



# Pookeno Community Hub with Library

Workshop #2 Report – April 2024



## Introduction

The new Pookeno community hub with library and Council customer services is a priority identified in the Waikato District Council's Long Term Plan.

Pookeno has experienced rapid growth over the past several years, and with more people choosing to live there, Waikato District Council need to invest in a town centre that brings people together to work, shop, learn, have fun, simply gather, and do business.

As part of this, Waikato District Council want to create a vibrant, people-focused community hub with library in the heart of town.

## Feasibility Study Process

The feasibility study will determine what services and activities a new community hub and library would need to offer to meet the current and future needs and aspirations of our community; the location options; and what a new facility might look like.

Veros is using a co-design approach to develop options to respond to need and ultimately identify a preferred option. This process allows us to consider a range of options and to test how those options will respond to the community needs and aspirations now and for the future. The workshop feedback also guides our wider research.

Mana whenua partners, stakeholders, and Council staff will help define what the community hub with library needs to offer, through co-design workshops. We'll also be engaging with children and young people to understand their needs and what they would like to see in a community hub with library. We will be seeking feedback from the Pookeno community on the preferred option when we get to that stage of the project.

The co-design process is being developed over a series of workshops and engagement sessions, as follows:

**Workshop #1:** Problems and Benefits, local area mapping, needs identification and option development

Tuesday 13 February 2024 at Pookeno Hall

**Youth Engagement Session:** needs identification and option development

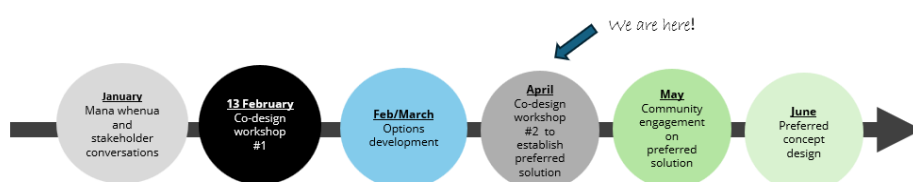
Monday 26 February 2024 at Tuakau Library

**Workshop #2:** Preferred Option discussion

Monday 29 April 2024 at Pookeno Hall

**Youth Engagement Session** - Preferred Option discussion with Pookeno youth

Date and location TBC



## Community hub with library in the heart of town

The new Pokeno community hub with library and Council customer services is a priority identified in the Council's Long Term Plan and the Pokeno Public Realm Concept Plan 2022.

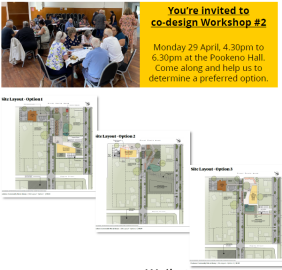
Council's recent purchase of 16 Market Street and 11 Regina Street provide an opportunity to relook at location options and better connect the community hub and library at the heart of the town centre.

We're underway with a feasibility study to determine what services and activities the facility would need to offer to meet the current and future needs and aspirations of our community; the location options; and what a new facility might look like.

As part of the co-design approach, we've taken what the community told us in the co-design workshop in February to:

- Understand current, potential and future services - what you would like to be able to do in the community hub and library
- Develop project principles for the community hub and library
- Develop draft site layout options and spatial plan options

Now we're seeking community input to help determine a preferred option. Come along to the co-design workshop on Monday 29 April, 4.30pm to 6.30pm at the Pokeno Hall.



**You're invited to co-design Workshop #2**  
Monday 29 April, 4.30pm to 6.30pm at the Pokeno Hall. Come along and help us to determine a preferred option.

Waikato District Council  
Veros

APRIL 2024

## Project principles: Pokeno community hub and library will be...

These project principles evolved from the co-design workshop in February. The words in brackets are corresponding themes from the Pokeno Public Realm Concept Plan.

**Welcoming (Community)**  
Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity.

**Future proofed (Growth)**  
Will serve the community now and be future proofed for future generations.

**Whaanau and community friendly**  
A place for whaanau and friends to gather, connect and build lifelong memories. Think: "Let's grab an ice cream and meet at the hub!"

**Proudly Pokeno (Identity)**  
Celebrating Mana Whenua and the diverse identities of Pokeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connectors.

**Alive (Community)**  
The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town.

**Partnerships**  
We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community.

**A great community investment**  
It will be flexible in design and operation to maximise use, and meet the needs of many (e.g., school, elderly, workers (co-working spaces)).

### How you want to feel in the community hub and library...

People at the co-design workshop said when using the community hub and library they want to feel:

Connected, Excited, Warm and friendly, Safe, Welcoming, Knowledgeable, Inclusive, Accommodating, Inspiring, Life, Clean, Happy, Cohesive, Supportive, Better off.

*An overview of the project, where it's at and the project principles were included in the email invitation to the co-design workshop #2 and on the project page on Council's website*

## Acknowledgements

A successful co-design approach relies on participants openly sharing the knowledge and experience and ideas they have. We acknowledge the individuals and organisations that are participating in this process and thank them for their time and their willingness to share their knowledge. And to those who will be part of the process moving forward.

Special thanks to the residents, mana whenua, community representatives, representatives from the Community Committee, Te Hau Kainga me nga Mana Whenua o Pokeno Charitable Trust, Hall Committee, Waikato District Council Mayor, Elected Members and staff who have been part of the process to date.



*Thank you to everyone for their time and willingness to share their knowledge*

# Pookeno community hub with library and council services

## Workshop #2, Monday 29 April 2024

The second co-design workshop was held in the Pookeno Community Hall on Monday 29 April from 4.30pm to 6.30pm. There were around 30 people throughout the session, working in small groups.

The purpose of this workshop was:

- To reconfirm the benefit statements and project principles
- To share site layout options and discuss advantages and disadvantages of each
- To ultimately identify a preferred option for a way forward

At the close of the workshop the next steps of the process were covered. This document collates what was discussed through the workshop. The outputs of this workshop will now be used to deliver the final feasibility study report.

The workshop was facilitated by Adele Hadfield and Amanda Weatherley from Veros, with support from Phillip Kempster from Chow Hill Architects and Waikato District Council representatives.



*Around 30 people participated throughout the co-design workshop on 29 April*

# 1. Project Benefits and Principles

## Project Benefits

We first reconfirmed the project benefits that had been developed from the first co-design workshop in February. These project benefits were also used in the options assessment later in the workshop.

### **Benefit 1**

The identity of Pookeno is reflected in a modern, flexible, vibrant, people focused community hub in the heart of town that connects and brings people together

### **Benefit 2**

An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe

### **Benefit 3**

Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing

## Project Principles

The following principles were identified from the kōrero and discussions throughout the first co-design workshop in February. The titles in brackets are the corresponding principles from the Pookeno Public Realm Concept Plan.

The project principles were also included with the email invitation to this workshop and on the Community Hub project page on Waikato District Council's website.

### **1. Welcoming (Community)**

- The hub will welcome all people of all ages, abilities, ethnicities, and cultures (including language).
- Everyone will be able to access the hub, and its services, with ease and dignity. (Universal access).
- Autistic, deaf, new residents are just some of the different users that need to be considered.

### **2. Whaanau and community friendly**

- The hub will be a place for whaanau and friends to gather connect and build lifelong memories.
- A gathering space, a place that people say: "Let's grab an ice cream and meet at the hub."
- Spaces and activities that connect the indoors with the outdoors.

### **3. Proudly Pookeno (Identity)**

- The hub will celebrate mana whenua and the diverse identities within the local community and wider rural catchment, strengthening a sense of place and sharing local stories, histories and connecting.

#### **4. Alive (Community)**

- The hub will be a high-quality facility and space that encourages diverse and inclusive activities.
- The hub will be well connected to the rest of the town centre and the town.

#### **5. Future proofed (Growth)**

- The hub will serve the community now and be future proofed for future generations.
- It should be modular, able to grow with us.

#### **6. Partnerships**

- We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community.

#### **7. A great community investment**

- It will be flexible in design and operation to maximise use.
- Meet the needs of many e.g., school, elderly, workers (co-working spaces).

## 2. Draft Site Options and Spatial Plans

Next, we shared the draft three options for the community hub with library and Council services, and Chow Hill senior principal architect Phillip Kempster gave a high-level overview of each option, the key features of each and the advantages and disadvantages of each option.

