

# ARO VALLEY COMMUNITY CENTRE

## ENQUIRY BY DESIGN REPORT / BRIEF


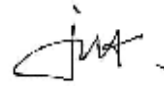
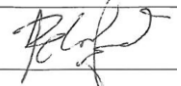
15/08/2017



**Absolutely Positively**  
**Wellington City Council**  
Me Heke Ki Pōneke

jerram  
ARCHITECTS tocker +  
barron

## 1. QUALITY ASSURANCE

Document	Ref	1727 – AVCC EBD Report	Date	Signed
Issue	4	Final / Approved	15/08/17	
Author	Draft	John Tocker	24/07/17	
Reviewed	Draft	Paul Crawford	24/07/17	

## 2. EXECUTIVE SUMMARY

2.1. This is a Community led design project that follows previous Community Engagement consultation and research undertaken by Aro Valley Community Council (AVCC), Wellington City Council (WCC), and their consultants Anne Cunningham and Cally O'Neill.

2.2. Enquiry by Design (EBD) workshops completed 9/10 June:

- 4 Workshops over Friday/Saturday/Sunday
- Introduction/Linking to prior work by Anne Cunningham
- Jerram Tocker Barron Architects (JTB) led working groups
- Good level of engagement though fewer attendees than expected, though we are advised that numbers were similar to other consultations of this type.
- A broad similarity of outcomes was noted between the prior work and these design focused charrettes

2.3. This report /program provides a Draft Brief for the work to follow:

- Top 5 Design Elements:
  - Relocate Community Centre to Aro St Frontage (1 particular group intent on ensuring street presence for AVCC)
  - Extend / Re-orient Community Centre at current location
  - Improve cycle/pedestrian/ skateboard / pushchair traffic flow/control and safety
  - Improved access from Palmer St (including service vehicles))
  - Provide Deck/Stage area

2.4. Program

- A draft program for the work currently shows:
  - Masterplan/Concept August 17
  - Prelim Design Sept 17

- o Developed Design Nov 17
- o Detailed Design Jan 18
- o RMA/Building Consent Mar 18
- o Award Contract May 18
- o Complete Construction Nov 18

### 3. ENQUIRY BY DESIGN WORKSHOPS

#### 3.1. BACKGROUND

As part of the offer of Service for this project JTB suggested a series of Enquiry by Design workshops be held in the community. The aim of the workshops was to:

- Engage with the community in a meaningful manner
- Gain participation in the design process
- Introduce the design team to the community
- Establish rapport with stakeholders in the Community
- Identify and record key elements, amenities and desired outcomes for the project
- Provide the design team with insight into the issues, constraints, and possibilities for the project
- Set expectations of the end users within the pre-defined client led parameters
- Set out the process for the community engagement as work progresses

We held workshops with the support of AVCC and WCC and the informative and insightful local knowledge gained from community members who attended form the basis of this report and a guide for the draft brief.

#### 3.2. EBD WORKSHOP PROGRAM

There were 4 workshops held at the Aro Valley Community Centre:

- 12.30-2.30pm Friday 9<sup>th</sup> June 17
- 4.00-6.00pm Friday 9<sup>th</sup> June 17
- 1.00-3.00pm Saturday 10<sup>th</sup> June 17
- 1.00-3.00pm Sunday 11<sup>th</sup> June 17



Workshop Invitation

### 3.3.FORMAT

Each workshop was introduced by Anne Cunningham, who provided both a background and update to the prior Community Engagement work and an introduction to this next phase which is design led.

John Tocker and Paul Crawford from JTB then introduced the EDB concept of participatory design as a means of gaining local input, local knowledge and a consensus of what is important to the community. Andrew Caldwell of JTB provided support to each of the workshops.

- At the outset we set the constraints so that there was a contained focus. We also supplied a brief of the background information and reference material as part of introducing the workshop, so that participants all have a similar set of reference points and information.
- Each group then worked as a team to produce a graphic representation of their views and solutions/outcomes for the project
- Each group then presented back to the wider group.
- When all groups had presented in each workshop we took a short break, for attendees to vote for the most important elements presented using sticky dots to indicate preferences





*Workshops in progress*

### 3.4. ATTENDANCE

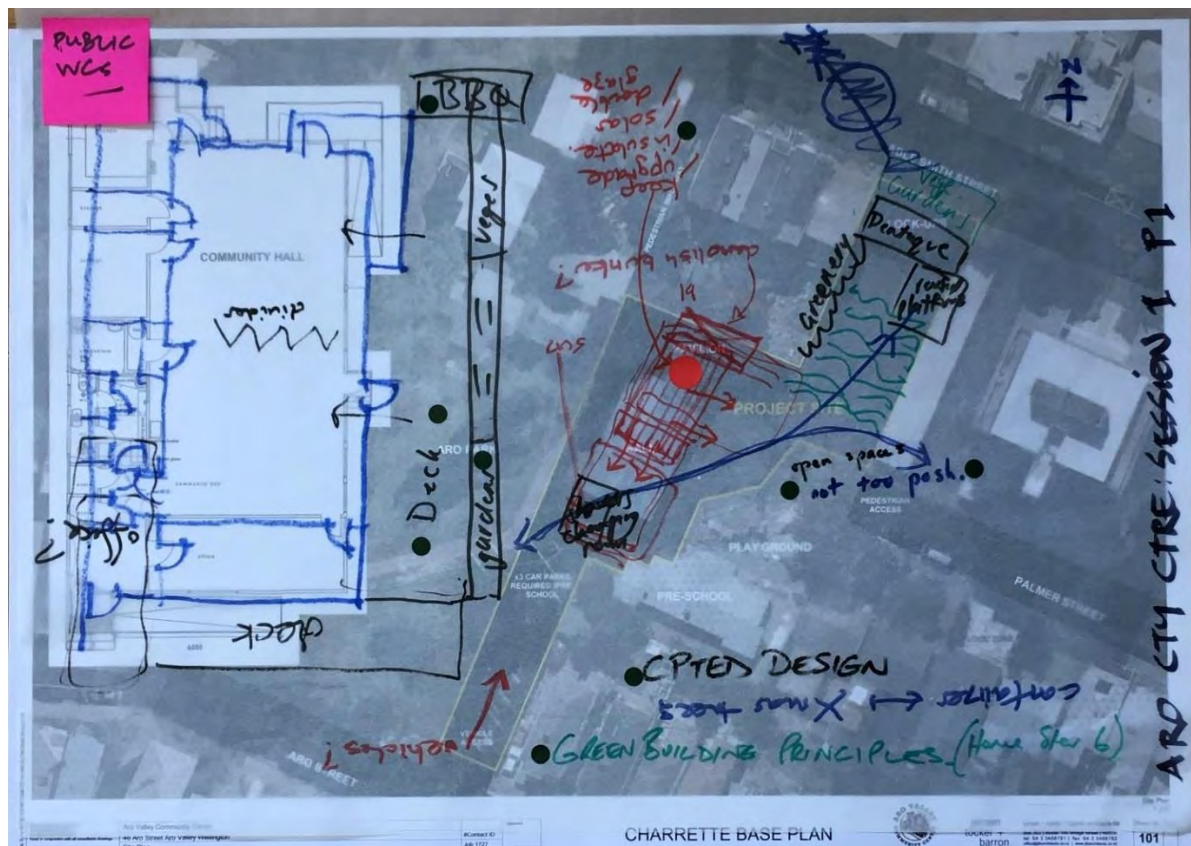
Attendance at each workshop varied, with a total of 6 groups preparing and presenting their thoughts over the 4 workshops. Approximately 40 people were involved in the 4 workshops, with a predictably larger attendance at the weekend sessions.

