I hereby give notice that an ordinary meeting of the Whau Local Board will be held on:

Date: Wednesday, 27 February 2019
Time: 6.00pm
Meeting Room: Whau Local Board Office
Venue: 31 Totara Avenue
           New Lynn

Whau Local Board
OPEN ADDENDUM AGENDA

MEMBERSHIP

Chairperson  Tracy Mulholland
Deputy Chairperson  Susan Zhu
Members  Derek Battersby, QSM, JP
          Catherine Farmer
          Duncan Macdonald, JP
          Te’eva Matafai
          David Whitley

(Quorum 4 members)

Brenda Railey
Acting Democracy Advisor - Whau

27 February 2019

Contact Telephone: (09) 826 5193
Email: riya.seth@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
<table>
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<th>ITEM</th>
<th>TABLE OF CONTENTS</th>
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<td>Avondale Library and Community Centre and urban renewal</td>
<td>5</td>
</tr>
</tbody>
</table>
Avondale Library and Community Centre and urban renewal

File No.: CP2019/01734

Te take mō te pūrongo
Purpose of the report

1. To release the December 2018 Avondale Library and Community Centre and urban renewal confidential report (with redactions) and associated confidential minutes to the Open Agenda.

Whakarāpopototanga matua
Executive summary

2. The Avondale Library and Community Centre and urban renewal report was considered by the Whau Local Board on Wednesday 13 December 2018, as a confidential item, approving the preferred location for the new integrated Avondale library and community centre.

3. On 13 December 2018 in the Open Agenda, the board resolved (Resolution number WH/2018/1) as follows:

   That the Whau Local Board:

   c) approve that the resolutions, report and attachments remain confidential until public communication has been released in line with the communication and engagement plan.

   d) approve that the financial implication section remains confidential until all sale and purchase transactions are complete.

4. A number of parties were to be directly affected by the decision made and staff were obliged to make contact prior to the information being made publicly available. This has occurred.

5. The report still contains sensitive information relating to the financial implication and the proposed acquisition and/or sale of land and this information has been redacted and will remain confidential in accordance with the original reasons for confidentiality as outlined below.

<table>
<thead>
<tr>
<th>Reason</th>
<th>The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</th>
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</thead>
<tbody>
<tr>
<td>Interests</td>
<td>s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</td>
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<tr>
<td></td>
<td>In particular, the report contains information that may prejudice the council's ability to negotiate property acquisitions or other procurement relating to the proposed development.</td>
</tr>
<tr>
<td>Grounds</td>
<td>s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</td>
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6. The project is of high community interest and the local board has confirmed its desire to release the report and associated minutes. The original report authors and authorisers have reviewed this request and confirm that there is no reason to withhold the bulk of the information from the public, hence the report (redacted in parts for reasons outlined in paragraph 5) and minutes are presented to be attached to the Minutes of the 27 February 2019 business meeting.
Ngā tūtohunga
Recommendation/s
That the Whau Local Board:

a) approve the release of the Avondale Library & Community Centre and urban renewal report, redacted in parts (Attachment A), Avondale Options report, redacted in parts (Attachment B) and Whau Local Board Confidential minutes of 13 December 2018 meeting. (Attachment C).

Ngā tāpirihanga
Attachments

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Avondale Library &amp; Community Centre and urban renewal report (redacted in parts) presented at the Whau Local Board meeting of 12 December 2018</td>
<td>7</td>
</tr>
<tr>
<td>B</td>
<td>Avondale Options report (redacted in parts) presented at the Whau Local Board meeting of 12 December 2018</td>
<td>21</td>
</tr>
<tr>
<td>C</td>
<td>Whau Local Board Confidential Minutes of 12 December 2018 meeting</td>
<td>67</td>
</tr>
</tbody>
</table>

Ngā kaihaina
Signatories

<table>
<thead>
<tr>
<th>Authors</th>
<th>Brenda Railey - Democracy Advisor - Waitakere Ranges</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>Glenn Boyd - Relationship Manager Henderson-Massey, Waitakere Ranges, Whau</td>
</tr>
</tbody>
</table>
Avondale Library and Community Centre and urban renewal

File No.: CP2018/23765

Matataputanga / Confidentiality

<table>
<thead>
<tr>
<th>Reason:</th>
<th>The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</th>
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</thead>
<tbody>
<tr>
<td>Interests:</td>
<td>s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). In particular, the report contains information that may prejudice the council’s ability to negotiate property acquisitions or other procurement relating to the proposed development.</td>
</tr>
<tr>
<td>Grounds:</td>
<td>s4B(1)(a)</td>
</tr>
<tr>
<td></td>
<td>The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</td>
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Te take mō te pūrongo / Purpose of the report

1. To approve the retail shops situated on 1971 – 1987 Great North Road, Avondale and part of the Avondale Central Reserve as the preferred location for the new integrated Avondale library and community centre.

Whakarāpopo pototonga matua / Executive summary

2. The Whau Community Facilities Indicative Business Case to develop a library and community centre service in Avondale was approved during the Long-term Plan (LTP) 2018-2028 programme including investment of $21million.

3. Panuku, Community Services and Auckland Transport have prepared an options report for the location (Attachment A).

4. Thirteen sites were identified within the Unlock Avondale town centre boundary of the minimum size to accommodate a community facility. The sites were evaluated against 12 success criteria including community facility location attributes, urban renewal, and property and financial considerations.