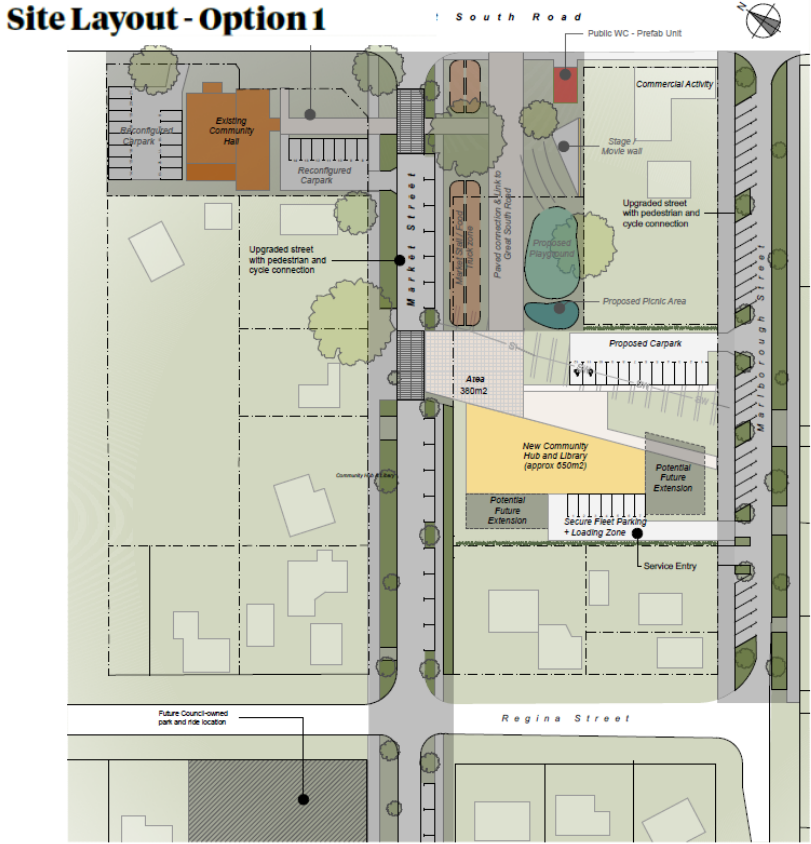
The options respond to project benefits and project principles and were developed from consolidating the feedback from stakeholder meetings and co-design workshop #1 of what people would like to be able to do in the community hub and library, and are within the project scope and budget and location.

In groups, workshop participants were asked to identify any other advantages and disadvantages (or pros and cons) of each of the site layout options and their corresponding spatial plan. Each group then shared some of the pros and cons they had identified.

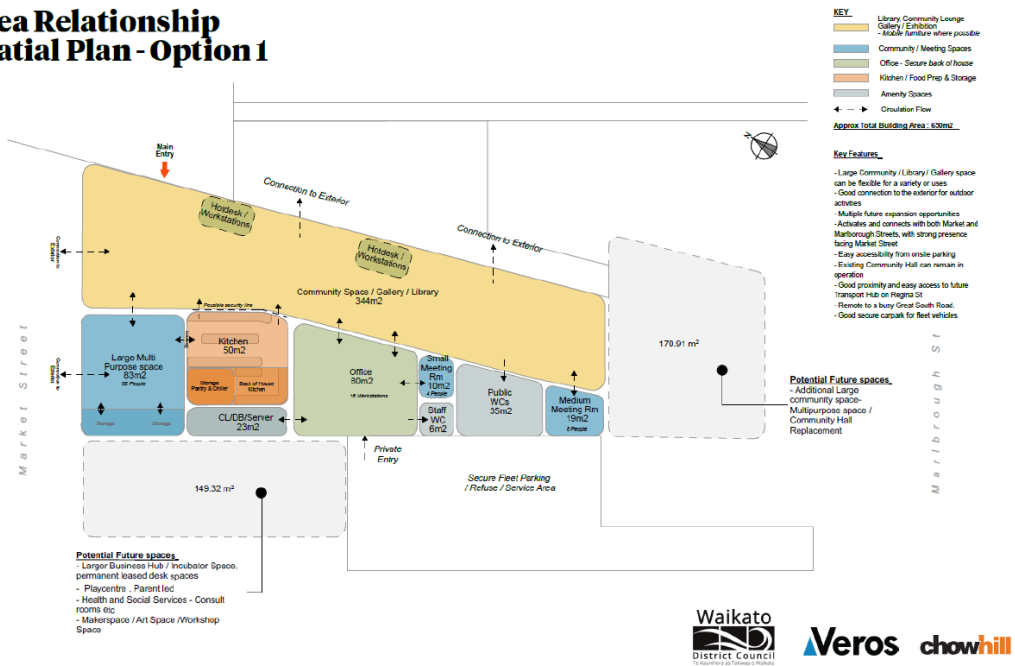
Here's what they told us:

### Option 1

This option retains the Pookeno Hall, addresses the site constraints of 10 Market Street and provides greater activation to Great South Road



# Area Relationship Spatial Plan - Option 1





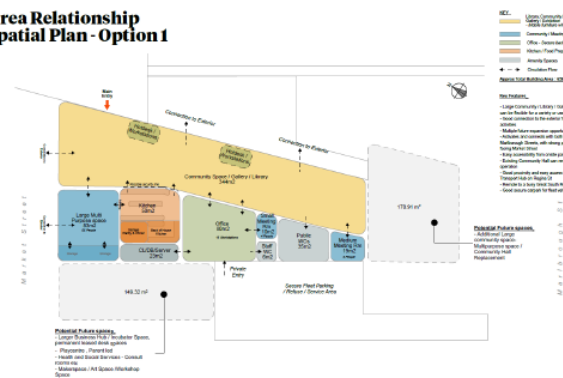
## Advantages and Disadvantages Option 1 presented at workshop

# Pookeno community hub with library: Option 1

This option retains the Pookeno Hall, addresses the site constraints of 10 Market Street and provides greater activation to Great South Road.



Area Relationship Spatial Plan - Option 1



### Advantages

- More freedom on design of the new Community Hub with opportunities for staged construction
- Larger building platform means multiple options for further expansion if needed
- As the existing Community Hall remains, the new build would not have to cater for the current Hall's activities, resulting in less cost pressures on size of the new building
- Easy connection to playground space, which is located away from Great South Road
- Space for outdoor activities/breakout spaces located in good position adjacent to Hub
- Good number of new car parking opportunities
- New building location allows much better connection to Marlborough Street, with the potential for a secondary entrance
- Traffic noise from Great South Road mitigated
- This design supports passive surveillance between the Community Hub, picnic area and playground
- Community Hall site possible future site for other uses e.g., events centre, mixed use development
- Opportunity for connecting and better sightlines between our site(s) and the neighbouring heritage building site
- Opportunity for a possible heritage trail starting point
- Existing Community Hall can remain during development of the Community Hub and library
- Open space and playground is not hidden and it is near a car park (easily accessible)

### Disadvantages

- Less connection visually and physically to Great South Road
- Ongoing maintenance of the current Hall still required
- Full area of land on 10 Market Street is required. No option to sell or for additional private developments
- Building platform limited by known ground issues, including existing stormwater drainage and overland flow path
- Residential neighbours to the south-west boundary
- Pathway connection to Great South Road from the Atea is large and may not be well activated in periods of the day.



In addition to the advantages and disadvantages that had been identified in the development of Option 1, workshop participants identified the following:

### Site Layout Option 1

Advantages	Disadvantages
Keeps the hall	Too disconnected. No indication of when future development <u>might</u> happen (or might not)
Good to have flexible space	No guarantee that future extensions would ever be done. Space would be wasted.
Close to future train station	Atea not connected to any other public space
Hall remains during build and after	No guarantee that future space will be built
Potential expansion with future spaces	Car park next to atea should be used for open space for picnics etc.
Good variety of spaces/sizes	Hall refurbishment is not included in the \$6.5m budget
Kitchen	Underground infrastructure affected by water?
Keeps hall	The car park at the existing hall is wrong!!!
Maintenance accounted for under general rates	
Virgin ground - no demolition	
All \$\$ used for new build	
More parking/access	
More scope for future builds	
Retains open space - playground	
Less connection visually and physically to Great South Road is an advantage to some people	
Current hall remains	
Potential for future development	
Potential development for indoor/outdoor space (verandah)	
Providing a library for our older students who do not have a local high school library for books and study space	
Future development	
Bigger toilets	

A question was also asked:

- What happens to the existing electric car charging stations currently on Market Street?