While attendance was a little lower than expected, those who came made a very positive contribution. However, we are advised that the level of community engagement was similar to that experienced in like consultations elsewhere in Wellington (Anne Cunningham). We note that the prior community engagement has successfully identified many of the pertinent issues before the Architects were appointed.

This in turn may indicate that with many people being heard already, only those with a particular interest in the specifics of the design felt the need to attend the EBD workshops.

### 3.5. OUTCOMES

There were 23 sheets of annotated drawings produced during the workshops, from which we have scored those items voted for by the participants. Each participant was issued 5 green dots worth 1 point and a single orange dot worth 5 points. This system is completely open to the voter who can place their votes entirely as they choose.



Example of EBD Workshop output noting single point votes for deck, (2), BBQ (1), Garden (1) Extend City Ctre (5), Green Building (2), CPTED(1), & Open Space/ease of site traffic movement (2)

[illegible]

### Raw Scores from EBD Workshop

	Location	Building Related	Site	Activity Related
Relocate Centre to Aro St frontage	Yes	No	No	No
Relocate Centre to Basketball Court	Yes	No	No	No
<b>Building Related</b>				
Extend & Upgrade Existing Centre	Yes	Yes	No	No
Stage & Deck	Yes	Yes	No	No
AV/Wifi Provision & Upgrade	Yes	Yes	No	No
More Meeting Spaces	Yes	Yes	No	No
Activate existing Aro St façade	Yes	Yes	No	No
"Green" Construction	Yes	Yes	No	No
Rotate Centre 90°	Yes	Yes	No	No
Kitchen Upgrade	Yes	Yes	No	No
Room Divider to large hall space	Yes	Yes	No	No
<b>Site</b>				
Improve traffic mgt - pedestrian/cycle	Yes	Yes	Yes	No
Improved access from Palmer St	Yes	Yes	Yes	No
Provide amenities for Homeless	Yes	Yes	Yes	No
Basket Ball Court Central Location	Yes	Yes	Yes	No
"Aro Square" adjacent to Centre	Yes	Yes	Yes	No
Remove puddles at Aro St access	Yes	Yes	Yes	No
Basket Ball Court retained	Yes	Yes	Yes	No
Alternate use for Basketball Court	Yes	Yes	Yes	No
Acknowledge Stream in Design	Yes	Yes	Yes	No
Fruit Trees	Yes	Yes	Yes	No
CPTED Principles to be used	Yes	Yes	Yes	No
Improve Compost Area	Yes	Yes	Yes	No
Gardens	Yes	Yes	Yes	No
<b>Activity Related</b>				
Whanau / Drop-in Centre	Yes	Yes	No	Yes
Civil Defense Hub at Centre	Yes	Yes	No	Yes
Pre-School use all that Building	Yes	Yes	No	Yes
Green Bikes	Yes	Yes	No	Yes
Provide for Xmas Dinner	Yes	Yes	No	Yes
BBO	Yes	Yes	No	Yes

Grouped Scores from EBD Workshop

## 4. CONCLUSIONS

We note that the main items valued by the community fall into 4 categories:

- Building Location
- Building Attributes
- Site Attributes
- Activities

Taking each of these in turn:

Building Location:

There is a prevalence of votes seeking relocation of the Centre to the Aro Street Frontage. This is an option which would require a new building to be sited on the narrow (8m wide) strip of the site that leads out to Aro St. Alternatively WCC could allow encroachment onto the Aro Park site.

This aim of this option was to open the building to the park, and to utilize this area in conjunction with the use of the Centre.

The desire for the Community Centre to have a distinct presence at the road frontage, was secondary – the location proposed afforded the link to Aro Park.

While we understand the current Community Centre lacks a street presence and openness to the rest of the site, there are difficulties with the Aro St frontage location in that it would require a new building.

Further the available site at Aro St is only 8m wide so that a new building would need to expand across the boundary into the park, based on the current width of the existing main hall area which is approximately the same width, leaving no space for circulation or a stage/deck.

An initial assessment of the budget allocation indicates that the entire budget would likely be exceeded by a new building.

Therefore, before this option could be seriously considered, WCC would need to provide certainty that there is a realistic potential to 1) fund such a proposal & 2) utilize a portion of Aro Park for the Community Centre.

