



Making the Old Bowling Club the heart of Hataitai.

This is a great opportunity for a community and it is a story that has benevolence at its heart. This is the epitome of 'community spirit'.



“ This club has been part of the Hataitai Community for over a hundred years, and we want to ensure that it is still servicing the community for a hundred more.”

Craig Harbour, President of the Hataitai Bowling Club and Trustee of The Hataitai Community Recreation Trust.

What a gift!

Nestled in the heart of Hataitai, the facility was home to a thriving bowling club for over 100 years.

But as times changed and membership receded, the Hataitai Bowling Club wanted to find alternatives to simply selling up and seeing this precious community space go to property developers. So in 2012 the members of the Bowling Club gifted their grounds and building (with a Rateable Value in 2021 of \$3.29m) to the local community through the establishment of the Hataitai Community Recreation Trust. What a gift! A significant piece of flat green land, right in the heart of the community and for everyone to enjoy.



Hataitai Bowling Green and Pavilion, Wellington, N.Z. F.G.R. 5971

Executive Summary

The Hataitai Bowling Club was built in 1910, with extensions and alterations in 1955 and 1970's. Through time and regular use, the building is now in need of a significant renovation. In addition, deemed Earthquake Prone by the Wellington City Council, the property needs to comply with the New Building Standards no later than 2027. Hence the urgent need for this redevelopment project.

The Community has told us they want a multi-purpose facility that allows them to Learn, Play, Relax and Connect. In response to this call, we have designed a building that is accessible, has improved visibility, provides multiple spaces and a commercial kitchen.

With the retention of the bowling green, we will be able to offer a modern multipurpose building with a flat green space to host classes, recreational activities and functions for both private and public users. Already a vibrant hub, heavily used by the Community, a fresh new space will provide longevity and attract more opportunities to enjoy the space.

Bowl the bowling club? Consideration has been given to a full demolish and rebuild option. However, that option attracts a price increase of ~35% on a like for like basis when compared to an adaptive re-use of the existing building. In addition to financial benefits, keeping the old building also has environmental benefits, including reduced carbon emissions and reduced waste, and we can retain its cultural value and character.

To achieve the redevelopment plan, we are fundraising \$6.5m and ask that you consider contributing to its success. The target amount has been calculated to ensure we have sufficient funds to see the project through to completion. The total allows for the build, fit out, fees (professional, council and consent), fundraising costs, overheads and contingencies.

This investment will provide a low maintenance, modern, adaptable space for future generations.

What an opportunity!

But to meet the increasing demands of the area this incredible gift to the community needs help.

This gift represents a golden opportunity for our community. Hataitai is a vibrant, fast growing inner city suburb of Wellington with more than **6000 people** living here. We are bustling with young families, people in their 20's and teenagers. The houses are tightly packed together and getting tighter, and common space is scarce to non-existent.

Adding to all this are two primary schools, two kindergartens, many churches and our own Hataitai Community House all of which constantly attract many residents.

A very busy transport hub, with over **30,000 commuters** passing through every week.

The Old Bowling Club is at the physical heart of all this. Mere metres from the village shops and commuter network. And it is already a valued heart of the suburb.

We're a significant **sporting centre** too, with large netball, tennis, cricket, rugby and softball facilities within our small sphere.

We're a well serviced, busy **shopping and hospitality** district, less than 1km from the Basin Reserve.

So Hataitai is increasingly a **point of attraction** and congregation for many 1000's of people beyond the immediate suburb.



Who owns it?

It is now owned and administered by the Hataitai Community Recreation Trust (HCRT)

Our Mission is to: Support the wellbeing of Hataitai residents by providing a community hub that enables them and the wider Wellington community to engage in social, educational, sporting and recreational activities for all age groups.



HCRT



We have
the building.



We have
the demand.



We have
the plan.

This generous gift to the community is already used and valued by many groups under the current working name of 'The Hataitai Centre'.

But the building is not without issues. On a practical level, it requires earthquake strengthening.

And to bring this vital community space up to purpose and to make it the stunning, modern multi-use asset the suburb and wider city crave, it also needs reconfiguring.

