

30<sup>th</sup> October 2022

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Re: Verran Road Development – Community Facilities

Dear Alvin,

I can confirm that I have worked with Brown Day Group Architects on the development of community facilities associated with the proposed master plan for Verran Road / West Glade Crescent, Birkenhead, Auckland. The current master plan CD-01 incorporates the following community assets.

Asset Type	Description	Indicative User Profile
Community Facility	A 75m <sup>2</sup> community facility building suitable for a range of small and medium scale activities such as parent and baby/toddler play groups, yoga, meetings etc.	<ul style="list-style-type: none"> <li>• Babies /Toddlers</li> <li>• Youth</li> <li>• Parents</li> <li>• Adults</li> <li>• Older adults</li> </ul>
Outdoor deck / patio	75m <sup>2</sup> of deck patio space linking with the community facility (and improving indoor outdoor flow and functionality).	<ul style="list-style-type: none"> <li>• Babies /Toddlers</li> <li>• Youth</li> <li>• Parents</li> <li>• Adults</li> <li>• Older adults</li> </ul>
Fenced playground	150m <sup>2</sup> of fenced baby / toddler playground / activity space which links to the community facility.	<ul style="list-style-type: none"> <li>• Babies /Toddlers</li> <li>• Parents / carers</li> </ul>
BBQ area	A centrally located BBQ area overlooking all community assets.	<ul style="list-style-type: none"> <li>• Babies /Toddlers</li> <li>• Youth</li> <li>• Parents</li> <li>• Adults</li> <li>• Older adults</li> </ul>
Multi Use Games Area (MUGA)	260m <sup>2</sup> active ball space incorporating a 3x3 basketball court and multi-use game makings for football and casual ball play.	<ul style="list-style-type: none"> <li>• Youth</li> <li>• Adults</li> </ul>
Junior / Youth Playground	225m <sup>2</sup> of junior / youth play space which uses the site's natural contours.	<ul style="list-style-type: none"> <li>• Youth</li> <li>• Parents</li> </ul>
Bushwalking track	A benched and metaled bush walking track.	<ul style="list-style-type: none"> <li>• Babies /Toddlers</li> <li>• Youth</li> <li>• Parents</li> <li>• Adults</li> <li>• Older adults</li> </ul>

The assets outlined provide an excellent range of amenity values (both active and passive use) that will appeal to all residents across their different life stages (babies to older adults). However, particular emphasis has been placed on younger adults, youth, and families with younger children as these groups are likely to make up most residents based on initial assessment.

In respect to the total community amenity areas (excluding the wider loop waking tracks) the master plan delivers circa 1,585m<sup>2</sup> (inclusive of the riparian) or circa 1,352m<sup>2</sup> (exclusive of the riparian).

I will provide a full summary report on the community facilities being offered at the next stage of the planning process.

Kind regards

Craig Jones  
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Director  
Visitor Solutions Ltd