




GRENADA NORTH PARK - MASTER PLAN

CONCEPT DESIGN REPORT



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BACKGROUND

Grenada North Park is a 15 ha sports ground consisting of four large sports field areas and two pavilion buildings. This park has been identified as the potential site for artificial sportsfield surfaces to maximise all year round use of the park.

The park is just north of a major Greenfield subdivision which is being developed over the next 20 years. Lincolnshire Farm will have up to 900 households and 2 major business parks.

Wellington City Council's aim for Grenada North Park is to create a sports hub for Tawa/Lincolnshire/Newlands area within 15 years. Council's AMP indicates that a plan for the entire Grenada North reserves would need to be carried out as part of this, and that 2 artificial surfaces could be placed on the existing park.

It is proposed that development contributions would partially contribute to the installation of 2 or 3 artificial's at the site. Rates funding would fund the remainder.

During the master planning process it has been identified that Grenada North Park could, not only serve the northern suburbs of Wellington City, but due to its centrality, could also provide a major outdoor sports and recreation hub for the broader Wellington region, especially Porirua.

This Concept Design Report consolidates relevant background information, demonstrates analysis of the existing park, explores future trends in sport and recreation and provides a master plan and framework for turning Grenada North Park in a major outdoor sports and recreation hub for the Wellington region.

VISION

Grenada North Park will become a major outdoor sports hub for the Wellington region



GNP sports and recreation hub

LOCATION & REGIONAL CONTEXT

Grenada North Park is situated approximately half way between Wellington Harbour and Porirua Harbour and sits on the edge of residential development approximately 800 metres from the Tawa Interchange on State Highway One.

The park is positioned on elevated ground above the State Highway corridor at the base of Belmont Hills and enjoys views across to the hills that sit above Ohariu Valley and Tawa.

Grenada North Park is located just to the north of a major Greenfield subdivision being developed over the next 20 years. Lincolnshire Farm/ Hunters Hill will contain up to 900 households. There will also be 2 major business parks built. A link road connecting Lincolnshire Farms with Grenada North is planned within the next 10 years.

Also worth noting is that the park is located just south of the proposed Transmission gully interchange with State Highway One.

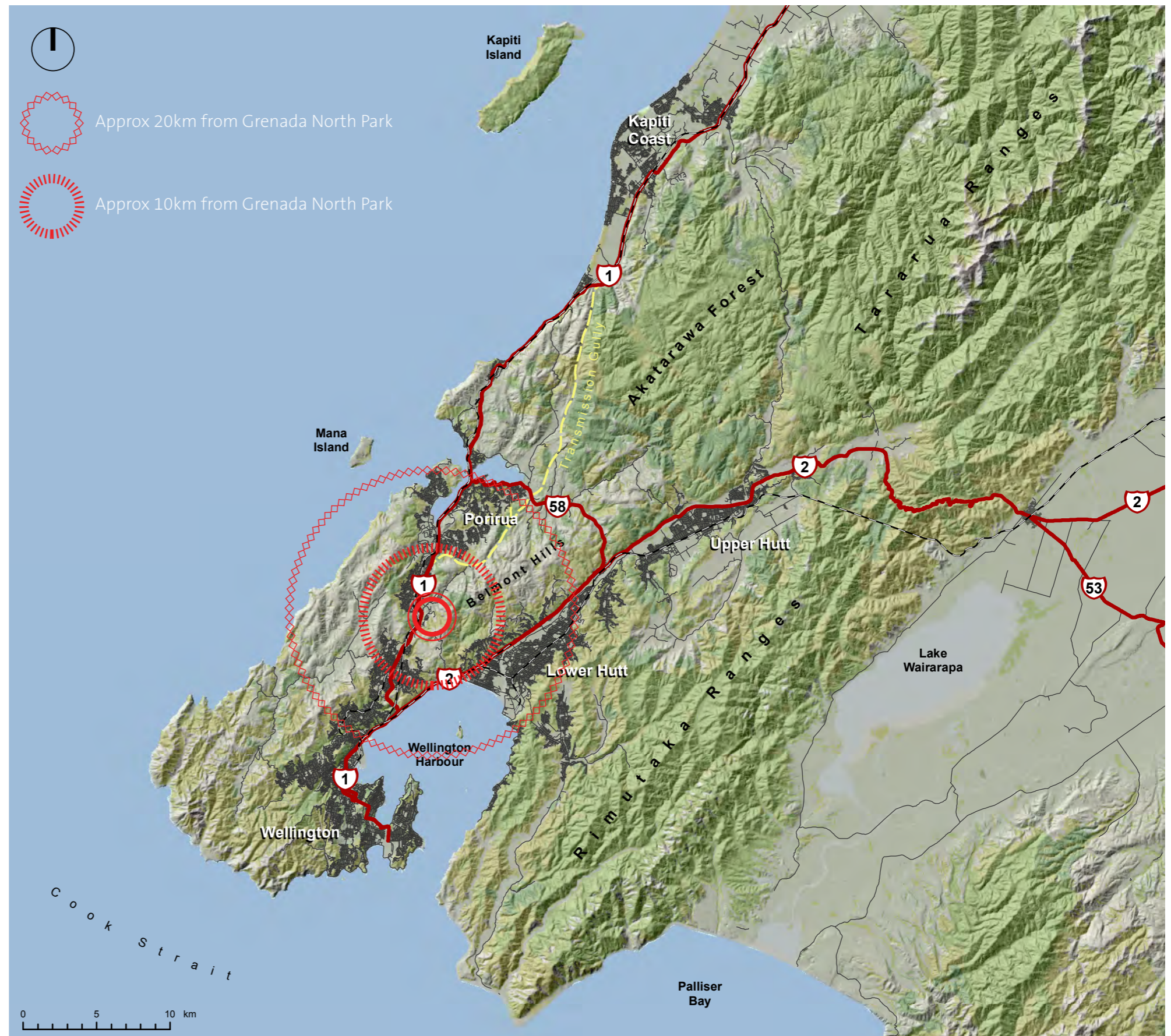
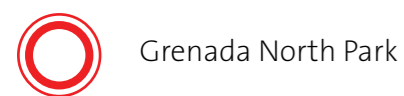
EXISTING DRIVE TIMES

Johnsonville to Grenada North:	7mins	6.3km
Tawa to Grenada North:	8mins	3.6km
Porirua to Grenada North:	9mins	7.8km
Mana to Grenada North:	14mins	12.9km
Wellington city to Grenada North:	16mins	16.1km
Lower Hutt to Grenada North:	21mins	19km
Upper Hutt to Grenada North:	35mins	35.3km

ESTIMATED WALK TIMES

Takapu Road Train Station (via Takapu Rd):	25mins	1.8km
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TIMES AND DISTANCE INFORMATION OBTAINED FROM GOOGLE MAPS



RECREATIONAL NEEDS

A review of available information would indicate that current recreational demand is limited and is primarily from the small local resident population within the neighbourhood of Grenada North Park. This demand is usually characterised by local residents wanting a small park for informal play using features such as playground equipment, a grass area and a paved area for games. This local recreational demand will increase with the development of the Lincolnshire Farm subdivision. Grenada North Park has a small playground as well as grass areas of various sizes enabling users to select an area that is suitable in size for the group and/or activity. These areas are also differentiated being at different levels and by vegetation and slopes.

SPORTS FIELD DEMAND

Wellington City Council reports growth in the number of people playing football, rugby, cricket, and softball. The greatest demand is for football in particular with Capital Football projecting its junior membership to increase by 22% over the five years from 2008 and seniors by 18.5% over the same period. The Wellington Rugby Football Union also projected growth over the same period of between 5 and 15% depending on the age group.

Population growth is a driver of additional demand. Council projects an additional 35,400 extra residents will settle in the city over the next 20 years adding more demand for sports fields. Council projects the need for a further 39 sports fields assuming participation levels in winter sports continue at current levels. The lack of flat land available for sports field development means Council needs to intensify use of current sports field areas.

