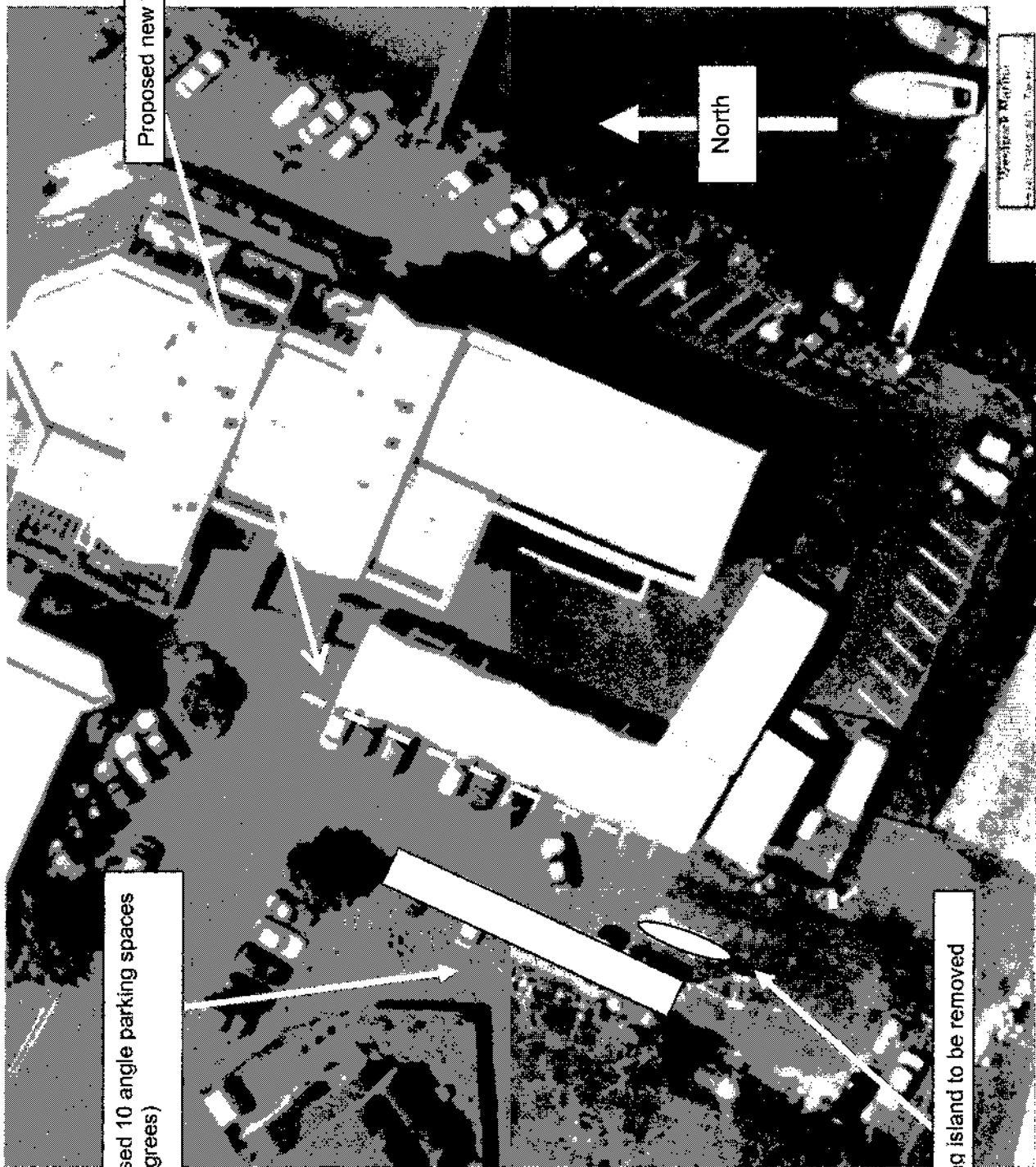


A9



Proposed new 'no stopping' line

North

Proposed 10 angle parking spaces
(90 degrees)