5. Four options were short listed for further assessment:
   - Avondale Central Integrated: An integrated facility on the Avondale Central (Bai site) – ground floor of a larger mixed-use development with residential above (option 4 in Attachment A)
   - Avondale Central Standalone: A standalone facility on the Avondale Central (Bai site) – standalone building of approximately 2000m2 and a new town square of 1500m2; any excess land would be sold for development (option 5 in Attachment A)
   - Avondale Central Reserve: A standalone building of approximately 2000m2 sited solely on Avondale Central Reserve (option 6 in Attachment A)
   - Retail shops and part of Avondale Central Reserve: A standalone building of approximately 2000m2 sited partially on the retail shops situated on 1971-1987 Great North Road and partially on Avondale Central Reserve, including an expanded town square (option 7 in Attachment A).
6. The preferred location is the land comprising the retail shops situated at 1971-1987 Great North Road and part of Avondale Central Reserve (option 7 in Attachment A). This location performs best for community facility location and urban renewal criteria and second best for property and financial criteria.

7. The preferred location using part of Avondale Central Reserve will have an impact on the open space provision. It is considered that the anticipated reduction in the quantity of open space is mitigated by the potential to improve the quality and increase the level of activation and safety of the Avondale Central Reserve and town square. There is also the potential to incorporate the Great North Road slip lane located to the front of the retail shops into the proposed site, which could further reduce the amount of reserve land required for the facility.

8. The delivery of the preferred location will require acquisition of properties and business interests located at 1971-1987 Great North Road. This will have an impact on the shop owners and any lessees and their investments/ livelihoods, the extent of which will not be known until they are approached.

9. Funding of $21 million is available in the 2018-2028 Long-term Plan. In addition, any sale proceeds from the sale of the current site located at 93-99 Rosebank Road will be available for the project [FIN/2017/188]. This was included within the indicative business case.

10. There are a number of site risks and uncertainties, including the use of the Public Works Act, confidentiality, loss of open space, the future of Avondale Racecourse and the detailed design and programming of Crayford Street West extension. There are also risks associated with delivery including service delivery disruption, community opposition, negative community perception of impact on open space, LTP funding alignment, insufficient proceeds of sale, site specific conditions e.g. geotechnical constraints and cost escalations. These can be mitigated to reduce potential impact.

Ngā tutohunga / Recommendation/s guidance

That the Whau Local Board:

a) approve the retail shops at 1971-1987 Great North Road and part of Avondale Central Reserve as the preferred location for the new Avondale Library and Community Centre.

b) request that Panuku Development Auckland acquire the properties at 1971-1987 Great North Road for the new Avondale Library and Community Centre to support urban renewal in Avondale Town Centre.

c) approve that the resolutions, report and attachments remain confidential until public communication has been released in line with the communication and engagement plan.

d) approve that the financial implication section remains confidential until all sale and purchase transactions are complete

in order to achieve a centrally located community facility, high quality public amenity, fronting Great North Road, and enable a mixed use development on the neighbouring council group owned Avondale Central (Bai) site.

Horopaki / Context guidance

11. In August 2016 the Central West Community Needs Assessment and Facilities Investigation was presented to Whau Local Board. The assessment confirmed declining service provision
Confidential Meeting of the Whau Local Board
12 December 2018

at the Avondale Community Centre due to its poor condition. There is demand for ongoing access to a quality multi-purpose space for a range of community, leisure and arts activities.

12. The Whau Community Facilities Indicative Business Case was presented to the Environment and Community Committee in a confidential report in September 2017. The indicative business case recommended a new integrated library and community centre built in the heart of Avondale Town Centre. The expected benefits of the new centre include urban renewal, improved service, enhanced community wellbeing and improved social connectedness. This is the basis on which funding of $21 million was allocated to the new multi-purpose community facility in the 2018-28 Long Term Plan.

13. Panuku is the council’s agency tasked with undertaking urban renewal across a number of town centres in Auckland. To unlock its regeneration potential Avondale was chosen as a priority development location by Panuku. Specific development objectives as part of the strategic planning for Avondale are identified and set out in the Unlock Avondale High Level Project Plan (HLPP). The Whau Local Board endorsed the HLPP in October 2017, and in November the HLPP was approved by the council’s Planning Committee. The HLPP mandates Panuku to lead positive change and identify opportunities to provide urban renewal in Avondale through four key strategic moves – of which the development of a new multi-use community facility in the heart of Avondale is integral. The four key moves are:

- Enliven the heart of the town centre, seeking opportunities to bring new life to underused land, supporting the upgrade of the town square and development of a multi-use community facility.
- Create high-quality residential neighbourhoods, championing the building of quality new residential areas through the development of council-owned land and working with other land owners.
- Strengthen connections with the town centre, working with key stakeholders to improve the physical links between the town centre and activity hubs, including the train station and cycle ways.
- Foster the growth of local businesses, working in partnership with the Whau Local Board and the Avondale community to implement a retail strategy that attracts new businesses and increases the diversity of products and services available.

14. The proposed Crayford Street West extension impacts on a number of the location options. It is signalled in the Unlock Avondale HLPP as a connection between Great North Road and Avondale Racecourse. Auckland Transport has confirmed a strategic requirement for Crayford Street West extension to allow for future proofing for development, consolidated access for adjacent development sites and ideally a signalised right-hand turn onto Great North Road. The connection will require land from Avondale Central Reserve, the current town square and Avondale Central (Bai site). The high level concept planning is for a 14m wide, low speed environment that is pedestrian and cycling friendly.

15. A number of workshops have been held with Whau Local Board to support decision making. Whau Local Board holds the allocation for approving the specific location of the new multi-purpose community facility.