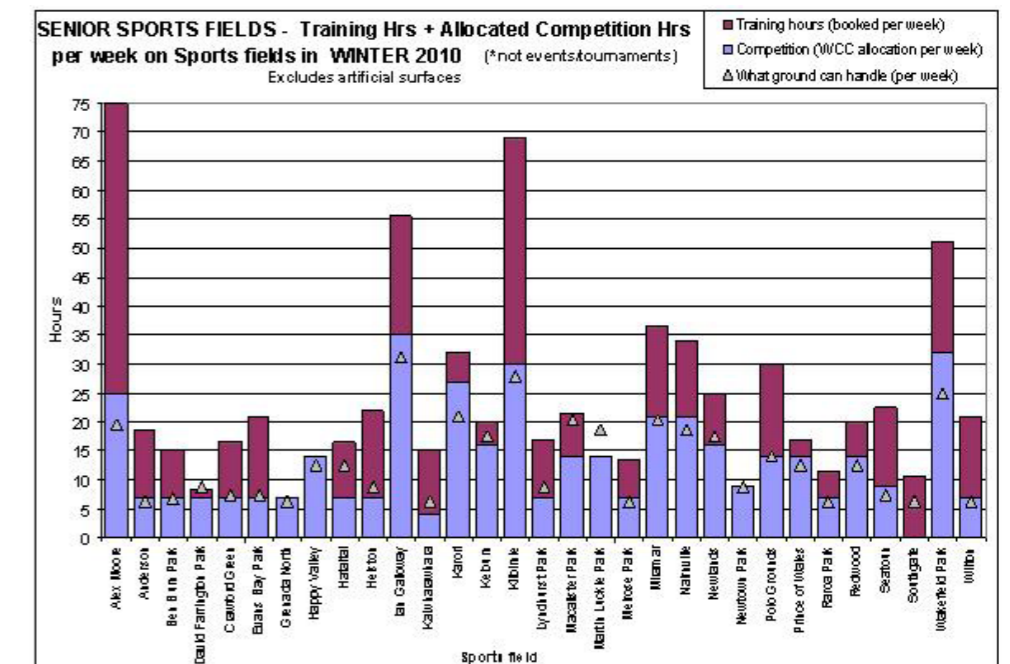
Porirua City Council in 2009 completed a sports field demand study. The study concluded that in a wetter than average winter current demand exceeds the sports fields capacity within the City. By 2021, capacity will only be able to meet demand during drier than average winters. Council has identified that football is the code with the most acute need for more capacity.

Patterns in demand are changing as sports respond to societal trends, some of these trends that are relevant to Grenada North Park include:

1. Increasing options in scheduling of sport to suit consumer demand has resulted in a decline in Saturday afternoon adult participation, with an increase in weekday evening activity. However Saturday remains the peak participation day for junior players, particularly in the traditional outdoor sports. Grenada North Park is well suited to development of floodlit fields because of the limited areas of the residential development on its boundaries.
2. The erosion of club structures through declining senior club memberships and volunteers poses a threat to the provision of community sport activities, particularly sport for children. A response has been an increase in provision of pay-to-play sporting options for both adults and children. It is likely that the demand for these options will continue to grow and require appropriate scale and quality of facilities to maintain financial viability. Grenada North Park is of sufficient size to host a significant and sustainable multi-code entity with appropriate social and other ancillary facilities.
3. A shift from traditional seasonal use to extended seasons or year round activity such as the emergence of summer football and hockey and the possibility of more summer netball. The merging of seasons places tremendous pressure on conventional soil-based sports fields. There is also an increasing trend to year round participation, often for fitness reasons. Artificial turf fields as proposed for Grenada North Park will eliminate the requirement for interruption in use to undertake inter-seasonal turf care.
4. Increasing evidence of cooperation and alliances across codes to ensure survival through sharing facilities and resources to minimise costs. The multi-code sports entity is an outcome of such alliances such as promoted in the 'Sportsville' concept
5. Increasing use of new technology and new materials in facility design and sport surfaces has improved the playing conditions for players and the quality of experience for spectators. This has increased expectations of users and is reflected in development of new indoor and outdoor facilities (and the demand for the upgrading of existing facilities) in New Zealand. Grenada North Park was originally developed as a school site and the poor quality of sports fields reflects the lack of drainage and irrigation infrastructure normally associated with a contemporary sports field in New Zealand. The lack of senior competition play at the Park reflects the poor quality of fields and lack of suitable quality social and ancillary facilities.

UTILISATION OF SPORTS FIELDS

The chart below illustrates the winter use of sports fields in Wellington City that were assessed by the NZ Sports Turf Institute in 2007 as to the capacity of each field to accommodate competition and training use. The black triangle represents the assessed capacity of the fields at each park. As can be seen the use of most parks exceeds the assessed capacity and in some cases at least twofold. Use of sports fields at Grenada North Park exceeds capacity by approximately four-fold.

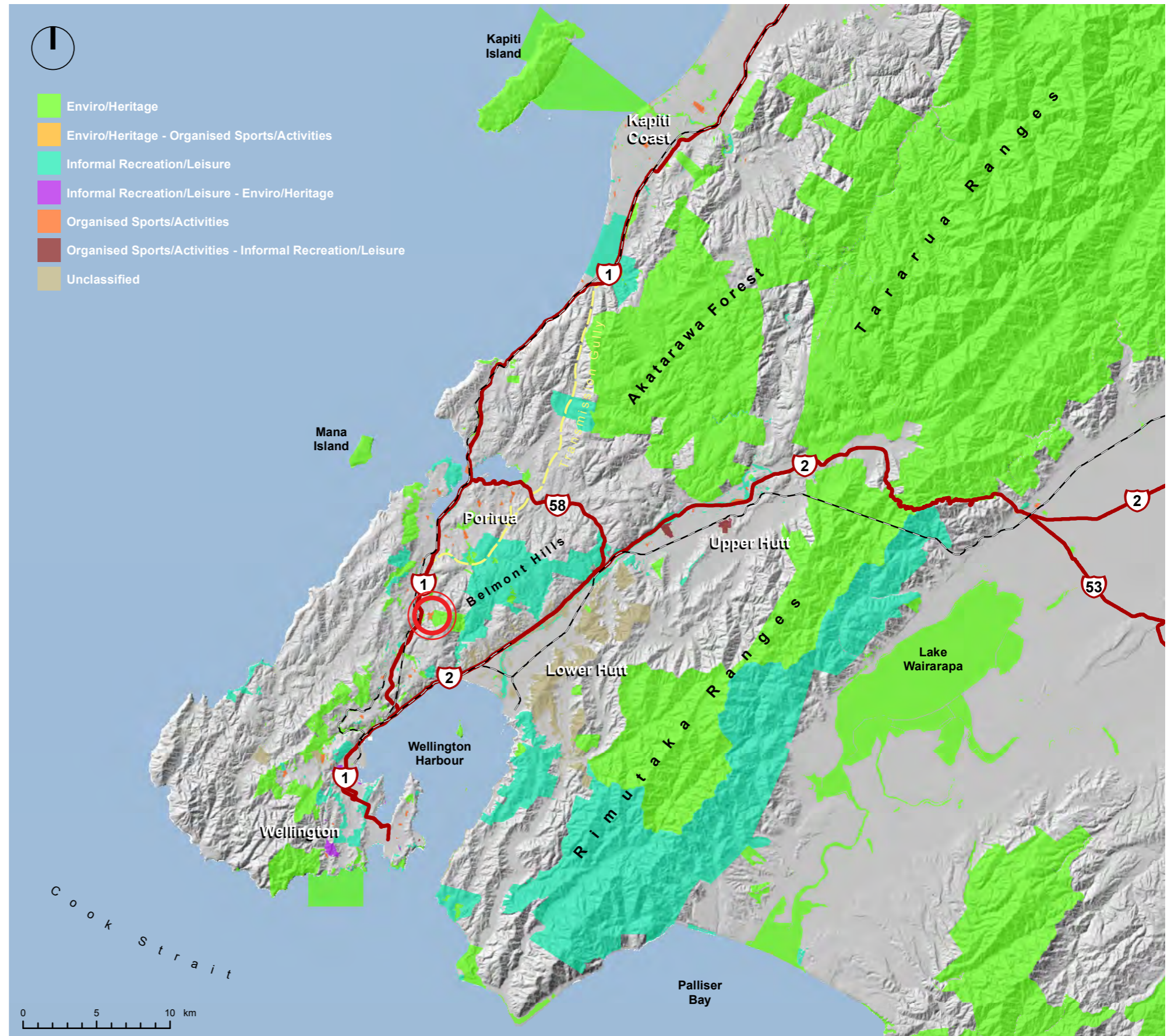



Overall, Wellington City sports fields are assessed to have capacity to meet about 75% of current demand. The poor quality of the current sports fields at Grenada North Park (primarily because of poor drainage) results in the park delivering less capacity than other parks with a similar number of sports fields, particularly in terms of senior competition use.

WELLINGTON CITY OPEN SPACE CONTEXT

Grenada North Park is one of Wellington City Council's parks identified for organised sports and activities.

The site is positioned adjacent to a sloped area of open space identified as Enviro / Heritage. This consist of vegetation, walking tracks and a water tower . The Belmont Hills are positioned above Grenada North and separate the site from Lower and Upper Hutt.



 Grenada North Park

IMMEDIATE CONTEXT

The 15 ha within Granada North Park is predominately designated as a formal sports ground consisting of four large sports field areas and two pavilion buildings.

