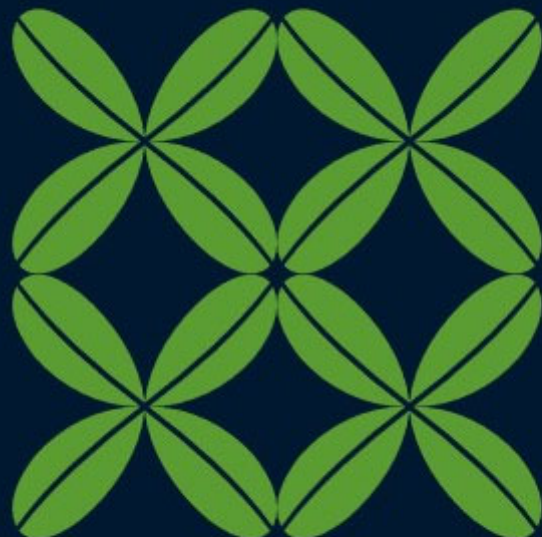
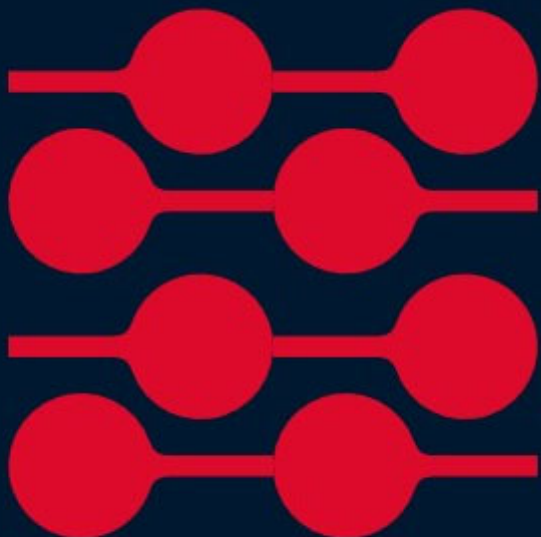




# Supporting advice for calculation of Drury/Opāheke community facilities provision



1 August 2022, Version 1.0



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# **Purpose and background**

## **Purpose**

To provide information regarding:

- estimation of future community facilities provision for Drury/Opāheke and the surrounding catchment
- identification of beneficiaries based on future community facilities provision in Drury/Opāheke
- estimation and allocation of costs for the future provision of community facilities and surrounding Drury/Opāheke based on the 5km and 10km driving catchments.

## **Background**

Customer and Community Services were requested to provide advice on the future community facilities provision requirements for Drury/Opāheke and its broader catchment to 2060.

The rationale for estimating future community facilities provision in Drury/Opāheke is based on the Community Facilities Network Plan (CFNP) and the “Determining Years 11 to 30+ greenfield provision requirements – Community services and facilities guidance note, March 2022” (Attachment 3).

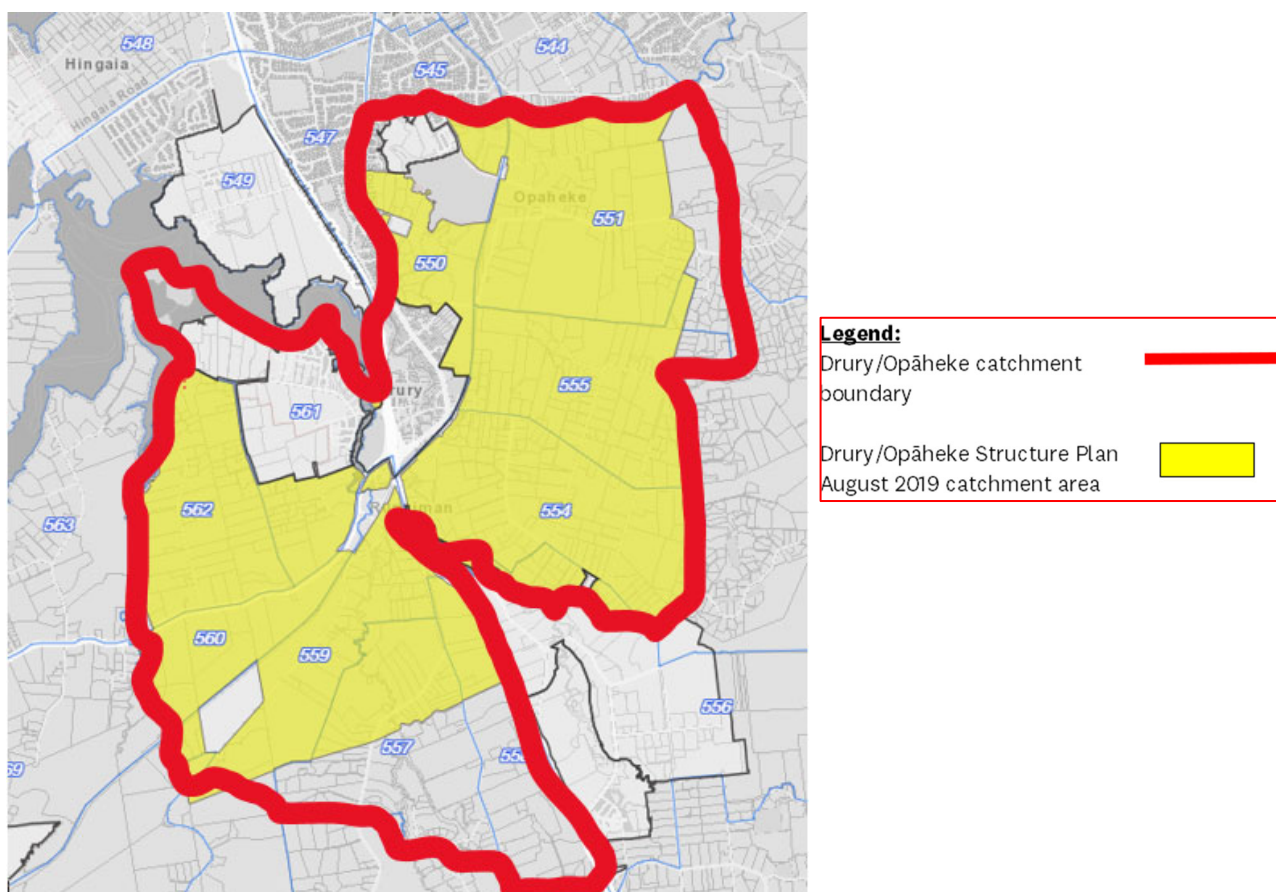
This advice will help to inform the calculation of development contributions due to population growth across the Drury/Opāheke general catchment.

## Provision costs

### Estimating demand for future community facilities in Drury/Opāheke

The catchment is defined by MSM zones: 550, 551, 554, 555, 557, 558, 559, 560, 561, 562 which encompasses the Drury/Opāheke Structure Plan August 2019 area (Map1).

**Map 1: Drury/Opāheke general catchment & Structure Plan area August 2019**



That Drury/Opāheke catchment area (Red boundary) is expected to grow from a population of 4,035 people in 2021 to 62,264 people by 2060 in accordance with Council's growth data. (Attachment 1).

Based on the Community Facilities Network Plan and the guidance note (Attachment 2) it is considered the potential population growth of 58,229 will create a future community services/facilities provision gap within the Drury/Opāheke catchment.

As a predominantly greenfield area it is not considered practicable that the provision gap for future services/facilities for the growing population can be met through the existing community facilities portfolio.