Additionally, there is the issue of the current site which would be hidden from street surveillance and would likely pose a safety risk as a result.



(Building Location cont.)

An alternate view for either a relocation of the existing building or a new structure is on the existing basketball court. This option had some support from the community and also poses similar issues from a safety and risk perspective as the Aro St frontage.

Apart from the cost of a new or relocated building, the location on the basketball court leaves the centre of the site open with minimal surveillance, while locating potentially noisy events closer to Aston Towers where residents already have noise issues, so we do not favour this option.

### Building Attributes

The top 3 items for the revitalized Community Centre as advised by the community are an extended, upgraded facility, a stage/deck, and improved wifi/AV facilities.

Other significant items are more meeting spaces/small group activity spaces, an active face to Aro St, and Green building attributes.

Of lesser importance but still noteworthy are upgrading the kitchen, providing some flexibility to the main space, and the potential to rotate the building 90° to orient the main hall towards Aro St.

Of these attributes, the top 2 – extensions and integrating an outside space appear to be fundamental issues which the design team must address. Other aspects are more about upgrading rather than major changes to the base level of amenity.

We also see the upgrade of facilities, while not specifically identified in the EBD workshops, as an assumed part of the brief. This extends to interior and exterior finishes upgrades/maintenance, lighting, acoustics, heating and ventilation, WCs, and the like.

### Site Attributes

The site is seen by the community as having some advantages from its mid-block location and some disadvantages. Chief among the disadvantages is the difficulty of managing cycle traffic through the site.

This issue is closely followed by the opportunity to have vehicle access from Palmer St. This option is seen as highly desirable, especially for larger events when there is equipment to load in and out of the site.

(Site Attributes cont.)

It is also important to Aro residents to acknowledge homeless people as members of their community, and to provide some level of amenity. The design team will need to be guided by WCC as to whether it is appropriate for this type of amenity to be provided as part of this project, or whether other social support services are better placed to meet this need. Either way, it is important to accept and acknowledge that people often use Aro Park as hang-out space and somewhere to sleep.

Other views significantly support use of the site to provide a plaza as “Aro Square” which is envisaged as an adjunct to the Community Centre, which reinforces the ideas above for a stage/deck area as part of the building.

Some aspects of the site advice were more around the uses and upgrades with opinions evenly split between those who want to retain the basketball court and those who seek an alternate use for the space.

There were other items with less support that should be considered including gardens, fruit trees, CPTED principles and improved composting facilities which need to be included.

One item that will arise as a result of any changes to the Palmer St access is a clash with vehicles reversing from Aston Towers parking area. This will require care and consideration – possibly a mirror to mitigate the risks due to the lack of direct sight lines.

## Activities

The Community is keen to provide for specific activities at the new Centre. Such uses as a Whanau/Drop-in Centre, Civil Defense Hub, and BBQ space all feature, alongside consideration for Green Bikes and major events like the Xmas Dinner.

One activity where we need some guidance is the use of the Community Centre Offices next to the Pre-School. We understand that the Pre-School would ideally like to take over the space currently occupied by the Community Centre. While this seems logical, it would require some additional space on the Community Centre with accompanying costs. Additionally, we must consider WCC Policies for Early Childhood Centres

We see further opportunities for Community engagement in the acknowledgement of the old stream alignment and by including artworks integrated onto the design. This could provide an outlet for both artists and artisans as nominated by the Aro Community.

## 5. DRAFT BRIEF

## 5.1.BACKGROUND

### Client Objectives

*Community facilities contribute to a sense of place by creating potential focal points for community activity so that the space becomes a concrete symbol of a community's sense of identity and place. Community facilities may also contribute to strong communities by supporting a sense of safety, security, trust and a good quality of life. Community facilities enable people to have many opportunities for involvement and engagement in formal and informal activities. (WCC Community Facilities Policy (June 2010).*

### Project Requirements

*.....developed through community-led vision, initial outcomes that we want the designs to achieve are:*

- Meet principles and objectives for facilities as set out in the WCC Community Facilities Policy 2010*
- Incorporate community needs into site and building design, with community involved in the design and a high level of public engagement*
- Appropriate consideration is given to urban design in the wider context of the centre's physical location (pedestrian friendly, relationship with park and preschool, heritage, as examples)*
- Integrated community hub with sensible use of spaces, solving design problems given ad-hoc development, temporary and unsafe buildings*
- Landscape design that considers the site uses and community vision*
- Accessible design for diverse groups and ages, enhance it as a place for everyone to use and enjoy*
- Multi-functional spaces*
- Build in flexibility to keep pace with needs of community and users as they evolve*
- Plan for positive health and safety, both site safety (CPTED) and staff safety*
- Re-use of buildings and existing materials, as feasible*
- Friendly, welcoming front entry*
- Consider long-term maintenance requirements*

*(RFP invitation, WCC 09/11/16)*

## 5.2.OPPORTUNITIES / CONSTRAINTS

### Purpose

This project aims to review the current building and amenities of the Aro Valley Community Centre and provide upgraded or new spaces that meet the needs of the community as nearly as possible within the budget available.

Work is to be undertaken in collaboration with the community, through the Aro Valley Community Council (AVCC), and as directed by the WCC led Steering Group.

This document will, once approved, form the brief for the Architects.

## Site

The site is a “z” shape with a larger central area containing the current Community Centre one leg to the north east to Abel Smith Street forming an open court with garages and undercroft storage at the street frontage. The other leg of the “z” shape is an access strip to the south west that is partly integrated into Aro Park. This is also the sole vehicle access to the existing Community Centre building.

The site is reasonably flat with only minor variations. We note that there is reported ponding along the east side of the access from Aro Street which should be addressed, though not necessarily within this project.