The financial help we need is significant, but not vast. However, the social impact of the investment will be large and beneficial for areas well beyond the suburb itself.

The investment into this project would generate an economic and social return from activities and events estimated at \$7.8m (discounted over 50 years*); delivering a significant benefit to the community and its wellbeing.

We want to make this gift to Hataitai into a facility that provides a place and an opportunity for all of Wellington to enjoy. A gift for everyone.

*Discounting recognises that a dollar tomorrow is worth less than a dollar today.

“This project points to the future of urban culture. One where local relationships, networks, connections, and shared resources form the basis of a rich and vibrant public life – from spontaneous social gatherings to exhibitions and festival performances. It’s incredibly exciting to be part of it.”

Sam Kebbell, PhD, Registered Architect, FNZIA

Not just wanted, but needed!

We are already a vital community hub.

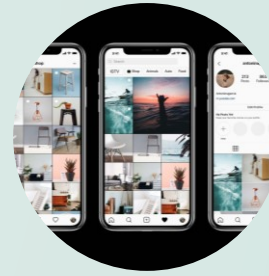
We have the capacity to do so much, and even more so with an upgraded facility. But even with what we have now, we're busy, and getting busier. We already cater for the following —



Community Events – we run several events each year, including Christmas on the Green, Halloween, Neighbours' Day, Matariki Disco and Seniors' Week. These community wide events are well attended and enjoyed.



Quarterly Newsletter – called Hataitai Happenings, 2700 copies are printed and placed in letterboxes, promoting local interest stories, businesses and events.



Communication Channels - including a monthly email, two community noticeboards, an active social media presence and our website.



Seniors' Connection – monthly morning teas for Seniors in the Community with guest speakers. Seniors are also invited to join Playgroup as "Grandparents".



Community Garden – This is open to residents to plant and maintain a fruit and vegetable garden for the whole community, including a partnership with Pollinate NZ.



Communal composting bins – We provide 8 community compost bins so locals can bring their food scraps. We use this compost in our Community Garden.



Monthly Market – The Hataitai Village Market recently celebrated its 10 year anniversary. A well-attended place for local crafters, artists and businesses to showcase their products.



Menzshed – We provide a rental space to Menzshed, a fabulous charity that focuses on people’s mental health, through an establishment of community and shared practical skills.



Community Classes – We provide a venue to enable classes to be accessible. Classes include yoga, exercise, drama and dance.



Community Connection

- Craft Group. A weekly connection to people with shared hobbies.
- Salon Group. A monthly connection for people to meet other locals in the community and chat about a different theme each month.
- Hataitai Residents’ Association. The space facilitates monthly community meetings to tackle issues and improve the community.
- We facilitate and offer community workshops, like composting, and dinners, like Menopause Over Martinis.



Space for Hire - We also hire out our space for parties, conferences, presentations, gigs and meetings, providing a space, enabling people to gather together.



Community Dinners – A space for our Community to bring their own dinner and drinks and gather at the Hataitai Centre, or picnic on the green. All helping to foster our community spirit.



Wellington needs spaces like this

There is huge demand for this facility, not just from Hataitai residents.

Wellington is currently in dire need of more cultural spaces....I could definitely envisage popping over the hill and contributing and communing within the context of a theatre showing or a small concert, or any number of different currently unimagined possibilities.

Dr Lucien Johnson, Composer, Arts Foundation of New Zealand Award Recipient

This community facility is already well used and appreciated but investment to upgrade it and enhance its multi-purpose functionality will make it so much more so. I commend those who have put the work in to get this far.

Councillor Sarah Free, Motukairangi Eastern Ward Councillor

There is a lack in venues in Wellington in general. There is a lack of rehearsal space but also making space.

Claire Mabey, Director of Verb Wellington; Founder of LitCrawl Wellington; Curator Writers Programme, New Zealand Festival of the Arts. Writer. Editor.