Tātaritanga me ngā tohutohu / Analysis and advice guidance

16. It is necessary for the council to be able to demonstrate at the time of acquisition its urban renewal objectives and that adequate consideration of alternative options to achieve these objectives was undertaken. As a consequence, Panuku, Community Services and Auckland Transport undertook a process of analysis that would enable demonstration of this that culminated in the Avondale Multi-purpose Community Facility to Support Urban Renewal – Options Report (Attachment A).

17. The location analysis process is outlined below. The process and outcome has incorporated legal input from Council Group lawyers Simpson Grierson and has been independently peer reviewed by Isthmus.
18. The long list site identification considered locations within the HLPP boundary, a site size that supports a 2000m2 facility either alone or with adjacent land, site ownership and visibility and/or whether it is adjacent to open space.

19. There were 13 sites identified in the long list with a range of site sizes and ownership structures. These are listed in Attachment A.

20. The success criteria for the community facility location are based on the Community Facility Network Plan. The urban renewal criteria are integral to the objectives and outcomes of the HLPP, and are a key benefit in the Whau Community Facilities Indicative Business Case. The criteria are summarised below and described in more detail in Attachment A.

- Enable a new highly accessible quality multi-purpose community facility that meets current and future needs of the Avondale community
  - Central and prominent location – high profile site
  - Site accessibility – safe and convenient access for walking, cycling, public transport and vehicles
  - Site setting – ‘neutral’, complements or enhances the local environment, low likelihood of reverse sensitivity (e.g. disturbing neighbouring properties)
  - Future-proofing – flexibility for future expansion or change

- Maximise the urban renewal benefits
  - Acts as a catalyst and/or supports public/private investment
  - Supports a thriving main street and retail activity
  - Supports vibrant civic spaces (town square)
  - Supports the open space network
  - Supports residential development

- Ensure affordability, deliverability and value for ratepayers
  - Deliverability – land status and ownership
  - Affordability – funding available, opportunity costs (i.e. loss of development opportunity)
  - Value for ratepayers
21. Following evaluation of each of the long list options using the success criteria, the short list options are:

- Avondale Central – Integrated: An integrated facility on the Avondale Central (Bai site) – ground floor of a larger mixed use development with residential above (option 4 in Attachment A)
- Avondale Central – Standalone: A standalone facility on the Avondale Central (Bai site) – standalone building of approximately 2000m2 and a new town square of 1500m2; any excess land would be sold for development (option 5 in Attachment A)
- Avondale Central Reserve: A standalone building of approximately 2000m2 sited solely on Avondale Central Reserve (option 6 in Attachment A)
- Retail shops and part of Avondale Central Reserve: A standalone building of approximately 2000m2 sited partially on the retail shops situated on 1971-1987 Great North Road and partially on Avondale Central Reserve, including an expanded town square (option 7 in Attachment A).

The current site at 93-99 Rosebank Road did not make the short list as it does not perform well across a number of criteria including supporting a thriving main street and retail activity and supporting vibrant civic spaces. If this option is pursued, the scope of the project would likely be reduced to a replacement of the community centre (not library). The urban renewal objectives required by the approved business case would not be achieved and the LTP funding would be reduced accordingly.

22. The following tables outline the success criteria assessment of the short list options. A summary table is provided in paragraph 23.

<table>
<thead>
<tr>
<th>Avondale Central - Integrated</th>
<th>Cons</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pros</strong></td>
<td></td>
</tr>
<tr>
<td>Location criteria</td>
<td></td>
</tr>
<tr>
<td>• Central and accessible site</td>
<td></td>
</tr>
<tr>
<td>Urban renewal</td>
<td></td>
</tr>
<tr>
<td>• Improves Great North Road frontage</td>
<td></td>
</tr>
<tr>
<td>• New town square</td>
<td></td>
</tr>
<tr>
<td>• Does not reduce open space</td>
<td></td>
</tr>
<tr>
<td>• Residential development potential as part of integrated facility</td>
<td></td>
</tr>
<tr>
<td><strong>Property &amp; Financial</strong></td>
<td></td>
</tr>
<tr>
<td>• Land is owned by the council</td>
<td></td>
</tr>
<tr>
<td>• Funding is available</td>
<td></td>
</tr>
<tr>
<td>• Good value for ratepayers</td>
<td></td>
</tr>
</tbody>
</table>

| **Location criteria**         |      |
| • Limited ability to activate Avondale Central Reserve |      |
| • Limited option for future expansion or re-organisation |      |

| **Urban renewal**             |      |
| • Does not address relationship of shops on Great North Road and open space |      |
| • Old town square would be remnant |      |

| **Property & Financial**      |      |
| • Development partner required |      |
| • Providing a town square on the site would have a significant cost |      |
### Avondale Central – Standalone

<table>
<thead>
<tr>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
</table>
| **Location criteria**  
  - Central and accessible site  
  - Potential for future proofing | **Location criteria**  
  - Limited ability to activate Avondale Central Reserve |
| **Urban renewal**  
  - Improves Great North Road frontage  
  - New town square  
  - Does not reduce open space | **Urban renewal**  
  - Does not address relationship of shops on Great North Road and open space  
  - Does not maximise regeneration investment  
  - Old town square would be remnant  
  - Significant impact on potential to deliver a residential development |
| **Property & Financial**  
  - Land is owned by the council | **Property & Financial**  
  - Least affordable shortlist option  
  - Other options perform better for less cost |

