



Technical Note

Project:	Norther Corridor Improvements	Document No:	NCI-9HOC-2OPT-TEC-0052
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Title:	Hockey Club Relocation Multi Criteria Analysis		

1 Introduction

This information has been extracted from the Northern Corridor Improvement – Evaluation of Options for relocating North Harbour Hockey Facilities report prepared by Beca Ltd in May 2016, for the purposes of informing the Hockey Working Group of the non-price criteria that are to be used for the Multi Criteria Analysis (MCA). A MCA workshop is to be held at Aurecon on 13th June 2016 to document the option assessment process in selection of a preferred relocation option. It is intended that through this workshop the decision making process in selecting the preferred option can be documented, which can be provided to the various parties to facilitate consultation with the wider stakeholder group.

2 Relocation Options

Four relocation options are to be considered as part of this MCA process which are described below. In carrying out our assessment of the four options these should be considered against the base case which is the facility that would exist if the Northern Corridor Improvements project was not to proceed. Illustrations of each option are also provided below.

2.1 Base Option

Site	Area (ha)	Description
Existing Facility	7	The existing facility with the same site area allowing for future expansion and including the proposed improvements consented in 2014.

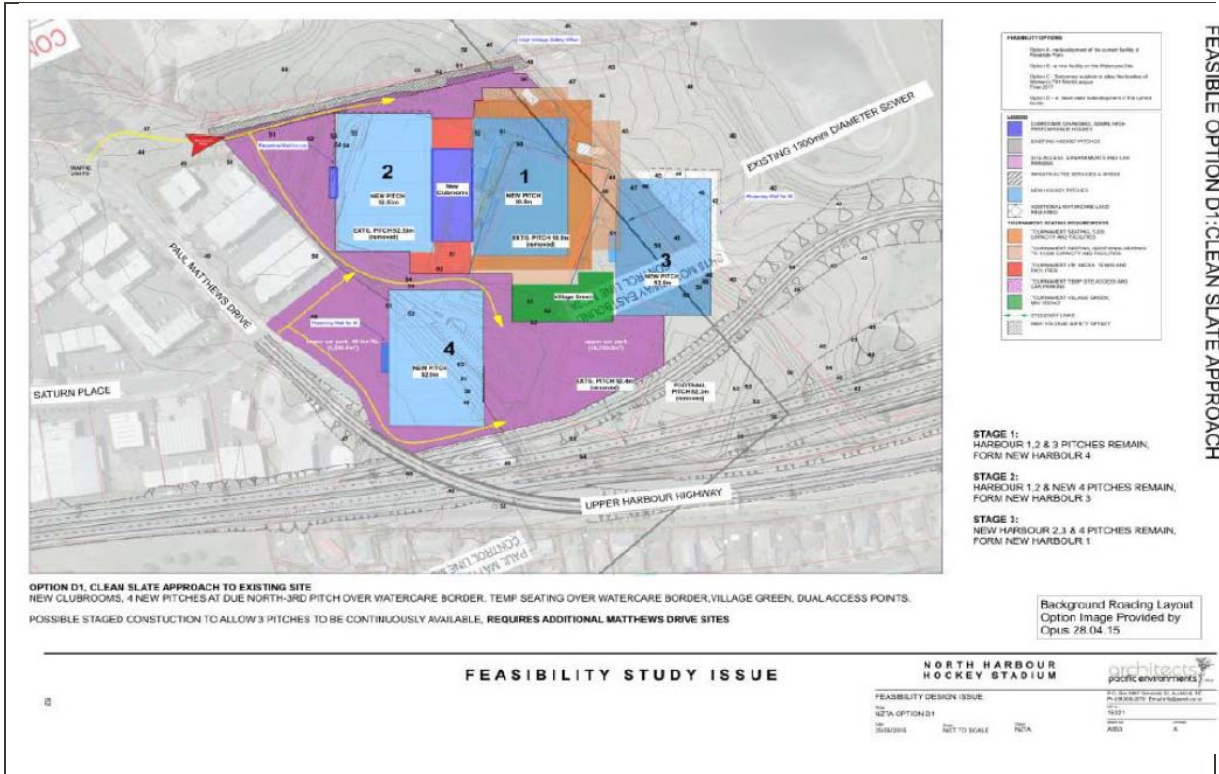
2.2 MCA Options

Site	Area (ha)	Description
1 – Option D1	7	Expansion of existing site to four pitch facility potentially also retaining the existing satellite pitch. Requires purchase of commercial land and negotiations with Watercare and Transpower.
2 – Pond 2	13.3	Watercare Pond 2 – New five pitch facility with land banking for future Auckland Council parks use
3 – Rosedale South	8	Involves the relocation of the existing third artificial turf which requires negotiations with Watercare and Transpower. Expansion of existing site towards Rosedale Park South providing two new artificial pitches in Rosedale South.
4 – Rosedale West	6.1	Rosedale West – New four pitch facility with clubrooms and carparking. A bridge is to be constructed across Alexandra Stream to link facility with the existing pitch 5 within Rosedale Park. This scheme requires the relocation of the BMX and Pony Clubs which currently occupy the site.



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Option 1 has been retained as part of the assessment criteria as this formed the basis of the Detailed Business Case (DBC).