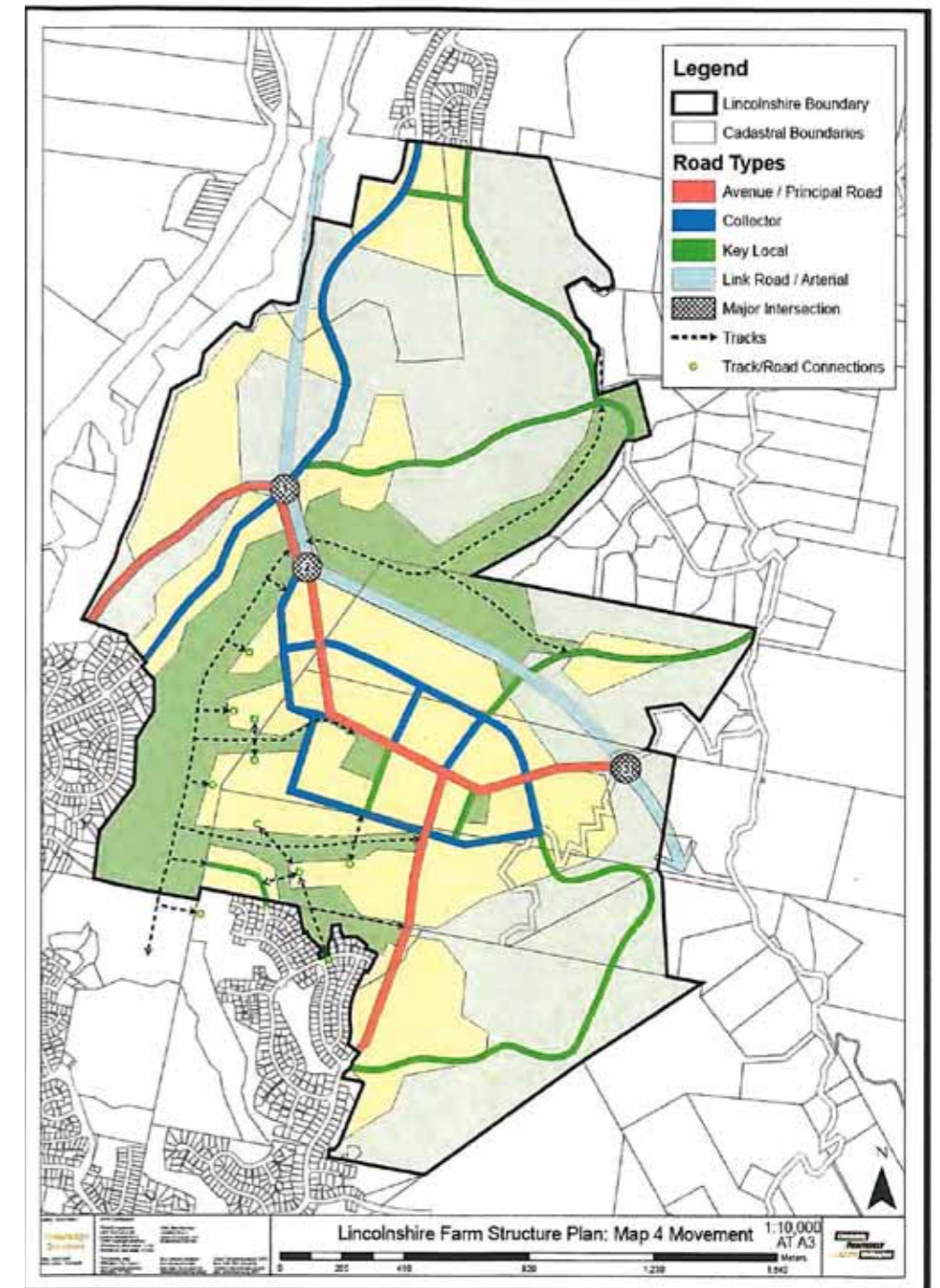
The park is currently approached from the North through an industrial area along Jamaica Drive. Access into the carpark is off of the residential road of Nassau Avenue. The car parking provides for up to 50 cars within the park with additional parking available on adjacent streets particularly Caribbean Drive. The existing car park can only be accessed via a narrow and relatively steep two way ramp down from Nassau Avenue.

Pedestrian access to the southern fields is more problematic than the fields close to the car park and Caribbean Drive and requires a walk from the northern end along a narrow maintenance / service road through the park.

The adjacent escarpment / hill is a dominant backdrop to the East and South of the park. Existing exotic vegetation (mainly gorse) occupies the slope and forms a physical boundary / edge of the terraces.

The small residential neighbourhood of Nassau Avenue, Tobago Crescent and Jamaica Drive is positioned on the western boundary. Rear lots of some residential properties back onto the park, but are generally positioned higher than the park. There is also vegetation that separates the rear fences of these properties with the park creating a buffer between public and private land.

As part of the Wellington City District Plan, the privately owned land to the south of Grenada North Park is identified as an Urban Development Area. A structure plan for this site (Lincolnshire Farm Structure Plan), illustrates how both Nassau Avenue and Jamaica Drive are extended and connected to the new development area.



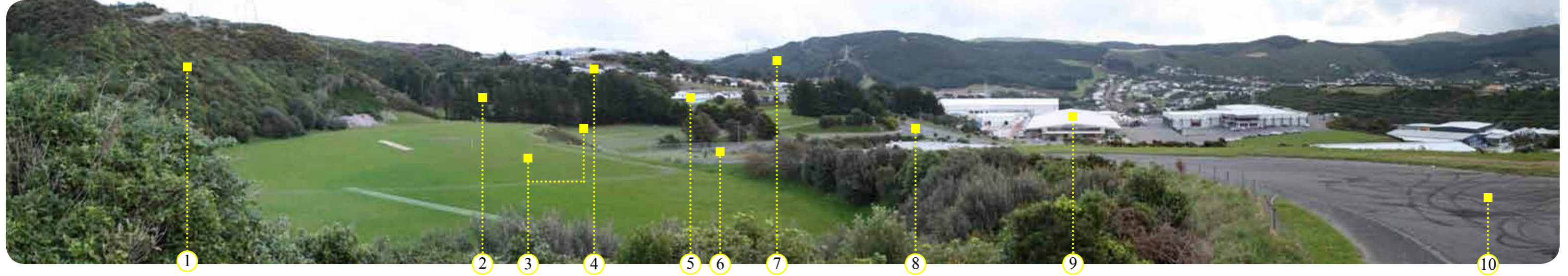
AERIAL OF EXISTING with Zoning map overlay



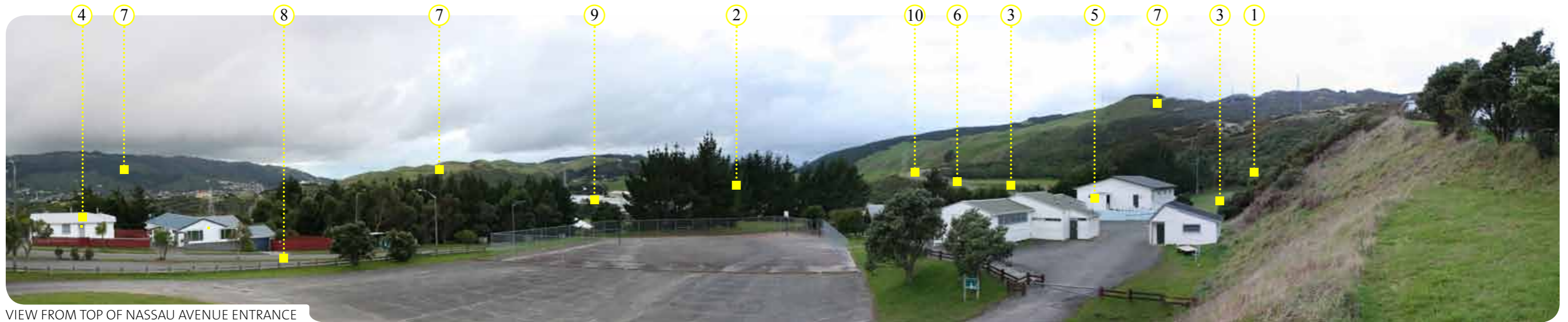
- Open Space A
- Open Space B
- Residential
- Rural
- Suburban Centre
- Grenada North Park

EXISTING CHARACTERISTICS & USE

VIEW FROM TOP OF CARIBBEAN DRIVE














- ① EMBANKMENT
- ② MATURE TREES / SHELTER
- ③ TERRACES / LEVELS
- ④ RESIDENTIAL AREA
- ⑤ BUILDINGS / FACILITIES
- ⑥ SPORTS FENCE
- ⑦ LANDSCAPE SETTING
- ⑧ PRIMARY ROADS
- ⑨ INDUSTRIAL AREA
- ⑩ MINOR ROADS



