I hereby give notice that an ordinary meeting of the Waitematā Local Board will be held on:

**Date:** Tuesday, 21 May 2019  
**Time:** 2:00pm  
**Meeting Room:** Waitematā Local Board Office  
**Venue:** Ground Floor  
52 Swanson Street  
Auckland

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**Waitematā Local Board**  
**OPEN ADDENDUM AGENDA**

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**MEMBERSHIP**

**Chairperson**  
Pippa Coom

**Deputy Chairperson**  
Shale Chambers

**Members**  
Adriana Avendaño Christie  
Richard Northey, ONZM  
Denise Roche  
Vernon Tava  
Rob Thomas

(Quorum 4 members)

---

**Liz Clemm**  
Democracy Advisor - Waitematā

**17 May 2019**

Contact Telephone: (09) 353 9654  
Email liz.clemm@aucklandcouncil.govt.nz  
Website: www.aucklandcouncil.govt.nz

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**Note:**  
The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
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<td>Grey Lynn Park Changing Room and Toilet Facilities</td>
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Te take mō te pūrongo
Purpose of the report
1. To seek approval to construct changing rooms and toilets at Grey Lynn Park, Grey Lynn as per the design and location outlined in this report.

Whakarāpopototanga matua
Executive summary
2. Grey Lynn Park is a destination park located in Ponsonby. It has a wide range of facilities catering for active and passive recreation. These include three sports fields, two playgrounds, a skate ramp, basketball and tennis courts, an extensive footpath network and two off-leash dog exercise areas.

3. There is an existing clubroom, which includes toilets and changing rooms that is owned by the Richmond Rovers Rugby League Club. These facilities do not meet the demand for changing rooms required and each winter temporary portacoms are hired to service the fields.

4. There is also a standalone toilet block at the park that is nearing the end of its life and a condemned athletics building that is no longer in use.

5. Between April 2015 and May 2019 a range of options for the type of building and the location of a new building have been discussed with multiple stakeholders.

6. The preferred location (option 3) and design of the building has the following benefits:
   - Eight new toilets (four of which will be open outside of when the changing rooms are being used for organised sport), four new changing rooms and additional onsite storage
   - Improved pedestrian safety – no car movements through the park once removal of the carpark separating fields one and two is complete
   - Improved views through the park and increased passive surveillance
   - Better greenways route alignment once landscaping works are complete
   - The rationalisation of buildings on the park – one new facility will allow the removal of the existing old toilet block and derelict athletics clubrooms. The removal of these buildings is within the scope of this project.

7. Staff have now completed concept, developed and detailed design for the preferred site.

8. Construction is still subject to the local board approval (the resolution sought in this report), approval of the growth funded budget from the Finance and Performance Committee (report to committee in July 2019) and granting of the resource consent application which has been lodged.

9. If these approvals are all forthcoming, the tender process could be completed in August 2019 and the physical works could commence in October 2019.
Ngā tūtohunga Recommendation/s
That the Waitematā Local Board:

a) approve the design and location of the changing rooms and toilets for Grey Lynn Park and request staff proceed to physical works, subject to confirmation of budget allocation and necessary consents.

Horopaki Context

10. In April 2015, the Grey Lynn Park Development Plan was formally adopted by the local board. This document had regard to two previous development plans created in 2004 and 2008, as well as a community facility needs analysis. The plan included an optimal location for a future multi-use community facility, based on the best outcome for the wider park. Development of the plan included Iwi engagement, key stakeholder, council stakeholder and public consultation.

11. The development plan included a community facility needs analysis undertaken by O’Connor Sinclair consultants. This study identified the current and future building and facility needs of all user groups in the park, reviewed previous park plans and captured the current and future demands of all community and sporting groups with a connection to Grey Lynn Park, through one-to-one interviews.

12. The development plan identified an optimal location for a possible future multi-use facility, between the existing car park and the south west side of the number one field. This location was identified after reviewing the findings of the community facility needs analysis, and discussions with staff from the Local and Sports Parks and Sport and Recreation Teams.

13. Benefits of this location included:
   • The rationalisation of buildings on the park – one new facility would allow the removal of several older buildings
   • Improved pedestrian safety – no car movements through the park
   • Improved views through the park and increased passive surveillance
   • Better Greenways route alignment.

