

Projected community provision requirements to meet the needs of growth for Drury

Prepared by Auckland Council, August 2021

This paper sets out the projected provision and related budget requirements to meet the community infrastructure needs of new and future residents in the Drury growth area.

The projections are based on a range of assumptions regarding:

- Quantum, timing and distribution of development and population growth
- Level of provision of open space and community facilities
- Cost of land acquisition and open space/community facilities development.

Refer “Notes and Assumptions” section at the end of this paper for future information.

Drury Context

Over the next 30 years Drury will develop to accommodate 22,000 dwellings and 12,000 new jobs, the anticipated population will be comparable to the size of Napier. Presently, Drury is not densely populated and accommodates a small population and industrial businesses surrounded by farmland. Several new areas are developing in Drury (Auranga and Drury South) bringing further housing and industrial employment to the area.

As Drury develops, we have the vision of it becoming a sustainable, liveable, compact, and accessible urban area with successful local centres. To achieve this vision and support the long-term outcomes of Auckland, a large investment in infrastructure is required.

Infrastructure included for Drury

As a new urban area is planned and developed, the infrastructure that is needed to support it is scoped and understood. At this time, some, but not all the infrastructure to support the vision for Drury is scoped, understood and costs estimated.

Our vision for Drury and associated infrastructure is set out in the Drury – Opaheke structure plan which can be viewed at this link: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/place-based-plans/drurystructureplandocument/drury-opaheke-structure-plan.pdf>.

Our infrastructure plans have developed since the structure plan was developed. Over time, further detail about the infrastructure required to achieve the vision in Drury will become available.

Open Space and Community Facilities are important components of the vision for Drury.

Projected provision requirements – Drury

Open space

- Projected development up to 2050 is anticipated to lead to demand for acquisition and development of new open space as follows:

- 36 neighbourhood parks
- 6 suburb parks
- 2 civic spaces.
- In addition to the anticipated open space acquisition and development described above, open space development will also be required for:
 - 5 recently acquired neighbourhood parks and 1 existing neighbourhood park
 - 1 recently acquired suburb park
 - Esplanade and riparian open space vested at no acquisition cost.

Community facilities

- Projected population growth up to 2050 is anticipated to lead to demand for additional provision of community facility space to service the Drury catchment as follows:
 - community space – approximately 1,300m² built space
 - library space – approximately 1,800m² built space
 - aquatic – approximately 3,500m² built space
 - leisure – approximately 2,700m² built space.
- How the projected demand will be met has not been determined (i.e. location and/or co location of services, delivery mechanism etc).
- Timing of investment has not been determined, although it is anticipated that population driven demand would support investment timing as follows:
 - community space – after 2030
 - library space – after 2040
 - aquatic space – after 2040
 - leisure space – after 2040.

Projected programme budget requirements

It is recommended that future budget requirements for community investment in these areas is provided for through four programme budgets, relating to:

- Acquisition of land for open space
- Development of land for open space
- Acquisition of land for community facilities
- Development of community facilities.

These proposed programme budgets have been generated based on the range of assumptions set out in the “Notes and assumptions” section of this paper.

Allocation of programme budget to specific projects can be made as and when subsequent decisions are made by council regarding how, where and when investment will be made to meet future demand.

Programme	Projected budget requirement (\$,000)		
	2022 – 2031	2032 – 2041	2042 - 2051
Drury			
Open space land acquisition	\$155,500	\$107,400	
Open space development	\$118,900	\$131,500	
Community facilities land acquisition		\$1,400	\$22,300
Community facilities development		\$4,900	\$73,800

Existing budget provision 2022-2031

Open space

Auckland Councils 10-year budget 2021 – 2031 (Long-term Plan) includes total programme budgets for open space acquisition and development as follows:

- Open space land acquisition: \$822,838,902
- Open space development \$730,591,506.

These programme budgets are allocated to specific projects to support the needs of new and future residents across the region through the annual approval of a rolling three-year programme. This approach enables council to remain flexible and adaptable in the allocation of specific budget in response to actual development and demand (rather than projected or anticipated development and demand).

The projected budget requirements for open space acquisition and development in Drury in the 2021 to 2031 period could potentially be accommodated within the available budgets, noting that:

- the projected budget requirements for Drury would require a circa 18% of the available budget for the region
- the phasing of available budgets across financial years is not well aligned with the projected development phasing of the Drury area – extensive development in the Drury area in the first half of the LTP period would be at a time of constrained acquisition and development budget
- the scale and timing of other open space acquisition and development demands across the region is unknown in detail, but it is anticipated that demands in the northwest growth area (i.e. Westgate/Whenuapai/Redhills) as well as baseline growth across the region will ‘compete’ with the budget requirements for Drury, particularly in the short and medium term
- constrained budget availability would lead to either missing opportunities for acquisition of land at an appropriate time or having to acquire land for larger open space areas later in the development cycle, and therefore at a higher than modelled cost.

Community facilities

There is no budget provision for community facilities in the Drury area in Auckland Councils 10-year budget 2021 – 2031, and the projected budget requirements anticipate new budget required for community facilities beyond 2032. Such budget provision would be subject to decisions in future Long-term Plan processes.

Notes and assumptions

1. Population growth (quantum and timing) for the relevant areas is as per Land-use scenario i11v6 (for the 30-year Infrastructure Strategy to be adopted as part of LTP 2021-2031).
2. Extent of the “Drury” general catchment area based on relevant MSM zones outlined in the Drury Opaheke Structure Plan, MSM zones: 550, 551, 554, 555, 556 (Drury South), 557, 558, 559, 560, 561, 562.
3. Provision requirements based on Auckland Councils:
 - Open Space Provision Policy 2016
 - Community Facilities Network Plan 2015.
4. Quantum of projected budget requirements based on the following:
 - Land acquisition costs reflect average 2020 land values in relevant area
 - Open space development costs based on typical 2020 costs for development of relevant open space typology (e.g. neighbourhood park etc)
 - Building costs based on recent historic costs for development of similar facilities.
5. Timing of projected budget requirements are based on:
 - Rate of population growth as per i11v6
 - Assumed phasing of open space network acquisition and development in relation to development sequencing
 - Assumed demand ‘trigger’ points for community facility build in relation to population growth.
6. Delivery mechanisms for future community facilities will meet all legal requirements for allocation of development contribution funding but may not necessarily be through council owned and/or operated facilities.
7. Projected budget requirements have been rounded up to the nearest \$100,000.
8. All projected budget requirements are uninflated.