

Manurewa Local Board

One Local Initiative

Manurewa War Memorial Park multiuse facility and field upgrades
Detailed Business Case summary

Investment Proposal



In 2018, the Manurewa Local Board resolved to advance the Manurewa War Memorial Park upgrade project as their key advocacy project to be delivered through the OLI programme



At the 31 May 2018 business meeting the Finance and Performance Committee allocated \$17 million in the 2018-2028 LTP budget to deliver the project



In June 2019, the Manurewa Local Board did not support the findings of the Indicative Business Case and requested further factors and options to be investigated in the Detailed Business Case



Situational changes and population projection discrepancies and reduced field provision found during the preparation of the Detailed Business Case resulted in the upward revision of the preferred option

Key Investment Objectives



Participation

Providing opportunities for people to meet and connect



Well-being

Improve health and well-being by reducing disparities in opportunities and recognising the value of culture and sports.



Parks and facilities

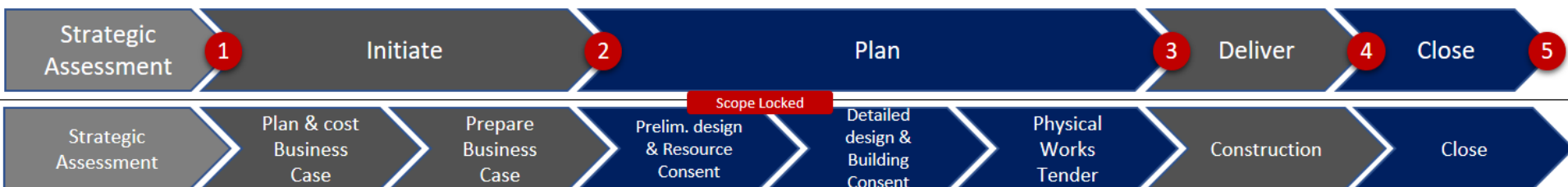
Providing safe and accessible facilities that meet community needs for sport and recreation



Future growth

Current and future demand for sport fields and community spaces

Project Stages



Manurewa War Memorial project is here

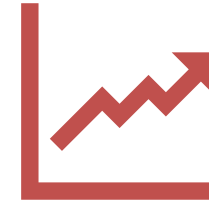
Changes from the Indicative Business Case (IBC) to the Detailed Business Case (DBC)



Field provision at Manurewa WMP

Proposed Mountfort Park football field upgrades have not proceeded

→ Field provision required at Manurewa WMP doubled



Growth projection for Manurewa discrepancy

Low growth forecast for Manurewa over the next 30 years shown to be conservative by 2018 census results and recent building consent data

Low-growth cost benefit analysis assumptions revised

→ Benefit hours tripled

DBC Revised Benefit-Cost Analysis (Preferred Option)

BCR

IRR

Payback period

1.97

9.27%

14 years

Strategic Case

The proposal is strategically aligned with the goals of the Auckland Plan, Local Board and Council strategies

Proposal

To provide field upgrades and a multiuse facility with a dedicated community space at Manurewa War Memorial Park

- ✓ Recognise the value of culture and sports to quality of life
- ✓ Provide public spaces that are inclusive and accessible
- ✓ Create safe opportunities for people to meet, connect, participate and enjoy
- ✓ Reduce disparities in opportunities and serve communities of greatest need



- ✓ Manurewa residents are actively connecting everywhere, everyday
- ✓ Facilities that are safe, accessible and fit-for-purpose
- ✓ To meet current and future facility needs
- ✓ Encourage greater participation

- ✓ Sports Facilities Investment Plan 2019-2039
Provide adequate facilities to enable higher frequency use by clubs, schools and the community
- ✓ The Auckland Sport and Recreation Strategic Action Plan
Provide affordable and accessible options with a focus on attracting youth and Auckland's diverse communities
- ✓ Community Facilities Network Plan
Provision of a community places and spaces to build strong, healthy and vibrant communities

Economic Case

The preferred option for Manurewa War Memorial Park achieves value-for-money by providing: -

- BCR of 1.97, IRR of 9.27% and payback period of 14 years
- Operating surplus of \$67,802 forecasted as anticipated revenue exceeds maintenance and operation costs
- Project can be delivered within the \$17 million budget



	Current / Do Minimum	Preferred option
Description	<ul style="list-style-type: none"> • Non-code compliant building to be repaired at a cost of \$1.2 mill • High ongoing building maintenance costs • 49-hr weekday lit field deficit in Manurewa • Low usage of the park by the residents who are not club members • High levels of vandalism and graffiti 	<ul style="list-style-type: none"> • New multiuse facility with a dedicated community space • Cricket and football clubs based in the multiuse facility • Grandstand seating retained and seismically strengthened • 50,700 m² of sand carpet field upgrade (3.5 FSE) • 17,960 m² of hybrid turf field upgrade (2 FSE) • Flood-lighting to fully meet current shortfall
Economic	<ul style="list-style-type: none"> • \$1.2 million immediate building repair cost and future seismic strengthening costs • High ongoing maintenance costs 	<ul style="list-style-type: none"> • \$16.9 million park improvement capital cost • Low ongoing building maintenance costs
Environmental	<ul style="list-style-type: none"> • Low energy efficiency • No sustainable design 	<ul style="list-style-type: none"> • Energy efficient building • Low impact design used for building
Social	<ul style="list-style-type: none"> • No change • Ongoing safety and security issues • Status quo field and facility provisions 	<ul style="list-style-type: none"> • Improved safety, security and lighting • Weekday lit field hour shortfall fully addressed • Broader community benefits
Cultural	<ul style="list-style-type: none"> • No mana whenua presence onsite 	<ul style="list-style-type: none"> • Mana whenua involvement in the design process • Cultural expression in the building design

KEY

● Strong

● Neutral

● Inadequate

Operating revenue and cost projections

The multiuse facility is projected to operate at a surplus



Multiuse facility

Revenue

- Club financial contribution
- Community space rental

\$14,834
\$131,040

\$145,874

Expenses

- 1 facility staff
- Building maintenance
- Other (utilities, vandalism, insurances)

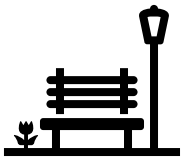
\$35,000
\$33,072
10,000

\$78,072

Operating surplus

\$67,802

Public facilities and areas, and field maintenance and renewal costs managed via operational budgets



Maintenance and operation costs

Public facilities and areas

- toilets
- litter
- Other (utilities, vandalism, insurances)

\$35,770
\$4,234
\$10,000

\$50,004

Upgraded field maintenance costs

- Maintenance of 3.5 sand carpet fields
- Maintenance of 2 hybrid fields + practice area
- Less: Maintenance of 5.5 soil fields

\$175,000
\$123,000
-\$104,500

\$193,500

Increased cost to operational budgets

\$243,504

The preferred option



Next Steps

Local Board report

March 2020

Report to Finance & Performance Committee

May 2020

Preliminary Design

June 2020

Procurement and Early Works

Mid 2021

Cost estimate

Field upgrades	\$5,600,000
<ul style="list-style-type: none"> Sand carpet treatment (50,700 m²) Hybrid turf treatment (17,960 m²) Flood-lighting 	
Multiseuse facility	\$11,300,000
<ul style="list-style-type: none"> Seismic strengthening of grandstand seating East and West wing building extensions New clubroom space for football and cricket New community space provisions 	
TOTAL	\$16,900,000