

Taupo

Hole in One.

SG

BACKGROUND

Tūwharetoa are exploring how they might best leverage the purchase of the Lake Taupo Hole in One Challenge property in conjunction with their rights over Lake Taupo into sustainable commercial activities.

To assist with this, ThoughtFull Design has led the Tūwharetoa Māori Trust Board through a design process to identify short term wins for the current Hole in One Challenge operation as well as frame up a long-term tourism concept for the Lake Taupo foreshore.

This presentation explores some of the thinking around this and also lays out a staged approach to the redevelopment of the Hole In One site.



VISION

Whilst Lake Taupō Hole in One Challenge is an iconic tourism activity, with its huge patronage over the past 3 decades, its safe to say it is also now a little ‘tired’.

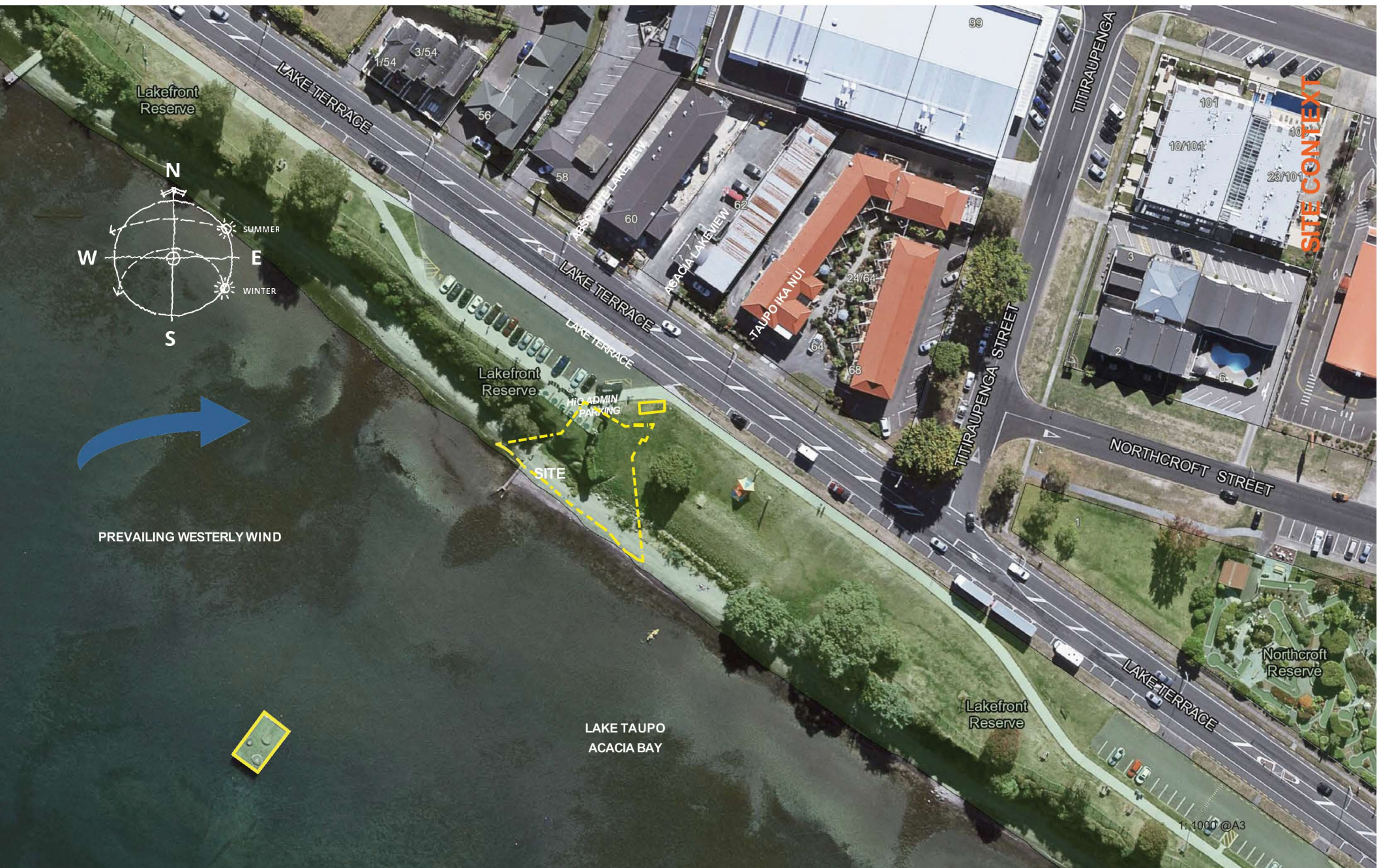
As owners of this business and custodians of this site, we have charged ourselves with a vision to not only revitalise the current offering but also redevelop the site and business model so that Hole In One becomes a venue for not only the Hole In One business but also the greater Taupo community.

