



Budget \$11 Million

**Option 1
Re-mediate + Retain**

- Retain existing building and refurbish
- Retain existing LightHouse structure and refurbish (remediate asbestos)
- Retain existing canopy structure
- Build park + plaza as per concept design

Pros

- Original concept delivered
- Retention of site's heritage
- Reduced construction waste due to reuse

Cons

- Indicative budget overspend \$3 Million. Need for increased project funding. Additional project funding will need to be requested from the Governing Body. Will delay project delivery timeline and additional funding may not be granted.
- Increased project risk and complexity to improve the existing building to achieve Building Code Compliance
- Higher maintenance costs due to the age of existing building

**Option 2
Re-mediate and Adapt_**

- Demolish and remove 40% existing building
- Refurbish remaining building, approximately 60% of existing building footprint.
- Refurbished LightHouse structure
- Retain approximately 60% of existing canopy structure
- Park and plaza spaces larger than concept design

Pros

- Original concept largely retained
- Existing project funding adequate to deliver concept
- Increased outdoor open space provision via plaza extension
- Retention of site's heritage (60%)
- Reduced construction waste due to reuse (60%)

Cons

- Reduced amenity due to decreased indoor area and less covered outdoor area
- Increased project risk and complexity to improve existing building to achieve Building Code Compliance
- Some additional maintenance costs due to age of existing building (60% refurbished)

**Option 3
New Build (existing)_**

- Demolish and remove existing building
- Demolish and remove existing LightHouse
- New building approximately 60% of existing building footprint
- New LightHouse structure located to street frontage
- Retain approximately 60% of existing canopy structure
- Park and plaza spaces larger than concept design

Pros

- Existing project funding adequate to deliver concept
- Increased outdoor open space provision via plaza extension
- Improved building frontage to Ponsonby Road
- New building design can achieve better "fit for purpose" as it is not restricted by existing building elements

Cons

- Original concept changed with respect to building construction method and lighthouse location.
- No reuse as original building is fully demolished and rebuilt as a new structure
- Reduced amenity due to reduced covered outdoor space