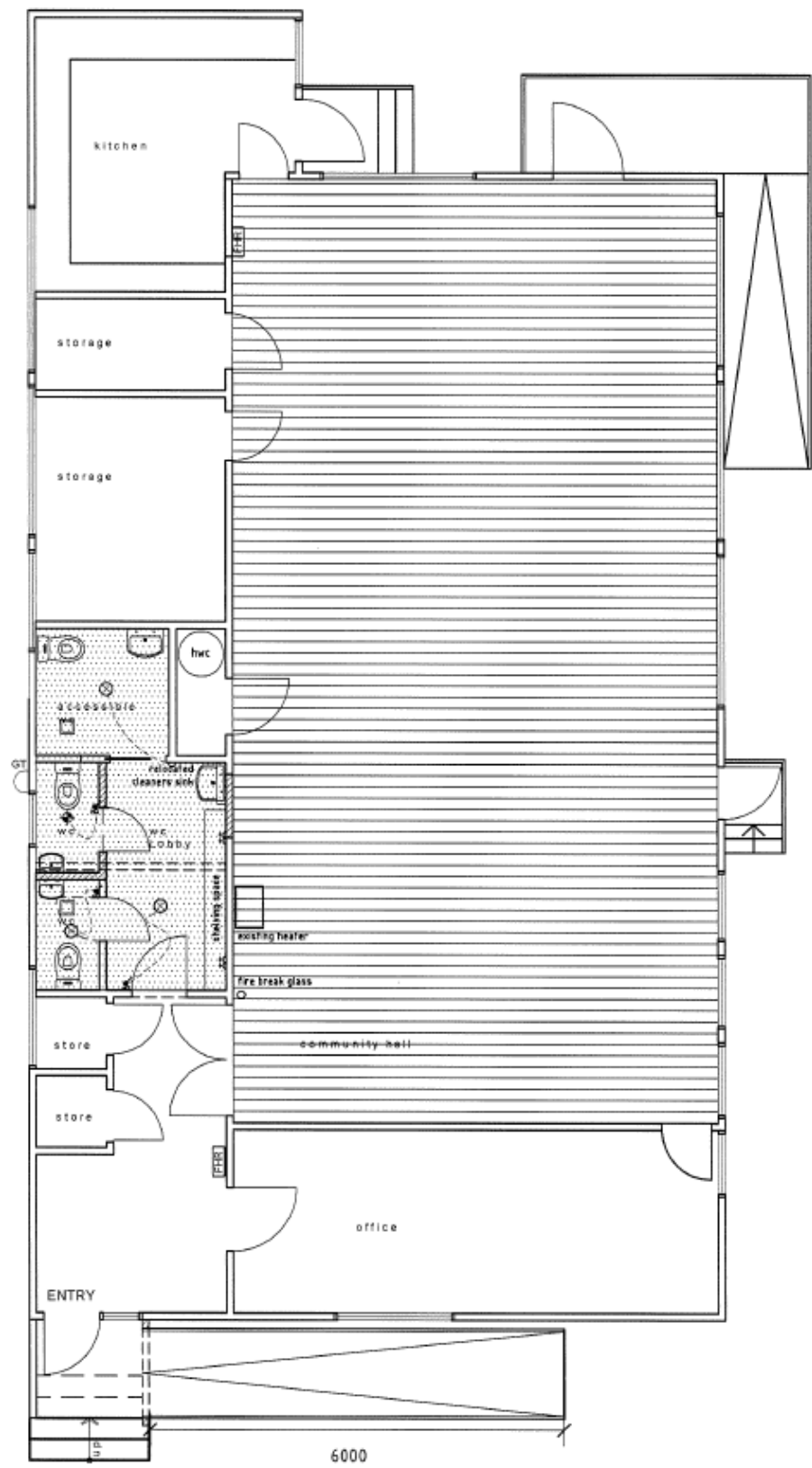
The Abel Smith Street frontage has garages with undercroft storage along the full length and access to the site is from the north is limited to a walkway located at the corner of Abel Smith St and the Terrace.



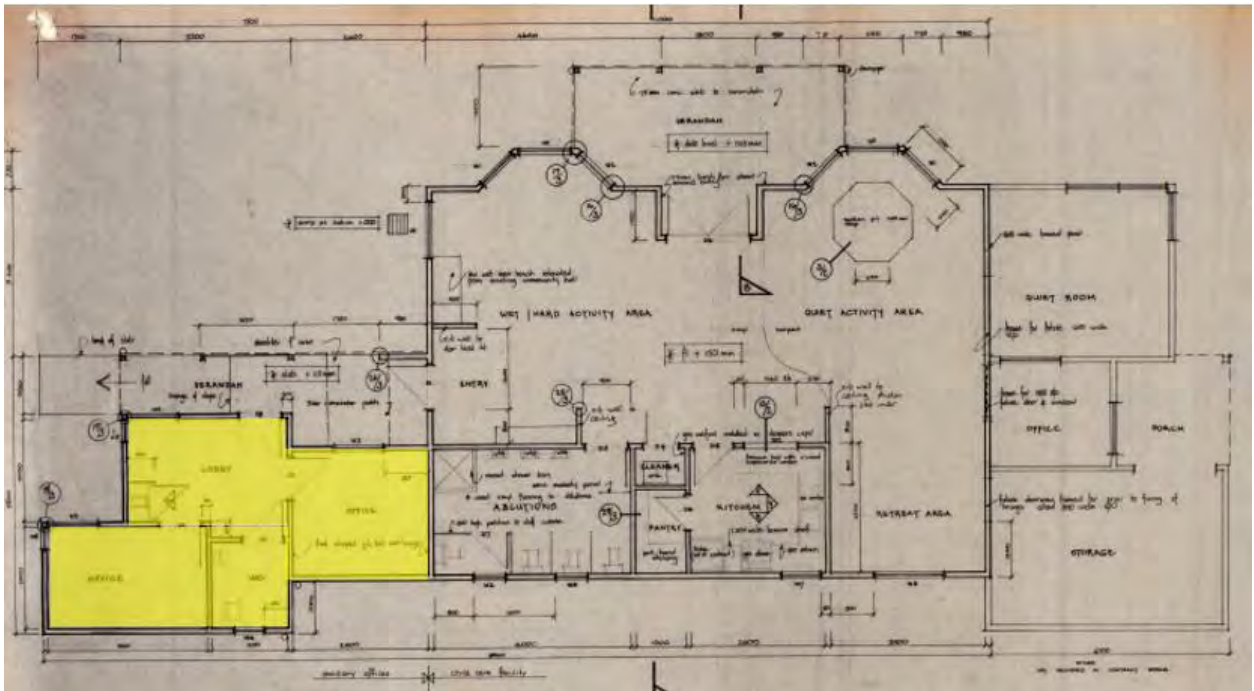
## Site Plan



Existing Building



Adjacent Pre-School Building showing area occupied by the Community Centre (??)