### Area Relationship Spatial Plan Option 1

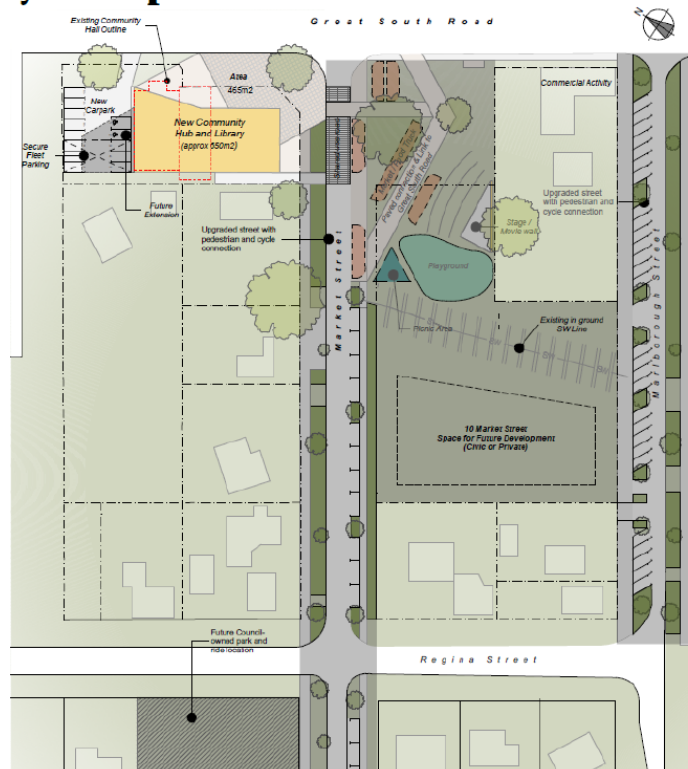
The following suggested additions/comments were made:

- |  |
|--|
| - Remove carparks and have full open area in the front of the building with a deck or verandah i.e. open air stage |
| - Consider a teen hangout space  |
| - Swap Office and Large Multi-purpose space so office can have external access                                     |

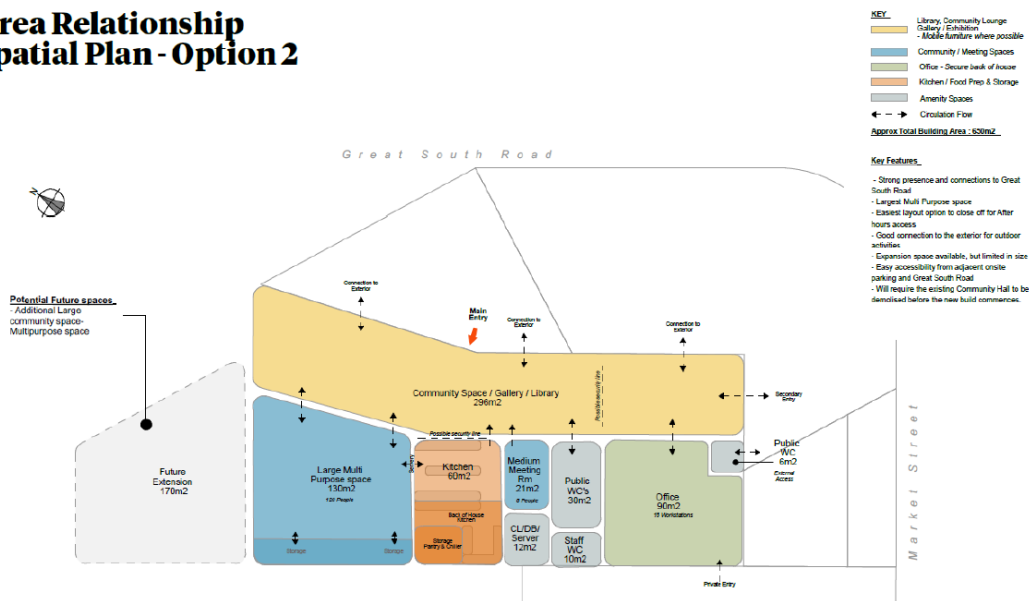
## Option 2

This option provides a new community hub on the current Pookeno Hall site, an active frontage to Great South Road, and offers space for future development or sale of 10 Market Street.

### Site Layout - Option 2



### Area Relationship Spatial Plan - Option 2

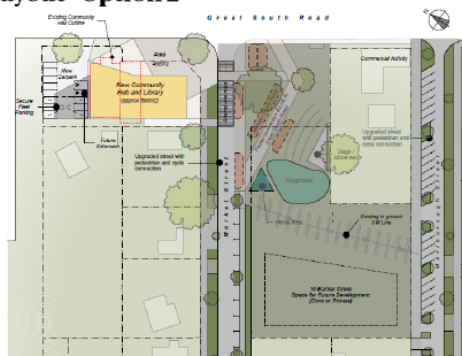


## Advantages and Disadvantages Option 2 presented at workshop

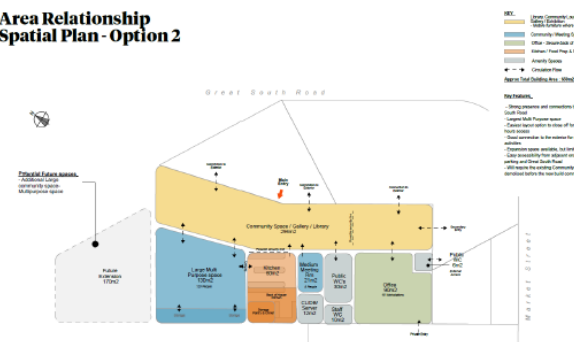
# Pookeno community hub with library: Option 2

This option provides a new community hub on the current hall site, an active frontage to Great South Road, and offers space for future development or sale of 10 Market Street.

Site Layout - Option 2



Area Relationship Spatial Plan - Option 2



### Advantages

- Excellent visual and physical connection with Great South Road
- Concentrates all new activities at the Great South Road end
- Ongoing maintenance of the current Hall no longer needed
- Fit for purpose new building provided
- Easy connection to Playground space, which is located away from Great South Road
- Frees up 10 Market Street for a separate future development by Council or sold off to private developers
- Avoids building over the Stormwater drain and overland flow path on 10 Market Street
- Level building site for the new build
- Does not need the Road Reserve to be re-zoned.

### Disadvantages

- Demolition of existing Community Hall needed before end of its useful life
- Current Hall site constrained with limited expansion opportunities immediately adjacent to the new build
- Limited space for new carparking to support new Community Hub and Library. Relies primarily on street parking
- Road noise from Great South Road will need to be mitigated
- Space for outdoor activities / breakout spaces faces onto Great South Road
- New Build would have to cater for the current Hall's activities, resulting in cost pressures on size of the new building, and also affecting other spaces within the new build
- Pookeno will be without a Community Hall in town while the new build is completed
- Residential neighbours to the South West boundary
- No passive surveillance between playground and new library and community hub
- Having to cross the road - many of the community hub uses will be playground users.



In addition to the advantages and disadvantages that had been identified in the development of Option 2, workshop participants identified the following:

### Site Layout Option 2

Advantages	Disadvantages
None	No hall for a time
Library available for our students who do not have a high school library	No stage in new hub
Play space could be used for market stalls, performances space etc	Having to demolish and rebuild current hall
Focus on space for creative activity - none anywhere else	Who knows what is under the hall site
	Lose the hall
	Difficulties with large groups
	Limited parking
	Traffic congestion
	Excellent visual and physical connection to Great South Road is a disadvantage to some
	Need to retain hall as separate space. Not this option.
	Not a good idea to lose the original hall as this is a heritage building*. It holds a large number of people
	Can't have many people for a function. Current hall can hold 190 people.
	Access to outside area front door activities
	Loss of hall!!
	Long term, the community needs a bigger hall. The community can't afford to be without a hall.
	Too close to the main road
	The multi-purpose space is not big enough to hold events like the Crafty Cows Market

### Area Relationship Spatial Plan Option 2

The following suggested additions/comments were made:

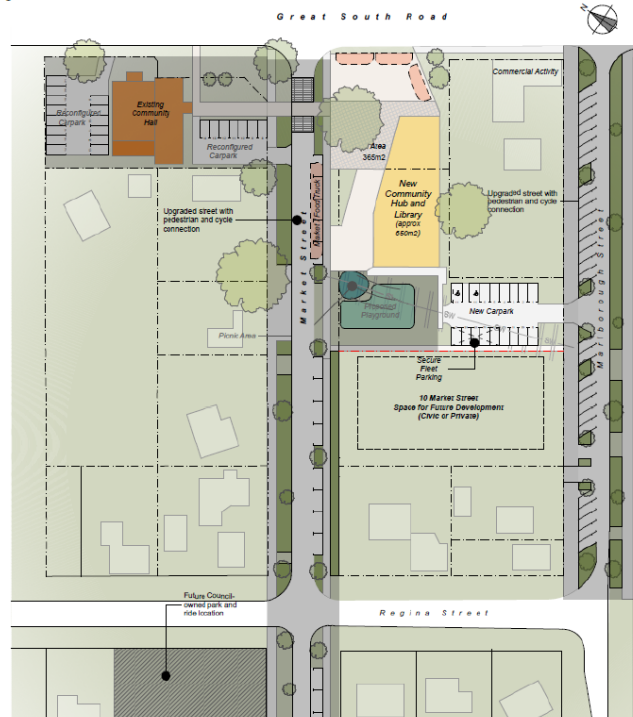
- Can the blue space (Large Multi-purpose space) be in the middle not the side?
- Public toilets must be on the main road to cater for visitors and tourists. Not a good option for them to traipse through the library.