## Estimated future provision and cost

The quantum of growth in the Drury/Opāheke catchment is of a scale that based on the CFNP is estimated to generate new space requirements of up to 9,081 square metres consisting of:

|                        |                                   |
|------------------------|-----------------------------------|
| • Community space –    | 600 square metres                 |
| • Library space –      | 2,281 square metres               |
| • Leisure space –      | 2,700 square metres               |
| • Pool/Aquatic space – | <u>3,500 square metres</u>        |
| <b>Total</b>           | <b><u>9,081 square metres</u></b> |

This is generally consistent with the Drury/Opāheke Structure Plan August 2019 that also identified a need for up to 8,500 square metres of new facility spaces all be it for a smaller total catchment.

How the projected demand and final configuration of space will be met has not been determined (i.e. location and/or co location of services, delivery mechanism etc) but for the purpose of estimating costs, it is assumed a large multi-purpose facility incorporating all four space types is the most likely service delivery model (Table 1).

We estimate development costs by applying a square metre rates to the building type and building area based on a combination of recent, relevant project costs<sup>1</sup> and industry benchmarks. Building rates as of March 2022 for each space range from (GST exclusive):

- Community space – \$ 6,500 to \$ 8,500 per square metre
- Library space – \$ 8,000 to \$ 10,000 per square metre
- Leisure – \$ 6,000 to \$ 8,000 per square metre
- Aquatic – \$ 8,000 to \$ 10,000 per square metre
- The square metre costs include:
  - building
  - carpark
  - landscaping/playgrounds
  - fit-out
  - design development
  - project contingency.
- Final configuration of facility/facilities is determined through stages 2 to 5 of the provision process outlined in Figure 1.

Table 1 Total building costs based on Drury/Opāheke

| Facility Type | Spaces<br>(Current provision estimates) | Square metre rates <sup>2</sup>                  | Total building cost<br>(million) |
|---------------|-----------------------------------------|--------------------------------------------------|----------------------------------|
| Community     | 600 sqm                                 | \$ 9,975                                         | \$ 5,865,000                     |
| Library       | 2,281 sqm                               | \$11,500                                         | \$ 26,226,641                    |
| Leisure       | 2,700 sqm                               | \$ 9,200                                         | \$ 24,840,000                    |
| Pool          | 3,500 sqm                               | \$11,500                                         | \$ 40,250,000                    |
| Total         | <b>9,081 sqm</b>                        | <b>Total cost uninflated<br/>&amp; GST incl)</b> | <b>\$ 97,181,641</b>             |

Note – The area provision for Library is based upon a 5km population catchment from the proposed location in MSM zone 554. The existing Drury library and community hall have been deducted from the total new provision requirement for reflecting the current service provision, i.e Library provision requirement based on 5km catchment = 2,762sqm less existing provision 482sqm = Proposed library provision of **2,281 sqm**

The required land area is estimated by doubling<sup>3</sup> the gross floor area based on a large multi-purpose facility. A square metre rate for land is applied using the “Open Space Acquisition Cost Model”<sup>4</sup>. The bulk of the land purchase (including transaction costs) is anticipated to occur at the “infrastructure installed” stage of land development in 2038 (approx. 70 per cent) with the balance purchased post subdivision 2042 (approx. 30 per cent). An average square metre rate for the cost of land based on the timing of development has been used to estimate overall land cost as follows:

| Facility Type | Spaces<br>(Current provision estimates) | Land Requirement<br>(sqm) | Land cost<br>(escalated) |
|---------------|-----------------------------------------|---------------------------|--------------------------|
| Community     | 600 sqm                                 | 1,200 sqm                 | \$2,064,000              |
| Library       | 2,281 sqm                               | 4,562 sqm                 | \$7,846,640              |
| Leisure       | 2,700 sqm                               | 5,400 sqm                 | \$9,288,000              |
| Pool          | 3,500 sqm                               | 7,000 sqm                 | \$12,040,000             |
| Total         | <b>9,081 sqm</b>                        | <b>18,161 sqm</b>         | \$31,236,920             |

The uninflated development costs and inflated land costs are used as inputs into the council DC model. This model escalates the developments costs, calculates the share of costs attributable to growth and the resulting contribution charge for these facilities, based on the catchments shown in the following section of this document.

You can find out more how we have assessed contribution charges for community facilities in the **Methodology for calculating DCs for Drury** document and the **DC model** released as part of the supporting document pack. These documents detail how we have assessed causation, beneficiaries and renewals for these facilities to determine the growth share of costs, and how these costs have been allocated to funding areas.

<sup>2</sup> The square metre rates are based on the high range point for each of the space types and are GST inclusive but not inflated.

<sup>3</sup> Gross floor area as a percentage of site area generally ranges from 40% to 60% of the site – refer to guidance note in Attachment 3.

<sup>4</sup> Refer to “Open Space Acquisition Model” detailed in future open space cost modelling document.



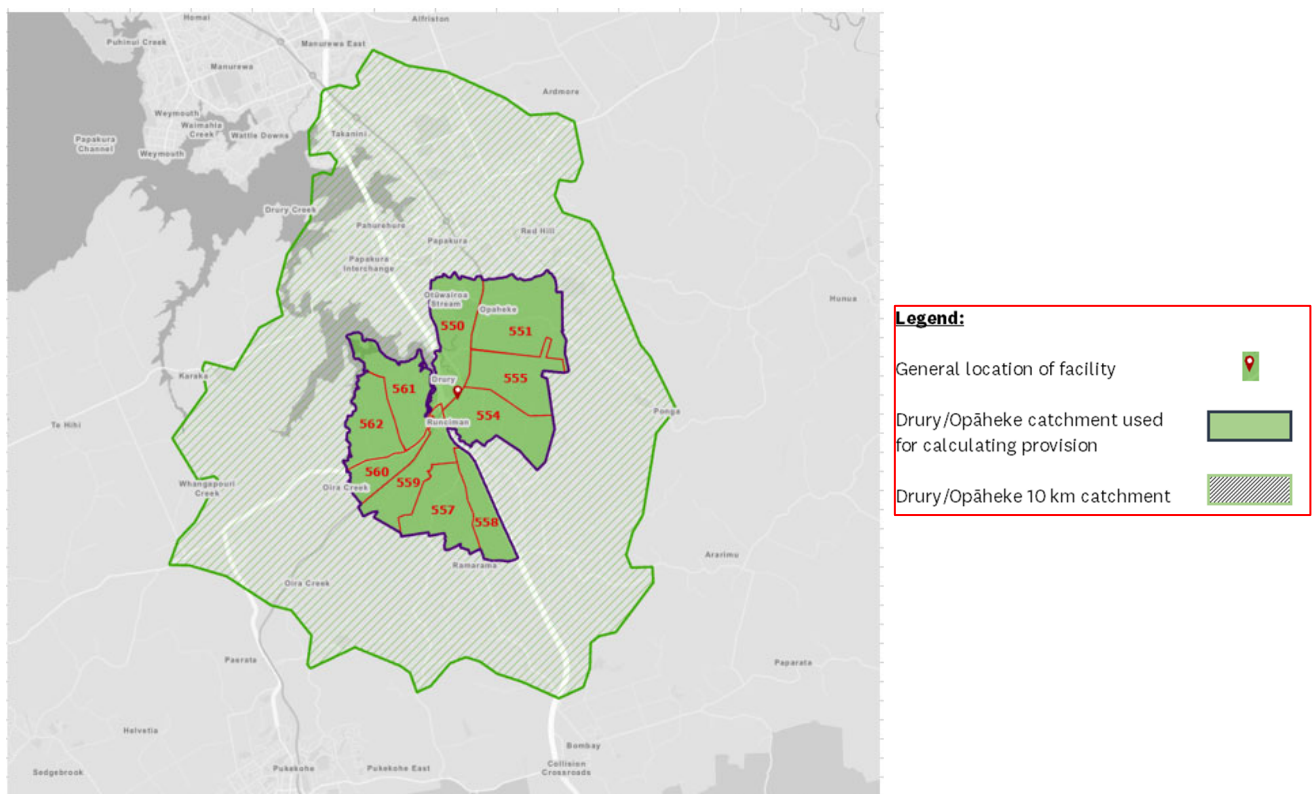
## Determining beneficiaries/users

Potential users of a new facility are usually estimated by applying a walking or driving distance from a proposed facility location (in line with the CFNP). Users of a multipurpose facility are assumed to travel a range of distances for the different services offered by that facility based on several factors (Existing network provision, ease of travel etc) therefore different catchments are applied.