We are fully supportive ...and hope to contribute to the vision of the project by relocating Hataitai Kindergarten into a new building that would form part of the development. A kindergarten nestled in the grounds of the bowling club complex would significantly contribute to further building the sense of community that is envisaged by the project.

Amanda Coulston, Chief Executive, Whānau Manaaki Kindergartens

There is anticipation and need

Existing users and neighbours are excited by the plan

The space would be wonderful for the community, especially the yogi ladies who attend my regular weekly yoga class. I hope there is good safe access to the hall, a warm-insulated open space, with free walls, and plenty of storage for users.

Amanda Percival, Yoga by Amanda,
Retreats by Amanda

I think having a basketball hoop at the Hataitai Centre would be a good addition so that more people could have something better to do than hanging out at the shops.

Harrison Smart, Student, 14

Having felt the support of the community already, I am convinced that this community project has the prospect of setting an example to other communities in New Zealand to grow through multicultural activity and the imagination of those who would give to the community resources such as we have.

Peter Coates, Artist, Teacher, Writer,
TV Producer

As a local cafe & restaurant owner, I'm really excited to see the redevelopment of the bowling club. It's such a great space, and its renovation will add so much value to the event & entertainment offerings in the Eastern Suburbs. Having use of a modernised, functional, on-site commercial kitchen will hugely improve the scope and quality of functions, contributing to the vibrancy of the Hataitai and Eastern Suburb communities

Lindsay Phillips, Co-Owner BambuchiSan
and Coolsville Cartel

There is anticipation and need

Existing users and neighbours are excited by the plan

The Hataitai Bowling Club is the heart of Hataitai. Since my girls were very young we have visited the bowling club and created wonderful memories be it for community events or private parties. I'm very excited for the club to have a makeover as it's in dire need of being modernised so that we can continue to enjoy it for many years to come.

Marianne Parslow, Hataitai

I have spoken with a number of musicians and they have all expressed an interest... it could be a venue for something between a house concert and a professional performance space.

Gregory O'Brien MNZM, Poet, Painter, Essayist, Anthologist and Curator

We have been using the playroom for a long time and are happy to have such a child friendly space in the heart of Hataitai Village. We hope Hataitai Centre will continue to provide accessible spaces for everyone in the community to enjoy.

Hataitai Japanese Language Group

The community hall provides a landmark area where people in the community can meet and participate in activities. We love using it for our exercise classes and I know the ladies really enjoy them and its great having a safe space to train in. Having a warm place which does not rattle in the wind and more space would be amazing!

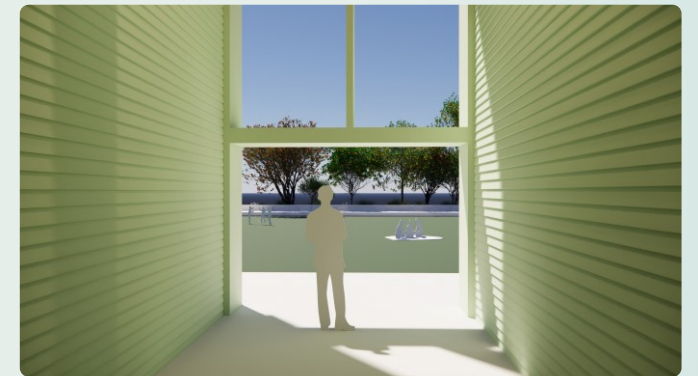
Sarah Holliday, Personal Training and Nutrition Coach, Exercise with Sarah

Share our vision

This will be the place where our community can connect.

And we believe the attraction of the property will have a wide reach with it being the only facility of its type and flexibility east of the Mt Victoria tunnel, on a major bus route and just under 1km from the Basin Reserve. This will draw events into Hataitai and will also have an economic benefit for our local businesses and residents too.

The Trust has been **collaborating with the community** and working on redevelopment plans since 2016 and as you will see it has resulted in a space that truly facilitates our aim.





There will be three main spaces: a large, medium and small room with services for all.



The large space will be great for performances, movies, talks, exhibitions and parties.



The small room will be an excellent space for meetings and small gatherings



The medium space will be a community 'living room' where everybody is welcome.