*\*Note: The Pookeno Hall is not in the operative Waikato District Council District Plan Inventory of Historic Buildings, Structure, Trees and Areas. It is clear that for some in the community the hall holds historic value.*

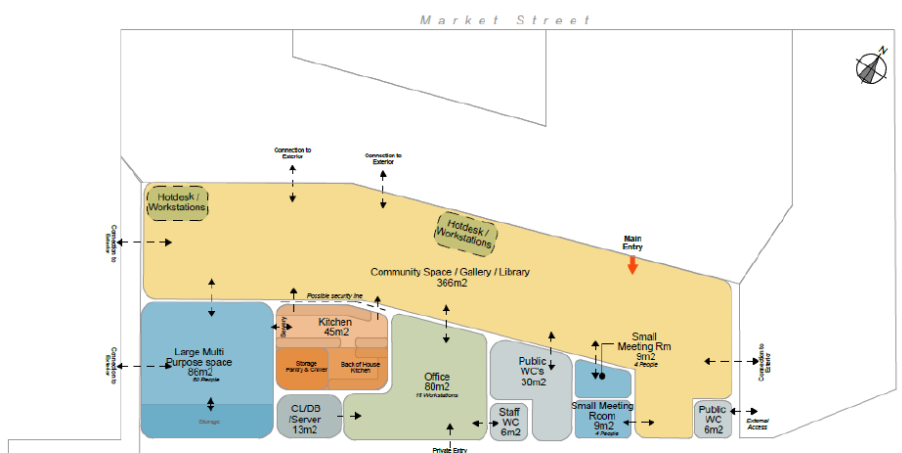
## Option 3

This option retains the Pookeno Hall, provides active frontage to Great South Road, and offers space for future development or sale of 10 Market Street. It requires stopping the road reserve.

### Site Layout - Option 3



### Area Relationship Spatial Plan - Option 3



**KEY**

- Library / Community Lounge
- Gallery / Exhibition
- Useable furniture where possible
- Community / Meeting Spaces
- Office - Secure back of house
- Kitchen / Food Prep & Storage
- Amenity Spaces
- ← → Circulation Flow

**Approx Total Building Area - 650m<sup>2</sup>**

**Key Features**

- Large Community / Library / Gallery space can be flexible for a variety of uses
- Northern aspect to main Community / Library Gallery space
- Best connection to the existing Community Hall
- Activates and connects with both Great South Road and Market Street, with strong presence facing Great South Road
- Concentrates all activities to the Great South Road end of the precinct.
- Good connection to the exterior for outdoor activities
- Existing Community Hall can remain in operation
- No direct future expansion opportunities.



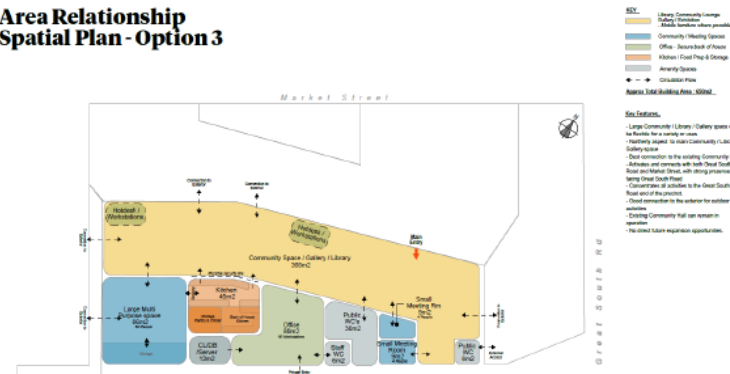
# Pookeno community hub with library: Option 3

This option retains the Pookeno hall, provides active frontage to Great South Road, and offers space for future development or sale of 10 Market Street. It requires stopping the road reserve.

Site Layout - Option 3



Area Relationship Spatial Plan - Option 3



**Advantages**

- Excellent visual and physical connection with Great South Road
- Concentrates all new activities at the Great South Road end
- As the existing Community Hall remains, the new build would not have to cater for the current Hall's activities, resulting in less cost pressures on size of the new building
- Easy connection to playground space, which is located away from busy Great South Road
- Space for outdoor activities / breakout spaces located in good position adjacent to Hub
- Good number of new car parking opportunities
- Frees up 10 Market Street for a separate future development by Council or sold off to private developers
- Avoids building over stormwater drain and overland flow path on 10 Market Street
- No Residential neighbours immediately adjacent the building site
- Creates activation along Great South Road and the car park is nearby. Enables future development potential (on 10 Market Street)
- This design supports passive surveillance between the Community Hub, picnic area and playground
- Existing Community Hall can remain during development of the community hub and library
- Open space and playground is not hidden and support that it is near a car park (easily accessible)

**Disadvantages**

- Ongoing maintenance of the current Hall still required
- Requires the Road Reserve to be re-zoned to allow the new Community Hub and Library to be built
- Very light building site, limited by tree and SW pipe. No room for future expansion
- Building site falls away from Great South Road, will require stepped floor plan, or compromise level entry access
- Some land on 10 Market Street still required for the new build.





In addition to the advantages and disadvantages that had been identified in the development of Option 3, workshop participants identified the following:

**Site Layout Option 3**

<b>Advantages</b>	<b>Disadvantages</b>
Keeps hall	Electric charging (adjacent/close to foot traffic) vs (handy)
New hub is closer to the existing hall	Sloping, tight section
Playgrounds	No scope for future expansion
Location is closer to Great South Road	Restricts future development
Future development (on 10 Market Street)	No potential for additional spaces long term
Hall like Meremere	Need to decide where Council offices will be sited
Library provides books and study space for our older students who do not have a high school in Pookeno	Better to integrate public toilets in facility with external access
Close to main street	Too close to the main road/public toilets
This connects the area with hall and cenotaph	Use new car park for picnic space for those supporting local businesses
Close to main street	No room for expansion
Parking close for playground	Toilets - public outside way too small
	Size of meeting rooms* etc
	Can't expand the building

*\*Assume they mean meeting rooms are too small*

The following questions were also asked:

- |  |
|--|
| - What happens to electric car charging stations currently on Market Street?       |
| - Why do we need more library space? Have plenty at Tuakau and surrounding suburbs |

**Area Relationship Spatial Plan Option 3**

The following suggested additions/comments were made:

- |  |
|--|
| - Create multi-purpose is great - look at Takanini Library for space inspiration |
| - Good flexible spaces can flex for a range of purposes                          |

### 3. Establishing Preferred Option

Next, we tested if there was a consensus on a preferred option. We asked participants, either individually or as a group, to use the Options Assessment we had developed. They were asked to consider each of the benefit statements and each of the principles and how well they think each option responds to them by placing a 1-5 in each box, using the following key:

1. **Negative** – misses the mark and does not meet the benefits or principles
2. **Slightly negative** – yeah nah! This option will have a slightly negative effect overall
3. **Neutral** – hard to say one way or the other. This option has no real negative or positive effect
4. **Slightly positive** – pretty good! This option will have a slightly positive effect overall
5. **Positive** –this option nails it! It meets each of the criteria.


Waikato District Council, Veros and Chow Hill representatives were at each table to facilitate and support participants if they needed, and to answer any questions they had.

## Options Assessment

We want to capture how well you think each option responds to the benefit statements and project principles. Please use the following key to score each of the options by placing a **1-5** in each box.

1. **Negative**— misses the mark and does not meet the benefits or principles
2. **Slightly negative**— yeah nah! This option will have a slightly negative effect overall
3. **Neutral**— hard to say one way or the other. This option has no real negative or positive effect
4. **Slightly positive**— pretty good! This option will have a slightly positive effect overall
5. **Positive**—this option nails it! It meets each of the criteria

Criteria	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pookeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together			
<b>Benefit 2</b> An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe			
<b>Benefit 3</b> Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing			
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered			
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity			
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories			
<b>Principle 3: Proudly Pookeno</b> Celebrating Mana Whenua and the diverse identities of Pookeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.			
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town			
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations			
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community			
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)			
<b>Financial</b> —next stage			
<b>Risks</b> —next stage			
<b>Deliverability</b> —next stage			



## Preferred Option

The following table is a summary of the 13 Options Assessments sheets that were completed at the workshop. Note, some boxes were left blank, and in some cases, entire options were not assessed, and only the participant's preferred option given scores.

Often workshop participants only scored against the option they supported and not against the ones they didn't support.

Option 1, which retains the Pookeno Hall, addresses the site constraints of 10 Market Street and provides greater activation to Great South Road, was assessed as having the highest impact against the projects benefit statements and project principles.

Option 2 was assessed by workshop participants as having the largest negative impact and was therefore ranked last. Option 3, which also retained the Pookeno Hall, was ranked second.

Discussion confirmed that there was almost unanimous support for Option 1. Feedback from support for Option 2 was because the community hub provided better connection to Great South Road, whereas Option 1 was not as connected to the main street.

Workshop participants' Options Assessment sheets are available in the Appendices to this report.

Criteria	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pookeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together	51	31	34
<b>Benefit 2</b> An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe	54	20	29
<b>Benefit 3</b> Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing	57	21	31
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered	58	16	22
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity	52	24	28
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories	46	20	24
<b>Principle 3: Proudly Pookeno</b> Celebrating Mana Whenua and the diverse identities of Pookeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.	50	23	25
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town	51	21	33
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations	56	20	21
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community	45	23	31
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)	56	21	30
<b>Subtotal</b>	<b>576</b>	<b>240</b>	<b>308</b>
<b>Financial</b> —next stage			
<b>Risks</b> —next stage			
<b>Deliverability</b> —next stage			

## General Comments

The following statements reflect general feedback from participants. All of these comments will be considered in the feasibility report.