The base provision for community, leisure and pools will not change based on the larger catchment whereas library provision will increase proportionate to the additional population served i.e. 42 square metres per additional 1,000 population of the larger catchment.

For Drury/Opāheke, the catchment is based on a single large multipurpose facility. A 5km catchment for library and community space users and a 10km driving catchment for leisure and aquatic users have been applied. Map 2 illustrates the area of a 10km driving catchment based on a multipurpose facility located near the proposed main centre of Drury (MSM 554)<sup>5</sup>.

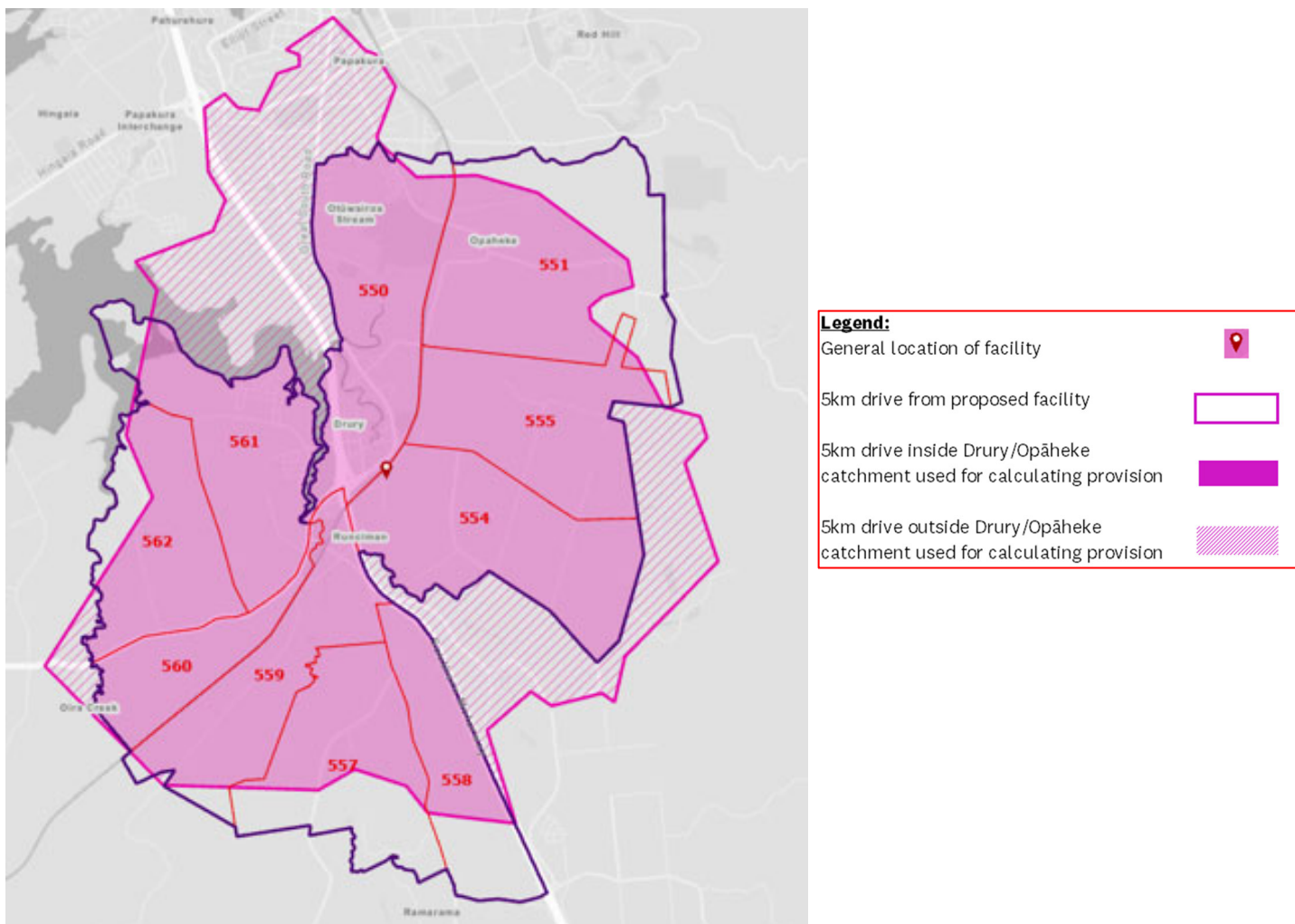
**Map 2 Driving catchment of 10km from facility in MSM 554**



<sup>5</sup> Proposed site is based on the CFNP guidelines and “Site location assessment criteria for community facilities” Attachment 2.

Map 3 illustrates the catchment of an assumed 5km driving catchment based on a multipurpose facility located in Drury (MSM 554). All but a small portion of the original Drury/Opāheke catchment area falls outside 5km driving catchment as illustrated in Map 3 below.

**Map 3 – 5km generalised catchment from facility in MSM 554**



5km drive outside Drury/Opāheke catchment used for calculating provision -

The 5km drive catchment covers an area with expected population growth of 55,164 people that includes growth of 52,045 in the Drury/Opāheke catchment used for calculating provision requirements.

Based upon a multipurpose facility generally located in MSM 554, Table 3 estimates the following population/s would be served based on the 5km (Community and Library) and 10 km (Leisure and Pool) catchments.

**Table 2 Estimate of populations served within a 5km and 10km drive from facility**

| Facility Type        | Catchments | Population as at: 2021 | Population as at: 2031 | Growth between 2021-31 | Population as at: 2041 | Growth between 2031 - 41 | Population as at: 2051 | Growth between 2041 - 51 | Population as at: 2060 | Total growth by 2060 across 5km & 10km catchments |
|----------------------|------------|------------------------|------------------------|------------------------|------------------------|--------------------------|------------------------|--------------------------|------------------------|---------------------------------------------------|
| Community or Library | 5km        | 12,216                 | 23,079                 | 10,863                 | 49,524                 | 26,445                   | 65,388                 | 15,864                   | 67,380                 | 55,164                                            |
| Leisure or Pool      | 10km       | 67,058                 | 95,653                 | 28,595                 | 131,716                | 36,063                   | 154,517                | 22,801                   | 162,149                | 95,090                                            |