14. Feedback received from the Richmond Rovers Rugby League Club (RRRLC) during consultation on the development plan expressed concerns about the proposed location. RRRLC requested that if their preferred option to retain a building in its current location could not be achieved, that an alternative location at the end of the main car park, between number one and number two fields, be considered.

15. Whilst the RRRLC proposal didn’t meet the recommendations from the community facilities needs analysis, the local board committed to ongoing discussions with RRRLC to see if a solution could be found that was of benefit to the club, the park, all user groups, and local residents.

16. It should be noted, at the time of these discussions and adoption of the 2015 development plan, RRRLC were potentially eligible to seek funding through the Multi-Use Facilities Partnership Fund. The availability of this fund was removed prior to the last Auckland Council elections in 2016.

17. Following adoption of the 2015 Grey Lynn Park Development Plan and through to February 2018 staff and local board members worked with the RRRLC to agree on a preferred affordable design.
18. During this period of engagement, RRRLC requested staff consider construction options that allowed construction of changing room and toilets to be completed but allowed the RRRLC to complete their contribution at a later date. Staff considered this request but it was discounted due to practicality and cost implications. It also created a risk that council would be burdened with a partially completed facility if RRRLC were unable to achieve their required funding. See Attachment A and B for designs presented to RRRLC on 25 January 2018.

19. Following both options being presented to RRRLC, the club confirmed that they had no ability to raise the funding required for their contribution to the build or supported a multi-use facility on site. They also reinforced their desire to stay in their current building and undertake their own renovation to the existing clubrooms. RRRLC requested council investigate a location of the changing rooms and toilets as close as possible to the existing clubroom.

Decision-making authority

20. The local board has the decision-making authority over recreation facilities and initiatives including the specific location, design, build and fit out of new local recreation and sports facilities within budget parameters agreed with the Governing Body and the use of local recreation facilities and initiatives including leasing and changes of use.

Tātaritanga me ngā tohutohu

Analysis and advice

21. Based on the decision made by the RRRLC, staff prepared two new options for changing and toilet facility only. Option 1 effectively adjoined the southern end of the current RRRLC clubrooms. Option 2 was located at the end of the main car park, between the number one and number two fields the scope for these new options was to still address as many of the benefits identified in the original development plan.

22. Following completion of the preliminary site investigation and initial detailed site investigation, the suitability for placement of the changing rooms and toilet at either site raised a number of risks associated with costs to design out site constraints, obtaining resource consent (particularly infringement of side boundary clearance) and constructability.

23. During an update to RRRLC on 24 August 2018, it was suggested by the club that a third possible location be considered. This location was at the north eastern end of field one and sits between the end of the field and the walkway coming down from Murdoch Road (option 3).

24. On 11 September 2018, staff provided an update to the local board with the findings of investigations undertaken and discussion of the third option raised by the RRRLC (see Attachment C for copy of presentation). Based upon the information provided to the board at the workshop, staff were directed to continue investigation of option 3 only as it had considerably lower risks associated with delivery than option 1 or option 2.

25. On 29 November 2018, staff met with RRRLC to update on the design for option 3. The club were supportive of the designed provided, however, they re-raised concern that the current car parking adjacent to the existing clubrooms was being removed.

26. At the 2 April 2019 workshop with the local board, staff included an option to retain three accessible parks near the existing clubroom, however, the local board asked that these not be included as it is contrary to the local board’s direction of not having car parking within Parks and accessible parking requirements would be provided within maintained car park adjacent to field one.

27. Staff have now completed concept, developed and detailed design for option 3 and are currently waiting on the decision for resource consent.

28. As part of the project to construct the new changing rooms and toilets, the existing toilet block, derelict athletics clubrooms, rock retaining wall and carpark separating fields one and two will be removed.
29. The current proposed location (option 3) and design for the changing room and toilets will provide a significant upgrade of amenity at Grey Lynn Park. The final design includes eight toilets, four of which will be open to the public outside of when the changing rooms are being used for organised sport, four changing rooms, referee changing rooms and additional storage rooms.

30. Crime Prevention Through Environmental Design (CPTED) and safety in design principles have been applied in the design and location of the new facility.