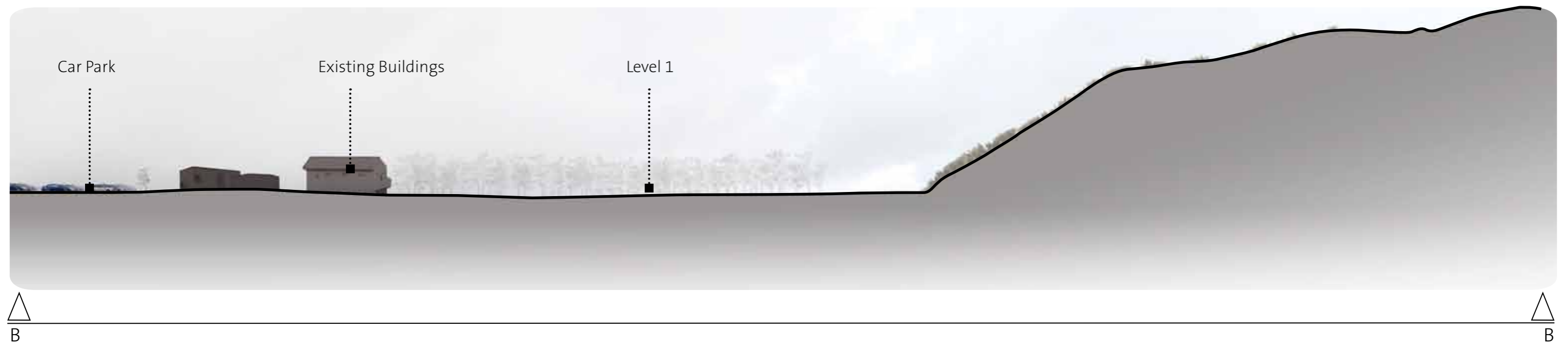
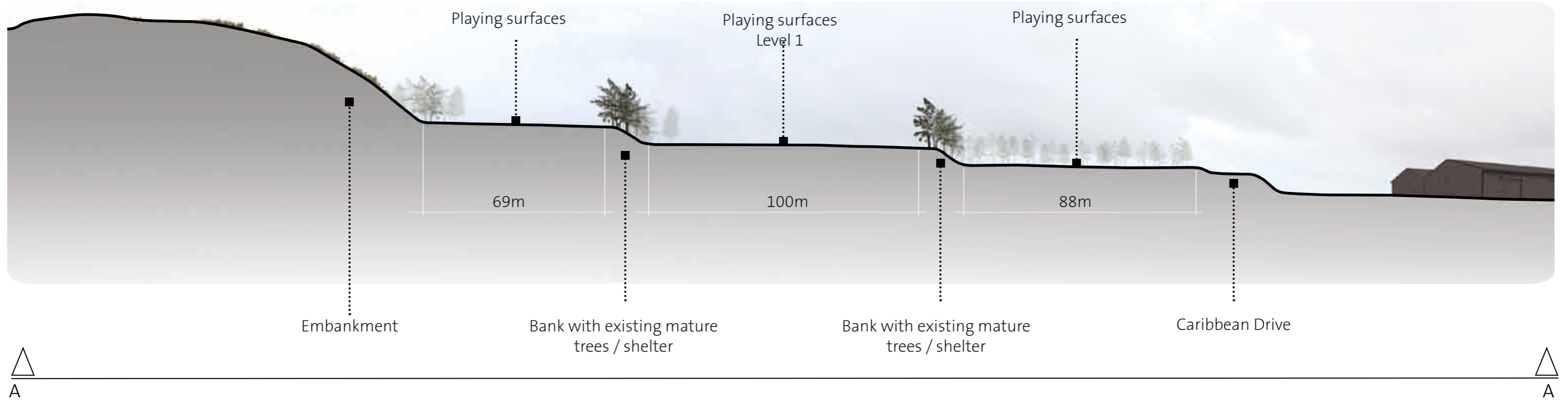
VIEW FROM TOP OF NASSAU AVENUE ENTRANCE

EXISTING CHARACTERISTICS & USE

-  Changing rooms and toilet facilities
-  Playground facility
-  Cricket (Summer)
-  Athletics (Summer)
-  Soccer (Winter)
-  Junior Soccer (Winter)
- +110 Existing levels
- ToB Top of Bank level
- BoB Bottom of Bank level
-  Connector Road
-  Key Local Road
-  SH1
-  Mature trees
-  Grenada North Park



CROSS SECTIONS OF EXISTING



KEY CONSTRAINTS



Exposure to the elements

Due to its elevated location and orientation, the park is relatively exposed to winds from the north, north west and northeast.



Water Run Off

The existing grass pitches hold water and become sodden for the majority of the year due to its location at the base of the embankment and poor ground conditions.



Drainage

The park does have an existing drainage system, however water appears to 'sit' without draining away. Further investigation is required to establish exactly why the pitches are not draining, it is assumed that most of this is because of the high clay content of the soil.




Topography

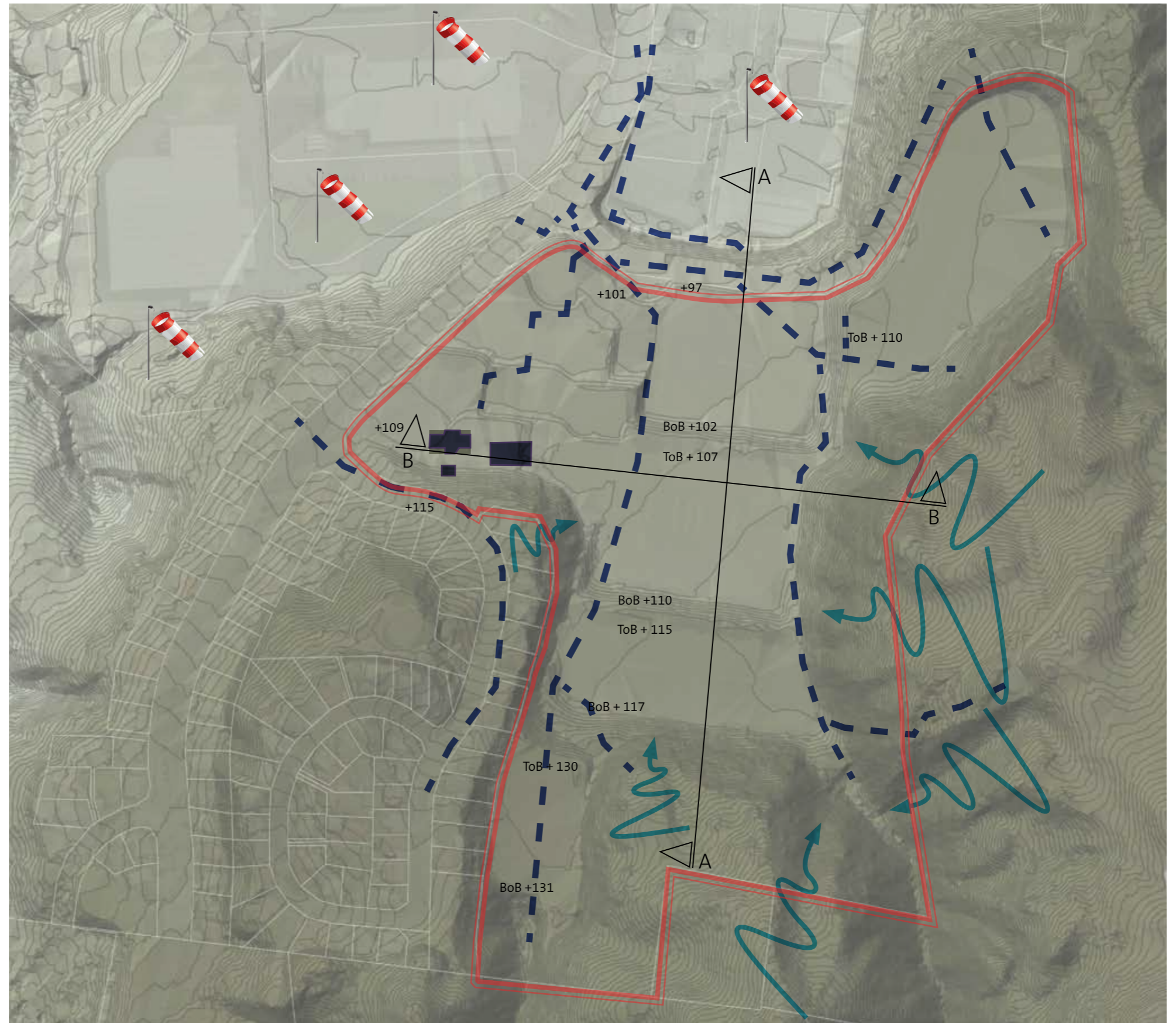
The park spans 5ha of terraced land consisting of some challenging level changes. Facilities and pitches are positioned on the terraces with shelter planting / trees separating each of these levels.



