



**Centre for Advanced Living (CAL)  
Real Estate Brief**

**April 2010**

## Site specifications and general project requirements

The following are the key project requirements and anticipated infrastructure investments that will be necessary for delivering fundamental services, as well as supporting proposed business elements:

Initial, up front needs to support large scale commercial organic agriculture operation and educational/research facilities-

- 30-50ha (approx. 100 acres) of land– either one large block on a single title, or potentially multiple adjacent blocks on separate titles (to maximise zoning opportunities and site use)
- Building structures appropriate for:
  - classroom/presentation space (30 people)
  - site office (6 person total)
  - commercial kitchen
  - soil testing/small scale laboratory facilities appropriate for soil/organic related research work
  - workshop facility (potentially with below)
  - machinery/tool storage
  - site manager and some worker accommodation (6 person total)
  - sheltered area accessible for gate produce sales, likely adjacent to commercial kitchen
- Glasshouses/poly-tunnels desired for off-season growing; exact coverage TBD
- Renewable energy facilities on/appropriate to site (solar, solar hot-water, wind, micro-hydro, biogas, biomass)
- Water tanks; ponds and dams where appropriate/permited
- Greywater reuse on site where appropriate
- Blackwater treatment and recycling on site, with emphasis on biological vs. chemical methods (e.g. reed beds and aggregate)
- Barn for workshop/storage facilities (perhaps combined with other structures on site vs. standalone)
- Potting/propagation shed(s) (if not included in glasshouses)
- Chicken sheds and secure area for nesting (to be free-range during daytime hours where possible/appropriate)
- Beekeeping facilities for small scale use and to assist with plant propagation

Ongoing development necessary for support of other business elements, but not necessarily built in initial stages; to be considered in larger permitting and planning decisions-

- larger retail/café space (possibly in tandem with gallery space below)
- homestead site (potentially on nearby/separate titled site)
- business/technology incubator space (possibly to expand on identified workshop spaces detailed above)
- gallery/exhibition space

## Climate analysis

Site to be selected with long term climate considerations in mind. Adaptability over time will be emphasised. Site will be deliberately designed and developed to manipulate and take advantage of microclimate advantages. Regions and property with potential for temperate to warmer conditions are sought. A flexible, year-round growing season for different varieties of fruit and vegetables is desired.

## Geographic areas of interest and key real estate considerations

The main geographic factors include:

- Accessibility- within hour/hour and a half commute of Auckland; preferably with some local public transport access/connections
- 30-50m above sea level preferred; no low-lying or coastal sites
- Located near or just off reasonable quality secondary road (e.g. no mettle roads); right of way/sole access to site highly desired
- Railway/waterway transport access where possible
- Existing advantageous zoning and resource consents desirable
- North facing solar access for all proposed building sites **mandatory**
- Existing structures on site to be considered, but not essential
- Multiple titles/adjacent sites/multiple owners considered
- Existing natural shelter to the south/southwest preferred
- Suitable climate (as above)
- Suitable soil type(s) for agriculture (e.g. preferably not widespread clay); varying soil types and topography of site is acceptable
- Preference for existing organic/spray free sites, or sites that would have few chemical applications (e.g. used previously for horses or forestry)
- Access to high speed internet and adequate mobile networks coverage preferred
- Neighbours of similar mindset (e.g. organic, spray-free, biodynamic operations)

It is recognised that no site will have all of these features, and that to have some challenge can actually be useful. These points are to be considered as the “wish list” with any firm criteria are marked accordingly.

## Rodney as region of choice

Due to its fulfillment of a wide variety of identified criteria, Rodney has been shortlisted as a potential region of choice. Specific regional advantages include its location and access to Auckland CBD, availability of local experts, economic opportunities, soil types, and micro-climates. The initial identified Rodney areas for development consideration are West Rodney (including Kumeu, Helensville, Riverhead, and Kaipara Harbour areas) and North (Matakana through Wellsford).