31. The following Environmentally Sustainable Design considerations have been included:

**Electrical**
- All lights are rugged LED fittings for minimal maintenance.
- Lights are long life usage, meaning less maintenance and replacement and are controlled by occupancy sensors to minimise energy usage.
- Solar was investigated as an option but found to be uneconomical due to shading, payback on initial investment, and risk of vandalism.
- The design is future proofed for solar installation with an inverter and cabling for solar panels.

**Hydraulics**
- Shower units limit the water use of each shower to a set time frame, reducing the water consumption and heating.
- The primary hot water source is from instantaneous boilers which only heats the water when it is required.

**Passive**
- Natural ventilation is provided.
- Natural lighting is provided during daylight hours by translucent roofing panels.

32. Other benefits to the park will include:
- the rationalisation of buildings on the park – one new facility would allow the removal of the existing old toilet block and derelict athletics clubrooms during landscape works
- improved pedestrian safety – limited vehicular movements, other than operational maintenance vehicles, emergency services and deliveries to clubrooms, through the park once removal of the carpark separating fields one and two is complete
- improved views through the park and increased passive surveillance
- better greenways route alignment once landscaping works are complete.
Figure 1 – Artist impression of changing room and toilets (preferred option 3)
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Figure 2 – Site plan (preferred option 3)

Figure 3 – Detailed planting plan (preferred option 3)
Stakeholder impacts and views

33. The RRRLC (the domiciled club at Grey Lynn Park) have expressed a preference for option 3 over the other two locations considered.

34. Their main concern with the design is the loss of car parking immediately adjacent to their existing building.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera

Council group impacts and views

35. One impact on other parts of council will be an increase in maintenance and inspection requirements once the new toilet and changing rooms and landscaping are installed.

36. The final plans have been discussed and reviewed by the operations team and are in line with the sport field changing room design guidelines.

37. One benefit to the operations team is there is no longer the need to hire temporary changing rooms each winter.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe

Local impacts and local board views

Links to strategies, policies and plans

38. The construction of the changing rooms and toilets at Grey Lynn Park will contribute to achieving three community and sporting related targets in the Auckland Plan:

- Strategic Direction 5 is to promote individual and community wellbeing through participation and excellence in recreation and sport.
- Strategic Direction 12 is to plan, deliver and maintain quality infrastructure to make Auckland liveable and resilient.
- Chapter 5 provides strategic direction on how investment in sport and recreation should be directed to increase participation. It includes a directive to prioritise and optimise sport and recreation facilities, public open space and the capability of sport and recreation organisations.

39. The upgrade to Grey Lynn Park will support the outcome in the Waitematā Local Board Plan “attractive and versatile public places that meet our community’s needs” through the following objectives and key initiatives:

Objective

Ensure our parks, open spaces and recreation facilities meet the needs of our current and future residents.

- Continue to invest in our parks and facilities to ensure they are multi-purpose and can be accessed by a wide range of community groups and users.

Objective

Deliver high-quality facilities that encourage active and healthy lifestyles.

- Provide more walkways and cycling connections to link our local parks, coastline and recreation facilities, prioritising the Waitematā Greenways Plan.

Tauākī whakaaweawe Māori

Māori impact statement

40. Auckland Council is committed to meeting its responsibilities under Te Tiriti o Waitangi and its broader legal obligations to Māori. The council recognises these responsibilities are distinct from the Crown’s Treaty obligations and fall within a local government Tāmaki Makaurau context. These commitments are articulated in the council’s key strategic planning
documents the Auckland Plan, the 2018-2028 Long-term Plan, the Unitary Plan and Local Board Plans.

41. Iwi consultation was undertaken through the development of the Grey Lynn Park Development Plan and the Te Aranga Māori Design Principles were applied.

**Ngā ritenga ā-pūtea**

**Financial implications**

42. The cost estimate to construct the proposed toilet and changing rooms, complete landscaping and remove two buildings is estimated to be $1.979 million.


**Ngā raru tūpono me ngā whakamaurutanga**

**Risks and mitigations**

44. There are no specific implementation risks anticipated for either option, although typical implementation issues are likely to include:
   - securing resource consent
   - managing impacts of construction works, including noise, construction traffic and other impacts on other park users and adjacent residents
   - managing short term loss of sports field for both sport and events during construction works. Staff are working with Auckland Council Arts, Culture and Event(s) to understand the implication of the construction programme on the Grey Lynn Festival.