Raising the building will improve visibility and accessibility, through wheelchair access, a carpark, a lift and a generous entrance space both upstairs and down.



The esteemed Māori artist, Brett Graham (Ngāti Koroki Kahukara, Tainui) will transform this space into a sculptural entrance to the centre of the green.



The large room downstairs will include a generous commercial kitchen.



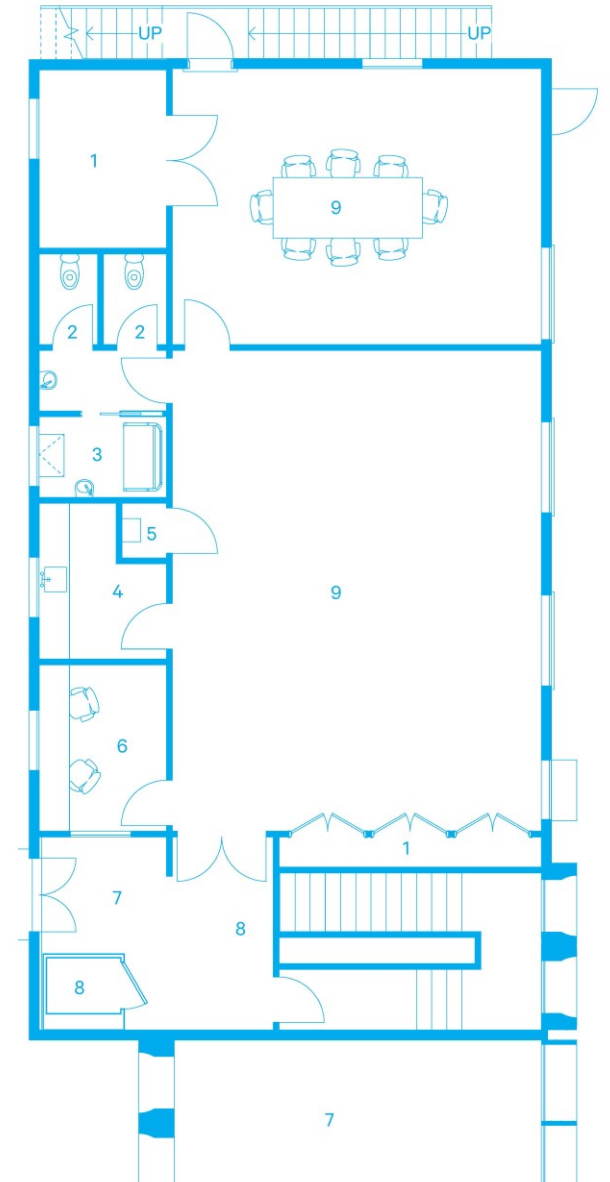
The green will be preserved for recreation, relaxation and events, with improved access for small food trucks.

Downstairs: 161m2

Upstairs: 176m2 (excl stairs)

Total area inside: 337m2

1. Storage
2. WC
3. Parents' room
4. Kitchenette
5. Cleaners sink
6. Office
7. Entry
8. Lift
9. Meeting
10. Commercial kitchen
11. Bar



In addition to the main rooms and the commercial kitchen there is also a coordinator's office, parents' room, upstairs kitchenette, and storage space.

It's all about looking forward

Our passion for this project is fired up by the spirit and community connectedness that this completed project can add to Wellington. And obviously to the immediate neighbourhoods.

Spaces like the old bowling club are rare and it's precisely these sort of 'third spaces' that Wellington needs to foster.

'Third Spaces' are vital to well-being.

A 'third place' isn't work or home but another place that gives people a sense of belonging, it's a place to hang out and where community ties are strengthened such as cafes, libraries, and parks.

The importance of having a third place in the community is increasingly important regarding community resilience, social connection and wellbeing.

We have seen the emphasis on neighbourhood resilience from Local Council and Emergency Services through the recent flood and earthquake events. Having a new, earthquake compliant building will allow this building to be a prime civil defence building and congregation spot.