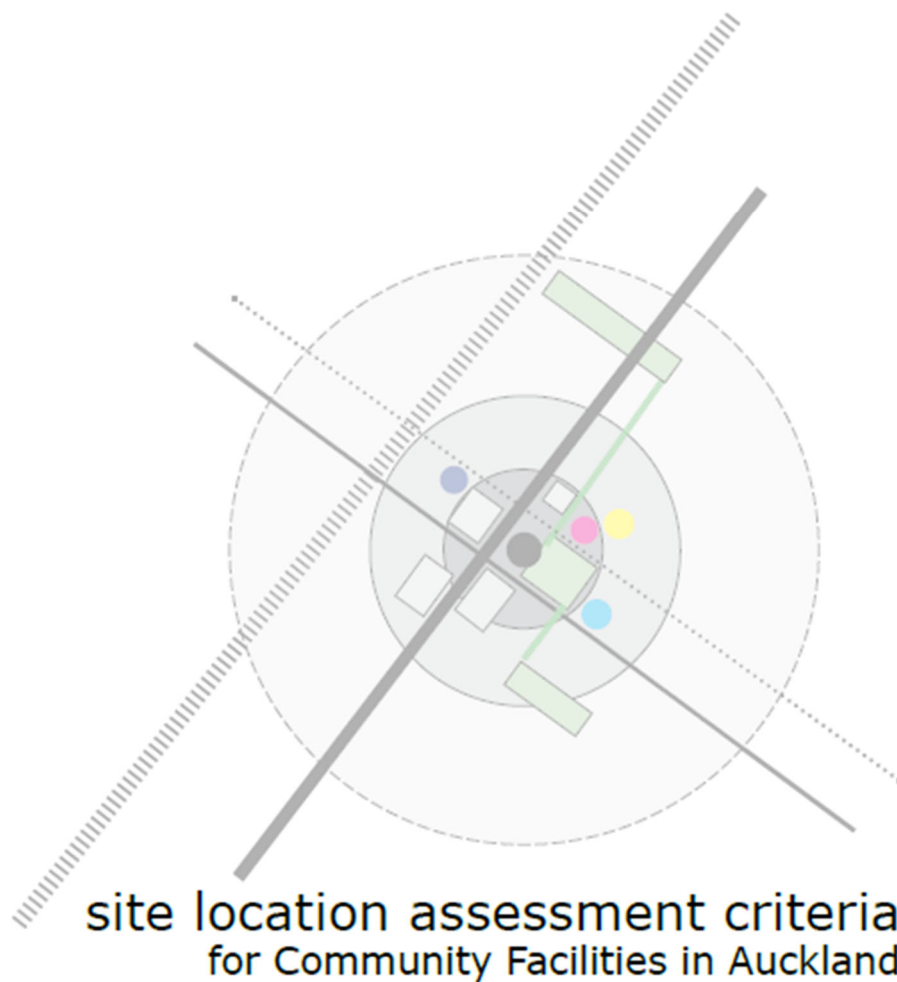
From Table 3 it is estimated that there are up to 162,149 total beneficiaries of the new facility across the wider catchment (10km) of which 95,090 are because of future population growth.

The timing for provision of a new facility to meet growth should commence between 2038 to 2044 when the population growth in the Drury/Opāheke catchment is expected to reach between 33,000 to 50,000 people.

## Attachment 1 - Anticipated population growth for Drury/Opāheke catchment

[illegible]

## Attachment 2 – Site location assessment criteria for Community Facilities in Auckland

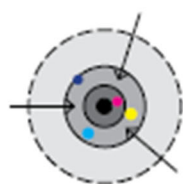


isthmus

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|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| purpose | <p>The criteria in this assessment tool have been developed to give spatial effect to the strategic objectives in Auckland Council's Community Facilities Network Plan, to create fit for purpose, integrated, accessible and strategically placed facilities.</p> <p>This assessment tool supports decision making around optimal site selection, to locate facilities where they will best serve their communities and contribute positively to placemaking.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| context | <p>Community Facilities Network Plan Vision:</p> <p>"Vibrant, welcoming places at the heart of where and how people connect and participate."</p> <p>The four objectives to achieve the Network Plan vision are:</p> <ol style="list-style-type: none"><li>1. Integrate and coordinate planning across all types of community facilities</li><li>2. Maintain, improve and optimise existing community facilities</li><li>3. Develop fit for purpose, integrated and connected community facilities</li><li>4. Leverage and support partnerships</li></ol> <p>The qualities for Community Facilities described in the Network Plan are:</p> <ul style="list-style-type: none"><li>• Accessible: universally accessible and affordable for all.</li><li>• Best Placed: easy to find and get to and well-placed to serve the community and catchment.</li><li>• Flexible: able to respond and adapt to the changing needs of the community and support continued growth in participation.</li><li>• Functionality: designed to accommodate the intended range of functions and activities and utilise the outdoor environment to support participation.</li><li>• Local character: contribute to place-making by reflecting the character of the community in the building fabric and design.</li><li>• Quality: well-maintained, safe and provide an enjoyable customer experience.</li></ul> |

SITE NAME \_\_\_\_\_

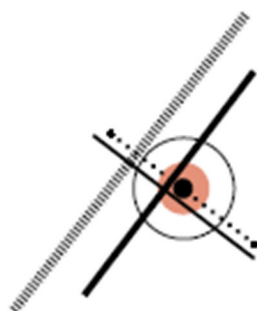
SITE LOCATION \_\_\_\_\_



**1** central

score

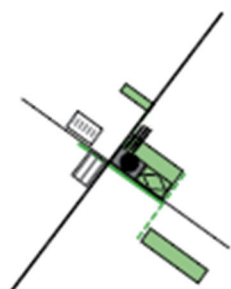
/20



**2** easy to find and get to

score

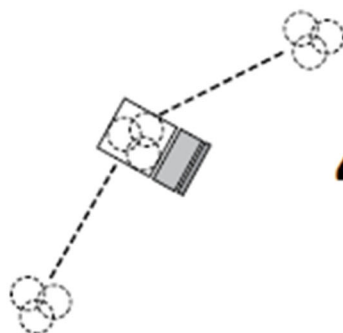
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**3** transformational

score

/20

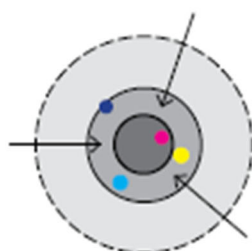


**4** future proofed

score

/20

# 1 central



## placemaking characteristics

The community facility is strategically located at the heart of the community where there is an existing or planned concentration of public and social infrastructure, retail activity, and housing density.

The site may be also located within masterplanning areas and Future Urban Growth Areas, where community infrastructure is integrated, and responds directly to urban development patterns.

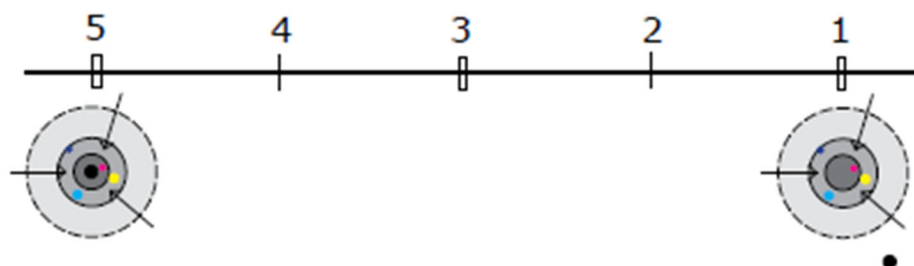
The scale of the facility (e.g. local or destination) and the environment or context (from metropolitan centre to rural village) will influence what is considered to be a centrally located site within a community catchment.

## intended outcome

Encourages social and physical integration, by having the facility where most people go most often, enabling people to connect and participate as a community within close proximity to shops and conveniences.

Stimulates vibrant community activity and involvement, through close proximity to other civic, public amenity and social infrastructure in the local area.

Promotes social cohesion, inclusiveness and equitability through fair access to resources for all age groups, ethnicities, religious groups, genders and abilities.