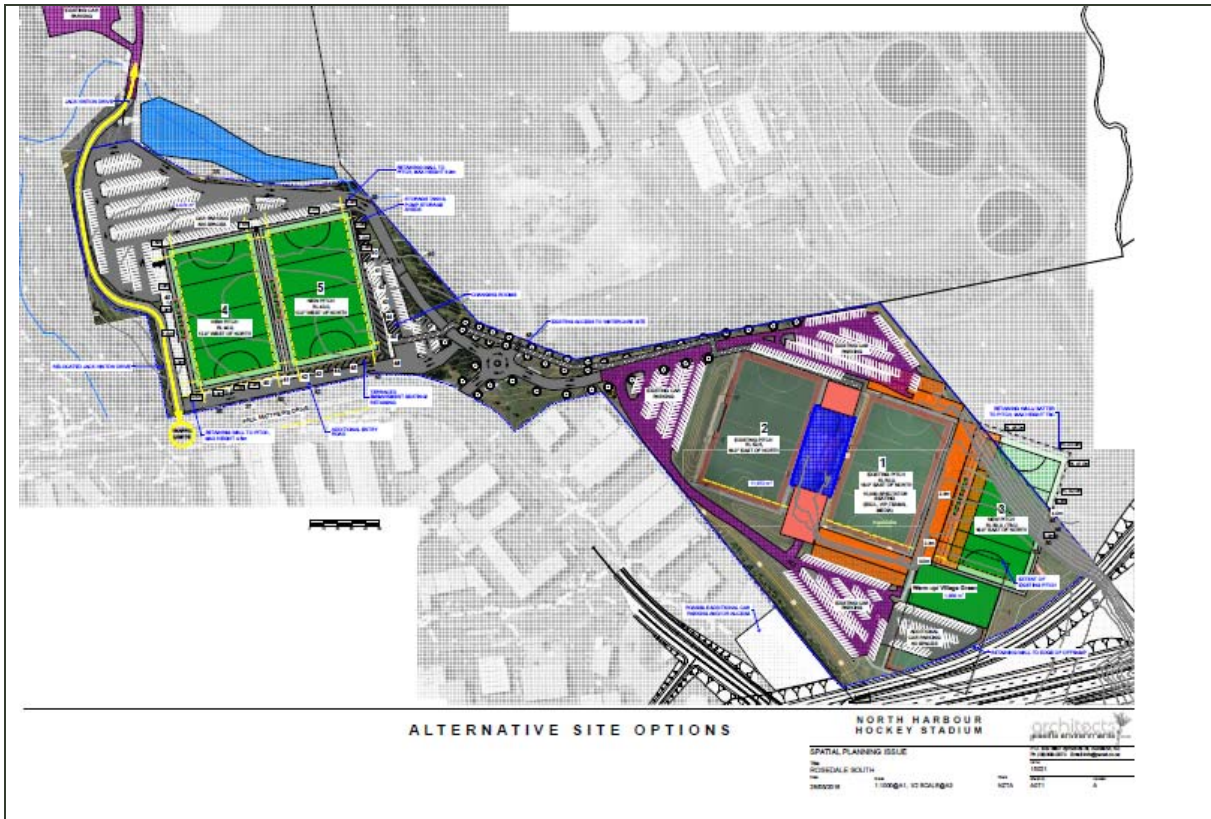
Option D1 – DBC Base Case



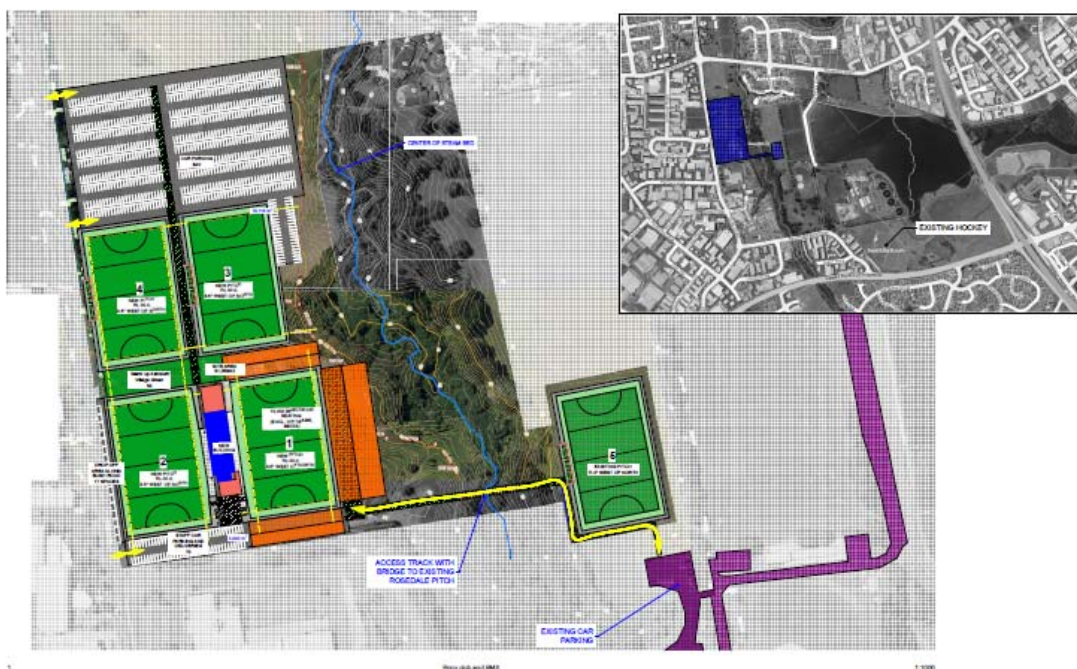
Pond 2 – Relocation to Pond 2 site



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Rosedale South – Relocate 3rd artificial pitch and construct 2 new pitches in Rosedale South park.



Rosedale West – Relocate entire facility to Rosedale Park adjacent to Bush Road and relocate BMX and Pony Club.



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3 Multi Criteria Analysis

3.1 Criteria and Scoring

The options were considered against 13 criteria developed in consultation with Auckland Council, Watercare, the Agency and Hockey. The criteria have been split into two categories; strategic and environmental. The strategic criteria relate to the degree to which the options meet the aspirations of Auckland Council and Hockey. The environmental criteria provide a comparison of how well the options can address the site constraints which will also contribute to overall cost and risk.

Each site is given a score from 1 to 5 for each criterion, where a '5' indicates that a site completely satisfies or exceeds the criteria, and a '1' indicates that a site performs poorly against the criteria. Individual scores are tallied to recognise the site that scores the highest in the strategic and environment categories.

Table 1: Scale of Scoring

Site					
Score	1	2	3	4	5

3.2 Criteria Descriptions

The following non-price criteria have been previously agreed in consultation with Auckland Council (AC), Watercare (WSL), NZTA and Hockey.

Strategic Criteria	Environment & Infrastructure Risk
Quality of Layout	Ease of Acquisition
Hockey Outcomes	District Plan and Proposed Auckland Unitary Plan (PAUP) Zoning
AC and Community Sport Outcomes	Transport Network
Auckland Council Land Bank	Infrastructure Services
Catchment position of site in relation to the Hockey users	Geotechnical and Topography
	Contamination
	Natural Hazard Risks
	Cultural Significance

The following criteria descriptions have been extracted from the Beca Report.

3.2.1 Quality of Layout



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How well the site can deliver quality outcome for Auckland Council / Hockey and is there scope for future expansion?