As is the global trend towards emphasising community through increasing services and injecting life into neighbourhoods, where residents no longer need to travel far to meet their daily needs.

The "first place" is the home, the "second place" is work. Our goal is for the old bowling club to be 'the third place' in the centre of Hataitai.

Local helps Global

The old bowling club is incredibly well served by buses. This makes it ideal for holding events that people from across the city can get to without the need to bring their vehicles. A green positive for the city.



The progress we have made so far



The Lotteries Commission can see the potential and has kick-started this project with a \$50,000 grant to perform a feasibility study.



The Wellington City Council has further progressed our project through a \$20,000 grant for a professional fundraiser...



enabling a partnership with Funding HQ, a quality fundraising firm that has raised over \$165m across Aotearoa.

We greatly appreciate this financial help which endorses our belief in the need and value of this project.

Through numerous community fundraisers and retained earnings over several years we have accumulated the first \$100,000

Feasibility Study

Thanks to the funding from Te Puna Tahua (New Zealand Lottery Grants Board), the Trust commissioned facilitation consultants, Lumin, to understand from the Community, how they would like to see the Hataitai Bowling Club redeveloped in the future, and for what purpose.

In 2018 Lumin carried out the consultation with a wide cross-section of the community, through: 293 online surveys responses, 180 bus stop interactions, 58 bus stop conversations, 21 participants in 3 focus groups, 20 in-depth interviews with leaders from education, business, community, health and church, 12 programme leaders surveyed and 11 WCC staff from five divisions.

The community told us that they want a multi-purpose facility that is a place to: **relax, learn, play and connect**

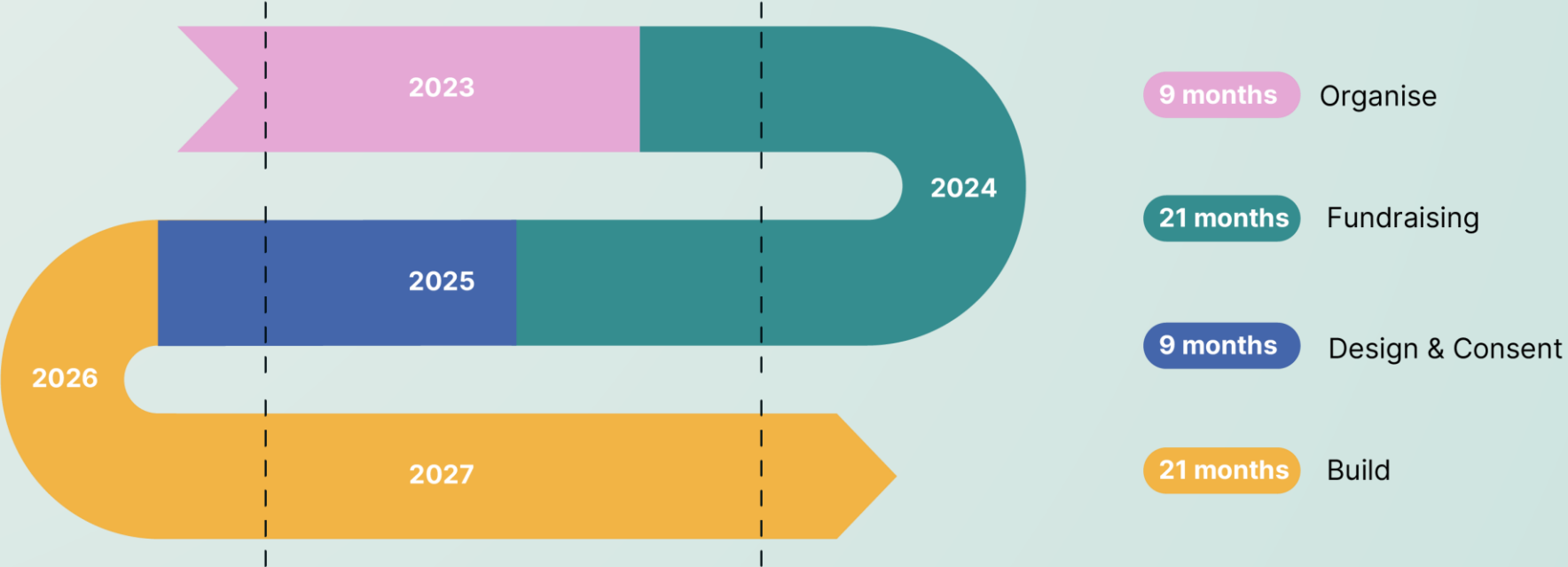
Common features that were wanted; easy access, indoor/outdoor flow, open space, events, classes, meeting rooms and improved buildings.