- With regards to the size of the new community hall, several workshop participants wanted to ensure any new space would be able to hold a similar number of people of the current hall.
- Concern among some over the size of the hall (large multi-purpose space) in the options, and that new community hub need to replace the same size if not bigger, and that the library team are unlikely to want to have shift books to make space for hall activities.
- Option 2 means the community would be without the current hall during construction. WDC advised that the length of construction time would be approximately 12 months.
- Preference for Option 1 and Option 3 was influenced by the fact that the current hall would be retained. Workshop participant said that Pookeno Hall is the most used out of all of the community halls in the Waikato District and the community couldn't afford to be without it.
- The multi-purpose space in Option 2 was not big enough to cater for events like the Crafty Cows market
- One participant asked what consideration had been given to an option of modernising the current hall, and using the \$28 per ratepayer targeted rate that goes to the Hall Trust [Mel/Michelle can you check this please]
- What is the lifespan on the current hall? And what are the maintenance costs?
- What is the seismic rating of the current hall?
- The current hall will need to be replaced eventually, so strike while the iron is hot, while we have the funding.
- Strong support for options that give options for future development
- Need to hear from young people in Pookeno not young people in Tuakau

## 4. Next Steps

Thank you again to everyone who has been involved in the project to date. Our next steps in the process following workshop #2 are to:

- Seek engagement from Pookeno young people on the options
- Update Her Worship Mayor Jacqui Church and Pookeno/Tuakau local ward councillors on the workshop outcomes
- Seek feedback from the community on the preferred option
- Consider financial, risks and deliverability in Options Assessment
- Finalise the feasibility study to support Council decision making on option to advance for the delivery of the community hub with library in Pookeno.

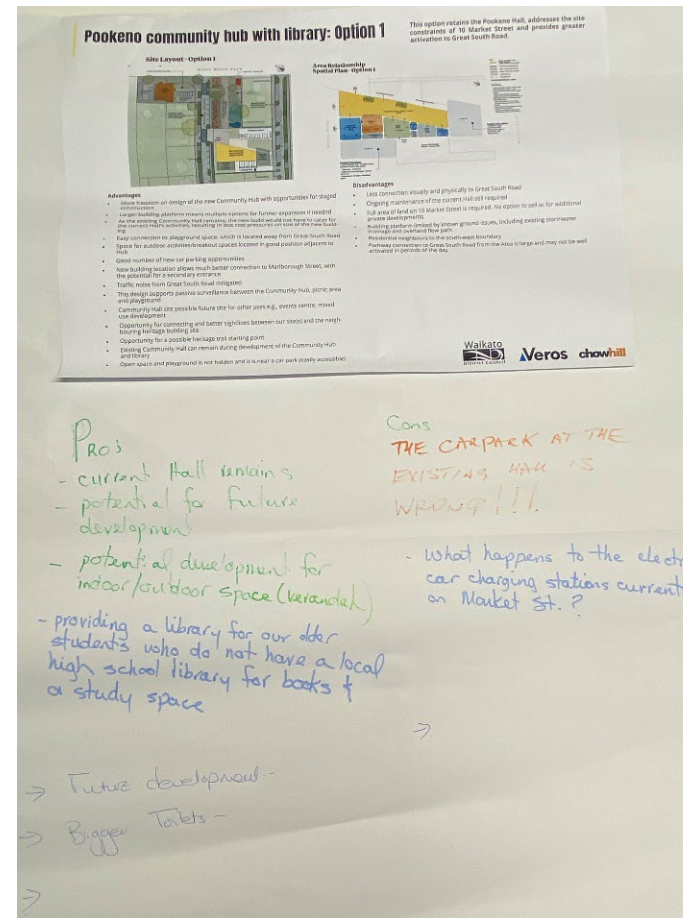
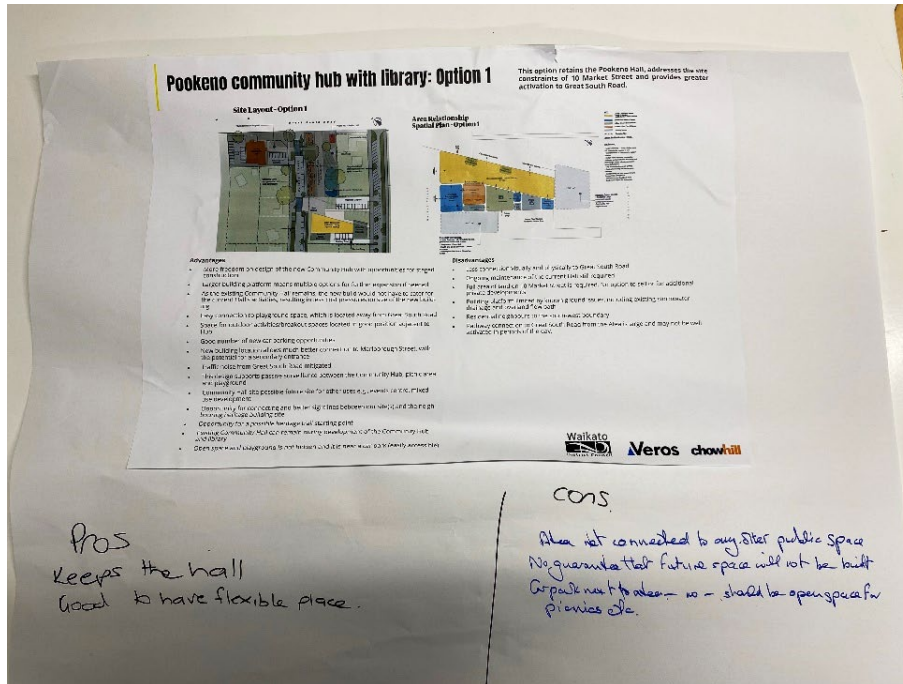
## 5. Appendices

- Appendix 1: Advantages and Disadvantages from Co-Design Workshop #2 Participants
- Appendix 2: Options Assessment Forms from Co-Design Workshop #2 Participants

# Appendix 1

## Advantages and Disadvantages Option 1

The following are sheets that the groups used to identify their pros and cons of Option 1



#1 ✓

**Pookeno community hub with library: Option 1**

This option retains the Pookeno Hall, addresses the site constraints of 10 Market Street and provides greater activation to Great South Road.

*A Teen table!*

*use of open space like can have external access*

**Advantages**

- More freedom in design of the new Community Hub with support for staged construction
- Larger building platform provides multiple options for further expansion if needed
- As the existing Community Hub remains, the site is not required to cater for the demolition of the existing building, resulting in less cost pressure on cost of the new building
- Key community and professional spaces, which are located away from Great South Road
- Greater number of new car parking opportunities
- New lighting location allows much better connection to the surrounding street, and also allows for a secondary entrance
- Traffic remains in the Great South Road corridor
- The design supports a better connection between the Community Hub, the street and the surrounding area
- Community Hub remains the focus for other uses, e.g., events, library, retail and development
- Opportunity for connecting pathways to link between the site and the neighbouring heritage building
- Opportunity for a possible heritage building to be used as a play space
- Existing Community Hub can remain during development of the Community Hub and library
- Open space and play area can be retained & be used as a car park or play area

**Disadvantages**

- Challenging to design a new building that is not required
- Full use of location 10 Market Street is required, this requires a lot of additional ground development
- Existing platform is not a good ground level, including existing concrete bridge and external ramp
- Kindergarten is close to the site and may be affected
- Pathway connection to Great South Road Transit Area is large and may not be well defined or protected by the site

Logos: Walkata, Veros, chowhill

**PROS**

- keep hall
- virgin ground - no demo
- ~~more parking~~ all for new build
- MORE parking / access
- more scope for future builds
- maintenance accounted for under general rates
- retains open space - playground

*underground infrastructure affected by water?!*

**Pookeno community hub with library: Option 1**

This option retains the Pookeno Hall, addresses the site constraints of 10 Market Street and provides greater activation to Great South Road.

**Advantages**

- More freedom in design of the new Community Hub with support for staged construction
- Larger building platform provides multiple options for further expansion if needed
- As the existing Community Hub remains, the site is not required to cater for the demolition of the existing building, resulting in less cost pressure on cost of the new building
- Key community and professional spaces, which are located away from Great South Road
- Greater number of new car parking opportunities
- New lighting location allows much better connection to the surrounding street, and also allows for a secondary entrance
- Traffic remains in the Great South Road corridor
- The design supports a better connection between the Community Hub, the street and the surrounding area
- Community Hub remains the focus for other uses, e.g., events, library, retail and development
- Opportunity for connecting pathways to link between the site and the neighbouring heritage building
- Opportunity for a possible heritage building to be used as a play space
- Existing Community Hub can remain during development of the Community Hub and library
- Open space and play area can be retained & be used as a car park or play area

**Disadvantages**

- Challenging to design a new building that is not required
- Full use of location 10 Market Street is required, this requires a lot of additional ground development
- Existing platform is not a good ground level, including existing concrete bridge and external ramp
- Kindergarten is close to the site and may be affected
- Pathway connection to Great South Road Transit Area is large and may not be well defined or protected by the site

Logos: Walkata, Veros, chowhill

**Pro's**

- Hall remains during build & after
- Potential expansion with play space
- Good variety of spaces/sizes
- Kitchen

**Con's**

- Hall table not included in budget

*# Teen changed space?!*



# Advantages and Disadvantages Option 2

The following are sheets that the groups used to identify their pros and cons of Option 2

*112 H 12007*

**Pookeno community hub with library: Option 2**

This option provides a new community hub on the current hall site, an active frontage to Great South Road, and offers space for future development or sale of 10 Market Street.