- Site shape, size and location well suited for high quality layout to meet Hockey requirements where scope for future expansion will score a 5.
- Sites with potential for good quality layout but identified design challenges will score a 4.
- Sites which can deliver required facilities with compromises (e.g. layout / integration with clubhouse or car parking) will score a 3.
- Sites which can deliver required facilities layout but is suboptimal for users will score a 2.
- Poor layout without scope for expansion will score a 1.

3.2.2 Hockey Outcomes

Will the site enable Hockey to meet its strategic objectives in respect of community, national high performance and major events?

- Comparative assessment of degree to which sites can meet the objectives and criteria specified for the National Hockey Centre. Sliding scale assessment ranging from:
 - Site can meet all of hockey's strategic objectives will score a 5.
 - Site has the potential to meet strategic objectives with some level of compromise will score a 3.
 - Site cannot fulfil strategic objectives will score a 1.

3.2.3 Auckland Council and Community Sports Outcomes

Does the site meet Auckland Council's long-term planning requirements and wider benefits to other sports?

- Comparative assessment of degree to which sites align with the Auckland Council Parks and Open Spaces Strategic Plan and Auckland Sport and Recreation Strategic Action Plan. Site can meet all of Park's strategic objectives will score a 5. Site has the potential to meet Parks' strategic objectives with some level of compromise will score a 3. Site unlikely to fulfil strategic objectives will score a 1.

3.2.4 Auckland Council Land Bank

Does the option include land to adequately accommodate future Auckland Council Parks uses? and

Does the shape of the site permit good use of the available land?

- Comparative assessment of whether the site can accommodate the area required for Auckland Council land bank. Sites that can adequately provide for future Auckland Council use will score higher than those that can only accommodate Hockey facilities.
 - Option which provides for land required to offset loss of existing land bank will score a 5.
 - Option which provides for some land to offset loss of land bank, but less than that to be acquired will score a 4.
 - Option which provides for existing (or additional sporting) facilities but relies on utilisation of unused Council park land will score a 3.
 - Option which provides for existing codes but requires consolidation or relocation of some sporting codes/their facilities will score a 2.



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- Option which relies on compensation to offset loss of Council land for parks will score a 1.

3.2.5 Catchment position of site in relation to hockey users

*Is the site located in a favourable position to cater for the existing and future users?; and
Is the site located within close proximity to other sporting facilities?*

- Comparative assessment of how well the sites are located to the catchment they will serve. Sites located centrally on the North Shore and are within close proximity to existing sports activities will achieve higher than those that are not located with the NHH catchment and/or are isolated from other sports activities. Sliding scale ranging from:
 - Site performing strongly will score 5.
 - Sites with merit but require compromise will score 3.
 - Sites that do not perform well against this criteria will score 1.

3.2.6 Ease of Acquisition

Is the site owned by Auckland Council, other Crown department or currently being marketed for sale either by the owner or an agent?

- Land is owned by Auckland Council with low risk from existing leases or users will score 5. Privately owned sites – on the market will score 4. Land owned by other Crown departments that have been declared surplus or land owned by Auckland Council with medium risk from existing leases or users will score 3. Other Crown land not currently declared surplus or land owned by Auckland Council with high risk from existing leases or users will score 2. All other sites (including privately owned land that is not on market) will score 1. Sites with multiple high risks will score 1.

3.2.7 District Plan and Proposed Auckland Unitary Plan (PAUP) Zoning

Is the site compatible with adjoining and adjacent land uses?

Are there any ways to reduce the effects on nearby sites?

What is the degree of adverse effects?

Are there any consentability risk?

A sliding scale of assessment ranging from:

- Land use is anticipated in the zone with limited adverse effects anticipated beyond the site (low notification and consentability risk) is scored 5.
- Option which will generate a range of adverse effects that will require careful mitigation (medium notification and consentability risk) is scored 3.
- Potential for significant adverse effects that will be difficult to mitigate with high risk of notification and consent being declined is scored 1.

3.2.8 Transport Network

The sites will be evaluated on the following:

- Ability to gain direct access from an existing road;
- Connections to wider road network (arterial and SH18);
- Connections to existing and future public transport network;
- Connections to existing and future walking and cycling network; and



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- Likelihood for disruption during construction of Northern corridor.
- Comparative assessment of the transport network evaluation criteria. Sites which perform well against all evaluation criteria will score a 5 with a sliding scale applied down to sites which perform poorly against all evaluation criteria, which will score a 1.