Existing island to be removed

Proposed 'No Stopping' Line

A10

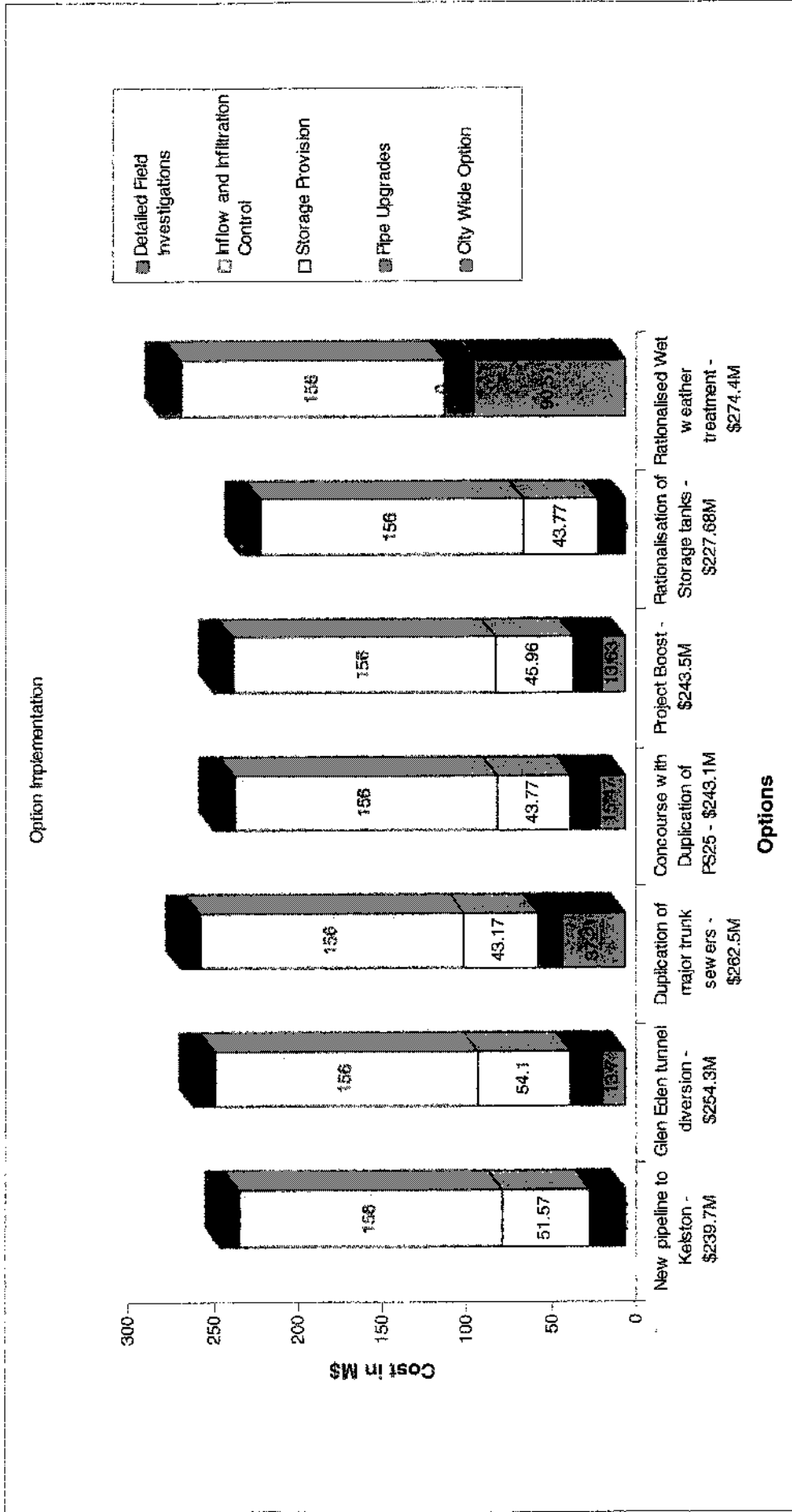


Figure 4.1 – Option Cost Breakdown

All

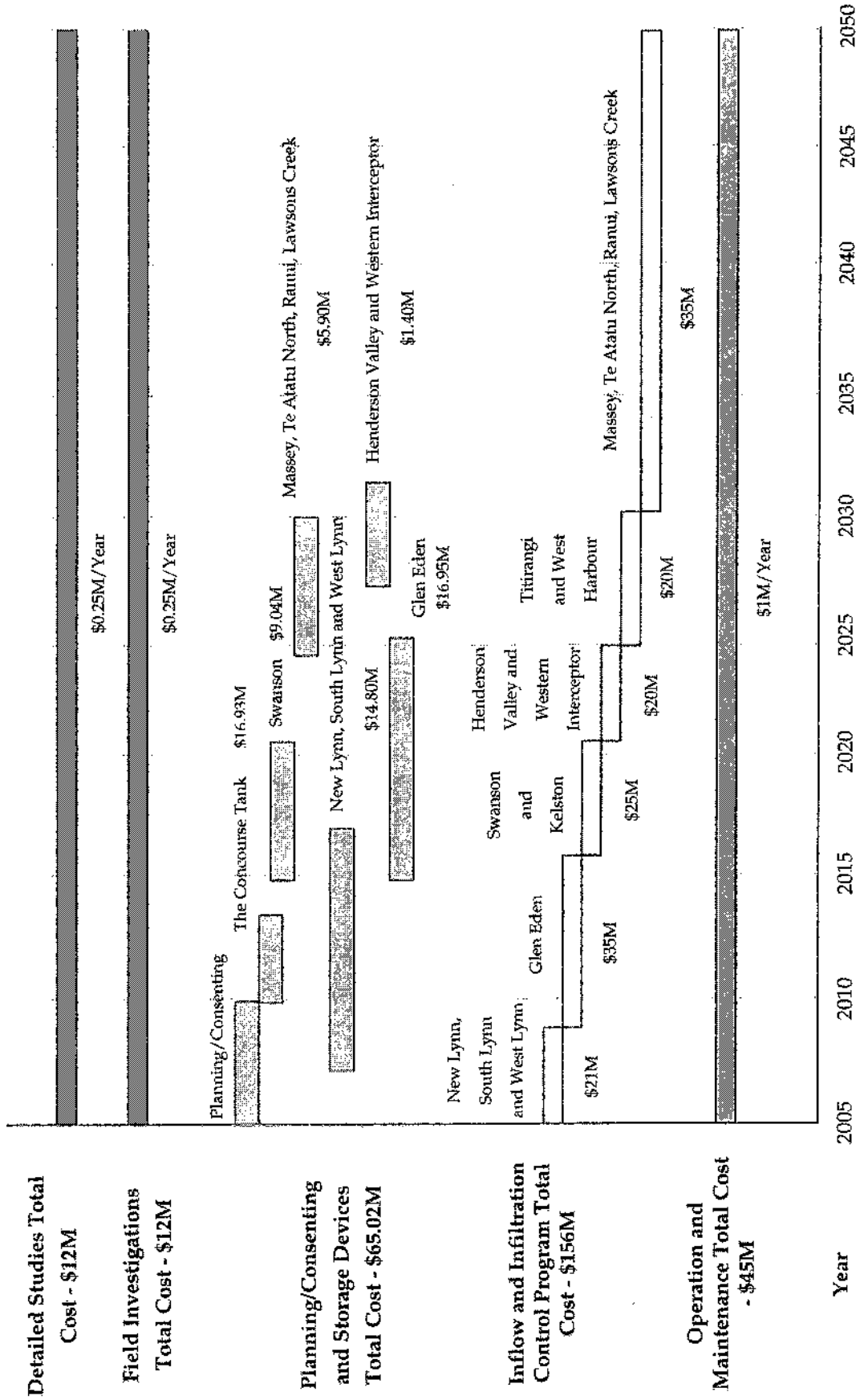


Figure (b) - 50-Year Wastewater Plan

A12

Waikare Wastewater Options QBL Assessment

Category	New Pipeline to Kelston	Glen Eden Tunnel Diversion	I/I Control	Concourse Duplication of PSZs	Duplication of Major Trunk Sewers	Project Boost	Rationalisation of Storage Tanks	Rationalised Wet Weather Treatment	Measure	Rating									
										1	2	3	4	5					
Social																			
Time to implement	2	2	1	2	2	2	2	2	Years	30-50	20-30	10-20	5-10	0-5					
Short term benefits	4	3	1	2	2	2	3	2	Level	None	Minor	Moderate	High	Very High					
Long term benefits	2	2	3	3	4	3	5	5	Level	None	Minor	Moderate	High	Very High					
Short term public disruption	1	1	1	2	1	3	3	3	Level	Very High	High	Moderate	Minor	None					
Long term public disruption	2	2	1	2	3	2	2	1	Level	Very High	High	Moderate	Minor	None					
Economic																			
Construction Cost	3	2	1	3	1	3	5	1	\$M	>80	81-90	71-80	81-70	51-60					
Operation/maintenance Cost	3	2	3	2	3	2	3	2	Level	Very High	High	Moderate	Very little	None					
Technical feasibility	3	3	3	4	2	4	5	2	Level	No	Very little	Some	High	Very high					
Flexibility	2	2	2	4	3	3	4	4	Level	None	Minor	Moderate	High	Very high					
Consentability	3	4	4	3	2	3	2	1	Level	Very High	High	Moderate	Minor	None					
Operational difficulties	4	3	3	4	4	3	4	2	Level	Very High	High	Moderate	Minor	None					
Investigations/ survey requirements	2	2	1	2	2	2	2	2	Type	Very detail	Detail	Some	Very little	None					
Possibility of Phasing	3	3	4	4	3	4	5	5	Possibility	Impossible	Very difficult	Difficult	Easy	Very easy					