### Avondale Central Reserve

<table>
<thead>
<tr>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
</table>
| **Location criteria**  
  - Central site  
  - Potential to improve quality of open space and activities 'spill out' onto reserve  
  - Potential for future proofing | **Location criteria**  
  - Lacks visibility from Great North Road |
| **Urban renewal**  
  - Quality of Avondale Central Reserve would improve  
  - Residential development potential can be realised on Avondale Central (Bai) site | **Urban renewal**  
  - Least potential to catalyse additional development; does not address relationship of shops on Great North Road and open space  
  - Improvement to Great North Road would be limited  
  - Town square and reserve would reduce in size – loss of open space |
| **Property & Financial**  
  - Least expensive option | **Property & Financial**  
  - Not considered to be good value - delivers worst urban renewal outcomes of short list options |
### Retail shops and part of Avondale Central Reserve

<table>
<thead>
<tr>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location criteria</strong></td>
<td></td>
</tr>
<tr>
<td>• Central and accessible site</td>
<td></td>
</tr>
<tr>
<td>• Abuts both town square and Avondale Central Reserve and can engage with both spaces</td>
<td></td>
</tr>
<tr>
<td>• Potential for future proofing</td>
<td></td>
</tr>
<tr>
<td><strong>Urban renewal</strong></td>
<td></td>
</tr>
</tbody>
</table>
|  • Highly visible redevelopment of prominent site, can address relationship between open space and Great North Road | Urban renewal
  • Reduces size of Avondale Central Reserve |
|  • New frontage on Great North Road, potentially including current slip lane |                                                    |
|  • Active edge for expanded town square   |                                                    |
|  • Quality of Avondale Central Reserve would improve |                                                    |
|  • Residential development potential can be realised on Avondale Central (Bai) site |                                                    |
| **Property & Financial**                  | Property & Financial                                |
|  • Funding is available for purchase of shops from sale of current site |  • Purchase of existing shops required using Public Works Act – this adds complexity and cost compared to other options |
|  • Provides best value for investment     |                                                    |
23. The summary table of the short list options against the success criteria is below. The rating scale is five = strongly positive, three = neutral and one = strongly negative.

<table>
<thead>
<tr>
<th>Success Criteria</th>
<th>Avondale Central (Integrated)</th>
<th>Avondale Central (Standalone)</th>
<th>Avondale Central Reserve</th>
<th>Retail shops and part of Avondale Central Reserve</th>
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<tr>
<td>Community Facility Location Criteria</td>
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<tr>
<td>Central and prominent location</td>
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<td>Site accessibility</td>
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<td>Site setting</td>
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<td></td>
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<tr>
<td>Acts as a Catalyst and/or supports public/private investments</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>5</td>
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<tr>
<td>Supports a thriving main street and retail activity</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>Supports vibrant civic spaces (town square)</td>
<td>4</td>
<td>4</td>
<td>2</td>
<td>5</td>
</tr>
<tr>
<td>Supports the open space network</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Supports residential development</td>
<td>5</td>
<td>2</td>
<td>5</td>
<td>5</td>
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<tr>
<td>Property &amp; Financial</td>
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<tr>
<td>Deliverability and ownership considerations</td>
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<td>Affordability</td>
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</tr>
<tr>
<td>Value</td>
<td>4</td>
<td>3</td>
<td>3</td>
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</tr>
<tr>
<td>TOTAL</td>
<td>51</td>
<td>47</td>
<td>45</td>
<td>56</td>
</tr>
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</table>

24. The process identified that a preferred location for the new multi-purpose facility is a site comprising partly of land on the Avondale Central Reserve together with privately owned properties situated on 1971-1987 Great North Road (option 7 in Attachment A). The analysis confirms the preferred location performs best for location and urban renewal criteria and second best for property and financial criteria. The delivery of the preferred location will require the acquisition of the retail shops.

25. The second ranked option (integrated facility on the Avondale Central - Bai site) was a strong candidate. Ultimately, however, it has been determined that locating the facility on this site does not have the potential to achieve the same level of benefits from the urban renewal perspective and would not perform as well as the preferred location for future proofing or activation of Avondale Central Reserve. There could also be reverse sensitivity issues with the residential development above.
Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe /
Local impacts and local board views guidance

26. The new Avondale Library and Community Centre is a priority in the Whau Local Board Plan 2017 under Outcome 1: Well-planned towns, facilities and housing. The expected benefits of the new facility include improved service, enhanced community wellbeing, improved social connectedness and urban renewal.

27. The current Avondale Community Centre has been partially closed for a number of years due to condition issues. There have been previous proposals to demolish and rebuild the facility and the local board and community have expressed that there has been a lot of talk and little action. Both the local board and the ward councillor have advocated for a new facility to be delivered as quickly as possible in line with the approved business case.

28. Parts of the Avondale community have expressed concern about the potential loss of open space in Avondale through deputations to the Whau Local Board in March 2018 and Finance and Performance Committee on 17 April 2018. There is under provision of open space in Avondale, particularly in the south western part of the suburb. This is covered further in the table in paragraph 41.

29. The Whau Local Board recognises and has endorsed the opportunity that the HLPP offers to unlock the urban renewal and regeneration potential of Avondale.

30. A workshop was held with the local board and ward councillor on 21 November 2018 to consider the location options analysis and next steps.

Tauākī whakaaweawe Māori / Māori impact statement guidance

31. The community needs assessment (2016) engaged with both mana whenua (Te Runanga o Ngāti Whātua) and residents within the community who identify as Māori. Over 200 people who identified as Māori participated in the community needs assessment.

32. The comments provided by Māori were reflective of the rest of the community feedback and are reflected in the analysis and development of options.

33. Māori would like to see activities that support the health and wellbeing of whanau. The primary activities requested were those that support whānau spending time together.

