

Aro Valley Community Centre : Site Considerations and Project Constraints

March 2018

Kia ora
koutou,

From sunshine and shading to the WCC District Plan, numerous constraints must be taken into account on a project of this nature. Listed here are some considerations and constraints which have influenced the design process.

In later pages you'll find a summary of the technical reports and costing information generated so far.

Policy Framework

- WCC Community Facilities Policy 2010 - This policy details the purpose and future investment for community centres in Wellington. Population trends and needs were thoroughly assessed and Aro Valley Community Centre prioritised for upgrades.
- Play Spaces Policy, April 2017 - This highlights the public playground as a neighbourhood playground, and basketball courts are also recognised as play space.
- Suburban Reserve Management Plan 2015 - Defines Aro Park as a Neighbourhood/Community

park distinctly separate from the Community Centre site.

- District Plan - Inner City Residential Zone - Project subject to resource consent, within Special Character residential area.
- District Plan - Aro Park reserve is zoned Open Space A. Rules allow recreation uses, others uses would be non-complying.
- District Plan - Heritage Overlay - Need to consider site development impacts on heritage buildings adjacent to the site.
- District Plan - Parking for preschool (3 needed for teachers).
- District Plan - Noise standards. 2006 acoustic studies suggest relocation next to residential would severely restrict use of the centre.
- WCC Early Childhood Centres Policy 2009 - Preschool is within Ministry of Education funding and oversight. WCC don't fund facilities for childcare, thus it is not part of this upgrade.
- Resilience Strategy 2017 - Community spaces being used for resilience building and use in an emergency.

Hazards

- Ground Shaking Zone hazard area - District Plan map.
- Potential Flood Zone hazard area - District Plan map.
- High Wind Zone at front portion of site near Aro Street.
- Pavilion roof a structural hazard (structural assessment 2014).

- Garages - structure is earthquake prone.
- Asbestos studies in progress.

Infrastructure

- Storm water Infrastructure - Large upgraded storm water main crosses between Community Centre and preschool.
- Storm water Infrastructure - Large concrete storm water main crosses near Aro St frontage, along with multiple sumps, lines and covers.
- Sewer Infrastructure - On Community Centre site and in park.

Building Condition and Previous Investment

- Building Condition Report 2008
- Recent Investments - 2006, 2011, 2016.
- Aro Park - Green space received an upgrade in 2006 and is not scheduled for further work by WCC. It is therefore outside of the scope of the funding for this project. The interface between Aro Park and Aro Valley Community Centre is important however, and WCC is open to look at how those elements work together.

Potential Impacts

- Park - WCC Parks, Sport and Recreation do not support the Community Centre relocating into Aro Park, as it would diminish the character and quality of the park.
- Neighbours - Noise and nuisance to neighbours.
- Heritage - Potential site development impacts on adjacent heritage.
- Function - Types of use of the Community Centre must be considered as part of resource consent.
- Vehicles - Use, traffic and parking impacts must be considered as part of resource consent.

Budget

- Amount is \$1.2 million for the total budget, not construction budget. It must cover all design and construction services. The amount is GST exclusive. There will be no additional WCC budget for the Community Centre upgrade, although there is a programmed upgrade of the public playground in FY2020/21.
- The Long Term Plan budget allocated to this project is for community facilities/centre upgrade, relating to the Community Facilities Policy. To be accountable with ratepayers' money, it is desired that the funding goes into upgrading the Community Centre, not the park.

- Value for money. Again, as it is public money, we must consider options that provide value for money given the small budget and recent investments.

Other Site Design Factors

- Sunlight and shade.
- Wind.
- Public playground (will be upgraded in a few years, so community input now is desirable).
- Circulation - Pedestrians, cyclists, old and young.
- Site Access - Consider access for emergency vehicles, events and loading.

Technical Reports and Costing

This section outlines and reviews the various technical reports and cost estimates generated by

- Spencer Holmes - Engineers
- Rider Levett Bucknall - Quantity Surveyors and Cost Consultants

In regard to the Aro Valley Community Centre upgrade Concept Designs.

The reports are considered in conjunction with feedback from community engagement; only through co-ordinating all these requirements and constraints will the team achieve an optimal design.

Technical Reports

Report	Information	Response
Structure	Existing community centre has been assessed to approximately meet 56% of New Building Standard and does not legally require strengthening.	While there is no legal requirement to strengthen building WCC intend to upgrade the structure.
Structure	Abel Smith garages have been assessed to approximately meet 21% of New Building Standard and legally require strengthening.	WCC now consider the garages part of a separate project.
Geo-Technical	Soil Class C – Requires 1-1.5m piles for foundations .	Geo-tech presents no significant issues to development of the community centre and surrounding landscape.
Fire Safety	Requirements are: <ul style="list-style-type: none"> • Type 4 Fire Alarm. • Escape routes with lighting and signage. • Fire rating to external wall along north and west boundaries. 	All concepts have similar fire safety requirements. Fire report to inform design response e.g. wall finishes, window openings.

Services	Some concept designs required moving underground water services, while others required only minor alterations to services.	Large cost implications to move water infrastructure, so design response should avoid this if possible.
Other	Wellington Water propose emergency water bore to be located on site. This is likely to be located close to the boundary with 46 Aro St part way along the vehicle entry.	To be included into site constraints.
Other	The tennis pavilion or 'bunker' is un-occupiable in its current state. Large cost involved to make it safe and useful.	General community support for its removal, along with large cost implications to retain mean demolition of the bunker is recommended.

Cost Estimates

We have received preliminary cost estimates for the three Concept Design options which were presented to the community. Based on community feedback on the Concept Design options, two additional new build designs were also developed and costed.

All concept estimates exceed the budget allocated to the Aro Valley Community Centre Upgrade, with relocation and new build options costing more than upgrading and extending the existing building.

The following elements were identified as possible areas where costs could be reduced:

- Maximise the retained area of existing exterior walls
- Minimise additions
- Avoid re-pitching or altering existing roof.
- Do not create a full scale commercial kitchen.
- Identify elements where the Aro community can contribute e.g.
 - Landscaping/planting
 - Artwork
 - Gardens / Compost
- Size of deck to provide maximum value to centre at smallest cost.