Environmental																			
Receiving environmental (Risk)	4	3	4	3	4	3	3	2	Risk	Very high	High	Moderate	Minor	None					
Achieving trigger standards	4	4	4	4	4	4	4	4	Percent	0-25	25-50	50-75	75-90	90-100					
Cultural																			
Impact on specific culture/environment sensitive sites	3	3	3	3	3	3	3	2	Number	Very high	High	Moderate	Minor	None					
Public nuisance/ Community acceptance	4	3	1	3	2	2	2	2	Level	Very high	High	Moderate	Minor	None					
Total	49	44	40	50	45	48	57	42											

Notes:

- Benefit assessment of option includes use of storage/wet weather treatment and I/I Control in addition to the City-wide option
- Rationalisation of storage tanks includes The Concourse storage tank
- Short term benefit category refers to the citywide option
- Long term benefit category refers to the complete option including I/I and storages
- Construction cost includes cost for complete solution - Citywide plus storage/ wet weather treatment I/I control



Massey Leisure Centre

Fitness Centre Alteration



Prepared by YMCA Massey

Table of Contents	Page
1.0 Request	3
1.1 Basic Plan of the Fitness Centre Alteration.	3
2.0 Background on the YMCA	3
2.1 Core Values	3
2.2 Present Day	3
2.3 Usage of Gym	4
3.0 Consultation with Gym users	4
4.0 Consultation with other Massey Leisure Centre users	5
4.1 Approval Comments	5
4.2 Disapproval Comments	6
5.0 Consultation with other Massey Leisure Centre users.	6
5.1 Approval Comments	6
6.0 Effect of the changes on the Massey Leisure Centre	7
7.0 Cost of the extension	8
7.1 Proposed cost	8
7.2 Materials	8
8.0 Benefits to the current users	8
9.0 Benefits to the Council and the community	9

1.0 Request