34. Māori were interested in seeing a stronger connection between communities and education to support more children and young people to reach their potential. For them this means community values, priorities and ways of learning being much more strongly integrated into educational settings, and valuing learning in different settings such as community settings.

35. Further community consultation and engagement is planned for 2019 and will include mana whenua and residents within the community who identify as Māori.

Ngā ritenga ā-pūtea / Financial implications guidance

36. Funding of $21 million for the Library and Community Centre is approved in the 2018-2028 Long Term Plan. The Finance and Performance Committee resolved at its November 2017 committee meeting [FIN/2017/168] to sell the current library and community facility site located at 93-99 Rosebank Road subject to it no longer being required by Community Facilities. The proceeds of sale will be ring-fenced and made available to implement this project. It is anticipated that the acquisition of land for the new facility will occur prior to the sale of 93-99 Rosebank Road to ensure a smooth transition of services.
37. The preferred location being the ‘retail shops and part of Avondale Central Reserve’ is considered on balance to offer the greatest value, as it offers the best community facility location and public amenity opportunity, and will make a material contribution to the wider urban renewal benefits and outcomes being sought through the HLPP including enabling a significant mixed use development on the neighbouring Council group owned Avondale Central (Bal) site.

38. The ongoing operating costs will transfer from the existing library and community centre to the new facility.

39. The Avondale Central (Bal) site was purchased by Panuku using the Strategic Development Fund which must be repaid. Typically it is repaid when a site is sold for development. In the Avondale Central site options, the council would need to repay the fund for the portion of the site that the community facility occupies or pro-rata its share of a larger development.

Ngā raru tūpono / Risks guidance

40. There are a number of risks and uncertainties with the preferred site and generally within the Avondale area.

Risks or uncertainties – Retail shops and part of Avondale Central Reserve

41. The following table outlines the risks specific to the preferred site:

<table>
<thead>
<tr>
<th>Site risks, impacts and mitigations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Risk</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

Avondale Library and Community Centre and urban renewal
Confidentiality is not maintained until property owners and tenants have been notified in writing and public communication is prepared

The council must demonstrate the act of fairness when undertaking an acquisition process. Any release of information relating to the proposed location and acquisition in advance of the council’s approach to the affected parties could be perceived as a lack of fairness and could put the acquisition process at risk should the council be challenged in the Environment Court.

Public misunderstanding and miscommunication could impact on the success of the community consultation and engagement in the new year

Changes in open space provision around the town centre

Reduction in open space on Avondale Central Reserve

A multi-purpose community facility abutting the town square and Avondale Central Reserve will activate, and improve the quality and safety, of the spaces

The local board and Panuku are advocating for additional open space in Avondale on the Avondale Racecourse

Increase in civic space (town square) and public realm (slip lane; subject to further investigation and road stopping)

42. There are a number of risks that are applicable across all the site options:

<table>
<thead>
<tr>
<th>Risk</th>
<th>Impact</th>
<th>Mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service delivery in Avondale is disrupted by the sale of the existing site</td>
<td>Community need and expectations regarding community services in Avondale are not met</td>
<td>Endeavour to keep services operating in the current site until they can move to the new facility. Pop up opportunities for service delivery are being trialled elsewhere in</td>
</tr>
</tbody>
</table>
Avondale Racecourse Messara Report October 2018

43. There is uncertainty over the future of Avondale Racecourse. The Messara report released by central government in 2018 recommends the sale of Avondale Racecourse for development. The local board and Panuku have submitted on the report in favour of open space and opportunity for community use. The preferred location adjacent to the Avondale Racecourse provides opportunity for the facility to respond to any changes in use/development. Panuku will continue to have oversight of central government’s plans on behalf of the council family.

Transport and access

44. There is further work required with Auckland Transport over Crayford Street West extension and Great North Road slip lane. There is uncertainty over the detailed design of Crayford Street West extension and the extension is not currently funded by Auckland Transport. The incorporation of the Great North Road slip lane into the preferred location is subject to further investigation including parking and the road stopping process. Staff will continue to work with Auckland Transport on programme prioritisation and timing to provide certainty of site extents for design.
Ngā koringa ā-muri / Next steps

45. If the preferred location is approved, property owners will be approached by Panuku immediately on a willing buyer willing seller basis. The acquisition process and timeline is below. Note the timeline is indicative and liable to change.

- 13 December 2018 – initial preliminary contact with Owners
- 13 December to 20 December 2018 – follow up letters sent to Owners

46. A local board workshop is booked for 13 February 2019 to update on the acquisition process, the plans for community consultation and engagement and project timeframes and Long Term Plan funding alignment.

Ngā tāpirihanga / Attachments

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<td>Avondale Multi-purpose Community Facility to Support Urban Renewal Options Report</td>
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Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Authors</th>
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<tbody>
<tr>
<td>Nicola Terry - Service and Asset Planning Specialist</td>
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<th>Authorisers</th>
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<tbody>
<tr>
<td>Mirla Edmundson - General Manager Libraries &amp; Information</td>
</tr>
<tr>
<td>David Rankin - Chief Operating Officer, Panuku Development Auckland</td>
</tr>
<tr>
<td>Glenn Boyd - Relationship Manager Henderson-Massey, Waitakere Ranges, Whau</td>
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</tbody>
</table>
Unlock Avondale

Avondale Multi-Purpose Community Facility to Support Urban Renewal - Options Report

November 2018
Panuku Development Auckland
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Unlock Avondale
High Level Project Plan extent & ownership

Figure 1: Unlock Avondale and Key Landholdings (excerpt from Avondale HLPP)
1 Introduction

New Multi-Purpose Community Facility to support urban renewal in Avondale

PURPOSE OF THIS REPORT

The purpose of this Options Report is to document and demonstrate the methodology and rationale used to identify a preferred location of a new multi-purpose community facility in Avondale and how the facility relates and integrates with urban renewal outcomes for the town centre.