Identity

Grenada North Park suffers from lack of distinctive character other than its physical form. Building structures appear to be placed in an ad hoc / temporary manner. There is also a perception that Grenada North Park is located in a windswept forgotten area of the wellington region with no true connection to any community in particular

 Grenada North Park



OPPORTUNITIES

A Sports and Recreation Hub

Wellington City Council's Recreation Strategy defines recreation hubs as "groupings of sport and recreational facilities located within main, well accessed centres of the city which could have smaller complementary facilities in the wider catchments. The hubs offer a wide variety of both casual and organised activities, for a diverse range of people within the community."

Sports field facilities are situated across the City in several locations with some sports fields sited within close proximity of each other and a variety of supporting recreational facilities. These recreation hubs are a focal point for sporting and recreational activity.

Granada North Park has a fantastic opportunity of becoming a new hub for outdoor sports and recreation serving residents of Wellington City, Porirua City and possibly the Hutt Valley.

Artificial Turf

Wellington City Council has very limited options to increase supply of sports fields due to the unavailability of flat green space. The Asset Management Plan seeks the Council's support to continue to develop artificial turfs on selected sites as an option to increase and maximise sports field capacity in the City, in conjunction with improving the existing natural turf assets. Artificial turf has grown in popularity as a preferred recreational surface and is increasingly used for sports fields providing a consistent year-round, all-weather playing surface built to withstand extended use without downtime for recovery.

Advanced technology has produced fourth generation artificial turf, suitable for playing field sports (football, touch etc). 4G artificial turf is a reliable, all-weather surface, where the only limitation in its use is when people want to use it. While expensive to construct, 4G turfs can accommodate five to seven times the use of a natural grass field. The provision of artificial turfs results in greater sports field capacity, which in turn leads to longer playing hours, higher use of sports fields and increased participation in sport activities.

Artificial turf technology is rapidly expanding and seeks to accommodate a variety of different sports codes throughout the year. This includes some recent development of Cricket being able to play on an artificial pitch.

Should technology allow us, by providing artificial pitches at Granada North Park, there is an opportunity to maximise flexibility of use throughout the year.

Well positioned and appropriate facilities

Re configuring the building structures and facilities within the park will provide clear, legible and easy to use facilities for the entire 5ha.

There is an opportunity for building to straddle terraces to serve at least two pitches.

Memorable Landscape

Due to its setting, backdrop and connection to a wider 'green' landscape, the park has an opportunity to demonstrate an exemplar Sports and Recreation landscape experience, giving Granada North Park a memorable identity within the Wellington Region.

By providing a clear and easy to understand spatial structure to the park, it will become a place people will want to go. Not only to take part in formal sports but also for informal recreation and outdoor activity.

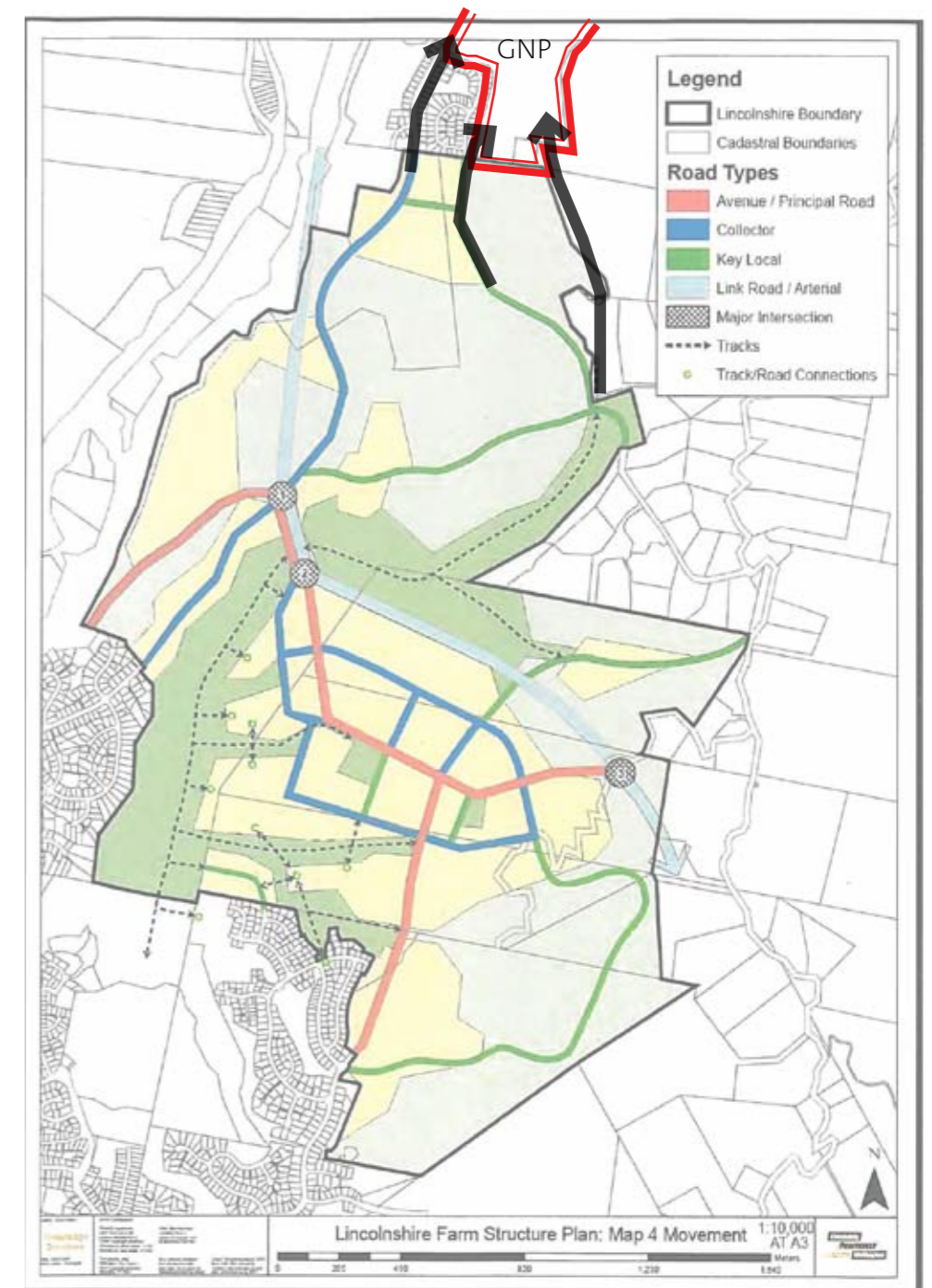
There is also an opportunity to reintroduce native vegetation, create swales and use Low Impact Design (LID) solutions for drainage. All this will help reinforce a distinctive identity to Granada North Park

People Hub

With Lincolnshire Farm providing a further 900 homes over the next 20 years, Granada North Park provides an exciting opportunity for a sport and recreation hub on its doorstep.

Local provision for formal and informal recreation will need to be factored into the development of Granada North Park.

The new / proposed street network has the potential to help service the sports and recreation hub, making it accessible from both the North and the South. Walking tracks and publicly accessible green networks have the opportunity to link into Granada North Park, reconnecting the park with a wider network of open spaces and making it a place that is easy to access for people.