Our vision is to redevelop this site and provide greater public amenity that not only caters to the Hole In One clientele but also provides a place for the general public to stop, relax and refresh themselves whilst enjoying the amazing waterfront and walkways Taupo has to offer.





Hole in One - Taupo



SITE CONTEXT



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SITE DESCRIPTION

-The current site sits within the Acacia Bay lakefront reserve (4469728 Section 1 SO 59764) adjacent Lake Terrace at Taupo.

-A small site of approx. 100m² is located on a flat platform at the back of the public pavement

- 6 tee 'boxes' are placed at the lakefront edge of this platform with a small additional -open air- area for an attendant to monitor shots and distribute new balls and clubs to 'challengers'.

-A bus, functioning as a 'sales' office and bad weather refuge for the attendant is parked at a designated parking spot within the roadside public parking area.

-A low fence at the platform boundary facilitates 'challenger' queuing and provides space for advertising (generally for other lake associated activities, provided by others)

-Public Reserve parking adjacent, but not for the exclusive use of, the facility provides up to 18 car parking spaces

-A steep trail (to the SE) leads down a steep embankment (approx. 6m height) to the public foreshore

- Many stray balls fall onto the 'beach' in this area and the attendant must often advise visitors to take care; and halt 'challengers' while water-birds are close.



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HOW WE GET THERE

The time to act is now. With the planned Taupo Town Centre Revitalisation and review of the Reserve Management Plan we believe we have the opportunity to collaborate with TDC in redeveloping the site as a western gateway into the town centre, adding public amenity to an area know for its iconic tourism activity.

As the vision we have for this site is significant, we have proposed a staged approach for this project, giving us the ability to learn along the way and ensure that the final outcome is something that the Taupo community can be proud of.



STAGE 1

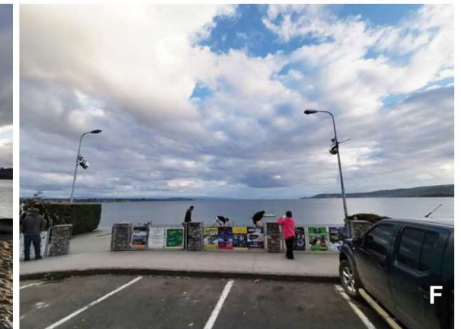
A low impact redevelopment of the current site offering. Substituting the current bus for a kiosk and also adding substantial decking, shelter and much needed retaining to the hillside; providing a space for the general public to congregate and enjoy not only the Hole In One action but also the beautiful vista the location offers. The current configuration of parking and footpaths pose some significant H&S issues especially during high traffic times. A reconfiguration of this layout would not only enhance the area but would also go a long way to solving the current bottle neck and congestion that occurs.

The footpath has very high traffic flows including walkers, cyclists, skateboarders, families with strollers and all manner of electric propulsion vehicles. Considering the high volume that utilise this footpath and general area, the toilet facilities are lacking with the closest existing toilet facilities some 500m+ meters away. The redevelopment of this site would look to incorporate a toilet block that would cater to Hole in One clientele and also the general public.