Avondale Town Centre

Avondale Town Centre is an established suburban centre that has been identified for regeneration and renewal. In 2017 Panuku Development Auckland (Panuku) was afforded the mandate to identify opportunities and lead positive change in Avondale.

UNLOCK AVONDALE HIGH LEVEL PROJECT PLAN

Auckland is experiencing significant housing and infrastructure pressures as a result of rapid growth. About 800 people move to Auckland each week, and current projections suggest the population could reach 2.01 million by 2033— an increase of more than 573,000 people within the next two decades. To cater for this growth, quality infrastructure around town centres is required. Panuku has the role and mandate to address this challenge.

Avondale is one of a number of areas identified as priority locations by Auckland Council for Panuku to strategically regenerate. Avondale was chosen as an Unlock project due to its suitability for residential intensification and the opportunity for urban development. There is a large number of development-ready sites in the town centre and it is likely that the area will rapidly intensify. In addition a recent review of the racing industry identified that the Avondale Racecourse which is located close to the centre may not be required for racing in the future. This further ameliorates Avondale as a major intensification opportunity for Auckland.

There are lots of positive elements supporting quality development in Avondale, including its central location, investment in transport and market attractiveness. There are also some challenges including a large gap in activity on the main street, community facilities which are in a very poor state of repair and an underperforming retail offer. Successful intensification will require a quality residential form with appropriate public realm, transport and community infrastructure investment.

The High Level Project Plan (HLPP) sets out a strategy to capitalise on Avondale’s positives, actively address identified issues and align investment to create a town centre that residents, visitors and businesses take pride in and which strongly contributes to a growing and prosperous Auckland.

The Unlock Avondale HLPP was endorsed by the Panuku Board in September 2017 and approved by Auckland Council’s Planning Committee in November 2017. The HLPP mandates Panuku to lead positive change and identify opportunities to provide urban renewal in Avondale through four key strategic moves:

1) Enhance the heart of the Avondale town centre
2) Create high-quality residential neighbourhoods
3) Strengthen connections within the town centre
4) Foster the growth of local businesses.

The HLPP recognises that the development of a new multi-purpose community facility in the heart of Avondale will contribute significantly to the urban renewal of the town. Its development will have a direct and indirect positive impact on all strategic moves, but it is only with regard to key strategic move I and its development in a central location as possible that its urban renewal benefits will most clearly be achieved.

A NEW MULTI-PURPOSE COMMUNITY FACILITY

The standard of community infrastructure has been identified as a concern for Avondale. The current community centre in Avondale located at 94 & 96 Rosebank Road is in a very poor state of repair and is in need of replacement. While the existing library on the site is currently adequate to meet current demand, significant opportunities for improvement have been identified, in particular the construction of a new facility in Avondale which combines the two activities in a new centrally located building has been long advocated.

The strategic case for this facility is focused on the reduced utilisation of the current Avondale Community Centre due to major condition issues, reducing functionality. Usage and participation levels have significantly decreased. Without remedy the condition is expected to deteriorate and require closure of the facility. This will create a provision gap for community space in Avondale.

There is demand for a quality multipurpose community space in Avondale. The design brief and concept plan for a new facility would be informed through community consultation, but such a facility would aim to provide a space to build strong, healthy and vibrant communities where the local and wider Auckland community could connect, socialise, learn and participate in a wide range of social, cultural art and recreational activities, and foster improved health and wellbeing, a sense of belonging and pride among residents. As detailed within the Communities Facilities Network Plan, community facilities provide opportunities for:

- communities to connect – where people meet and interact with others, building a sense of community belonging and pride;
- communities to participate – where people participate in recreational, cultural, creative, learning and fun activities relevant to the needs of Auckland’s diverse communities, fostering personal growth, life-long learning and health and wellbeing;
- community led action – where community-led development and initiatives are: fostered and grown to create positive change in the community;
- community organisations – where resources and space is available for community organisations to achieve their goals.

An Indicative Business Case was approved by the Environment and Community Committee on the 12 September 2017. Agreement in principle was given to investment in a multipurpose community facility in Avondale town centre subject to the development and approval of a Detailed Business Case.

Auckland Council’s Long term Budget 2018-2028 confirmed $21 million of funding for the facility. This report seeks to identify the preferred option for the location of this facility.
Unlock Avondale
High Level Project Plan project opportunities

The following opportunities have been identified for driving regeneration in Avondale:

1. **Avondale Central**
   - Enabling quality mixed use development on the Avondale Central site.

2. **Community facility**
   - The replacement and possible relocation of the community facility and library.

3. **Connections**
   - Improving physical connections between the town centre and activity hubs including the Avondale Train Station.

4. **Development**
   - Large scale development of sites around the town centre to create new transport links and improve the local road network and improve connectivity.

5. **Open space**
   - Improving the quality and quantity of council owned open space.

Areas where additional activity would improve the town centre:

Key town centre intersections with existing strong activity:

Figure 2: Unlock Avondale Town Centre Opportunities (excerpt from Avondale HLPP)
Key Move 1
Unlock Avondale High Level Project Plan

7.1 MOVE 1: ENLIVEN THE HEART OF AVONDALE TOWN CENTRE

Panuku will seek opportunities to bring new life to underused land, upgrade the town square and develop a multi-use community facility.