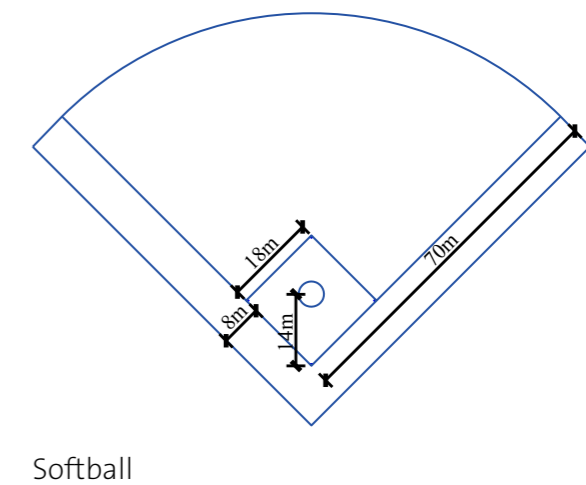
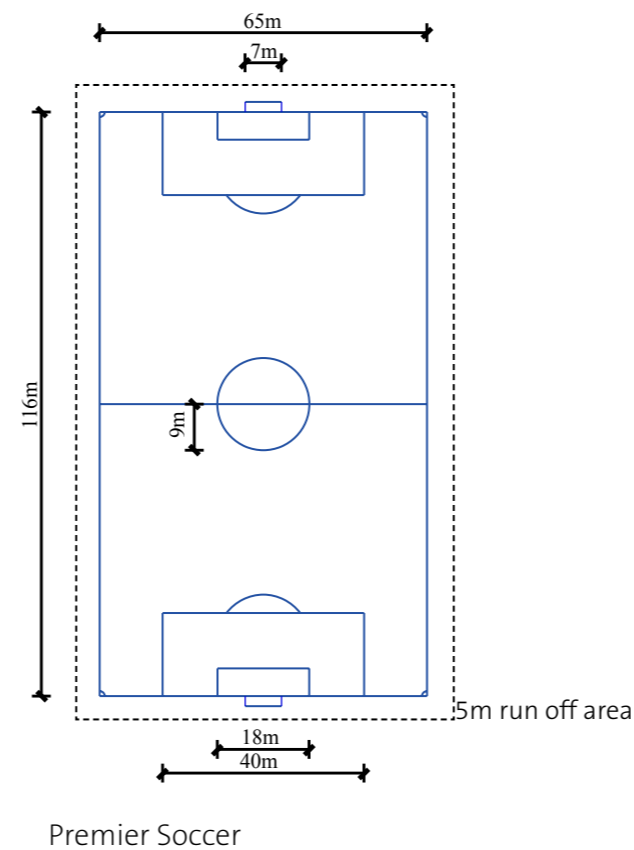
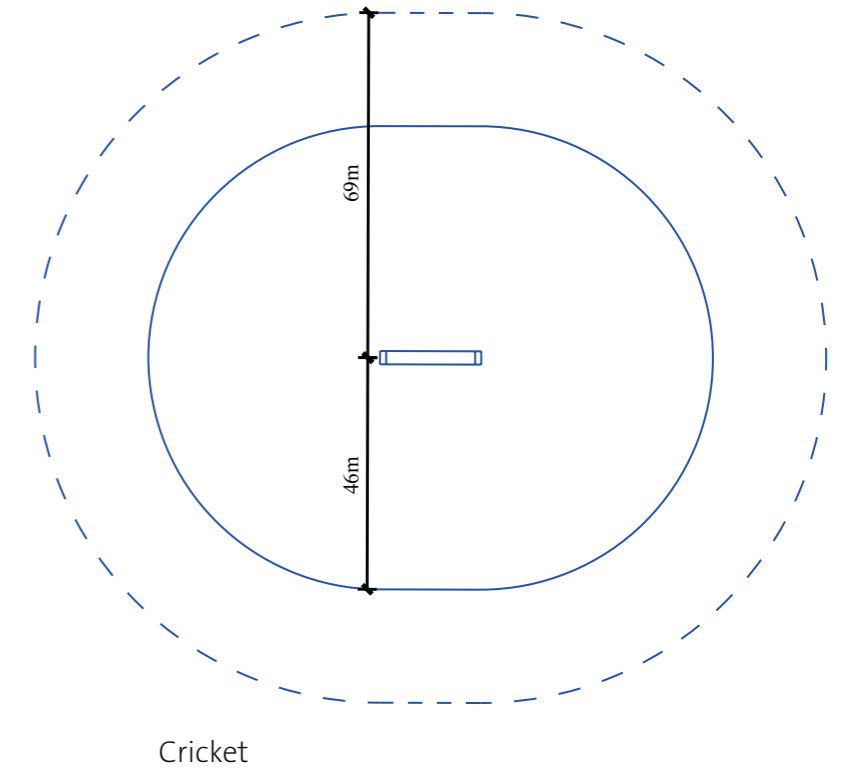
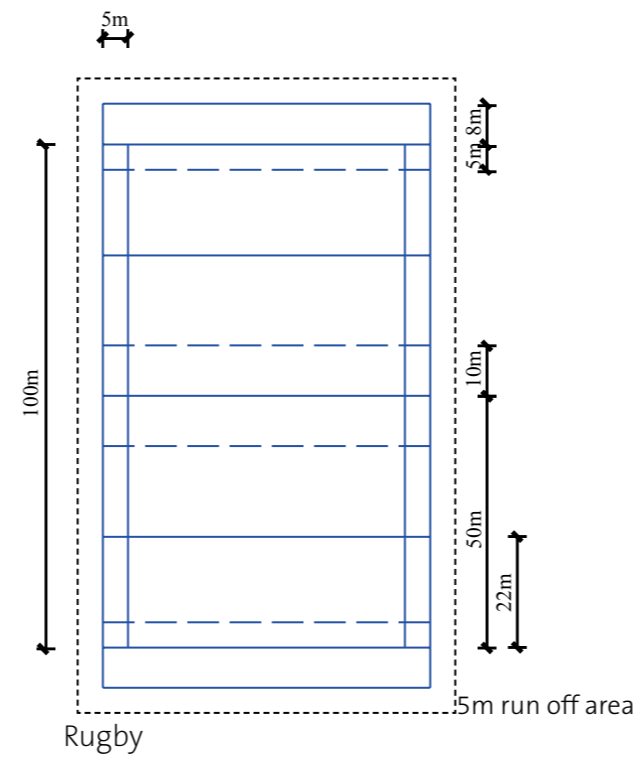
OPPORTUNITIES

Grenada North Park is well-positioned as the northern hub in Wellington City to meet the growth in demand through development of artificial turf sports fields on the Park.

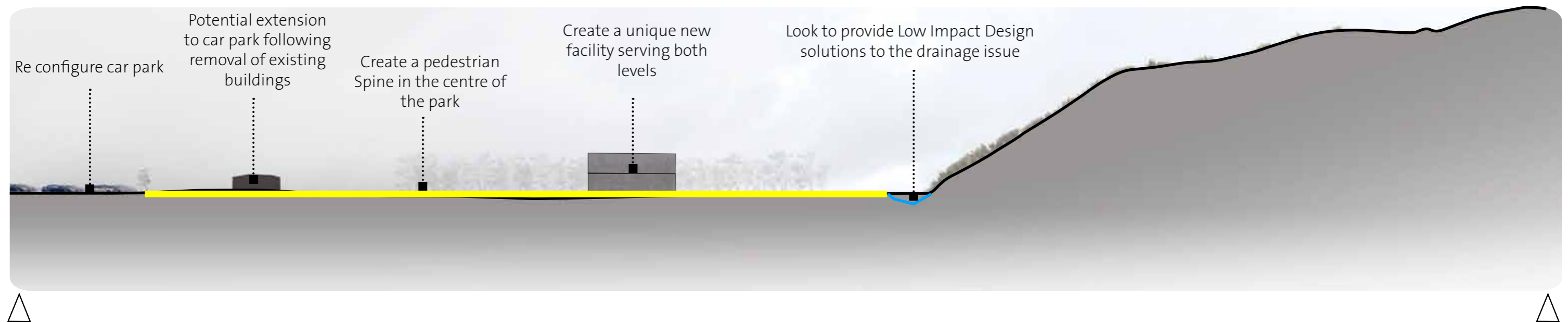
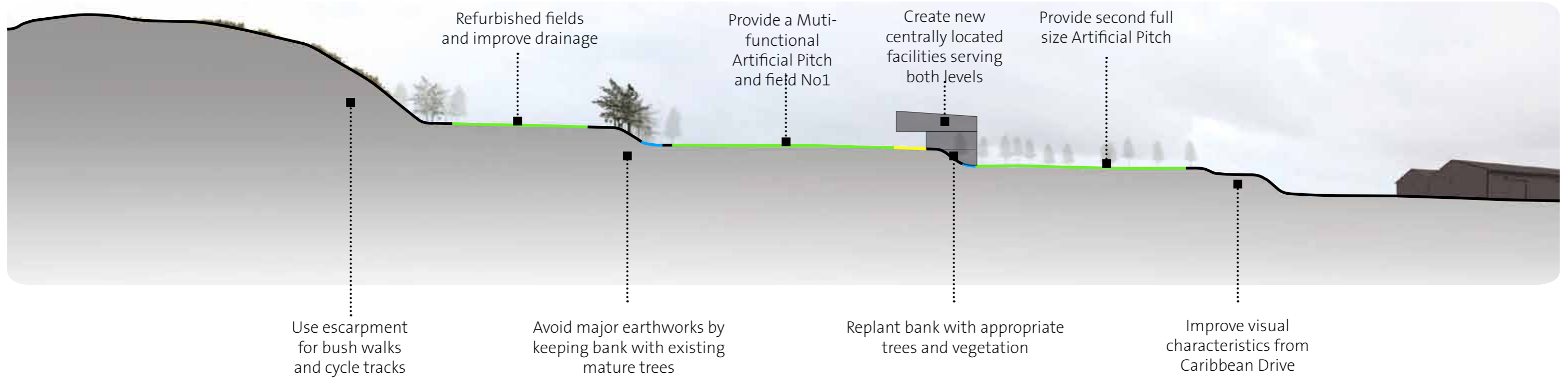
In addition, the proposed hub will be able to deliver much-needed capacity for Porirua. New developments to enhance the value of the Park could include:

- | | | |
|--|--------------------------------------|---------------------|
|  | Premier Soccer | FORMAL SPORTS |
|  | Junior Soccer | |
|  | Cricket | |
|  | Rugby and touch | |
|  | Softball | |
|  | Netball | |
|  | Ultimate frisbee | |
|  | Athletics Practice Area | |
| <hr style="border-top: 1px dotted black;"/> | | |
|  | Walking | INFORMAL RECREATION |
|  | Hardcourt / Multi use games area | |
|  | Playarea | |
|  | Skateboarding (optional) | |
|  | BMXing | |
|  | Mountain biking | |
| <hr style="border-top: 1px dotted black;"/> | | |
|  | Changing rooms and toilet facilities | FACILITIES |
|  | Club room / event venue | |
|  | Grenada North Park | |


























KEY DIMENSIONS



POTENTIAL CHANGE



POTENTIAL USE

-  Existing mature trees retained (indicative only)
-  Vegetation
-  Low Vegetation
-  Artificial Surface
-  Cycle / Walkway
-  Vehicular & Pedestrian access
-  Pedestrian access
-  Service access
-  Premier Soccer
-  Junior / Practice Soccer
-  Cricket
-  Rugby and touch
-  Softball
-  Netball
-  Ultimate frisbee
-  Athletics Practice Area
-  Walking
-  Hardcourt / Multi use games area
-  Playarea
-  Skateboarding (optional)
-  BMXing (optional)
-  Mountain biking
-  Changing rooms and toilet facilities
-  Club room / event venue
-  Grenada North Park



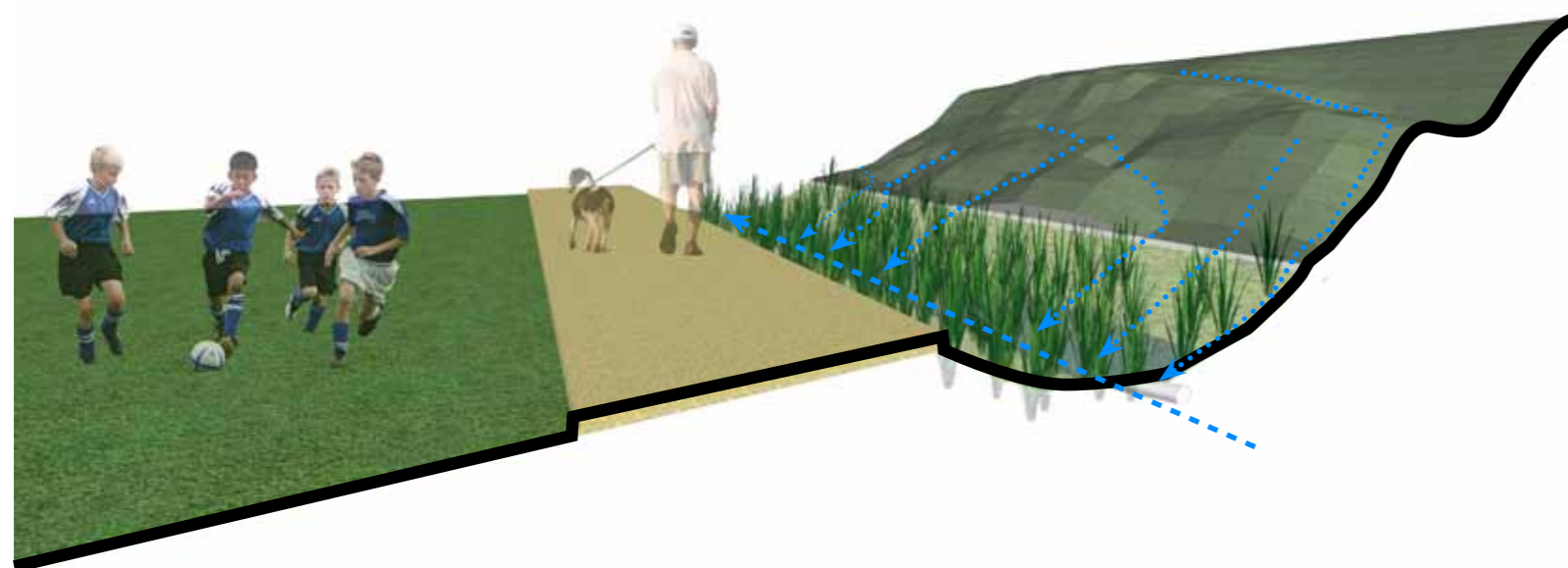
KEY ELEMENTS



Existing terraces / changes in levels are retained to minimise major earthworks across the site. These levels are united by establishing a pedestrian orientated access path running East / West, connecting the entry and carpark to the heart of the park. This 'spine' will help with internal circulation and orientation within the park.

Existing Pine Trees on the slope between the two proposed artificial sports fields can be replaced with carefully selected native trees and vegetation. This will reinforce a new identity / character for Grenada North Park and help with visibility between the two levels.





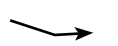




















A new building straddles the two levels creating a multi levelled and multi function facility directly connected to the two artificial sports fields and positioned in the heart of the park.



Where possible, footpaths and service vehicle routes will define the edges of playable surfaces. This will allow the existing pitches to upgrade their drainage systems and establish clear, 'dry' routes across the park.

Vegetated embankments and shallow swales will inform the new character / identity of Grenada North Park and will help manage water run off from the embankments. Swales shall be 'shallow' and are intended to remain dry rather than containing a permanent body of water.

THE MASTER PLAN

- Vegetation
-  Low Vegetation
-  Artificial Surface
-  Refurbished pitch
-  Cycle / Walkway
-  Vehicular & Pedestrian access
-  Pedestrian access
-  Service access
-  5m Runoff area
-  Premier Soccer
-  Junior / Practice Soccer
-  Cricket
-  Rugby and touch
-  Softball
-  Netball
-  Ultimate frisbee
-  Athletics Practice Area
-  Walking
-  Hardcourt / Multi use games area
-  Playarea
-  Skateboarding (optional)
-  BMXing (optional)
-  Mountain biking
-  Changing rooms and toilet facilities
-  Club room / event venue
-  Grenada North Park



POTENTIAL STAGING

HUB CATALYST

Stage One potentially includes:

- Implementation of Field 1 Artificial pitch
- Establishment of tree grid shelter belt
- Intervention of pedestrian 'Spine'
- Re configuration of carpark including coach parking
- Upgrade & re configuration of existing facilities
- New tree planting

NOTE: The Master Plan framework allows for existing facilities, such as the changing room block and club house building, to be utilised until funding becomes available for a replacement building. Minor repositioning of the existing buildings may be required to allow for the establishment of the new pedestrian spine. Benefits of repositioning and refurbishing the existing facilities as apposed to a full replacement (see final stage) will need to be assessed before making commitment to the upgrade of existing buildings.

STAGE ONE

PLAY TIME

Stage Two potentially includes:

- Removal of existing pine trees
- Implementation of Field 2 artificial pitch
- New vegetation on bank between Field 1 & 2
- New hard courts
- Installation of new playspace

NOTE: Staging the construction of the two artificial sports fields enables one field to continue to operate whilst the other is under construction. However, Stages One and Two could be amalgamated to deliver two artificial sports pitches at the same time.

STAGE TWO

COMMUNITY RECREATION

Stage Three potentially includes:

- Connecting access paths into and through the park
- Establishment bike tracks and bush walks
- Interpretation and way finding signage

NOTE: Existing paths and maintenance access tracks should be utilised where possible. The style and character of any way finding and interpretation signage should be well designed and consistent in character and style. Location of new signage should carefully consider the movement of people across the park.

STAGE THREE



REFURBISH AND ATTRACT

Stage Four potentially includes:

- Refurbishment of Field 3 including softball area
- Refurbishment of Field 4
- New vegetation & swales

NOTE: Geo-technical Assessment will be required to establish and confirm appropriate drainage solutions. A low impact design (LID) approach is preferred.