### Sense of Place

This project is targeted for Aro Valley area residents and the users of the Community Centre.

Apart from residents immediately adjacent in Aro Valley people from the northwestern parts of Brooklyn on the southern side of the valley, the southern edges of Kelburn on the northern side of the valley, and the closer parts of Te Aro have attended the charrettes and have contributed to the process.

They have made clear to the design team that Aro Valley has a real sense of identity as is evidenced both from the prior Community Engagement work and from AVCC documentation.

### 5.3.BUDGET

There is an overall budget allowance of \$1.2M for the project that includes all professional fees, consent fees, contingencies (excluding GST).

## 5.4.PROGRAM

The original program included delivery of:

- Masterplanning Mar 17
- Concept May 17
- Preliminary Design Aug 17
- Detailed Design Nov 17
- Construction FY18-19

Due to the EBD Workshops being co-ordinated with other Community engagement works and only held in June 17, there has been a slower than anticipated start to the work. However, the team is still on track to complete the work to meet the original end date.

A draft program is attached in the appendices to this report with milestone dates of:

- Masterplan/Concept August 17
- Prelim Design Sept 17
- Developed Design Nov 17
- Detailed Design Jan 18
- RMA/Building Consent Mar 18
- Award Contract May 18
- Complete Construction Nov 18

This program allows for WCC and Community Review/Update at each stage of the work with WCC approval before starting each subsequent phase of the work. Please refer to the detail program attached.



## 5.5.SITE ANALYSIS

### Topography



The site is defined by the Aro Valley with its steep sides narrow streets and central commercial area, all of which contribute to a defined locale.



## Orientation

The valley runs approximately east/west so that it receives good sun for most of the year. The site itself has less sun in the winter with the hillside at the end of the Terrace shading the basketball court and the current building in the afternoon

## Weather

Aro Valley was one of the earlier areas of Wellington to be settled, showing that is relatively sheltered from prevailing winds from the north west and the south

## Land / Soils

A Geotech Report will likely be required to inform the design of any new works.

It is likely, being in the bottom of the valley, that the site has some variability in soil density resulting from terrain alterations over time, the infilling of land around the original stream bed, and the nature of the local crushed greywacke rock.

## Neighbourhood Character

Aro Valley has a clear identity within Wellington City as shown by the strength of the Aro Valley Community Council and their strong advocacy over many years.

Local residents are active and engaged with their community, and have clear ideas about what is good for Aro Valley. This is exemplified by the high level of support for the Community Centre and the wishes of the Community to be included in developing its future. We note that part of the briefing for this project was a submission by AVCC to WCC from 2004, so there is demonstrated commitment and consistency.

There are a large number of Heritage listed buildings in the area – both residences and shops, and this project needs to acknowledge it is taking place in an area of high heritage value to both the local and wider Wellington community.

We also recognize that there is a need to engage with users who are not local, but rent the space, and a further need to make the most of the opportunities to link the indoor space with outdoor space.

## Regulatory Controls

Any redevelopment on this site is subject to The Resource Management Act, The Building Act, WCC bylaws and the District Plan requirements plus their accompanying regulations and processes

We intend to meet these as nearly as possible and if there is a need to go beyond the permitted baseline, we will need to seek the appropriate levels of consent.

## Adjacent Amenities

Being Co-located with Aro Park is a key aspect that adds value to both the Park and the Community Centre.

We note that the Community Centre is a focus for this area, and that while close to the central city Aro Valley has few other community spaces.

Te Aro School at 360 the Terrace is somewhat dislocated by the topography, and the only other significant community space is the School of Practical Philosophy at 33 Aro St.

## 5.6. DESIGN REQUIREMENTS

### Function

EBD Workshops indicated a clear desire for a better relationship between inside and outside with the option to operate the main interior spaces in conjunction with outside activities for sporting and social occasions.

There is a practical need for environmental controls such as acoustic attenuation, lighting management, and access / traffic management to ensure a safe, friendly environment that minimize impacts outside the site.

### Amenity

Facilities need to provide multi-functional spaces suitable for small groups, large functions, and a range of activities alongside the necessary kitchen, storage, office and ablution requirements, all sized to suit the needs of the community.

Access needs to be improved for vehicles for load-in/out while maintaining a safe place for pedestrians skateboarders and cyclists.

It is acknowledged that homeless people use Aro Park and the surrounding areas and are a part of this community. It may be that addressing the social issues around homelessness is outside the scope of this project, but it is important to record this need.

### Accommodation

There is acceptance that the current hall size is adequate, but that wider variety of space is desired to meet the needs of the community plus a greater number of meeting spaces and rooms for small group activities.

The kitchen requires an upgrade, though there is some direction needed to ascertain to what level this should be. A full commercial kitchen was mentioned during the EBD (Accommodation cont.)

(Accommodation cont.)

workshops although the ability to provide a finishing kitchen suitable for use by a commercial caterer would be a reasonable minimum.