To re-activate the town square and encourage development and use, several initiatives will be considered including:

1. Avondale Central site
   - Working with development partners to ensure good development outcomes on the Avondale Central site.

2. Multi-use community facility
   - Supporting the building of a new multi-use community facility, which we believe should be built as centrally as possible. This is an opportunity to create a vibrant heart where the Avondale community can access many services including a library, community centre, active recreation and local events.

3. Upgrade open space
   - Supporting the upgrade of existing open space areas including facilitating the relocation of open space within the High Five Triangle area and upgrading facilities on Central Reserve with an improved town square.

Figure 4: Move 1: Enliven the heart of Avondale town Centre

Figure 5: Unlock Avondale Key Move 1 (excerpt from Avondale HLPP)
AVONDALE CENTRAL

This site is located on the key Great North Road fringing of the Avondale Central box. Almost all of the rest of the block is in crown or council ownership.

Development of the site will include active uses such as retail at ground level and apartments above. It will also incorporate adjoining public open space and any redevelopment on surrounding sites. Residential units included in the development will be required to be of a high standard and comply with the Green Building Council Homestar 6 standard.

Panuku will work with the local board and the Avondale community to develop interim uses for the site that could include “pop-up” retail and community activities so that we can realise regeneration value from the site as soon as possible.

The existing site at 1907 Great North Road with an area of 1915m² is also under-utilised and Panuku would support the redevelopment of the site as part of the regeneration of the centre.

UPGRADE OF COMMUNITY FACILITIES

The council has supported a business case for relocating the library and community centre to a central Avondale location. Once funding is approved through the Long-term Plan, Panuku will assess an appropriate site for this facility. This would then create an opportunity to enable development on 19 and 191 Rosedale Road.

These initiatives will help to bring focus to the town centre and better align the centre with the Avondale Train Station. They will also provide a catalyst to attract and support quality development in the wider Avondale area.

Figure 4: Unlock Avondale Key Move 1 & Mention of Relocating Community Facilities. Excerpt from Avondale HLPP®

Avondale Library and Community Centre and urban renewal
2 Urban Renewal in Avondale

Urban Renewal as a subset of regeneration

THE ROLE OF PANUKU
Panuku is Auckland Council’s development agency tasked with facilitating urban regeneration in Auckland on behalf of Auckland Council. Panuku seeks to strategically use property opportunities to enable innovative development and create quality places for people to live.

There are a number of ways in which Panuku currently facilitates development.

1. Enabling development on existing council owned land -
For identified priority locations, Panuku has mandate to be the key council agency for council owned property and will endeavour to best use land to achieve the strategic and financial aims of council.

2. Partnership opportunities -
Panuku through its strategic planning processes seeks to identify potential partnership opportunities with the Crown, other council agencies, and third parties where there are opportunities to create better outcomes through working together.

3. Purchase of land to enable development -
Panuku has access to a Strategic Development Fund (variable, but circa $24 million per annum) which enables the purchase of land on the basis that the cost can be recovered through sale and/or development within 4 years.

4. Investment in public realm and supporting community infrastructure –
Panuku through the working with the Council family and through its strategic planning processes will support investment in community infrastructure and invest in public realm to support regeneration aims. Panuku is able to re-invest income from land sales from our Transform and Unlock locations to fund a programme of public realm improvement projects. New community facilities are funded through the Council’s Long Term Plan process and site optimisation where possible.

URBAN RENEWAL
For the purposes of this report the term urban renewal is used rather than the broader term of urban regeneration.

Urban renewal, as it was defined in the Local Government Act 1974 (LGA), is a “public work” for the purposes of the Public Works Act 1981 (PWA). By its nature, a new community facility would be a public work, and case law confirms that urban renewal is a public work.

The LGA defined urban renewal as, “the conservation, repair, or redevelopment of any land, or of any building on any land, within any urban part of the district, the standard of which should in the opinion of the council be improved; and includes the improvement, reconstruction, extension, development, and redevelopment of the utility services, road, the landscape, and community and social facilities and services within that part”.

The definition is wide ranging, but at its core is the ‘conservation, repair, or redevelopment’ of any land or building in an urban area which the council considers should be improved.

Urban renewal and the PWA
Urban renewal is closely linked to Councils use of statutory urban renewal tools, including the use of compulsory acquisition powers through the PWA. The PWA sets out the requirements and process under which acquiring authorities can acquire land for a public work. Council has delegated to Panuku powers and duties under the PWA to acquire land while acting within its urban renewal mandate where the location is within a HUP and aligns with HUP objectives.

Panuku does not generally undertake development. The PWA requires that land acquired for a public work should be developed by or under the control of the acquiring authority. The construction of a new community facility would be development for which Council has control, but in those instances where a private developer is contracted to undertake an urban renewal project, the control would be secured through a development agreement.
3 Methodology
Our approach to determining a preferred location

A Multi-Purpose Community Facility to support the urban renewal of Avondale Town Centre

This report sets out Panuku Development Auckland’s approach to working with Auckland Council Community Services and Auckland Transport at joint working groups to derive a preferred location for a new multi-purpose community facility in Avondale.

SUMMARY
We have approached this exercise in the following way:
- Town centre analysis
- Jointly determined success criteria
- A site identification process
- The identification of a long list of possible site options
- Joint evaluation of the long list options
- A design and site layout exercise to examine the site and how it recognises and integrates urban renewal factors
- Feedback and discussion on the shortlist options at joint working groups

The above steps resulted in the identification of a jointly preferred site. These steps are summarised in Figure 5.