3.2.9 Infrastructure Services

Does the site have immediate connection or availability to water (potable/fire-fighting), sanitary drainage, stormwater, electricity, gas, telephone and refuse? and

Is there any significant infrastructure on the site the proposal will need to avoid or relocate?

- A comparative assessment of the adequacy of the infrastructure to service the proposed hockey facility (water, waste, stormwater, power) and whether there is any infrastructure on site that requires avoiding or protecting. A sliding scale will be applied as follows:
 - Sites with existing services which do not require upgrades and do not need to protect, avoid or relocate existing infrastructure will score 5.
 - Sites which require minor upgrades or minor relocations of existing services will score 3.
 - Sites which have inadequate infrastructure to accommodate development, requiring major upgrade and/or sites that require major relocation of existing services will score 1 given they introduce additional risk to programme and cost.

3.2.10 Geotechnical and Topography

The sites will be evaluated on the following matters:

- Suitability of geology of the land for the development of a Hockey facility; and
- Degree of earthworks required
- To evaluate the cost / time risks associated with each site a comparative desktop assessment of the implications of the underlying geology (published maps) for future development and the scale of earthworks required, based on the topography of the land. A sliding scale is to be applied as follows:
 - Geology of the site does not present major risks for development and limited earthworks are required will score 5.
 - Average geotechnical risk which can be avoided through design or minor earthworks required will score 3.
 - Significant geotechnical and programme risks and high earthworks costs/risks will score 1.

3.2.11 Contamination

The likelihood of contamination being present that would present a significant time/cost risk for site development.

- A comparative assessment of the likelihood of contamination being present on site. Low potential for contamination to exist that would present a significant time/cost risk will score 5. Potential contamination present that presents a significant risk but can be mitigated through design and/or



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management will score 3. High potential for contamination to exist with potential for significant cost and time risks to the project will score 1.

3.2.12 Natural Hazard Risks

Does the site have any history or demonstrate any evidence of flooding or other natural hazard risks?

Evaluation was considered as follows:

- Sites with no natural hazard risks on the site will score 5.
- Sites with minor natural hazard risks on the site that can be routinely designed out will score 4.
- Sites with minor natural hazard risks on the site which will add constraints to how the site can develop will score 3.
- Sites that are subject to natural hazard risks which will have high cost implications to remedy will score 2.
- Sites subject to a number of natural hazard risks have potential for significant costs, risk and design implications will score 1.

3.2.13 Cultural Significance

Is the site of cultural, spiritual or other significance?

- Desktop assessment to highlight any sites that are of cultural significance with a sliding scale as follows:
 - Sites with Mana Whenua (MW) overlay not located on or within 50m of the site are scored 5.
 - A site with MW overlay located within 50m of the site which may influence how site is developed will score 3.
 - Sites with MW overlay located on the site and works are required on/near the overlay with potential for significant impact on cultural values is scored 1.



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Strategic Criteria	Existing Site	1 Option D1	2 Pond 2 WW	3 Pond 2 SW	4 (Rosedale South)	5 (Rosedale West)
1. Quality of Layout	3	2	4	4	2	5
2. Does it meet Hockey Outcomes	4	1	5	5	2	4
3. Auckland Council/Community Sport Outcomes	4	3	4	4	2	5
4. Does the option solve the area required for AC land bank	4	1	2	4	1	1
5. Catchment position of site in relation to Hockey Users	5	5	5	5	5	5
STRATEGIC CRITERIA TOTAL	20	12	20	22	12	20
STRATEGIC CRITERIA RANKING		4=	2=	1	4=	2=
Environmental/Infrastructure Risk Criteria						
6. Ease of Acquisition	5	1	4	4	4	3
7. District Plan and PAUP requirements	5	5	5	5	4	3
8. Transport Network	2	4	2	2	3	3
9. Infrastructure Services	5	1	2	1	2	3
10. Geotechnical/Topography	5	2	1	1	3	3
11. Contamination	5	4	3	3	3	2
12. Natural Hazard Risks	5	5	5	5	5	4
13. Cultural Significance	TBA	TBA	TBA	TBA	TBA	TBA
ENVIRONMENT/RISK CRITERIA TOTAL	32	22	22	21	24	21
ENVIRONMENT/RISK CRITERIA RANKING		2=	2=	4=	1	4=

Site	1	2	3	4	5
Score	1	2	3	4	5



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