tennis Club and school based sports groups have an interest and knowledge about sporting needs in our community. Having an all-weather training solution is an advantage particularly in Winter months.</p>
<p>Brooklyn Playcentre</p>	<p>The Playcentre is located within the current hub of community services. The Playcentre is a historic building, and has recently carried out fundraising/building alterations/repairs.</p> <p><i>Potential impact</i> Changes to this area/construction nearby would affect the Playcentre, potentially causing disruption to its users.</p>
<p>Scouts</p>	<p>The Scouts Hall is located within the current hub of community services. The building is owned by the Scouts, and has recently carried out fundraising/building alterations/repairs.</p>

	<p><i>Potential impact</i> Changes to this area would affect the Scouts, potentially causing disruption to its users.</p>
Brooklyn Food Group	<p>The Brooklyn Food Group runs the Brooklyn Community Orchard, located in the current hub of community services.</p> <p><i>Potential impact</i> Changes to this area could mean that the orchard would no longer be located where it currently is/need to be moved to another part of the site.</p>
Harrison Street Council Flat Tenants	<p>The Council property at the end of Harrison Street is currently tenanted.</p> <p><i>Potential impact</i> Any changes to either the open space in front of the Council flats or any of the other current community services in the hub/along Harrison Street would impact residents.</p> <p>If there a decision to use the land where the flats are located, this would impact hugely upon the current residents, as they would need to be relocated.</p>
Brooklyn Library	<p>The Brooklyn Library is located at the end of Harrison St and part of the current community services hub.</p> <p><i>Potential impact</i> While MoE considers the library site too far a distance to meet its funding criteria, the library services are potentially part of the wider linking and/or moving of current services.</p>

## Appendix 6: Land information



Map A: Overall site view = Open Space A (District Plan zone)



**B: Building on Brooklyn School grounds, extending from Harrison Street across the adventure playground and basketball court to the retaining wall (1,235 sqm)**



**C: Current Brooklyn Community Centre site (3,237 sqm)**



**D: End of Harrison Street where Council flats are currently located (1,732 sqm)**