Stage 1 to include

- ticketing/ cafe and public toilet kiosks
- viewing deck with lite weight roof/ shelter area throughout
- retaining of lake frontage
- access to waterfront
- potential reconfiguration of parking area and footpaths
- F&B License

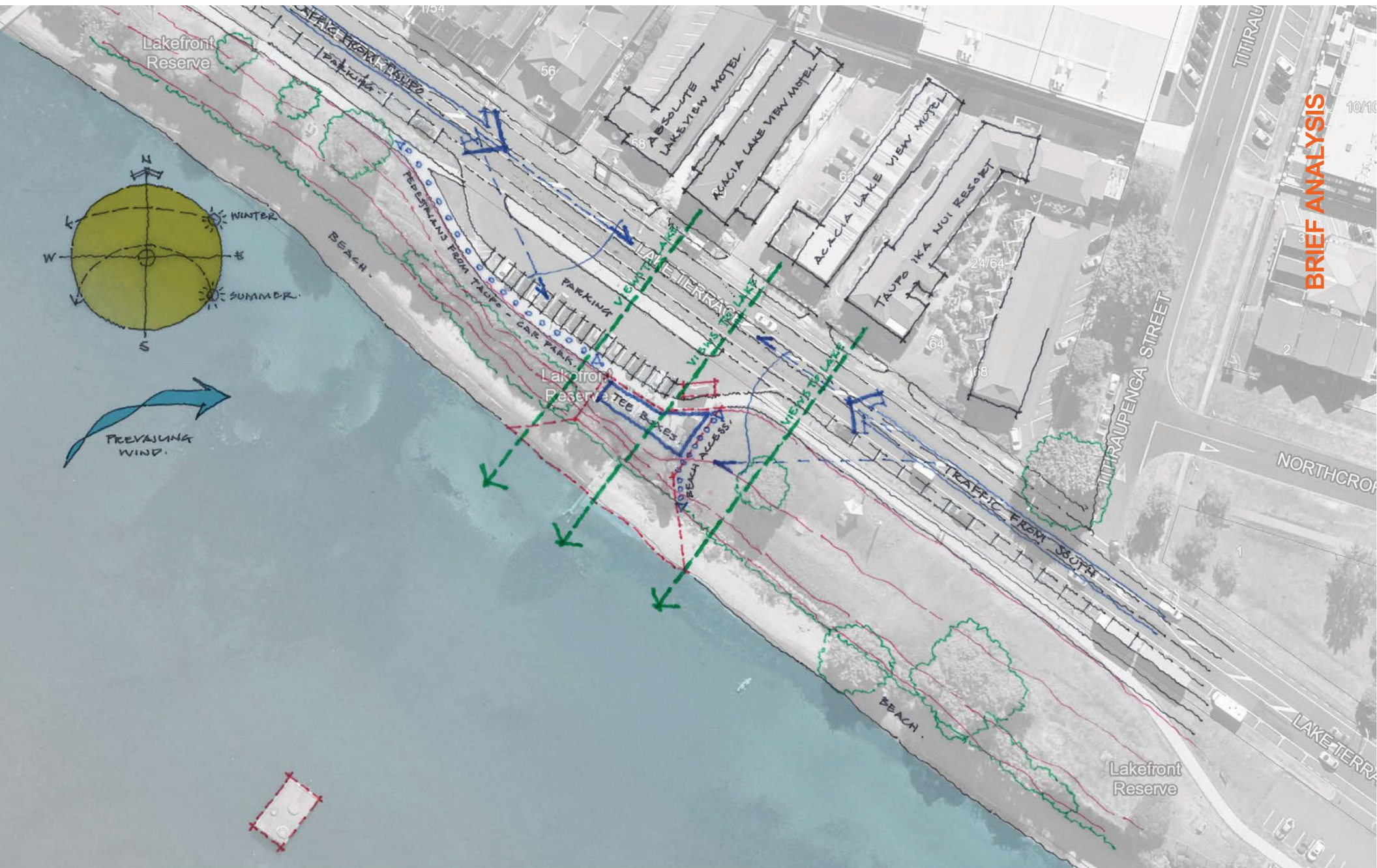




EXISTING SITE PHOTOS



Hole in One - Taupo

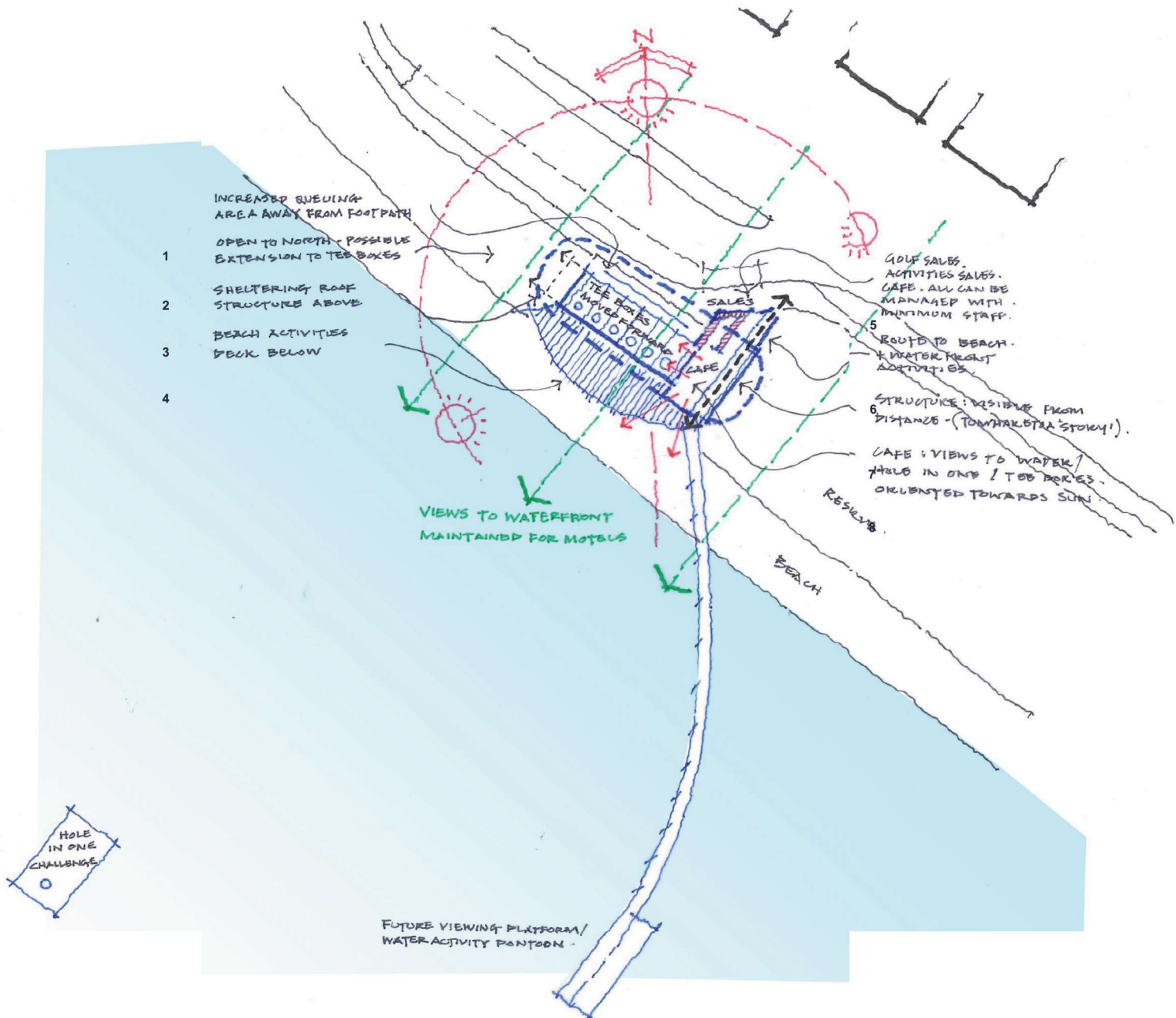


BRIEF ANALYSIS



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1. Increased queuing area away from footpath
2. Open to North - extension to tee boxes possible
3. Sheltering roof structure above
4. Beach activities deck below
5. Golf sales, activities sales, cafe, all can be managed with minimum staff
6. Route to beach and water-front activities
7. Structure : visible from distance (Tuwharetoa story !)
8. Cafe : Views to water/ Hole in one and Tee boxes. Oriented towards sun





01



Hole in One - Taupo



03



Hole in One - Taupo



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Hole in One - Taupo



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TŪWHARETOA
MAORI TRUST BOARD