SITE NAME

SITE LOCATION

1 central



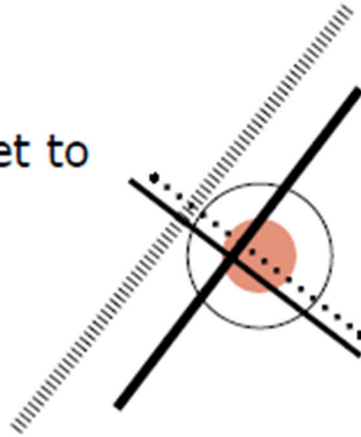
site location criteria

score

/20

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5              | 4     | 3       | 2        | 1                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------|---------|----------|-------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Strongly agree | Agree | Neutral | Disagree | Strongly disagree |
| <b>Retail and commercial hub</b> <ul style="list-style-type: none"> <li>The site is located within (or abutting) a Metropolitan Centre, Town Centre, or Local Centre, as defined in the Proposed Auckland Unitary Plan- PAUP - (with preference given to the larger hierarchical centre if there are multiple centres in a similar vicinity), and fits centrally within wider urban growth patterns for the catchment, OR</li> <li>is clustered with recreational and community services that are central to one or multiple abutting rural or coastal village catchments.</li> </ul>                                                                                                                                             |                |       |         |          |                   |
| <b>Housing</b> <ul style="list-style-type: none"> <li>The site is located within an existing residential catchment that is representative of the local community, and/OR</li> <li>the site is in close proximity to the greatest existing or planned density and diversity of housing types as mapped in the PAUP.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                     |                |       |         |          |                   |
| <b>Facilities Network</b> <p>The site is approximately equidistant between existing facilities in neighbouring suburbs (i.e. does not overlap the catchment, or duplicate the existing or planned community facilities of a neighbouring centre).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |       |         |          |                   |
| <b>Social infrastructure</b> <p>The site is abutting or in close proximity (within 5 minute (400m) walking distance) to other existing and clustered social infrastructure, which may include:</p> <ul style="list-style-type: none"> <li>School (primary/ secondary/ tertiary)</li> <li>Childcare facility/ kindergarten/ crèche</li> <li>Childhood or aged care support services/ medical centre</li> <li>Community service provider /Council service centre/ CAB</li> <li>Gallery, performance, event, cultural space</li> <li>Sport and recreation hubs/ leisure facilities</li> <li>Regional or sub-regional recreational/ leisure destination (for destination facility, or located in a rural or coastal area).</li> </ul> |                |       |         |          |                   |

## 2 easy to find and get to



### placemaking characteristics

The community facility is easy to find and get to with a range of safe, convenient and accessible transport modes to choose from, with an emphasis on walking and cycling routes for local and town centres.

It is connected to a wider network of community facilities and services by way of frequently serviced public transport infrastructure, particularly for Metropolitan and Town Centres.

The scale of the facility (e.g. local or destination) and the environment or context (e.g. metropolitan centre or rural village) will influence what the most desirable modes of transport will be.

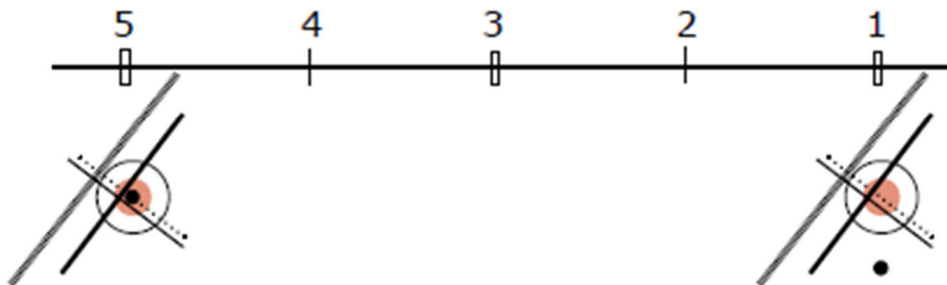
### intended outcome

Highly visible, memorable and welcoming for new visitors

Universally accessible and safe, with no physical or perceived social barriers.

Convenient to encourage regular use by the community catchment.

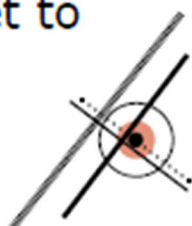
A navigational reference point or landmark for people moving across Auckland and through the local area.



SITE NAME \_\_\_\_\_

SITE LOCATION \_\_\_\_\_

# 2 easy to find and get to



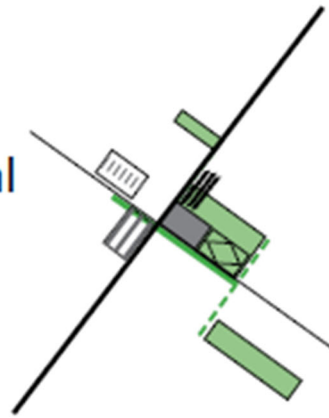
site location criteria

score  
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 5              | 4     | 3       | 2        | 1                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------|---------|----------|-------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Strongly agree | Agree | Neutral | Disagree | Strongly disagree |
| <b>Visibility</b> <ul style="list-style-type: none"> <li>The site is (or is likely to be) on a high profile corner site/ road junction, and/ OR</li> <li>a prominent street frontage (e.g. the mainstreet or perpendicular secondary street of a town centre or local centre), and/ OR</li> <li>has a high volume of pedestrian traffic across the site frontage, OR</li> <li>is on an arterial or collector road, (Auckland Transport classification) for rural and coastal villages.</li> </ul>                                                                                                                                                        |                |       |         |          |                   |
| <b>Accessibility</b> <ul style="list-style-type: none"> <li>The site is within an existing 'street based' walking distance (10 minute /800m) from a frequently serviced bus stop and/or existing train station for a metropolitan centre, town centre, or local centre, and is accessible from the ground floor at street level, OR</li> <li>is co-located with the primary open space, and other community and recreational facilities in the local area (if it is a destination scale facility, or located in a rural or coastal village), and is within close proximity to shared visitor parking areas, walkways and recreational trails.</li> </ul> |                |       |         |          |                   |
| <b>Route safety</b> <ul style="list-style-type: none"> <li>The site is (OR has a high likelihood of becoming) safe, comfortable and enjoyable to walk or cycle to in the immediate future through programmed street upgrades or new street construction, and</li> <li>has no physical or perceived barriers or CPTED issues (i.e. threats to personal safety) which could limit access to the site for pedestrians or cyclists within the community it will serve, and</li> <li>the site has potential to improve the safety of its surrounds.</li> </ul>                                                                                                |                |       |         |          |                   |
| <b>Convenience</b> <p>The site has sufficient capacity and capability for carparking, with potential for vehicle access from a secondary or side street or rear lane, OR is co-located with compatible activities that enable shared parking.</p>                                                                                                                                                                                                                                                                                                                                                                                                        |                |       |         |          |                   |

REVISED site location assessment criteria for community facilities\_13 April 2016

# 3 transformational



## placemaking characteristics

The community facility contributes to urban regeneration, through the opportunity for an anchor site that complements existing or planned urban form and reflects the character and needs of the local community.

The community facility contributes to civic amenity and minimises environmental impact through integration with its environment.

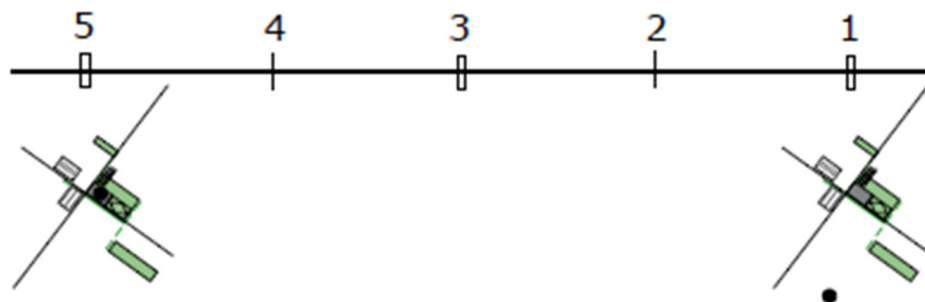
The facility has potential to enhance its natural, built or social environment and stimulate participation.

## intended outcome

Revitalisation of an existing community, or the focal point for a new community, with the potential for a significant positive impact on the quality, character and public perception of a place

An attractive setting that contributes to the local character and identity of the community through opportunities to integrate with the natural, built and social environment.