Associated WC amenities also need a refit, and there is a stated need to address the office space/storage needs of the Centre in conjunction with resolving the office location which is less than optimum in its current position in the Pre-School Building adjacent to the Community Centre

### Design Goals

- Sustainable Design with Natural Materials
- Materiality – the new Centre needs to be robustly finished in low maintenance materials
- Quality – the spaces need to be both functional and attractive to users. These requirements mean that simple, self-finished, hardwearing surfaces are best suited for this facility
- Community Participation – This is a self-consciously Community-Led project. The Community needs to be involved at each stage of the process and be updated regularly while acknowledging that as work becomes more detailed there is a proportionate decrease in the ability to make changes to design decisions.
- Assumed items to be confirmed:
  - Design to meet current Code/Regulatory requirements
  - Boundaries are as shown (subject to survey)
  - Use of the Community Centre offices by the Pre-school
  - 3 parking spaces are required for the Pre-School on the site

### Other Consultants

We envisage a requirement for other consultants to support our work including:

- Geotechnical Engineer
- Structural Engineer
- Quantity Surveyor
- Services Engineer
- Fire Safety Engineer
- Landscape Architect (Included in JTB Architects existing engagement)

JTB are happy to assist with suggestions as to suitable consultants, noting that these will be separately employed by WCC. And that both Geotech and Structural Consultants will be required to inform the design at an early stage, and we will need their input prior to completing the Preliminary Design phase.



## 5.7. APPROVAL

Endorsed by: .....

For Aro Valley Community Council

Date:.....

Approved by:.....

For Wellington City Council

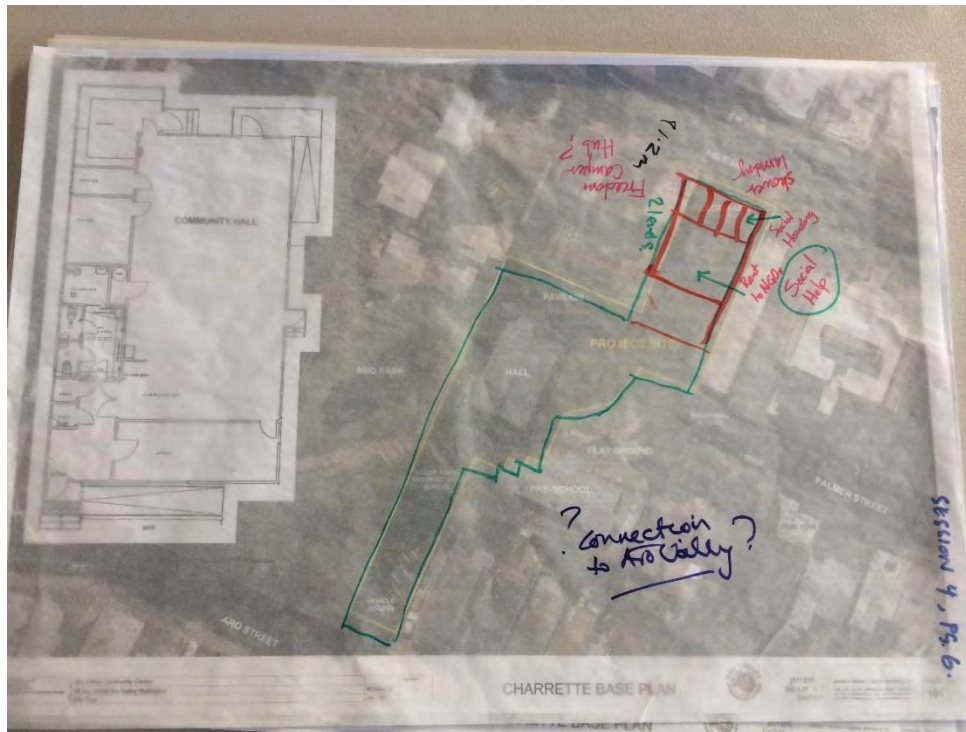
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## 6. APPENDICES

- 6.1. Photos
- 6.2. Draft Program
- 6.3. Previous Community Engagement Outcomes
- 6.4. Items Identified that are likely to be outside the scope of this Project
- 6.5. References