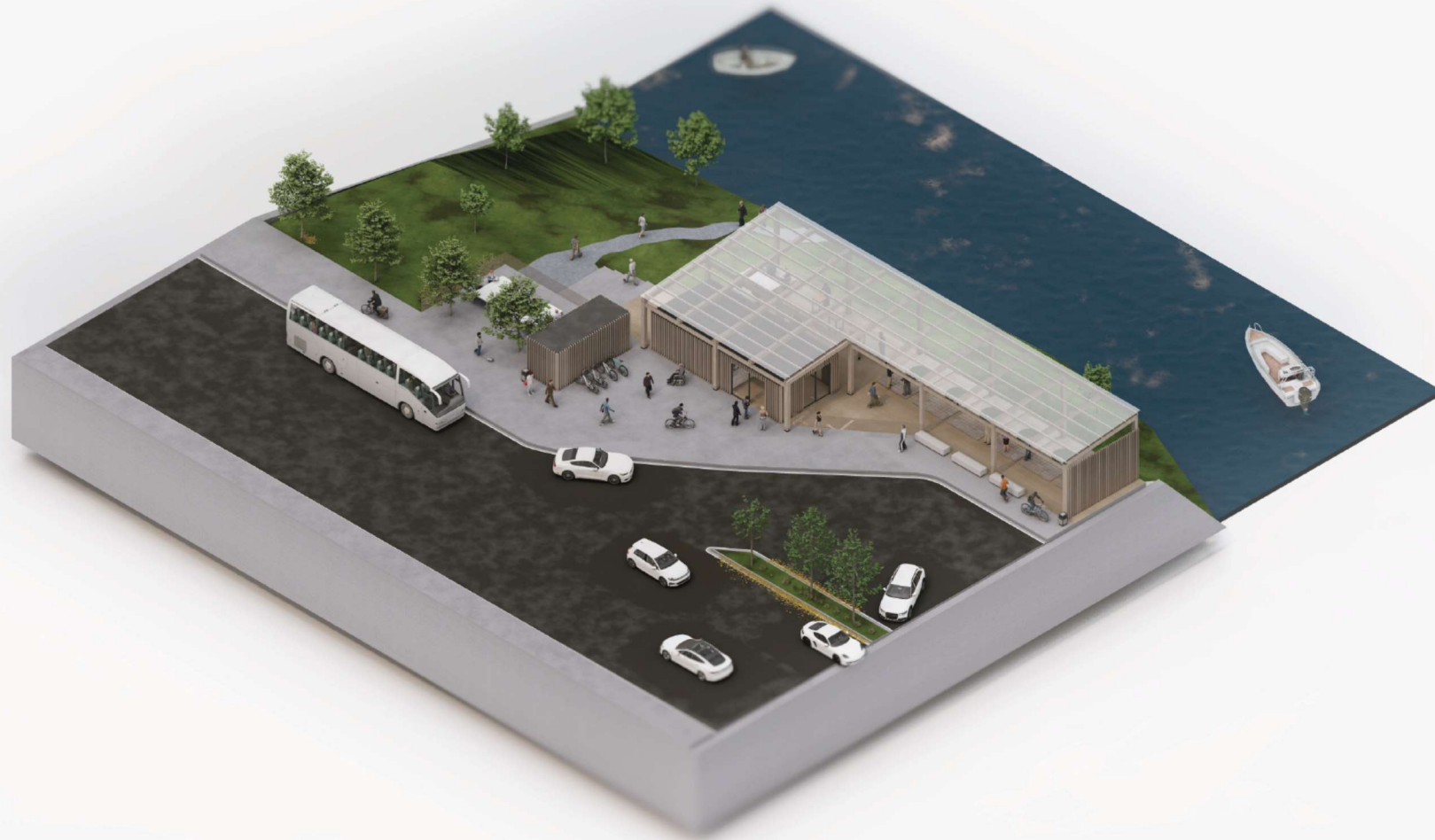
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STAGE 2