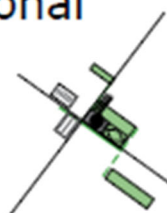
Promotes wellbeing and healthy outcomes for the community by supporting integrated, comprehensive and long term planning goals, and contributing to multiple planned outcomes.



SITE NAME

SITE LOCATION

# 3 transformational

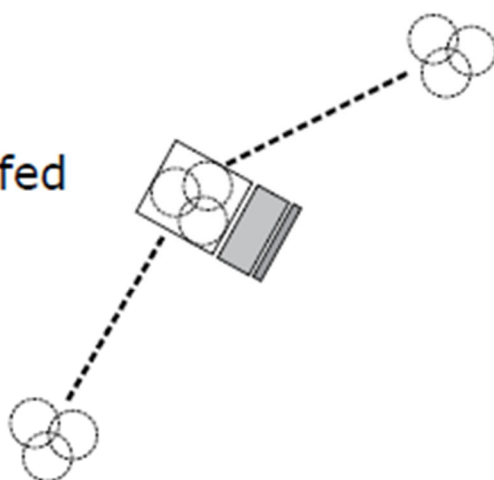


site location criteria



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 5              | 4     | 3       | 2        | 1                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------|---------|----------|-------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Strongly agree | Agree | Neutral | Disagree | Strongly disagree |
| <b>Urban growth and planning outcomes</b> <ul style="list-style-type: none"> <li>The site and its intended use complements adjacent landuse patterns (as mapped and zoned in the PAUP) and provides the opportunity to strengthen existing or proposed urban form, and/ OR</li> <li>links with other known comprehensive planning or development, and there are interdependencies or indicators that support the location of a community facility, and/ OR</li> <li>is supported by the location of upgraded or planned transport infrastructure, such as a new train station in close proximity to the site, and/ OR</li> <li>fills an identified provision gap in an area identified for future urban development.</li> </ul> |                |       |         |          |                   |
| <b>Revitalisation</b> <p>The site has potential to act as a catalyst or 'seed development' for revitalisation of an existing local or town centre, OR development of a new town or local centre within a mapped PAUP zone.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |       |         |          |                   |
| <b>Context</b> <ul style="list-style-type: none"> <li>This site is abutting an existing community or civic public open space zone or recreational area with the potential for spill out activities, OR</li> <li>if the site is within an open space it does not reduce, replace or compromise open space that is valued for targeted sport or play, or impact negatively on the environmental function, amenity and value of the open space network.</li> </ul>                                                                                                                                                                                                                                                                 |                |       |         |          |                   |
| <b>Setting</b> <ul style="list-style-type: none"> <li>The site has the potential to complement or enhance its local environment and contribute to the amenity of its immediate surroundings, and/OR</li> <li>there are significant opportunities for site improvement where carparking is safe, practical and does not dominate the public realm.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                    |                |       |         |          |                   |

# 4 future proofed



## placemaking characteristics

The selected site is suited to the type of facility that has been proposed for the community, and the possible range of activities that may occur.

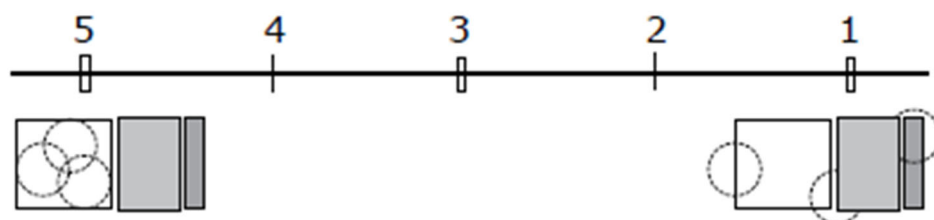
Community Facility Provision Guidelines and a Community Needs Assessment inform the type of facility to be located on the site, by understanding gaps in the wider network, the demographics of the community, and the types of community services, programmes and spaces that should be accommodated within the facility.

Investment is focussed on integrated and connected facilities for efficiency and convenience.

## intended outcome

The site is functional and fit for purpose - in the short and long term, and can support the intended range of functions and activities identified for the community.

The site is sufficiently flexible and adaptive to accommodate and respond to the growth and changing needs of the community in the future.

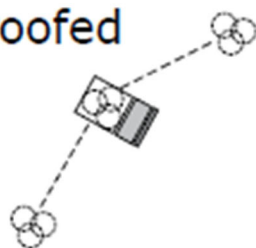


SITE NAME

SITE LOCATION

4

future proofed



site location criteria

score

/20

|                                                                                                                                                                                                                                                                                                                                                                                                                           | 5              | 4     | 3       | 2        | 1                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------|---------|----------|-------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                           | Strongly agree | Agree | Neutral | Disagree | Strongly disagree |
| <b>Type of facility</b>                                                                                                                                                                                                                                                                                                                                                                                                   |                |       |         |          |                   |
| <ul style="list-style-type: none"> <li>The location of the site is a good fit for the type of facility and range of activities identified through the Community Facility Provision Guidelines and the Local Board Plan, and</li> <li>supports the wider community facility network, and</li> <li>the site location can support the preferred types of activities identified in the Community Needs Assessment.</li> </ul> |                |       |         |          |                   |
| <b>Community needs</b>                                                                                                                                                                                                                                                                                                                                                                                                    |                |       |         |          |                   |
| <ul style="list-style-type: none"> <li>The site aligns with community preferences for location, identified by the Community Needs Assessment, and</li> <li>is considered to be 'neutral space' for the representative community demographic (i.e. there are no real or perceived barriers or biases implied by the site location).</li> </ul>                                                                             |                |       |         |          |                   |
| <b>Current and future use</b>                                                                                                                                                                                                                                                                                                                                                                                             |                |       |         |          |                   |
| <ul style="list-style-type: none"> <li>The site is sufficiently flexible to accommodate an integrated or a connected facility as defined in the Community Facilities Network Plan, and</li> <li>meets the minimum site size and configuration requirements outlined in the Community Facility Provision Guidelines.</li> </ul>                                                                                            |                |       |         |          |                   |
| <b>Compatibility</b>                                                                                                                                                                                                                                                                                                                                                                                                      |                |       |         |          |                   |
| <ul style="list-style-type: none"> <li>The intended use of the site is compatible (has a potential synergy) with neighbouring activities, and</li> <li>there is a low likelihood of reverse sensitivity issues</li> </ul>                                                                                                                                                                                                 |                |       |         |          |                   |

NOTE: Further feasibility investigations will determine site suitability based on potential spatial arrangement for intended facilities, land ownership and cost, availability of land and timeline, and delivery options.

## **Attachment 3 – Determining Years 11 to 30+ Greenfield Provision Requirements – Community Services and facilities Guidance Note (March 2022)**

### **Purpose and scope**

#### *Purpose*

This document provides an overview of Auckland Council’s process for the future planning of community facilities in greenfield areas.

It is intended to provide supporting guidance regarding localised assessments of community facilities provision in greenfield areas such as Drury.

### **Scope of this document**

#### *In scope*

The document covers:

1. Application of existing provision guidelines (Community Facilities Network Plan, CFNP) for greenfield areas.
2. Timing of provision and growth assumptions.
3. Estimation of facility beneficiaries.
4. Methodology for estimation and allocation of costs.

#### *Out of scope*

- Methodology for determining future provision in Brownfields - requires further analysis to be provided in a subsequent document.

## Overview of provision process

### Community Facilities Network Plan, 2015 (CFNP)

The purpose of the Community Facilities Network Plan (CFNP) adopted August 2015, is to guide council's investment in the provision of community facilities to 2035. It provides direction on the development of new facilities, major upgrades of existing facilities, optimisation and potential divestment of facilities no longer meeting community needs.