## 6.1 PHOTOS

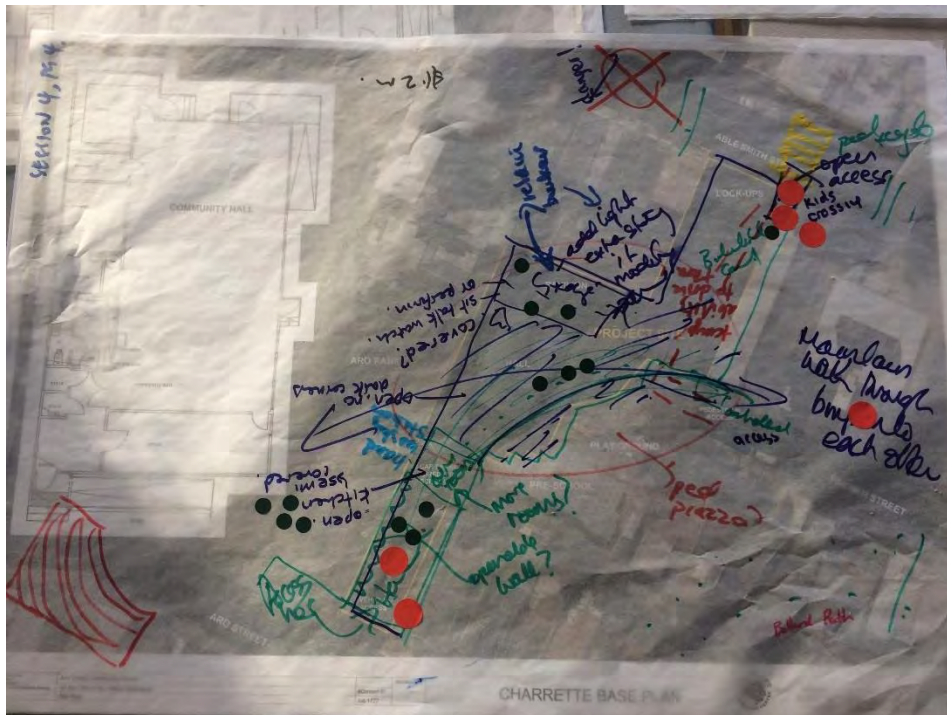
### EBD Workshops



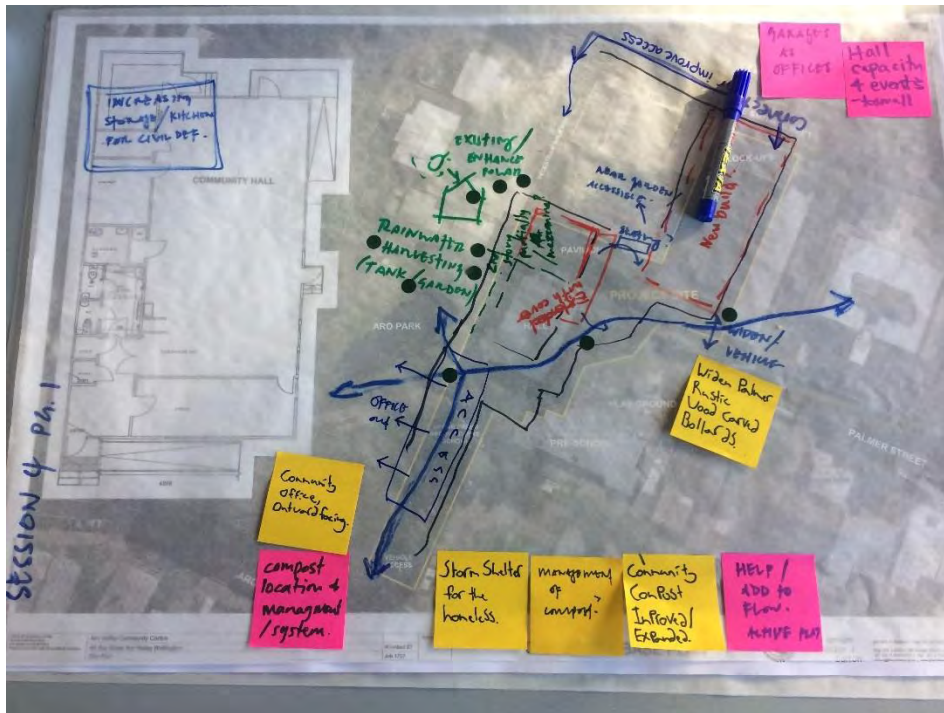








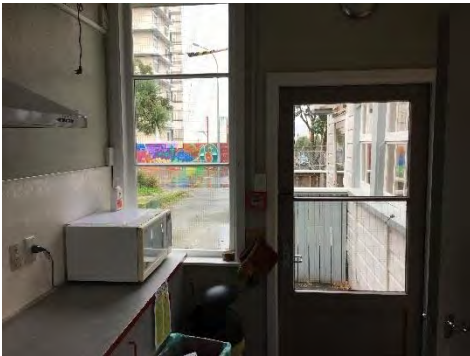






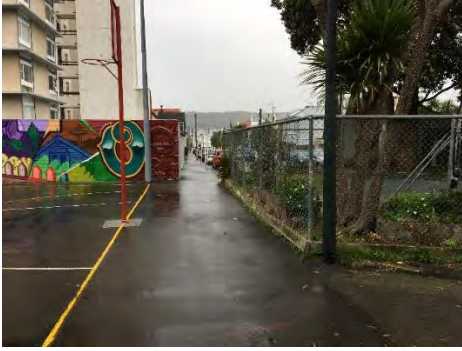


## Existing Buildings and Context





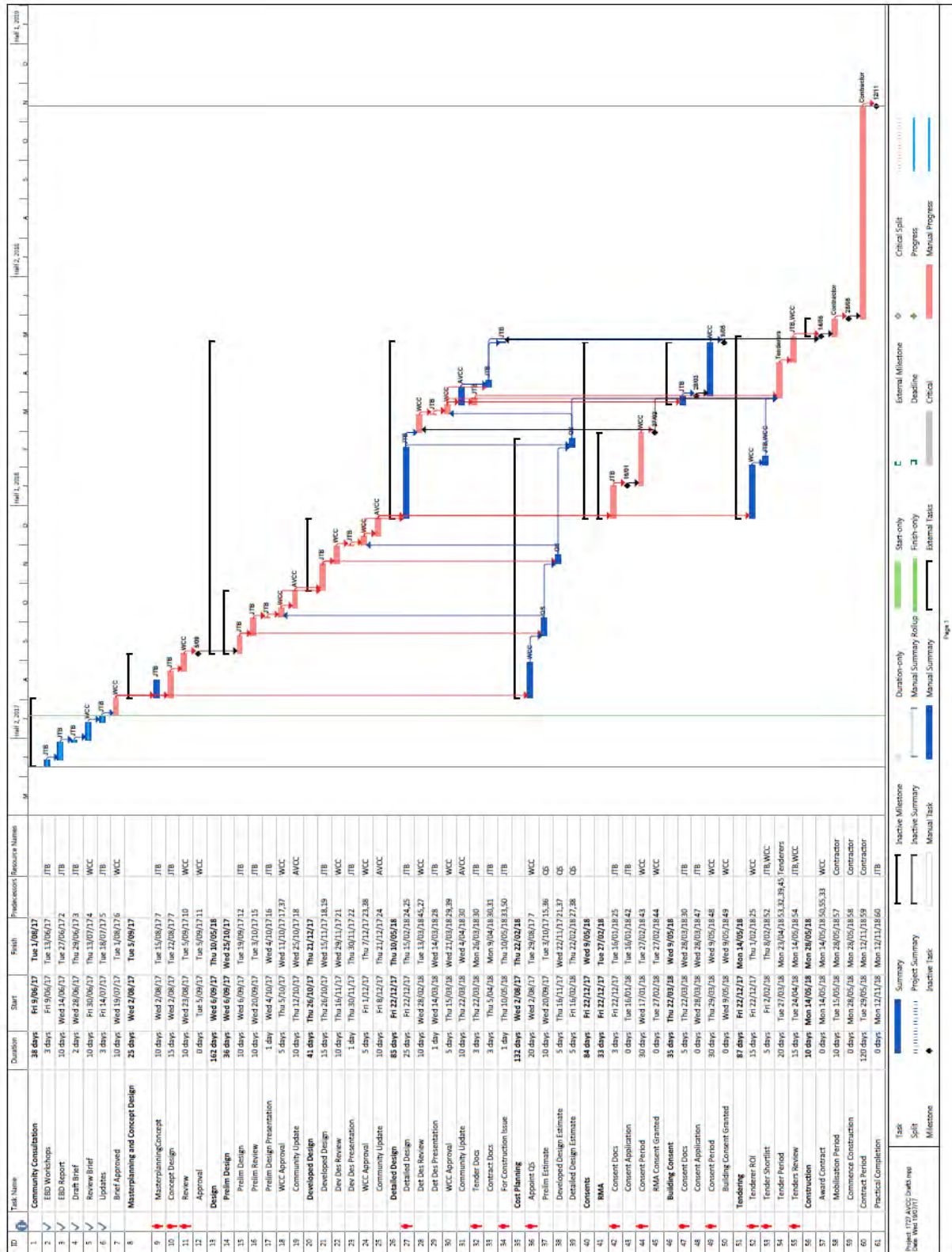








## 6.2 DRAFT PROGRAM







## Appendix 1: Priority Issues from Our Place, Our Plan workshop.

These priorities relate to the next scope of works (or are closely associated with it). A full spreadsheet of priorities can be provided.

More meeting spaces - opening community centre to outdoors and sun, big verandah looking onto park which could be used for stage / performance	11	
Would be cool to have some smaller comfy meeting spaces to be able to have other kinds of gatherings	7	
Make small end room of common centre more useable	2	
We need three meeting spaces: community room as now (but not also used for storage); main hall as now; room for smaller meetings (50 people).		
Also need just plug in a laptop (or wifi)	2	
Additional meeting space that anyone can book - wider inner city demand for meeting space that knocks on	2	
Need more meeting rooms for smaller groups e.g. Meditation, meetings	2	
Ability for small meeting space	1	27
Marae style kitchen	2	
Learn from marae style event capacity ie indoor/outdoor flow; feeding the hungry, housing the homeless. Aro people being pushed onto city mission	10	
Commercial Kitchen and general kitchen improvements	9	
Gas Stove (Kitchen)	4	25
Reassess use of space by preschool and comm centres ie give current comm centre office space to preschool and shift comm centre offices to hall	12	12
Artist residency space	5	
Spaces and accomodation for arts residency and hot desk spaces- boost the vibe	5	
Co-working space	2	12
Education area for Waimapihi stream, Te Aro Pa and history available	7	
Commemorate Waimapihi stream	4	11
Landscaped stage in the park	6	
Small stage in park with plug in access to power	3	
Proper Stage for events	2	11
Heritage values / Conservation values / Energy sustainability	5	
Historic look of place	4	
Likes the 'old school' nature of the whole place	1	
Infill maintains character	1	11

Free BBQs outside the community centre	5	
Outdoor spaces + BBQ	2	
Communal pizza oven	2	
BBQ in park	1	10
Drop in Space for preschool whanau	5	
Drop in space for tea and coffee	4	9
View of the park - hall opens to park with outdoor space - indoor/ outdoor flow	9	9