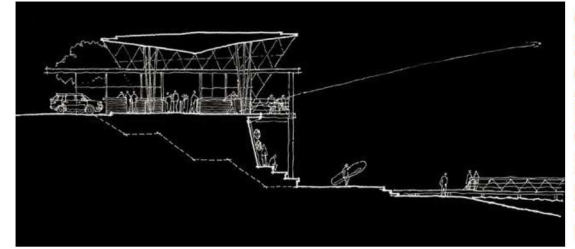
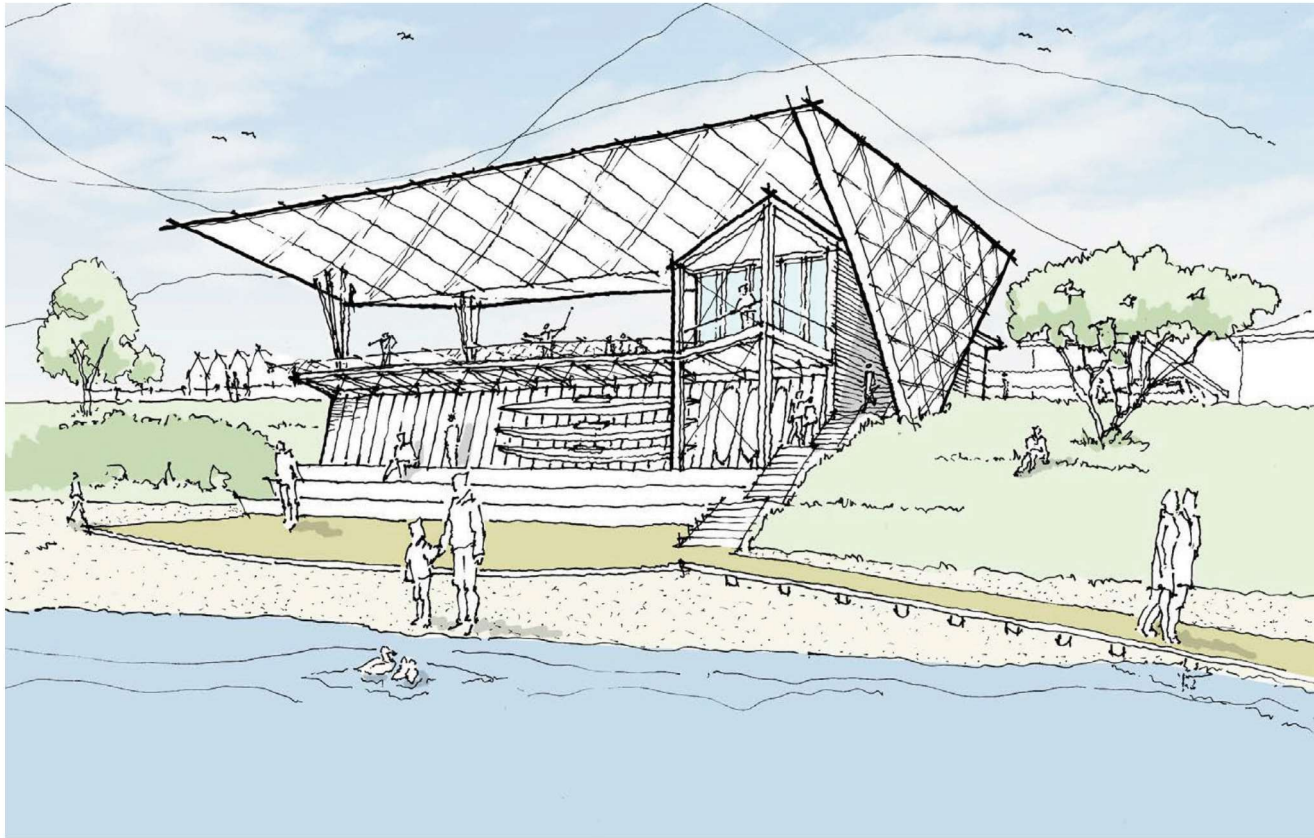
Based off the success of the above, stage 2 would look to redevelop the entire site into a multifunctional facility that would house not only the ticketing for Hole in One but also a cafe, functions and educational centre that could be utilised by the wider community. The space would connect the popular walkway to the foreshore and would add in the ability for the general public to access the water through this area of the lakefront. The addition of a floating dock would supply much needed access for other activity providers and would provide a great recreational asset for other water users.