The key drivers of the network plan are to ensure that facilities are fit-for-purpose, address gaps or duplication in provision and needs for community facilities, and to meet future demand arising from population growth and changing user expectations.

Section four, 'Future Provision' outlines the outcomes, functions and provision approach for different types of spaces required in community facilities. It is intended to guide the identification of gaps in the network and the types of spaces required to deliver fit-for-purpose facilities. Although the network plan sets different criteria for each type of space, the stated intent is for future facilities to deliver more integrated and connected community facilities.

The CFNP provision guidelines<sup>6</sup> uses the five categories and criteria listed in table one below when planning for future provision:

**Table 1 – Summary of CFNP facilities and their provision criteria**

| Provision criteria      | Arts & Culture                                                                               | Community Spaces                                                                                                       |                                                                                              | Library                                                                | Pool & leisure                                                                          |
|-------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
|                         |                                                                                              | Community Centres                                                                                                      | Venues for hire                                                                              |                                                                        |                                                                                         |
| Function                | Description of expected activities and services to be delivered by facilities                |                                                                                                                        |                                                                                              |                                                                        |                                                                                         |
| Provision approach      | General description of how services activities could be delivered based on existing network. | Description of where facility should be located based on walking and driving catchments & proximity to other amenities | General description of how services activities could be delivered based on existing network. | Service level provision based on 41sqm floor area per 1,000 population | Description of where facility should be located based on size & proximity to catchments |
| Ideal schedule of space | Description of spaces based on function &                                                    | Description and size of core space plus potential                                                                      | Description of spaces based on function                                                      | Description of spaces                                                  | Description and size of space based on function                                         |

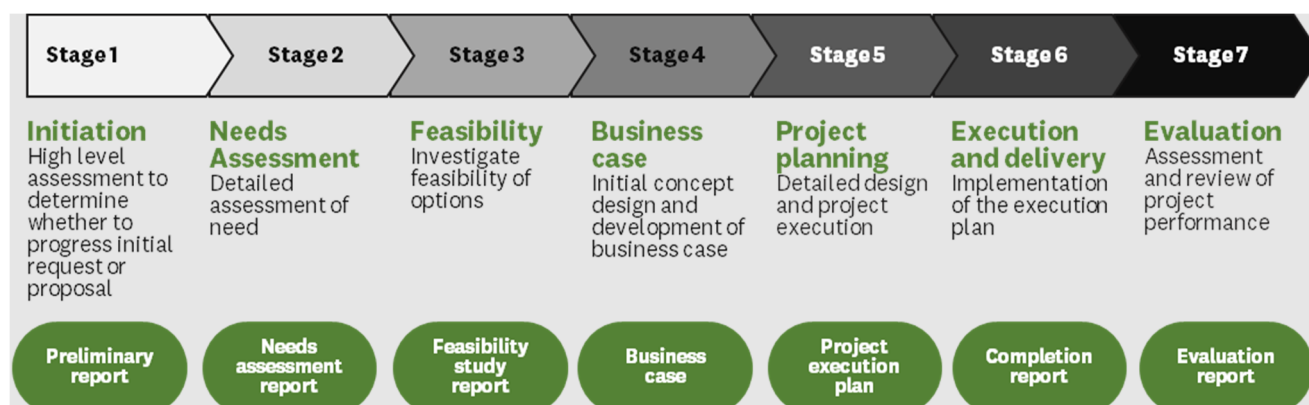
<sup>6</sup> Refer to CFNP for detailed breakdown of criteria - <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/community-social-development-plans/docscommunityfacilities/community-facilities-network-plan.pdf>

| Provision criteria                        | Arts & Culture                  | Community Spaces                                      |                                                        | Library                                     | Pool & leisure                                                        |
|-------------------------------------------|---------------------------------|-------------------------------------------------------|--------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------|
|                                           |                                 | Community Centres                                     | Venues for hire                                        |                                             |                                                                       |
|                                           | needs assessment                | other areas based on need                             |                                                        | based on function                           | and/or needs assessment                                               |
| Gap analysis                              | Evidence of demand for facility | Based on provision approach and population thresholds | Proximity of bookable space from local or town centres | Based on provision approach and travel time | Based on provision approach and population thresholds or case by case |
| Local / Destination / Regional categories | NA                              | Local-small or Local-Large                            | NA                                                     | Local / Destination / Regional              | Local / Destination / Regional                                        |
| Rural provision factor                    | No                              | Yes                                                   | Yes                                                    | Yes                                         | Yes                                                                   |

## Application of provision guidelines

The CFNP provision guidelines form part of the primary high-level assessment at the initiation phase of the community facility provision process outlined in Figure 1 below.

**Figure 1 Community Facilities Provision Process and Stages**



The purpose of the initiation phase is to provide a ‘preliminary report’ in response to a community service/facility request. The preliminary report combines both qualitative and quantitative data/information including an assessment against the CFNP provision guidelines.

Stages one to three provide the strategic rationale for additional investment in the network with project certainty occurring at Stage 5 – ‘Planning’ when the Business Case and funding are approved.

### Greenfields vs Brownfields future facilities requirements

**Greenfields:** In greenfield areas where there are minimal existing facilities it is possible to model a provision gap due to growth by applying the CFNP guidelines and mapping the existing facility catchments within and outside of a defined geographical area.

**Brownfields:** In brownfield (established urban) areas it is more difficult to model future facility requirements in the absence of completing the Needs, Feasibility, Business Case and Planning stages of the process. This is because provision gaps are not easily assessed based on the application of the CFNP guidelines and an understanding of existing provision. This is in part because of the incremental and dispersed nature of growth relative to greenfield areas and overlapping catchments of existing facilities. This, therefore, requires a more comprehensive location specific assessment. Considerations can vary from location to location due to differing demographic profiles, and particular urban form or landscape elements unique to the area.

For example, reconfiguration of the network may be driven in part by population increase which would need to consider limitations in existing facilities due to age, condition, design (fit for purpose). In brownfield situations this means a broader range of options need to be factored such as removal, upgrading or a new facility to address need. There can also be greater opportunities to investigate less asset-based solutions and/or working with other providers to achieve access in other ways.

Where appropriate, existing reports, assessments and work programmes can help to inform future provision. However, this information is often place-specific at a local level so may not be suitable for making comparisons across the network as a whole.

## **Modelling future provision for greenfield areas**

The calculation of requirement for future facilities is based on methodology and assumptions that cover the following:

- Use of CFNP provision guidelines
- Timing of provision and growth assumptions
- Estimating facility beneficiaries
- Estimating and allocating costs of development
- Estimating land costs
- Affordability

### **Use of provision guidelines**

Provision guidelines and schedules of space for Community Centres, Libraries, Leisure and Aquatic facilities are used for estimating future community facility requirements in terms of general floor area. Arts and venues for hire spaces are expected to be addressed within the community provision component of the of the CC, Library, Leisure and Aquatic Provision.

The provision guidelines provide an overall approximation of demand for the additional provision of community facility space. How the projected demand will be met in terms of building type and level of service integration would still need to be considered through stages 2 to 5 of the process described in Figure 1.

For general planning purposes, however, it is assumed that the four types of spaces would be combined into a multi-purpose space on one site.

### **Timing of provision and growth assumptions**

Population growth (quantum and timing) for the relevant areas/catchments are based on Auckland Council's land-use scenario or variations of i11v6<sup>7</sup> managed by the Auckland Plan Strategy and Research Department in the Auckland Council Chief Planning Office.

Total population is used for determining provision. Pools and leisure centres target a catchment range of between 35,000 to 50,000 people and 18,000 to 40,000 people respectively within prescribed catchments ranging from five to ten+ kilometres<sup>8</sup>.

Community and library facilities due to their more localised service offer predominantly use 5km driving catchments.