*but who knows what is under hall (hall site)*

**Pros**

- lose hall -
- difficultier with large groups
- limited parking
- traffic congestion

**Cons**

*Advantages:*

- Detailed layout of plot in connection with Great South Road
- Construction of new building on the Great South Road site
- Changing environment of the current hall no longer needed
- No for parking new for the premises
- New development of the hall space which is located above the Great South Road
- Access to the Great South Road for a new development by Council or the private sector
- New building on the Great South Road site provides a new purpose for 10 Market Street
- Provides a new building to replace the current hall

*Disadvantages:*

- The location of existing Community Hub needed before and of its work
- Current Hall space is used for a long time
- Land use for the new building is not clear
- The new building is not clear for the new building
- The new building is not clear for the new building
- The new building is not clear for the new building
- The new building is not clear for the new building
- The new building is not clear for the new building
- The new building is not clear for the new building
- The new building is not clear for the new building

**Pookeno community hub with library: Option 2**

This option provides a new community hub on the current hall site, an active frontage to Great South Road, and offers space for future development or sale of 10 Market Street.

**Pros: - None**

*library available for our other students who do not have a local uni-school library*

**Cons**

- having to demolish and rebuild current hall

**Advantages:**

- Detailed layout of plot in connection with Great South Road
- Construction of new building on the Great South Road site
- Changing environment of the current hall no longer needed
- No for parking new for the premises
- New development of the hall space which is located above the Great South Road
- Access to the Great South Road for a new development by Council or the private sector
- New building on the Great South Road site provides a new purpose for 10 Market Street
- Provides a new building to replace the current hall

**Disadvantages:**

- The location of existing Community Hub needed before and of its work
- Current Hall space is used for a long time
- Land use for the new building is not clear
- The new building is not clear for the new building
- The new building is not clear for the new building
- The new building is not clear for the new building
- The new building is not clear for the new building
- The new building is not clear for the new building
- The new building is not clear for the new building
- The new building is not clear for the new building

**Pookeno community hub with library: Option 2**

This option provides a new connectivity link to the current hall site, an active frontage to Great South Road, and offers space for future development at part of 10 Market Street.

**Site Layout - Option 2**

**Area Relationship Spatial Plan - Option 2**

**Advantages**

- Location of building physical connection with Great South Road
- Development of new frontage on the Great South Road
- Quality relationship of the new building to existing context
- By the proposed new building entrance
- Easy access to the proposed new building from Great South Road
- Easy access to the proposed new building from 10 Market Street
- Easy access to the proposed new building from 10 Market Street
- Easy access to the proposed new building from 10 Market Street
- Easy access to the proposed new building from 10 Market Street

**Disadvantages**

- Dependent on making the new building physical connection to the current hall site
- Current hall site connection will be a long drive to the new building
- Current hall site connection will be a long drive to the new building
- Current hall site connection will be a long drive to the new building
- Current hall site connection will be a long drive to the new building
- Current hall site connection will be a long drive to the new building
- Current hall site connection will be a long drive to the new building
- Current hall site connection will be a long drive to the new building
- Current hall site connection will be a long drive to the new building

Pros      ↑ as above

Cons  
can't have many people for a function - Hall can have 190-190 people.  
Not a good idea to lose the original hall as this is a heritage building. Access to outside area front door & drive

**Pookeno community hub with library: Option 2**

This option provides a new community hub on the current hall site, an active frontage to Great South Road, and offers space for future development at part of 10 Market Street.

**Site Layout - Option 2**

**Area Relationship Spatial Plan - Option 2**

**Advantages**

- Good physical and physical connection with Great South Road
- Connection of new building to the Great South Road
- Changing maintenance of the project having longer road
- Easy access to the proposed new building from Great South Road
- Easy access to the proposed new building from Great South Road
- Easy access to the proposed new building from Great South Road
- Easy access to the proposed new building from Great South Road
- Easy access to the proposed new building from Great South Road
- Easy access to the proposed new building from Great South Road

**Disadvantages**

- Dependent on making the new building physical connection to the current hall site
- Current hall site connection will be a long drive to the new building
- Current hall site connection will be a long drive to the new building
- Current hall site connection will be a long drive to the new building
- Current hall site connection will be a long drive to the new building
- Current hall site connection will be a long drive to the new building
- Current hall site connection will be a long drive to the new building
- Current hall site connection will be a long drive to the new building
- Current hall site connection will be a long drive to the new building

Pros      →

Cons  
Loss of hall!  
↳ long term community need a bigger hall the community can't afford to be with a hall.  
Too close to main road

# Advantages and Disadvantages Option 3

The following are sheets that the groups used to identify their pros and cons of Option 3

**Pookeno community hub with library: Option 3**

This option retains the Pookeno hall, provides active frontage to Great South Road, and offers space for future development or sale of 10 Market Street. It requires stopping the road reserve.

**Site Layout - Option 3**

**Advantages**

- Excellent visual and physical connection with Great South Road
- Concentration of new activities on the Great South Road end
- As the existing Community Hall remains, the new build would not have to cater for the current peak activities, resulting in less cost pressures on size of the new building
- Easy connection to playground and space, which is located away from busy Great South Road
- Space for outdoor activities / break-out spaces located in good position adjacent to hub
- Good number of new car parking opportunities
- Creates an 18 Market Street lot for a desirable future development by Council or sold off to private developers
- Creates building over stormwater drain and overland flow path on 10 Market Street
- No Residential neighbours immediately adjacent to the building site and/or to the development potential on 10 Market Street
- This design supports passive surveillance between the Community Hub, playground and playground
- Existing Community Hall can remain during development of the Community Hub and library
- Open space and playground is not hidden and support that it is near a car park (easier accessible)

**Area Relationship Spatial Plan - Option 3**

**Disadvantages**

- Ongoing maintenance of the current hall still required
- Requires the Road Reserve to be retained to allow the new Community Hub and Library to be built
- Very tight building site, limited by trees and SW pipe. No room for future expansion
- Building site falls away from Great South Road, will require stepped floor plans or comprehensive land entry access
- Some land on 10 Market Street will be required for the new build.

Logos: Walkato, Neros chowhill

---

**Pros**

- Playgrounds?

**Cons**

- No potential for additional spaces long term
- Need to decide where Council offices will be sited
- Size of Mtg rooms etc
- To close to main Road / Public Toilets

Option 1 the better option

**Pookeno community hub with library: Option 3**

This option retains the Pookeno hall, provides active frontage to Great South Road, and offers space for future development or sale of 10 Market Street. It requires stopping the road reserve.

**Site Layout - Option 3**

**Advantages**

- Excellent visual and physical connection with Great South Road
- Concentration of new activities on the Great South Road end
- As the existing Community Hall remains, the new build would not have to cater for the current peak activities, resulting in less cost pressures on size of the new building
- Easy connection to playground space, which is located away from busy Great South Road
- Space for outdoor activities / break-out space located in good position adjacent to hub
- Good number of new car parking opportunities
- Creates an 18 Market Street lot for a desirable future development by Council or sold off to private developers
- Creates building over stormwater drain and overland flow path on 10 Market Street
- No Residential neighbours immediately adjacent to the building site
- Creates activation along Great South Road and the car park is nearby. Enables future development potential on 10 Market Street
- This design supports passive surveillance between the Community Hub, playground and playground
- Existing Community Hall can remain during development of the community hub and library
- Open space and playground is not hidden and supports that it is near a car park (easier accessible)

**Area Relationship Spatial Plan - Option 3**

**Disadvantages**

- Ongoing maintenance of the current hall still required
- Requires the Road Reserve to be retained to allow the new Community Hub and Library to be built
- Very tight building site, limited by trees and SW pipe. No room for future expansion
- Building site falls away from Great South Road, will require stepped floor plans or comprehensive land entry access
- Some land on 10 Market Street will be required for the new build.

Logos: Walkato, Neros chowhill

---

**Pros**

- location closer to Great South Rd.
- Future Development
- Hall as like Maunoo
- Library provides books & study space for our older students who do not have a high school in Pookeno
- Close 2 main st

**Cons**

- what happens to the electric car charging stations currently on Market Rd.?
- Toilets - Public Outside
- way too small

### Pookeno community hub with library: Option 3

This option retains the Pookeno hall, provides active frontage to Great South Road, and offers space for future development or sale of 10 Market Street. It requires stopping the road reserve.