45. Should the local board not approve staff recommendations in this report, it is unlikely the changing rooms and toilets could be built during the 2019/2020 summer.

46. The final funding is still to be approved by the Finance and Performance (F&P) Committee in June 2019.

**Ngā koringa ā-muri**

**Next steps**

47. Obtain resource consent.

48. Finance and Performance Committee to approve funding in June 2019

49. Complete tender documentation

50. Complete procurement for physical works contractor and mobilise for October 2019 construction commencement.

**Ngā tāpirihanga**

**Attachments**

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<td>30 November 2017 Grey Lynn Park Club Changing Rooms, Toilets, Club Rooms - Option 2 (single-storey option)</td>
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<td>11 September 2018 Grey Lynn Park Club Changing Rooms Concept presentation to Waitematā Local Board</td>
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<td>D1</td>
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Ngā kaihaina
Signatories

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<tr>
<th>Authors</th>
<th>Grant Burke - Sports Parks Specialist</th>
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<tr>
<td>Authorisers</td>
<td>Rod Sheridan - General Manager Community Facilities</td>
</tr>
<tr>
<td></td>
<td>Simon Tattersfield - Senior Local Board Advisor - Waitematā</td>
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Grey Lynn Park Changing Room and Toilet Facilities

Attachment B

Item 35

30 NOVEMBER 2017 - OPTION 2

GREY LYNN PARK CLUB CHANGING ROOMS, TOILETS, CLUB ROOMS

STAGE 2 VIEW

FLOOR PLAN 1:200@A3
GREY LYNN PARK CHANGING ROOM FACILITIES

WAITEMATA LOCAL BOARD CONCEPT WORKSHOP

TUESDAY 11TH SEPTEMBER 2018
GREY LYNN PARK CHANGING ROOM FACILITIES

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2.0 Discussion Points
3.0 Process To Date
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   4.2 Existing Public Drainage
   4.3 Landfill and Contaminated Ground
5.0 Site Option Analysis
   5.1 Building Location Option 1 Location Plans, Building Location Option 1 – Cost Considerations
   5.2 Building Location Option 2 Location Plans, Building Location Option 2 – Cost Considerations
   5.3 Building Location Option 3 Location Plans, Building Location Option 3 – Cost Considerations
   5.4 Summary of Options
6.0 Building Brief
   6.1 Building Concept Layout Plan
7.0 Where To From Here
1.0 PROJECT SCOPE

Founding Documents
- The Design of a new Changing Room facility that is in accordance with the Grey Lynn Park Development Plan - Adopted by the Waitemata Board in on 14 April 2015.
GREY LYNN PARK CHANGING ROOM FACILITIES

- The Design of a new Changing Room facility that is in accordance with the Grey Lynn Park Development Plan- Changing and Toilet Facility Only Options March 2018.
- The Board asked Option 2 to be taken forward for detail site investigation.
2.0 DISCUSSION POINTS

- Project process to date - Reviewed consultation, investigations and design documentation completed to date, scheme analysis and further consultation.
- Site Constraints - landfill, contaminated ground, overland flow path, public drainage locations and existing facilities.
- Current Location Options - One, Two and Three – Site Hazard and Potential Limitation Analysis and Cost Considerations
- Building Design - Changing Rooms and Toilets.
3.0 PROCESS TO DATE

Review - This has included a review of previous documented consultation, investigations and designs completed to date, scheme analysis of previous options and further site analysis.

- Existing site investigations and Council GIS information – public infrastructure, surveys and geotechnical investigations
- Grey Lynn Park Development Plan, Adopted by Waitematā Local Board - 14 April 2014
- Grey Lynn Park Development Plan, Changing and Toilet Facility Only Options – March 2018
- Public Drainage Video and Survey – August 2018
- Undertaken Further Consultation - Consulted with various stakeholders including Closed Landfill Team, Watercare, Healthy Waters, Auckland Councils
- Landscape Team and Richmond Rovers Sports Club
- Design Team Workshop - Discuss and review findings and issues, identify any missed opportunities.
- High Level Building Concepts - Plotted three potential locations, completed concept level building design to determine building footprint.