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<sup>7</sup>I11v6 – This model is internal to Council but available on request

<sup>8</sup> CFNP – 2015 – Pools & Leisure provision guidelines (Pg25)

Once the provision thresholds are met, future provision requirements are then considered through stages one to four of the provision process. For planning purposes, the current areas used for calculating provision gaps once population thresholds are met are:

|                 |   |                                                      |
|-----------------|---|------------------------------------------------------|
| Community space | - | 600 square metres                                    |
| Leisure space   | - | 2,700 square metres                                  |
| Pool/Aquatic    | - | 3,500 square metres                                  |
| Library         | - | 41m <sup>2</sup> /1000 of local catchment population |

(For new libraries, provision is based on 41m<sup>2</sup> /1000 of local catchment population, including capacity of neighbouring libraries and a maximum distance of 30 minutes travel which means as the population grows there is a theoretical increase in demand for space. In recent practice the maximum 30 minutes travel time has been substituted for a 2.5km to 5km radius from the proposed facility subject to neighbouring facilities).

Timing of provision is based generally on ten-year increments with a 30-year planning horizon.

Timing of construction is triggered after or as close to growth occurring. A seven-year timeframe from initiation (stage 1, refer to figure 1) through to execution and delivery (stage 6) is allowed subject to the size of the project. Table 1 illustrates how the costs are allocated as a percentage across the seven-year life of a project.

**Table 1: Percentage allocation of costs across seven-year timeframe**

|            | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 |
|------------|--------|--------|--------|--------|--------|--------|--------|
| Percentage | 2%     | 2%     | 2%     | 2%     | 6%     | 43%    | 43%    |

## Estimating facility beneficiaries

Dependent on the type and size of the facility, catchment areas are defined based on walking and/or driving distances of up to 10km and a 15-minute walk time from the facility. The population that falls within those catchments are considered to be beneficiaries/users of that facility.

For planning purposes, the following guide, “Site location assessment criteria for community facilities in Auckland<sup>9</sup>” is used by council when investigating potential sites based on the following four criteria:

<sup>9</sup> Site location assessment criteria for Community Facilities in Auckland - 13 April 2016 (Refer to supporting documentation)

1. Central - The community facility is strategically located at the heart of the community where there is an existing or planned concentration of public and social infrastructure, retail activity, and housing density.
2. Easy to find and get to - The community facility is easy to find and get to with a range of safe, convenient and accessible transport modes to choose from, with an emphasis on walking and cycling routes for local and town centres. It is connected to a wider network of community facilities and services by way of frequently serviced public transport infrastructure, particularly for Metropolitan and Town Centres.
3. Transformational - The community facility is easy to find and get to with a range of safe, convenient and accessible transport modes to choose from, with an emphasis on walking and cycling routes for local and town centres. It is connected to a wider network of community facilities and services by way of frequently serviced public transport infrastructure, particularly for Metropolitan and Town Centres.
4. Future proofed - The selected site is suited to the type of facility that has been proposed for the community, and the possible range of activities that may occur. Community Facility Provision Guidelines and a Community Needs Assessment inform the type of facility to be located on the site, by understanding gaps in the wider network, the demographics of the community, and the types of community services, programmes and spaces that should be accommodated within the facility.

When estimating beneficiaries for a large multi-purpose facility a combination of catchments based on space types is used. For example, the pools and leisure space provision operate as a destination facility using a 10km driving catchment radius from the facility. The library and community space component are part of a network of more localised facilities therefore a 5km driving catchment is applied.

The specific location of any facility is considered through the needs, feasibility, and business stages of the process with site selection occurring at the project planning stage when a preferred option is determined. This change is unlikely to impact the immediate catchment of users but has implications regarding accessibility for those beneficiaries further out. i.e. A move 2 km North from centre will reduce accessibility for those in the South and vice versa.

### Estimating costs of development

Costs for development are based on:

- Calculation of a total gross floor area based on the CFNP guidelines and recent, relevant projects.
- Benchmarking against external projects<sup>10</sup>.

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<sup>10</sup> Refer to AECOM – CF benchmarking report

- Square metre rates are applied to the building type and building area based on a combination of recent, relevant project costs<sup>11</sup> and industry benchmarks. Building rates as of March 2022 for each space range from (GST exclusive):
  - Community space - \$ 6,500 to \$ 8,500 per square metre
  - Library space - \$ 8,000 to \$ 10,000 per square metre
  - Leisure - \$ 6,000 to \$ 8,000 per square metre
  - Aquatic - \$ 8,000 to \$ 10,000 per square metre
- The square metre costs include:
  - building
  - carpark
  - landscaping/playgrounds
  - fit-out
  - design development
  - project contingency.
- Final configuration of facility/facilities is determined through stages 2 to 5 of the provision process outlined in Figure 1.

## Estimating land requirements and costs

The land required to site new facilities are based on comparable existing facilities and the ratio of total floor area to land area required. As a percentage of land area, gross floor area generally ranges from 40 per cent to 60 per cent of total site area for large multipurpose facilities across the community facilities portfolio. As a percentage this is less than standalone facilities (i.e. more land would be required for separate facilities) because of shared facilities and amenities such as carparking, service access and landscaping. The ability to stagger and the timing of utilisation for different activities makes carparking capacity more manageable.

The CFNP also sets an expectation that as part of a facilities overall functionality it should be designed to “utilise the outdoor environment to support participation”.

The ability to locate adjacent or near to other community services or amenities (open space, public space) can also reduce the overall land requirement for facilities.

Land cost estimates and timing of purchase (including transaction costs) are based on the Open Space Acquisition model<sup>12</sup> (inflated) that draws upon specialist valuation advice. Where practicable site purchases are sought early in the greenfield development process to minimise the impact of land cost escalation over the staging of land development.

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<sup>11</sup> Refer to supporting documentation “4 – Calculation of square metre rates”

<sup>12</sup> Refer to Openspace rationale for Drury for more detail

As a lag service provider, the ability to explore alternative non-cost service provision options are considered sufficient to reduce the need for an additional contingency when modelling future CF land costs.

For example, alternative site locations, the ability to trade-off site size for onsite engineered solutions (e.g. change the configuration of buildings) provide greater flexibility in determining service solutions.

## Other considerations

As a desk top exercise this planning process does not capture site-specific characteristics, specific community characteristics and demographics, changes to services across the broader network and other considerations that could be identified through a detailed needs assessment.

## Application to DC Policy

Despite approval and costings for new provision being dependent on stages 1 to 5 of the process (Figure 1) being completed, for large greenfield areas there are generally clearly identifiable service gaps based on the CFNP guidelines.

Compared to brownfield areas where provision gaps are minimal (excluding walking catchments) based on the CFNP, in greenfield areas there are fewer options to address gaps with the existing network or through other service providers, resulting in the likelihood of a predominantly asset-based response.

Dependent on the size and location of the greenfield area, by their nature they are generally on the periphery of the city or town with limited access to existing community facilities.

When considering facilities/services for greenfield areas they are considered as part of the broader community services/facilities network.

Therefore, when allocating costs due to growth (to identify the Development Contribution component) to a specific area the calculation is based on the growth component within the facility catchment divided by the overall total beneficiaries of the catchment/s.

$$DC \text{ component } (\%) = \frac{\text{Growth component of catchment}}{\text{Total beneficiaries of catchment}}$$

## Supporting Documentation

1. [Community Facilities Network Plan \(https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/community-social-development-plans/docscommunityfacilities/community-facilities-network-plan.pdf\)](https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/community-social-development-plans/docscommunityfacilities/community-facilities-network-plan.pdf)
2. Site location assessment criteria for Community Facilities in Auckland - 13 April 2016, prepared by Isthmus
3. AECOM – Benchmarking of community facilities report