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

Youth focus group

The Project Plan and Timeline



Our team has the experience to make this happen

The Hataitai Community Recreation Trust is mandated to manage the building on behalf of the Hataitai community, ensuring the clubhouse and green will always be retained and kept available for community use.

The Trust is focussed on strengthening and redeveloping this wonderful gift to ensure it meets the needs of the community now and well into the future. The Trust has established a growing redevelopment team of clever volunteers to make this happen.



Sonia Rafter – Chair, Hataitai Community Recreation Trust

Sonia joined the Hataitai Community in 2005, since then she has been involved in several volunteer community roles, including Chair, Fundraising Events Coordinator and Grants Officer through Matairangi Kindergarten, Hataitai Kindergarten, and, currently, the Hataitai Residents Association representative as Chair of the Hataitai Community Recreation Trust.

Through Sonia's career in Banking and Finance she has experience in assessing and managing risk through a varied range of commercial and corporate businesses. She is delighted to be involved in helping to preserve and enhance a space to support community engagement, resilience and fun.



Roy Glass – Treasurer, Independent Trustee, Hataitai Community Recreation Trust

Roy and his wife Kay have been Hataitai residents for over 30 years. Their two boys have made their way through the Wellington education system benefiting from kindergarten and primary schooling in Hataitai. Roy is an accountant in the public sector and works for the Auditor General.

For Roy the opportunity to develop the former Hataitai Bowling Club and green for the benefit of the community is something that happens once in a lifetime. He strongly believes that opportunity cannot be lost and that is why the mission to re-develop this facility is so important for Hataitai, the Eastern suburbs and Wellington.



Craig Harbour - Hataitai Bowling Club President & Trustee, Hataitai Community Recreation Trust

Craig has been an active member of the Hataitai Bowling Club since the late 1980s holding various roles such as president, greenkeeper and bar manager. He joined because Hataitai Bowling Club had a reputation as the friendliest bowling club in Wellington, and it stands strong as one of the most successful clubs to date.

When club bowling numbers declined it became a question of what would become of the club. Craig was fully supportive of members deciding to gift the club to the Hataitai community, which resulted in the Community House and the Residents' Association collaborating under a new ownership structure. Craig is looking forward to continuing to support this project to completion.



Chris Calvi-Freeman - Independent Trustee, Hataitai Community Recreation Trust

Chris Calvi-Freeman is a Hataitai resident by birth and by choice, having lived all his life in Hataitai, except for 16 years overseas. He previously chaired the Hataitai Residents' Association through the 1980s and is now an honorary Life Member. Chris is also a former trustee of the Wellington Civic Trust, and was a Wellington City Councillor 2016-19.

He joined as a trustee last year and is very keen to see the redevelopment plans progress. As a professional transport planner (now retired) Chris retains a close interest in all things civic and transport-related. He is well versed in managing large budgets and teams.



Andy Davies - Trustee, Hataitai Community Recreation Trust

Andy has lived in Hataitai since 2017 and has been involved in several community organisations, including Hataitai Kindergarten and Britannia Sea Scouts. He has been a trustee at Kilbirnie School and is currently a trustee at Hataitai School. He has also been on the board of local charities and national professional bodies. He is a specialist physician at Wellington Hospital.

This year Andy joined the Hataitai Community Recreation Trust because he sees the huge potential in the planned redevelopment and is keen to be part of this exciting project.