*A team table 1*

#### Site Layout - Option 3

#### Area Relationship Spatial Plan - Option 3

#### Advantages

- Excellent visual and physical connection with Great South Road
- Components of new addition at the Great South Road end and
- As the existing Community Hall remains, the new build would not have to take up the current hall activities, resulting in less cost pressures on site of the new building
- Easy connection to playground space, which is located away from busy Great South Road
- Space for outdoor activities / breakout spaces located in good position adjacent to hub
- Good number of new car parking opportunities
- Fronts up 10 Market Street for a long-term future development by Council or sale off to private developer
- Avoids supporting stormwater drain and overhead flow path on 10 Market Street
- No Residential neighbours immediately adjacent the building site
- Creates activation along Great South Road and the car park nearby
- Enables future development potential (on 10 Market Street)
- This design supports positive surveillance between the Community hub, picnic area and playground
- Existing Community Hall can remain during development of the community hub and library
- Open space and playground to meet Hobson and support that it is near a car park (re-use of existing)

#### Disadvantages

- Ongoing maintenance of the current hall will be required
- Requires the Road Reserve to be re-zoned to allow the new Community hub and library to be built
- Very tight building site, limited by tree and 5m pipe. No room for future expansion
- Building site falls away from Great South Road, will require stepped floor plan, or comparative level entry access
- Some land on 10 Market Street still required for the new build

*Pros*

- Keep hall
- closer hall

*Con -*

- electric charging (adjacent / close to food truck)
- sloping tight section
- no scope for future expansion

*What is a con - restricts future development*

Logos: Waikato, Veros chowhill

### Pookeno community hub with library: Option 3

This option retains the Pookeno Hall, provides active frontage to Great South Road, and offers space for future development or sale of 10 Market Street. It requires stopping the road reserve.

#### Area Relationship Spatial Plan - Option 3

#### Site Layout - Option 3

*Pro*

- Close to main street
- Parking close for playground

*Con*

- Can't expand the building

*Site layout notes:*

- No room for expansion
- Slope is steep
- 5m pipe is in the way
- Tree is in the way
- 5m pipe is in the way
- Tree is in the way
- 5m pipe is in the way
- Tree is in the way

# Options Assessment

*A Jean/ Table 1*

We want to capture how well you think each option responds to the benefit statements and project principles. Please use the following key to score each of the options by placing a **1-5** in each box.

1. **Negative**— misses the mark and does not meet the benefits or principles
2. **Slightly negative**— yeah nah! This option will have a slightly negative effect overall
3. **Neutral**— hard to say one way or the other. This option has no real negative or positive effect
4. **Slightly positive**— pretty good! This option will have a slightly positive effect overall
5. **Positive**—this option nails it! It meets each of the criteria

Criteria	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pookeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together	5	1	2
<b>Benefit 2</b> An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe	5	1	2
<b>Benefit 3</b> Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing	5	1	2
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered	5	1	1
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity	5	1	1
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories	5	1	1
<b>Principle 3: Proudly Pookeno</b> Celebrating Mana Whenua and the diverse identities of Pookeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.	5	1	1
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town	5	1	1
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations	5	<del>1</del>	1
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership <u>with others</u> <sup>???</sup> to deliver the hub and to ensure the services in the hub meet the needs of the community	2	2	2
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)	5	1	1
<b>Financial</b> —next stage	5	5	N/A
<b>Risks</b> —next stage <i>(identify what the risks are - minimise)</i>	5	5	N/A
<b>Deliverability</b> —next stage	5	5	N/A

# Options Assessment

We want to capture how well you think each option responds to the benefit statements and project principles. Please use the following key to score each of the options by placing a 1-5 in each box.

1. **Negative**— misses the mark and does not meet the benefits or principles
2. **Slightly negative**— yeah nah! This option will have a slightly negative effect overall
3. **Neutral**— hard to say one way or the other. This option has no real negative or positive effect
4. **Slightly positive**— pretty good! This option will have a slightly positive effect overall
5. **Positive**—this option nails it! It meets each of the criteria

Criteria	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pookeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together	5	5	5
<b>Benefit 2</b> An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe	5	1	3
<b>Benefit 3</b> Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing	5	1	3
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered	5	1	1
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity	5	1	5
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories	5	1	3
<b>Principle 3: Proudly Pookeno</b> Celebrating Mana Whenua and the diverse identities of Pookeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.	5	1	2
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town	5	1	3
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations	5	1	1
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community	5	1	3
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)	5	1	3
<b>Financial</b> —next stage			
<b>Risks</b> —next stage			
<b>Deliverability</b> —next stage			

# Options Assessment

A TEAM

We want to capture how well you think each option responds to the benefit statements and project principles. Please use the following key to score each of the options by placing a 1-5 in each box.

1. **Negative**— misses the mark and does not meet the benefits or principles
2. **Slightly negative**— yeah nah! This option will have a slightly negative effect overall
3. **Neutral**— hard to say one way or the other. This option has no real negative or positive effect
4. **Slightly positive**— pretty good! This option will have a slightly positive effect overall
5. **Positive**—this option nails it! It meets each of the criteria

10 markets replaced all over toilets

Criteria	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pookeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together	5	3	3
<b>Benefit 2</b> An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe	5	1	3
<b>Benefit 3</b> Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing	5	4	4
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered	5	<del>2</del> 1	3
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity	5	3	3
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories	5	2	3
<b>Principle 3: Proudly Pookeno</b> Celebrating Mana Whenua and the diverse identities of Pookeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.	5	3	4
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town	5	2	3
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations	5	1	1
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community	4	4	4
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)	5	1	3
<b>Financial</b> —next stage			
<b>Risks</b> —next stage			
<b>Deliverability</b> —next stage			

# Options Assessment

'A' table

We want to capture how well you think each option responds to the benefit statements and project principles. Please use the following key to score each of the options by placing a 1-5 in each box.

1. **Negative**— misses the mark and does not meet the benefits or principles
2. **Slightly negative**— yeah nah! This option will have a slightly negative effect overall
3. **Neutral**— hard to say one way or the other. This option has no real negative or positive effect
4. **Slightly positive**— pretty good! This option will have a slightly positive effect overall
5. **Positive**—this option nails it! It meets each of the criteria

Criteria	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pookeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together	5	1	4
<b>Benefit 2</b> An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe	5	1	4
<b>Benefit 3</b> Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing	5	1	3
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered	5	1	1
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity	5	1	2
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories	5	2	3
<b>Principle 3: Proudly Pookeno</b> Celebrating Mana Whenua and the diverse identities of Pookeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.	5	2	3
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town	5	2	4
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations	5	1	3
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community	5	1	4
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)	5	2	4
<b>Financial</b> —next stage			
<b>Risks</b> —next stage			
<b>Deliverability</b> —next stage			



# Options Assessment

A Team Table 1

We want to capture how well you think each option responds to the benefit statements and project principles. Please use the following key to score each of the options by placing a **1-5** in each box.

1. **Negative**— misses the mark and does not meet the benefits or principles
2. **Slightly negative**— yeah nah! This option will have a slightly negative effect overall
3. **Neutral**— hard to say one way or the other. This option has no real negative or positive effect
4. **Slightly positive**— pretty good! This option will have a slightly positive effect overall
5. **Positive**—this option nails it! It meets each of the criteria

Criteria	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pookeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together	5	5	5
<b>Benefit 2</b> An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe	5	5	5
<b>Benefit 3</b> Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing	5	4	5
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered	5	2	5
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity	5	5	3
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories	5	5	5
<b>Principle 3: Proudly Pookeno</b> Celebrating Mana Whenua and the diverse identities of Pookeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.	5	4	5
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town	5	4	5
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations	5	4	4
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community	5	4	5
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)	5	4	5
<b>Financial</b> —next stage			
<b>Risks</b> —next stage			
<b>Deliverability</b> —next stage			

# Options Assessment

A team table 1

We want to capture how well you think each option responds to the benefit statements and project principles. Please use the following key to score each of the options by placing a 1-5 in each box.

- 1. **Negative**— misses the mark and does not meet the benefits or principles
- 2. **Slightly negative**— yeah nah! This option will have a slightly negative effect overall
- 3. **Neutral**— hard to say one way or the other. This option has no real negative or positive effect
- 4. **Slightly positive**— pretty good! This option will have a slightly positive effect overall
- 5. **Positive**—this option nails it! It meets each of the criteria.

Criteria	10 M	PH	fields.
	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pookeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together	5	1	1
<b>Benefit 2</b> An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe	5	1	1
<b>Benefit 3</b> Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing	5	1	1
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered	5	1	1
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity	5	1	1
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories	5	1	1
<b>Principle 3: Proudly Pookeno</b> Celebrating Mana Whenua and the diverse identities of Pookeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.	5	1	1
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town	5	1	1
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations	5	1	1
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community	5	1	1
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)	5	1	1
<b>Financial</b> —next stage			
<b>Risks</b> —next stage			
<b>Deliverability</b> —next stage			

Feedback Please  
4 future extensions.  
future proof

# Options Assessment

We want to capture how well you think each option responds to the benefit statements and project principles. Please use the following key to score each of the options by placing a 1-5 in each box.