STAGE FOUR

HEALTHY AND DIVERSE YOUTH

Stage Five potentially includes:

- Installation of a youth activity zone (optional skatepark)

NOTE: The Master Plan framework provides an area that can be developed for youth focussed sports and activities. The content and design of this space will require further investigation. In particular, understanding and establishing the future needs / provision for youth focussed sports and activities in the Grenada North area (including the future urban development area of Lincolnshire Farm) will help establish appropriate facilities.

STAGE FIVE

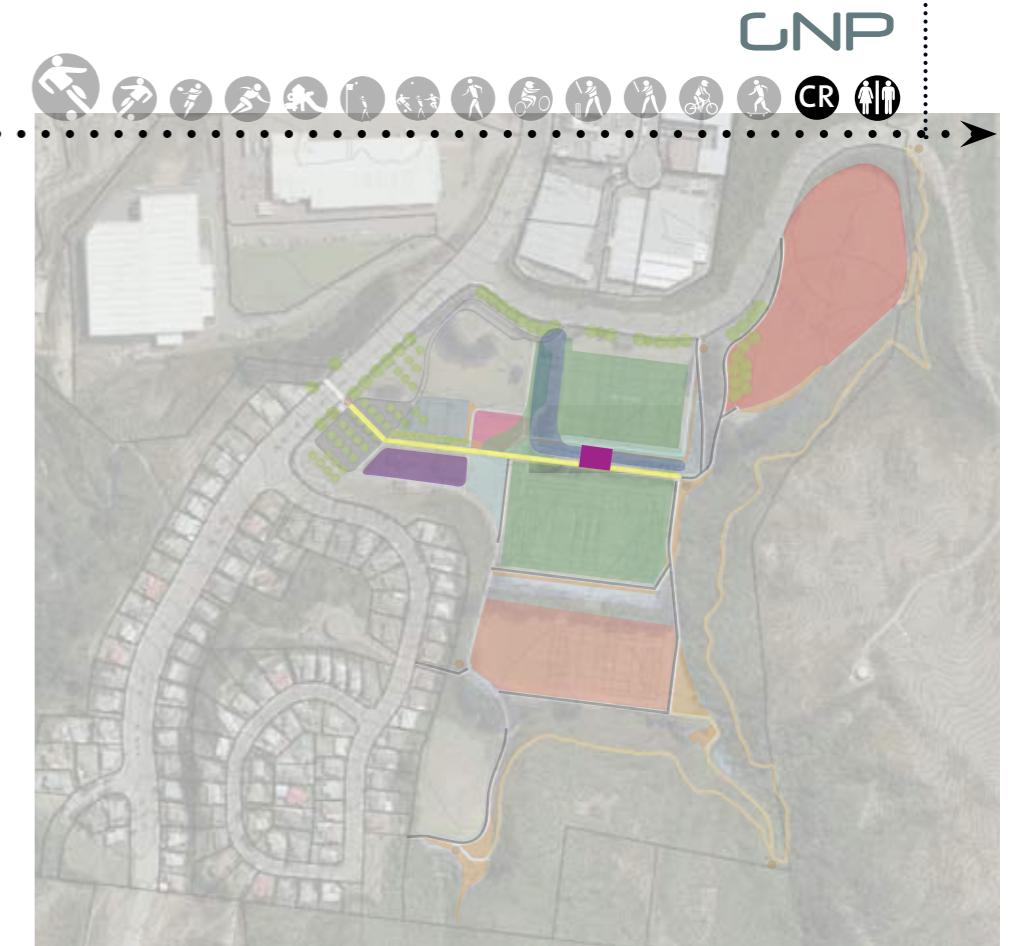
CONNECTED FACILITIES

Stage Six potentially includes:

- New building & facilities
- Extension of car parking

NOTE: The Master Plan framework provides an option for a new multifunctional building facility to be positioned between the two new artificial sports pitches and along the new 'spine' access. Should this new 'centrally located' building be desired, the future need and demand for the existing buildings should be assessed. The hard standing surface where the existing buildings are currently positioned could be developed as further car parking provision should this be required.

COMPLETION



TURNING VISION INTO REALITY

This Concept Design Report seeks to provide an analysis of the Grenada North Park, a summary of existing and future sports and recreation needs within Wellington and Porirua, and aims to provide a framework in which Grenada North Park can develop over time.

Realising this vision may take some time and commitment. The potential staging diagrams illustrate that the master plan can be implemented over time to fit allocated funding or successful grant applications.

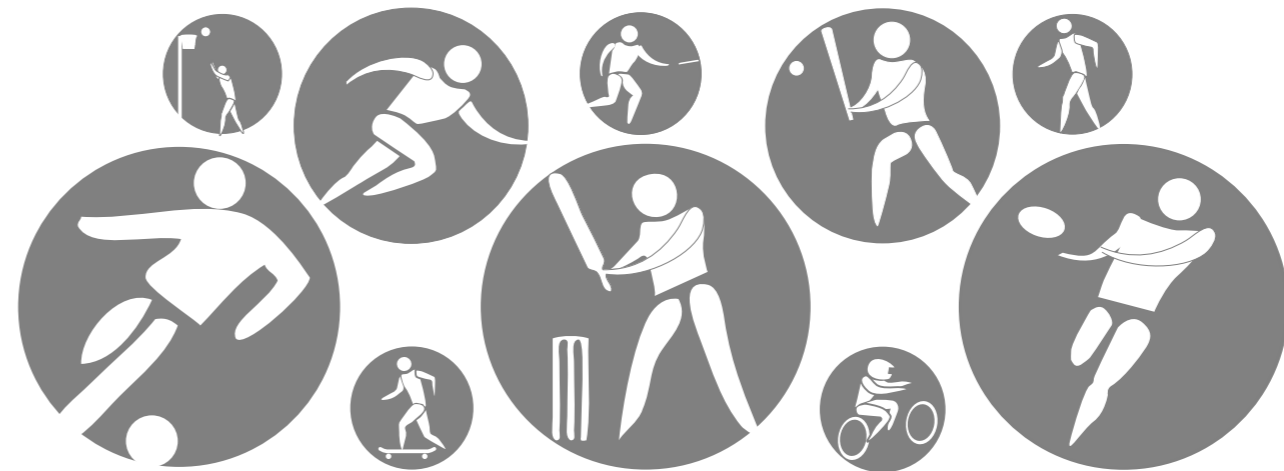
There are further steps to take in order to turn this vision into reality. This includes further consultation with the appropriate sports codes, community groups and local residents. The Concept Design Report is intended to assist in establishing the next steps and can be used as a point of discussion with the key stakeholders.

Prior to the next stage in design, further investigation will also be needed to fully understand the existing site / ground conditions. A Geotechnical Assessment will be necessary to establish and confirm appropriate drainage solutions, construction techniques and appropriate plant/vegetation selection. Existing assets, such as buildings, fences, services and lighting will also require full condition reports to fully appreciate implications of upgrading the overall park. This Concept Design Report can be used to assist decision on what requires further assessment.

The following page contains a summary breakdown of potential cost to implement these various elements of the master plan. These are based on the conceptual intent of the master plan and are aimed to help assist in the decision making process. Cost Estimates will require refinement following further design work.

Grenada North Park has the potential to become a key new hub for the Wellington region. As indicated in this report, this will require reinventing the character / identity and perception of the park. This reports aims to help steer the future character and identification of the park in a new direction in order to help move toward delivering the vision. GNP has great potential to become a multi- functional sports and active recreation hub that has unique and distinctive characteristics for the Wellington Region.

A MULTI-FUNCTIONAL OUTDOOR SPORTS AND RECREATION HUB FOR THE WELLINGTON REGION



GNP sports and recreation hub

PRELIMINARY COST ESTIMATE SUMMARY

REMOVAL OF TREES	\$135,000
NEW TREES.....	\$10,000
VEGETATION (INCLUDING SWALES).....	\$656,529
SPINE	\$74,380
NEW RECREATION CENTRE.....	\$1,005,708
REFURBISH EXISTING CLUBHOUSES	\$228,504
CAR PARK WORKS	\$341,446
ARTIFICIAL PITCHES	\$3,659,292
REFURBISH EXISTING PITCHES	\$106,000
PLAYGROUND	\$150,000
YOUTH ACTIVITY ZONE (OPTIONAL SKATEPARK)	\$425,352
HARD COURTS.....	\$198,000
ACCESS PATHS.....	\$364,803
COACH PARKING	\$108,717
ENTRANCE WORKS	\$10,000
ACCESS STEPS.....	\$65,000
CYCLE & WALKING TRACKS	\$66,837
SIGNAGE	\$11,000
FURNITURE	\$49,500

NOTE: These are indicative budget estimates based on current knowledge and level of detail supplied at a Master Plan level. A breakdown of these estimates supplied by Rawlinsons Quantity Surveyors can be found in the appendix.





APPENDIX