Multiple Criteria Analysis - The three options identified have been assessed against the various criteria identified.
GREY LYNN PARK CHANGING ROOM FACILITIES

4.0 SITE CONSTRAINTS

The following key site constraints have been identified:

4.1 Overland Flow Path and Flood Plain
4.2 Existing Public Drainage
4.3 Landfill and Contaminated Ground
4.1 OVERLAND FLOW PATH AND FLOOR PLAIN

- The park is located within a natural overland flow-path being at the low point of the surrounding catchment, which leads to the park being flooded in heavy storms.
- Works have been carried out in the park to create a temporary holding area for flood water.
- Water levels can raise up to a two metre's in depth, resulting in some low-lying areas of the park, as well as buildings, being subject to flood inundation during large storm events.

Development Constraints
- Healthy Waters have indicated that a building located within the flood plain could be supported subject to careful design with the building floor level needing to be either elevated above flood levels or designed to address the impacts of inundation.

Further Investigations
- A Flood Risk Assessment will be required for the proposed building if it is located within the flood plain. This will determine the required mitigation to ensure no up or down stream effects and Council's asset is protected.
4.2 PUBLIC DRAINAGE ASSETS

- The site contains a number of public drains that run throughout the park. There are both stormwater and wastewater that are located near to the proposed development with some of them being large and unable to be moved.
- These drains are concentrated in the area adjacent to the existing Richmond Rovers Clubrooms.
- Building over the public drains will require specific foundation design and build-over approval from the asset owner.
GREY LYNN PARK CHANGING ROOM FACILITIES

4.3 LANDFILL AND CONTAMINATED GROUND

Grey Lynn Park was formed on top of an existing stream. The park was also partially used as a landfill, whilst the exact area of this landfill is still to be confirmed it appears to be predominantly located in Field 2. Safety Risks are posed by exposing contaminated ground and by releasing the gases that may be contained within this.

Development Constraints
The Closed Landfill Team will be involved throughout the design and construction phases of any development. Restrictions will be placed on way excavation for foundations and drainage is undertaken and any contaminated fill removed from site.

Further Investigations
Localised Geotechnical investigations have been arranged to assess locations of each of building option locations. Asset Owner approval has been granted for this 03 September 2018 and the Site Investigation has been booked.
5.0 SITE OPTION ANALYSIS

- Three building location options have been analysed against criteria that has previously been identified by various stakeholders.
- Having investigated the option immediately adjacent to the Richmond Rovers Club Rooms significant constraints have been identified.
- Whilst investigations into Option 1 are continuing the project team have broadened the assessment to consider an option at the north of the entrance road and additionally an option at base of the stairwell leading from Murdoch Street.
5.1 BUILDING LOCATION OPTION 1
COST CONSIDERATIONS

Site Investigations
- Flood Risk Assessment
- Geotechnical investigation for building location
- Contamination Ground Investigation
- Gas monitoring
- Public Drainage and Survey

Site Condition Mitigation
- Bridging and pile foundations to address public drainage
- Specialist structural foundation design to address ground conditions in conjunction with pile foundations
- Overland Flow Path Mitigation required
GREY LYNN PARK CHANGING ROOM FACILITIES

Pros
- Centrally located between field 1 and field 2
- Balance of cut and fill looks possible
- Consolidated with existing club building
- Connected to existing path network
- Provides opportunity to limit access to space behind club facility
- Preferred option by RR Rugby League Club

Cons
- The site is adjacent to a large tree, an arborists assessment is required and the tree may need to be removed
- Flood Inundation – Of the 3 proposals this location proposes the greatest risk
- Flood Storage – It is anticipated that the building in this location would require mitigation to offset displaced Flood Storage
- Overland Flow – will require re-contouring of the adjacent ground to offset interference with the overland flow path
- Located directly over significant public drains that will require piles and bridging
- Risk of requiring piles through a closed landfill
- Existing Services, relocation of lighting and creation of retaining walls
- ‘Locks in’ the existing club building and continues vehicle movement through park
- Creates impacts for residential neighbours with boundary against toilet block
- Adds to congestion on path at southern end of field 2
- Likely to be the most expensive option
5.2 BUILDING LOCATION OPTION 2
COST CONSIDERATIONS

Site Investigations
• Flood Risk Assessment
• Geotechnical investigation for building location
• Contamination Investigation
• Gas monitoring

Site Condition Mitigation
• Rafted building foundations to allow for gas ventilation
• Specialist structural foundation design to address ground conditions
• Overland Flow Path Mitigation
Grey Lynn Park Changing Room and Toilet Facilities

Pros
- Flood inundation - This location is furthest outside the indicated flooding area.
- Building is located away from public drains and will require the least amount work to realign the sewer in proximity.
- Building would replace hardstand rather than grass.
- Reduces hardstand between two fields and reduces car movement through the park.
- Centrally located between field 1 and field 2.
- Connected to existing path network.
- Improves shared path sightlines.