The development would act as a western gateway to the town centre once the new town centre revitalisation is complete. As such this development would be a focal point, one that would have careful consideration given to its aesthetic and the way it sits with the land and its surroundings, whilst also tying back to the Maori heritage and Tūwharetoa values that the development is built on.

Stage 2 to potentially include

- fully redeveloped site of cultural significant, a project that Tūwharetoa would be proud of
- ticketing booth
- Café & retail
- function/ events space
- educational centre
- visitor centre / attractions info kiosk
- accessible waterfront access
- floating dock
- on water activity provider storage and operational hub

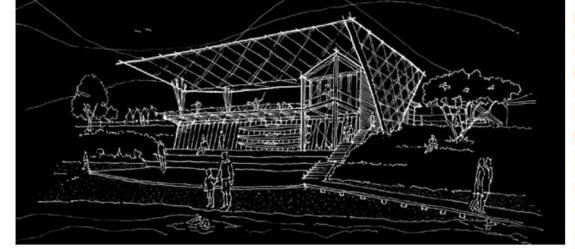
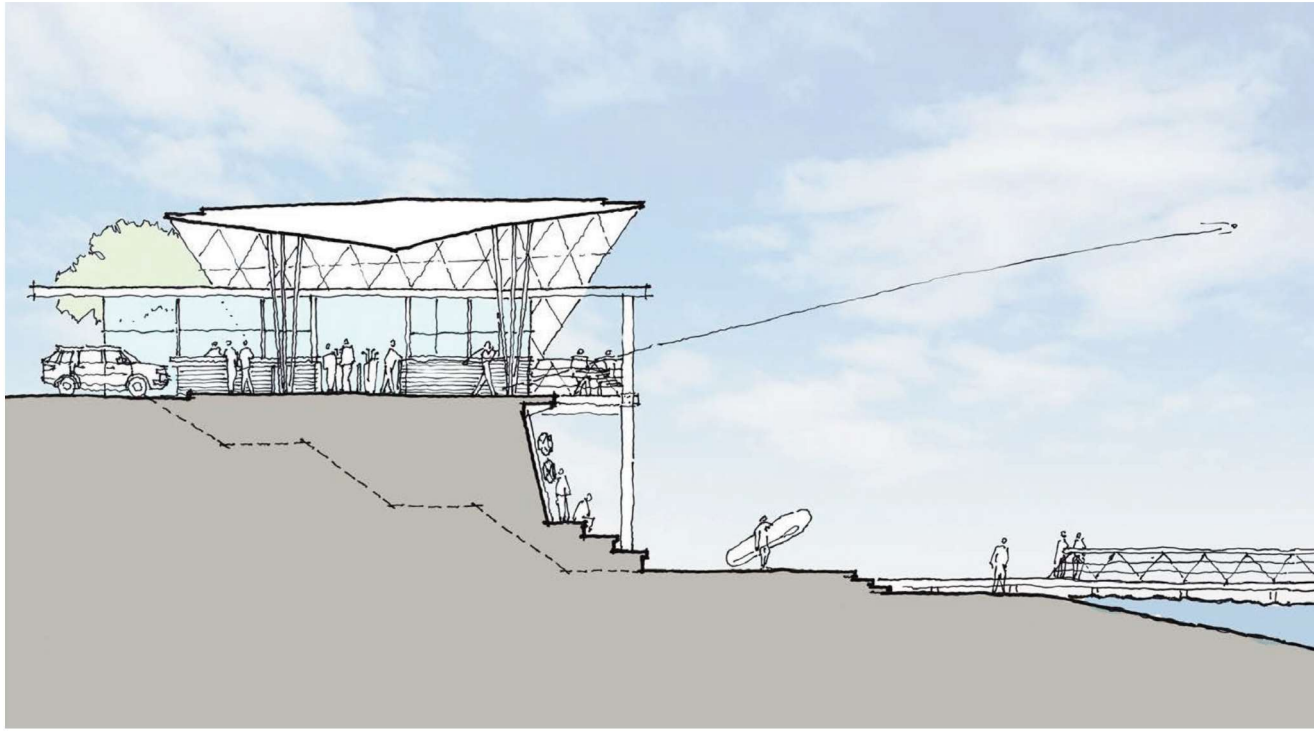