Recycling bins in the park, especially for glass (and in the village)	3	
Would be great to see recycling bins	1	
Rubbish bins and collection and compost	1	
What's the deal with the compost bin behind the hall. Is it for community use? If so can we make the community more aware of it so it can be used	2	
Recycling bins in public spaces/park	1	8
Keep car free areas points	4	
No cars in the pedestrian throughfare please	3	7
More evidence or acknowledgement publicity of the Aro Valley history	1	
Wonderful to read the history of the park- can it be immortalised somewhere in the new design	3	
Permanent display of history of the site - photos / art space	2	6
Showers	1	
Short Term, open plan space for homeless people to sleep - have a shower and be connected to services	3	4
More lighting would be great, not just in the park	2	
Lighting cameras monitoring more open spaces	2	4
More storage space, for events and for regular functionalities	4	

#### 6.4 OTHER ITEMS

The following list is an attempt to capture issues and opportunities raised during the Enquiry by Design Process for reference and any future appropriate action. These items are likely to be outside the scope of this project.

- Pre-School use of Community Offices in the same building
- Upgrade of WCs in Aro Park
- Upgrade of Pedestrian/cycle paths in Aro Park
- CPTED upgrades to Aro Park
- Drainage / run-off management at entry path from Aro Street
- Management of Leases on Garages at Abel Smith St
- Management of the Community Centre and its activities
- Support for homeless people – particularly those who use Aro Park

## 6.5 REFERENCES

- Architectural Services for Upgrade of Aro Valley Community Centre RFP (WCC Nov 2016)
- Report to Aro Valley Community Centre Community Engagement (A.Cunningham Apr 2017)
- WCC Community Facilities Policy (WCC 2010)
- Description of Community Consultation Process (WCC Nov 2016)
- Re-Development of the Aro Valley Community Centre (AVCC May 2004)
- Pre-School & Offices Plans (WCC Jul 2006)
- Pre-School Extension proposal (C Fafita ref 10-165-02)
- Community Centre & Pavilion Plans (WCC Jul 2008)
- Community Centre Recommendations Plan (WCC Jul 2008)
- Aro Valley Community Centre Relocation - Noise Issues (Marshall Day Aug 2006)
- Fire Safety & Accessibility Report (Spencer Holmes Oct 2010)
- Aro Valley Community Centre Upgrade project budget estimate (WCC May 2017)