Cons
- Removal of a number of trees would be required and subject to Arborist's Assessment.
- Flood Storage – It is anticipated some mitigation to offset displaced Flood Storage will be required.
- Overland Flow – will require re-contouring of the adjacent ground to offset interference with the overland flow path.
- Risk of requiring piles through a closed landfill.
- Existing Services and creation of retaining walls.
- Moderate earthworks required to balance cut and fill.
- Removes the manoeuvring space at the end of the carpark.
- Located away from the club building.
- Does not rationalise number of buildings on park.
- Has greatest impact on carparking.
5.3 BUILDING LOCATION OPTION 3
COST CONSIDERATIONS

Site Investigations
- Flood Risk Assessment
- Geotechnical investigation for building location, car park and field extension
- Contamination Investigation
- Gas monitoring

Site Condition Mitigation
- Rafted building foundations to allow for gas ventilation
- Specialist structural foundation design to address ground conditions
- Overland Flow Path Mitigation
GREY LYNN PARK CHANGING ROOM FACILITIES

Pros
- Only minor vegetation removal will be required
- Flood inundation – This proposal is located outside flooding area.
- Building is elevated and not directly in the flood plain zone.
- Minimal earthworks are required with the building sitting on grade
- Connected to existing path network
- Improves shared path sightlines and leaves centre of park “open”
- Does not affect hardstand or manoeuvring spaces
- Acceptable location for Richmond Rovers Rugby League Club

Cons
- Flood Storage – It is anticipated some mitigation to offset displaced Flood Storage will be required
- Overland Flow – will require re-contouring of the adjacent ground to offset interference with the overland flow path
- Public Drainage – The buildings is located away from the large public drains but required some drains to be relocated
- Risk of requiring pikes through a closed landfill
- Located further away from field 2
- Located away from the club building
- Does not rationalise number of buildings on park
- Continues vehicle movement through park
5.4 SUMMARY OF OPTIONS

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<th>Overland Flow</th>
<th>Existing Drainage</th>
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High indicates High Risk and High Cost
Low Indicates Low Risk and Low Cost

*At the time of this presentation the extent of contaminated ground is not known. Depending on the conditions found this could add substantially to the overall cost of construction. The risk for this is not known at this stage.
6.0 BUILDING BRIEF

- 4 changing rooms
- 2 referee rooms
- 4 public unisex WCs (1 accessible)
- 2 club store rooms and 1 parks store


Floor Area: 198m²
7.0 WHERE TO FROM HERE

- Asset Owner Approval for Site Investigation – Approved 3 September 2018
- Investigation Phase, Detailed Geotechnical Site Investigations -- September 2018
- Cost Analysis and Options Report - Early October 2018
- Confirmation of Preferred Site Option -- Early October 2018
- Concept and Preliminary Design Concept & Costing (20 days)-- October 2018
- Council Review of Concept Design – Early November 2018
- Local Board Workshop – November 2018
- Developed Design (20 days) – December 2018
- Council Review of Developed Design – Early 2019
- Detailed Design (20 days) – February - March 2019
- Consenting Phase - December -2018 – April 2019
GREY LYNN PARK CHANGING ROOM FACILITIES

WAITEMATA LOCAL BOARD UPDATE
TUESDAY 2ND MARCH 2019
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      3.4.4 Decorative Concept

4.0 Cost
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5.0 Where To From Here
GREY LYNN PARK CHANGING ROOM FACILITIES

Concept Perspective
1.0 PLANNING

1.1 Resource Consent Application

- The Resource Consent application was lodged on 23 January 2019.
- A Section 92 request was received on 21 February 2019. 4 minor issues were raised.
- The processing planner hasn't raised any fundamental concerns with the design and location of the building.
- The matters raised have been addressed except the assessment of the flooding issues.
- We expect approval in 2-3 weeks depending on the discussions regarding the flood inundation issues.
2.0 LANDSCAPE DESIGN