To alter the main entrance of the Massey Leisure Centre to allow the expansion of the Fitness Centre.

1.1 Basic Plan of the Fitness Centre Alteration.

See plan made by Creative Edge.

2.0 Background on the YMCA

- 150 years of service to the community in New Zealand.
- Managed Massey Leisure Centre since it opened in February, 1999.

'Building strong kids, strong families and strong communities

2.1 Core Values

- Respect
- Caring
- Responsibility
- Honesty

2.2 Present Day

- Would like to increase our retention as the fitness room has reached capacity.
- Membership participation is often limited due to lack of space and retaining members is proving more difficult for this reason.

	Massey
Floor Area sq metres	200
Membership Number	1128
Membership per sq m	5.64
Moderate	600
Efficient	800
At Capacity 5 members per sq m	1000

These figures were supplied by Simon Hall the YMCA Fitness Operations Manager and are believed to be Fitness Industry Standards.

The extension of the Fitness area will give an extra 91 sq m which will bring our membership capacity to moderately 1273, efficiently 1364 and a capacity of 1455

2.3 Usage of Gym

In the last year (01/11/2005 – 31/10/2006) the Y- Fitness Centre has had a total of 56,770 visits to the gym. With our current membership currently at 1128 members including 146 youth members

3.0 Consultation with Gym users

Research was conducted to *'Determine the factors that would increase retention in the Fitness Centre.'* This research was done in conjunction with the Auckland University of Technology as part of the Co operative paper in the 3rd year of the Bachelor of Sport and Recreation. 78 members were surveyed over a one week period with the following results shown.