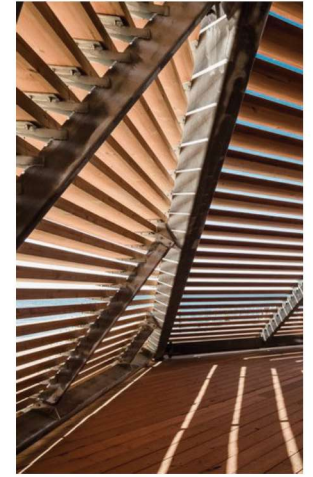
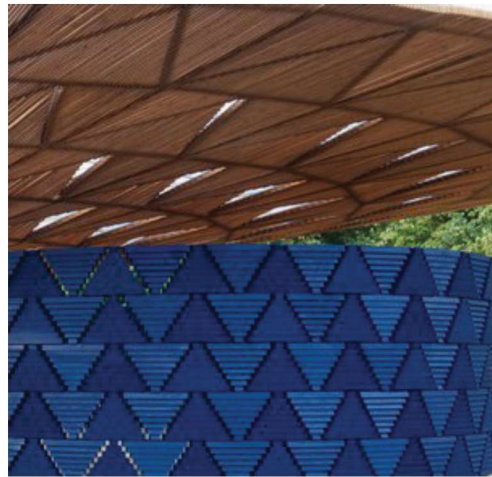
DESIGN CONCEPT DIRECTIONS



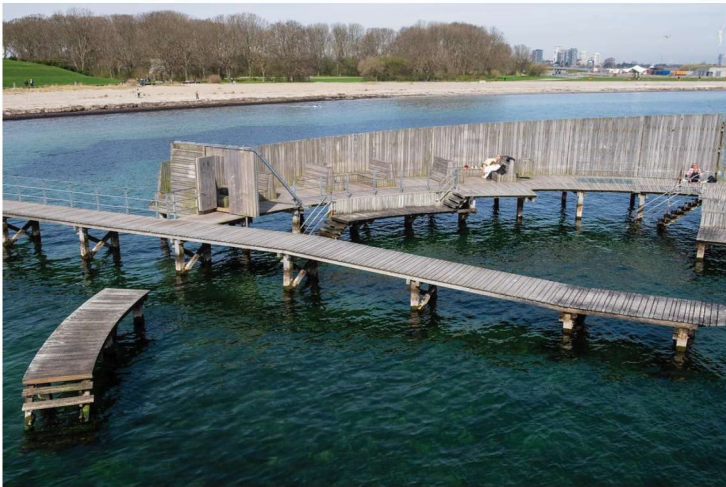
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DESIGN CONCEPT DIRECTIONS



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BRENCHMARK IMAGERY



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BENEFITS TO TAUPO

- defined and attractive welcome/ entrance point to town centre with greater public amenity
- multi use space with community, educational and cultural benefits
- hub for water based activities
- developed and enhanced access to water front
- public ablutions facilities supporting a high volume pedestrian thoroughfare
- a TDC partner willing to invest and maintain a prime lake front community area

NEXT STEPS

- letter of intent/ support from TDC
- resource consent granted
- foreshore stabilisation works implemented
- development of Stage 1 as a testing ground and interim step
- planning and development of Stage 2 whilst garnering learnings from the development of stage 1



SUMMARY

As you can see from the previous slides, Tūwharetoa seek to partner with TDC on the redevelopment of the Hole In One site. We believe that with a strategic approach we will be able to develop a world class facility that not only stacks up as a commercial venture but also delivers long term benefit to the local area with greater public amenity.

Collaborating now on this vision, whilst the town is going through a significant redevelopment, means we can deliver a project that is integrated and aligned with the overall vision TDC has for Taupo's town centre.

With a clear vision and funding already allocated to this project, we look forward to partnering with TDC in delivering a defining community facility.

Thankyou for your time.

The Tūwharetoa Trust Board