Profiles of Key Experts



Adolf Stroombergen - Economist

Adolf Stroombergen lives in Hataitai and is an economist with a PhD in economics. He has governance experience on school boards for 15 years including eight as chairman of a girls college. Although Adolf's time for his own children to use the Hataitai Centre has passed, he believes it is a wonderful community asset that can continue to benefit future generations.



Sam Kebbell - Architect

Sam Kebbell co-founded KebbellDaish Architects in 2002 after several years working in Boston, New York and Amsterdam. He trained at the Wellington School of Architecture, has a Master of Design from Harvard University, a PhD from RMIT in Melbourne and is a Fellow of the New Zealand Institute of Architects. He lives in Hataitai with his partner and two children and looks forward to a thriving public space in the village.



Stephen Pouloupoulos - Architect

Stephen Pouloupoulos is a founding director of the architectural practice architecture+ established in 1994. He is a Fellow of the NZIA and gained an MBA in 1993. He has been involved in a number of significant commercial projects including the Telecom Central building, the Hutt City Council Admin building and Events Centre and Stewart Dawsons Corner. He has lived in Hataitai with his family since 2000.



Don Jamieson - Architect

Hataitai has been home-base for Don's architecture practice for over 30 years. Being a local architect he was involved in the bowling club when they first investigated seismic strengthening the building.

With most of his architectural practice spent in Wellington, he has been involved in numerous renovations of early 20th century building's (and a few older ones). His approach is both design focused and pragmatic.

Don views the Hataitai Centre redevelopment as an opportunity to evolve the Bowling Club into a place and environment for community activity and connection that will take it through the 21st century.



John Plimmer - Creative Director

John is a Creative Director with over 30 years of experience in Advertising. He was formerly the National Creative Director of Saatchi & Saatchi and now works with his own clients.

He has loved living in Hataitai for 30 years and views the old Hataitai Bowling Club as the physical heart of the suburb and once redeveloped believes it will be a vital asset to community well-being. He is looking forward to making it the heart of Hataitai and a wonderful space for all of Wellington to enjoy.



Liang Wells - Accountant

Liang is a Chartered Accountant, and has over 10 years experience as an auditor with KPMG, she also has commercial experience as a Corporate Services Manager and a Chief Financial Officer, giving her vast exposure to managing budgets and ensuring money is well-spent.

Liang is the Chair of the Hataitai Community House, and has a strong passion for community, building connections with those that live in her neighbourhood, and looking after those in need. For Liang, the Centre means Community as it brings together people from Hataitai and surrounding suburbs.

This list is not exhaustive of the number of volunteers who have contributed to this passion project to date and cannot capture the collective hours of donated skills, experience and time that will enable this special space to be retained and renewed, to become a space for our future communities. We remain extremely grateful to everyone who has supported and enhanced this vision in some way.

Will you help us?

This vital community project deserves the support of all of us. We require \$6.5m to enable this much needed project to succeed and retain a space for current and future generations to enjoy.

We are seeking financial support from individuals and families and businesses to help make the project a reality.

We have identified a range of contribution levels with a significant emphasis on maintaining strong relationships with all our partners who support us. As such, partnerships will be tailored to suit particular needs and requirements.

To discuss making a contribution to the project please contact –

Sonia Rafter

by phone; 0272 123 062

by email; sonia@hataitai.org.nz





Partnership Tiers

Category	Amount
Cornerstone Partner	\$150,000
Major Partner	\$60,000
Supporting Partner	\$30,000
Supporting Benefactor	\$15,000

Note this is a guide and we welcome discussions of any amount, so please make contact whatever the size of your donation.

Payments may be made over a three-year period. Donations made to the project are eligible for a tax rebate from the New Zealand Government within four years of making the donation.

It's a chance to make a significant positive change for an entire community, and it can be achieved:

For benefactors and donors we believe this is a project that offers a chance to make a genuine difference to our city. And one with permanence.

We already have the location, the bones of the building, the plans, the timeline and the momentum of the community.

We would greatly appreciate your support too.

Thank You.

Hataitai Community Recreation Trust

www.hataitai.org.nz