- 78.9% of members would leave the gym because of no space.
- 78.3% of members would leave the gym because of overcrowding.
- 86.6% of members would like to see more space in the Gym.
- Space so important that no other factor had a clear indication of importance.

4.0 Consultation with Massey Library

A Survey of the Massey Library users was conducted over a 6 week period, where library users would agree or disagree to the proposed changes to the Massey Leisure Centre. The survey showed 80% of library users in favour of the change with 44 approvals and 11 disapprovals. The comments are shown below:

4.1 Approval Comments

- Alteration would not affect library
- As long as YMCA bear the cost.
- Good if fix the boggy lawn as well x 3
- Good to utilise free space
- Give library more exposure
- Great way to help the community to be physically active
- Great gym with great staff
- Gym needs more space x 4
- Gym needs more swiss balls, cross trainers and treadmills.
- Just a little extra walking
- Best in the West

A meeting with Library management was also held to discuss the alteration and they had no major concerns.

4.2 Disapproval Comments

- Reduction of common area for people to hang and chat x 2
- Entrance should be separate x 2
- Building won an architectural award
- If approved need a covered walkway from car park to main door
- Don't want to put up with smelly gym people.

5.0 Consultation with other Massey Leisure Centre users.

After the library surveyed was conducted we held the same survey for other Massey Leisure Centre users to complete for 3 weeks. The results were 27 completed forms with 100% approval rate with the comments shown below:

5.2 Approval Comments

- Good to utilize unused area x 2
- Need to have own Spinning room.x 6
- More Lockers
- Good because gym is very overcrowded x 6
- Both library and YMCA will benefit.
- Help West Aucklanders become more physically active.
- Great improvement and orientating the fitness area towards the East and light focuses and maximizes the space currently used for a transit passage- Highly supported.

6.0 Effect of the changes on the Massey Leisure Centre

After surveying the library users a few concerns arose about the changes. We have given some solutions to the concerns as follows.

- Concern: Reduction of common area for people to socialise x 2.
Solution: A large common area will still remain
- Concern: Entrance should be separate x 2
Solution: Over the dry months we will have one of the bifold doors open as well allowing a choice of entrance ways
- Concern: Building won an architectural award.
Solution: The shape and design of the building will not be effected.
- Concern: If approved need a covered walkway from car park to main door.
Solution: This may be a necessity in the future so will be monitored.
- Concern: Don't want to put up with smelly gym people.
Solution: Our peak times are outside the library opening hours so contact will be minimal.
- Concern: As long as YMCA bare the cost.
Solution: YMCA will be baring the cost as subject to approval from the YMCA Board of Directors.

Other affects to the Massey Leisure Centre that may happen as a result of the extension of the Fitness area are as follows:

- Increased security and monitoring of Fitness Centre.
- Increased monitoring of the rest of centre as receptionists will be facing the Don Buck Room, stadium and entranceway.
- Spinning classes will have it's own space which will increase common area of facility.

7.0 Cost of the extension

YMCA will allocate up to \$50,000 on the proposed extension of the Fitness Centre and alteration to the entrance of the Massey Leisure Centre. YMCA will be bearing all the costs for the extension and council will not be asked to contribute financially.

YMCA also anticipates investing an additional (up to) \$100,000 on upgrading or replacing equipment in the Fitness Centre. The upgrade in equipment and extension of the gym will also increase usage of the Fitness Centre.

7.1 Proposed cost

No quotes of the proposed change have been obtained, this will be done once YMCA Massey receives approval from the Council Community Board and YMCA Board of Directors.

7.2 Materials

Most likely to be glass and aluminium joinery that may be removed if YMCA management contract is terminated and Council requests removal.

8.0 Benefits to the current users

Some of the benefits of the extension to the current members are as follows:

- Increased space to exercise.
- More ventilation to decrease the humidity and temperature in the Fitness Centre especially during peak times.
- Increased space will make it safer to workout as the free weights area is very busy at peak times and becomes a hazard with so many people working out in such a small area.

- Upgrade in equipment will also increase the usage of the centre.

9.0 Benefits to the Council and the community

Some of the benefits to the council and the community are as follows:

- Increased usage of the Massey Leisure Centre, we anticipate membership to increase to 1300 with the extra room.
- Safer Massey Leisure Centre.
- YMCA is able to help more people become more physically active more often