1. **Negative**— misses the mark and does not meet the benefits or principles
2. **Slightly negative**— yeah nah! This option will have a slightly negative effect overall
3. **Neutral**— hard to say one way or the other. This option has no real negative or positive effect
4. **Slightly positive**— pretty good! This option will have a slightly positive effect overall
5. **Positive**—this option nails it! It meets each of the criteria

Criteria	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pookeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together	5	4	5
<b>Benefit 2</b> An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe	5	3	5
<b>Benefit 3</b> Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing	5	3	5
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered	5	3	5
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity	5	5	5
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories	5	5	5
<b>Principle 3: Proudly Pookeno</b> Celebrating Mana Whenua and the diverse identities of Pookeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.	4	4	4
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town	4	4	4
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations	5	5	5
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community	4	4	4
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)	5	5	5
<b>Financial</b> —next stage			
<b>Risks</b> —next stage			
<b>Deliverability</b> —next stage			

# Options Assessment

We want to capture how well you think each option responds to the benefit statements and project principles. Please use the following key to score each of the options by placing a **1-5** in each box.

1. **Negative**— misses the mark and does not meet the benefits or principles
2. **Slightly negative**— yeah nah! This option will have a slightly negative effect overall
3. **Neutral**— hard to say one way or the other. This option has no real negative or positive effect
4. **Slightly positive**— pretty good! This option will have a slightly positive effect overall
5. **Positive**—this option nails it! It meets each of the criteria

Criteria	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pōkeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together	5	5	5
<b>Benefit 2</b> An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe	4	1	3
<b>Benefit 3</b> Pōkeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing	5	1	4
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered	5	1	1
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity	5	1	5
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories	3	1	3
<b>Principle 3: Proudly Pōkeno</b> Celebrating Mana Whenua and the diverse identities of Pōkeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.	4	1	2
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town	3	1	No separate public toilets 3
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations	5	1	1
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community	4	1	4
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)	5	1	5
<b>Financial</b> —next stage			
<b>Risks</b> —next stage			
<b>Deliverability</b> —next stage			

# Options Assessment

We want to capture how well you think each option responds to the benefit statements and project principles. Please use the following key to score each of the options by placing a **1-5** in each box.

1. **Negative**— misses the mark and does not meet the benefits or principles
2. **Slightly negative**— yeah nah! This option will have a slightly negative effect overall
3. **Neutral**— hard to say one way or the other. This option has no real negative or positive effect
4. **Slightly positive**— pretty good! This option will have a slightly positive effect overall
5. **Positive**—this option nails it! It meets each of the criteria

Criteria	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pookeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together	4		
<b>Benefit 2</b> An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe	4		
<b>Benefit 3</b> Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing	5		
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered	5		
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity	5		
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories	4		
<b>Principle 3: Proudly Pookeno</b> Celebrating Mana Whenua and the diverse identities of Pookeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.	5		
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town	4		
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations	4		
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community	3		
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)	4		
<b>Financial</b> —next stage			
<b>Risks</b> —next stage			
<b>Deliverability</b> —next stage			

# Options Assessment

We want to capture how well you think each option responds to the benefit statements and project principles. Please use the following key to score each of the options by placing a **1-5** in each box.

1. **Negative**— misses the mark and does not meet the benefits or principles
2. **Slightly negative**— yeah nah! This option will have a slightly negative effect overall
3. **Neutral**— hard to say one way or the other. This option has no real negative or positive effect
4. **Slightly positive**— pretty good! This option will have a slightly positive effect overall
5. **Positive**—this option nails it! It meets each of the criteria

Criteria	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pookeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together	4	1	
<b>Benefit 2</b> An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe	4	1	
<b>Benefit 3</b> Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing	4	1	
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered	4	1	
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity	4	1	
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories	4	1	
<b>Principle 3: Proudly Pookeno</b> Celebrating Mana Whenua and the diverse identities of Pookeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.	4	1	
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town	4	1	
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations	4	1	
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community	4	1	
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)	4	1	
<b>Financial</b> —next stage			
<b>Risks</b> —next stage			
<b>Deliverability</b> —next stage			

# Options Assessment

We want to capture how well you think each option responds to the benefit statements and project principles. Please use the following key to score each of the options by placing a **1-5** in each box.

1. **Negative**— misses the mark and does not meet the benefits or principles
2. **Slightly negative**— yeah nah! This option will have a slightly negative effect overall
3. **Neutral**— hard to say one way or the other. This option has no real negative or positive effect
4. **Slightly positive**— pretty good! This option will have a slightly positive effect overall
5. **Positive**—this option nails it! It meets each of the criteria

Criteria	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pookeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together			
<b>Benefit 2</b> An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe	4		
<b>Benefit 3</b> Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing	4		
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered	5		
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity			
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories			
<b>Principle 3: Proudly Pookeno</b> Celebrating Mana Whenua and the diverse identities of Pookeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.			
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town	4		
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations	5		
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community			
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)	4		
<b>Financial</b> —next stage			
<b>Risks</b> —next stage			
<b>Deliverability</b> —next stage			

# Options Assessment

We want to capture how well you think each option responds to the benefit statements and project principles. Please use the following key to score each of the options by placing a **1-5** in each box.

1. **Negative**— misses the mark and does not meet the benefits or principles
2. **Slightly negative**— yeah nah! This option will have a slightly negative effect overall
3. **Neutral**— hard to say one way or the other. This option has no real negative or positive effect
4. **Slightly positive**— pretty good! This option will have a slightly positive effect overall
5. **Positive**—this option nails it! It meets each of the criteria

Criteria	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pookeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together	—		—
<b>Benefit 2</b> An accessible space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels welcome and safe	—		—
<b>Benefit 3</b> Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing	—		—
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered	—		—
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity	—		—
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories	—		—
<b>Principle 3: Proudly Pookeno</b> Celebrating Mana Whenua and the diverse identities of Pookeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.	—		—
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town	—		5
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations	—		—
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community	—		—
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)	—		—
<b>Financial</b> —next stage			
<b>Risks</b> —next stage			
<b>Deliverability</b> —next stage			



# Options Assessment

We want to capture how well you think each option responds to the benefit statements and project principles. Please use the following key to score each of the options by placing a **1-5** in each box.

1. **Negative**— misses the mark and does not meet the benefits or principles
2. **Slightly negative**— yeah nah! This option will have a slightly negative effect overall
3. **Neutral**— hard to say one way or the other. This option has no real negative or positive effect
4. **Slightly positive**— pretty good! This option will have a slightly positive effect overall
5. **Positive**—this option nails it! It meets each of the criteria

Criteria	Option 1	Option 2	Option 3
<b>Benefit 1</b> The identity of Pookeno is reflected in a modern, flexible, vibrant, people focussed community hub in the heart of town that connects and brings people together	3	<del>3</del> 3	4
<b>Benefit 2</b> An <u>accessible</u> space that caters to the needs of the community, contributes to a healthy and connected community, and where everyone feels <u>welcome and safe</u>	→ 3 needs input from what is welcoming for me might not be for others.	3 other com	3 representatives.
<b>Benefit 3</b> Pookeno community has access to learning spaces, knowledge, working spaces and services that support peoples' social, cultural and economic wellbeing	→ as above 4	2	4
<b>Benefit 4</b> Existing facilities and amenities are maximised with future proofing options for growth and the changing needs and diversity of the community considered	4	2	4
<b>Principle 1: Welcoming</b> Welcome for all ages, abilities, ethnicities, and cultures. Everyone can access the hub, and its services, with ease and dignity	3 comments as above	3	3
<b>Principle 2: Whaanau and community friendly</b> A place for whaanau and friends to gather connect and build lifelong memories			
<b>Principle 3: Proudly Pookeno</b> Celebrating Mana Whenua and the diverse identities of Pookeno and its rural catchment, strengthening a sense of place and sharing local stories, histories and connections.	3 not shown anywhere	3	3
<b>Principle 4: Alive</b> The hub will be a high-quality facility and space that encourages diverse and inclusive activities, well connected to the rest of the town centre and the town	2	2	4
<b>Principle 5: Future proofed</b> Will serve the community now and be future proofed for future generations	3	2	4
<b>Principle 6: Partnerships</b> We will explore and be open to working in partnership with others to deliver the hub and to ensure the services in the hub meet the needs of the community	4	2	4
<b>Principle 7: A great community investment</b> It will be flexible in design and operation to maximise use, and meet the needs of many e.g., school, elderly, workers (co-working spaces)	4	2	4
<b>Financial</b> —next stage			
<b>Risks</b> —next stage			
<b>Deliverability</b> —next stage			

## **Hamilton**

25 Ward Street, Hamilton 3204

PO Box 112, Hamilton 3240

07 838 2887

## **Tauranga**

78 Second Avenue, Tauranga 3110

PO Box 324, Tauranga 3144

07 579 9747

## **Rotorua**

1072 Haupapa Street, Rotorua 3010

PO Box 1027, Rotorua 3040

**[veros.co.nz](http://veros.co.nz)**

**[info@veros.co.nz](mailto:info@veros.co.nz)**



**we make  
projects  
real.**