2.1 Concept:
- The aim is to create a separation between the shared path and the toilet block, between the cyclists and the changing room users.
- Having a planter in this location would help to direct the cyclists heading East to West.
- At each end of the building there is planting to tie the building to the landscaped bank behind but leaving the frontage clear and highly visible (in terms of CPTED).
- Consultation was undertaken with the AC Community Facilities landscape architect’s Dave Little and Ivy Soulis.

2.2 Car Parking:
- Consultation was undertaken with RRRLC (29 Nov 2018) they were adamant that they required some parking for their members.
- Accessible Car parks have been proposed in accordance with New Zealand Building Act requirements and NZS4121 which requires ‘Parking spaces for people with disabilities shall be on the accessible route to a building and shall be provided close as practicable to the accessible entrance ... to the building or facility.
- 3 accessible carparks have been provided to allow this access. These will only be accessible when the building is in use and the bollards removed.
- The car parks will be a Gobi Block surface so as to create continuity in the grassed landscape surface.
Attachment D

Grey Lynn Park Changing Room and Toilet Facilities

Site Plan

2.3
2.3.1
GREY LYNN PARK CHANGING ROOM FACILITIES

3.0 Building

3.1 Building Design

- The building design follows the previous plans. There is only one minor layout change relating to the refereee area and how this is configured.
- Refer the attached drawings that follow.

3.2 Environmentally Sustainable Design considerations

Electrical

- All lights are rugged LED fittings for minimal maintenance.
- Lights are long life usage, meaning less maintenance and replacement and are controlled by occupancy sensors to minimise energy usage.
- Solar was investigated as an option but found to be uneconomical due to shading, payback on initial investment, and risk of vandalism.
- The design is future proofed for solar installation with an inverter and cabling for solar panels.

Hydraulics

- Shower units limit the water use of each shower to a set time frame, reducing the water consumption and heating.
- The primary hot water source is from instantaneous boilers which only heats the water when it is required.

Passive

- Natural ventilation is provided
- Natural lighting is provided during daylight hours by translucent roofing panels

3.3 Building Consent application

- The building Consent application was lodged 27 March 2019.
3.4 Building Drawings

3.4.4 Decorative Concept

Natural Environment:
Referring to the historic stream that runs through this valley and on to the wetlands in the Cox’s Bay gully (that is now grazed beneath Grey Lynn Park) reference is made in an abstract way to the native New Zealand flax roots or Raupō as a motif or pattern.

Built Environment:
Referring to elements from the local buildings, and the decorative balustrade used in the transitional areas in the area. Decoration has changed into pinstripes with simple patterns cut into the edges, in a style reminiscent of Art Nouveau with floral motifs cut out like a stencil.

Artist Environment:
Referring to the art of Gordon Walters recently exhibited at Auckland Art Gallery which reflects an idea of expressing something in its simplest form. The forms and outlines are remarkably similar in the works (Untitled) 1986 and Raupō.
### GREY LYNNE PARK CHANGING ROOM FACILITIES

#### 4.0 Cost Analysis

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>1.0</td>
<td>Preliminary &amp; General</td>
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<tr>
<td>2.0</td>
<td>Site Preparation (includes demolition of derelict athletics building and current toilets)</td>
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<td>3.0</td>
<td>Substructure</td>
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<td>Frame</td>
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<td>5.0</td>
<td>Roofing</td>
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<td>6.0</td>
<td>External Walls &amp; Exterior Finish</td>
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<td>7.0</td>
<td>External Doors</td>
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<td>Internal Walls</td>
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<tr>
<td>14.0</td>
<td>External Works (includes Landscaping &amp; Paving)</td>
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</tbody>
</table>

**ESTIMATE TOTAL**  
1,979,000
5.0 Where To From Here

- Consenting Phase: December 2018 – March 2019
- Tender Documentation: April 2019
- Report to Waitemata Local Board Business Meeting: 21 May 2019
- Tendering Phase: May – June 2019
- Contractors Mobilisation Phase: July-August 2019
- Construction Phase: September 2019-March 2019