PROCESS
Panuku developed this report over a series of workshops attended by representatives of Panuku, Community Services and Auckland Transport.

Prior to the first workshop, Panuku carried out the back ground work to determine the key drivers for urban renewal in Avondale, and Panuku’s critical success factors. This work is summarised in the body of this report. Panuku also identified (via email) critical success factors from Community Services and Auckland Transport. Panuku made a first draft of the success criteria and circulated them prior to the first workshop. Panuku also prepared a draft selection of the long list of sites based on these criteria.

All workshops were attended by representatives from Panuku, Community Services, and Auckland Transport.

WORKSHOP 1: 30 OCTOBER 2018
Attendees

At this first workshop attendees reviewed and updated the success criteria, confirmed the long list of sites, and carried out an initial scoring of the long and short list.

WORKSHOP 2: 1 NOVEMBER 2018
Attendees

At this workshop the success criteria were further refined and updated. Community Facilities also updated the site selection criteria, reducing the site size which introduced more potential sites. These were scored against the other sites to update the long and short list.

Attendees had a first pass at adding additional success criteria to further refine between the shortlisted options.

BETWEEN WORKSHOPS 2 AND 3
Panuku carried out further work to refine the success criteria, and update the scoring methodology to provide clearer differentiation between the options. This was circulated between all workshop attendees. Once the methodology was agreed Panuku re-scored the long and short list.

WORKSHOP 3: 8 NOVEMBER
Attendees

At this workshop there was further clarification of the success criteria and confirmation of the scoring of the short and long list. The attendees reviewed a first draft of this document and provided feedback. There was initial discussion around the detailed analysis of the shortlisted options.

POST WORKSHOP
Panuku has been responsible for the production of this report, and further refinement of the detailed analysis of the shortlisted options. This document has been regularly circulated to all attendees as it has been updated.

The document has also been presented for external review to Latham Group (urban design) and Simpson Gerterson (legal). Both parties have supported the process and final report, and have provided some recommendations to improve the report.

Workshop attendees:
- Panuku
- Panuku
- Panuku
- Panuku
- Panuku
- Panuku
- Panuku
- Panuku
- Auckland Transport
- Community Services
- Community Services
Determining a Preferred Site

Methodology

1. TOWN CENTRE SUCCESS CRITERIA

   STRATEGY
   - Unlock Avondale
   - High Performance
   - Community Facilities
   - Needs Assessment
   - Indicative Business Case

   TOWN CENTRE ANALYSIS
   - Issues
   - Urban Structure

   URBAN RENEWAL FACTORS
   - Key Factors under Council control that will contribute to urban renewal

   PROJECT OBJECTIVES & SUCCESS CRITERIA
   - Criteria to evaluate sites
   - Created between Panuku, Auckland Council Community Services and Auckland Transport
   - Includes input from Council Community Facility Location Criteria

2. SITE IDENTIFICATION & EVALUATION

   SITE IDENTIFICATION (LONG LIST)

   EVALUATION AGAINST SUCCESS CRITERIA (LONG LIST)

   DESIGN DRIVERS & CONSIDERATIONS (SHORT LIST)

   EVALUATION OF SITE DESIGN (SHORT LIST)

3. PREFERRED LOCATION

These steps were discussed & developed during a series of workshops, held on 30th October, 1st November and 8th November, comprising attendees from the following:

- Auckland Transport
- Auckland Council Community Services
- Panuku

Figure 5: Methodology & Steps for Determining a Preferred Site
Town Centre Analysis

Avondale Town Centre

Attachment B

Item 19

Figure B: Unlock Avondale Urban Renewal Factors
Town Centre Analysis
Avondale Town Centre, places of interest - photos

AVONDALE CENTRAL
The Avondale Central site has been vacant for over 20 years.
The site is a significant break in the retail frontage of
Great North Road, and effectively disconnects the two
ends of the town. Great North Road cannot function as a
successful mainstreet while the site remains unoccupied.
This site has had ongoing, significant negative impacts on
Great North Road and the economic potential of the entire
Avondale Town Centre.

TOWN SQUARE
The town square is smaller than the ideal size, is an
awkward shape, and has poorly defined edges. There is a
lack of oversight and activity, and no engagement from the
surrounding buildings. These factors limit its usefulness,
and it is currently more part of the street network rather
than a true focus for Avondale.

Avondale Central - Great North Road frontage
View from inside the site looking towards Great North Road
Town square from Great North Road. Avondale Central is
to the right
Town square - Great North Road shops are to the left
and access to the Avondale Central Reserve is at the back.
Town Centre Analysis
Avondale Town Centre, places of interest - photos

**AVONDALE CENTRAL RESERVE**
Avondale Central Reserve is the primary recreational open space in Avondale town centre. However, it is separated from the town centre, has no road frontage and limited oversight from adjacent development. While the new St Set buildings by Goldsmith development overlooking the racecourse has improved oversight, the HNZC site to the north and particularly the shops to the east form extremely poor edges to the reserve.

**GREAT NORTH ROAD SHOPS**
The Great North Road shops have a poor relationship with the town square and the steps down to Avondale Central Reserve. The road frontage is dominated by cars and carparking, creating an unwelcoming environment for walking and cycling. There is not enough room on the footpath for outdoor dining.
Auckland Transport are investigating an upgrade of Great North Road, and there is the opportunity to re-consider how the slip lane in front of the shops is used.
Town Centre Analysis
Avondale Town Centre, places of interest - photos

EXISTING COMMUNITY CENTRE
The current community centre has reached the end of its operational life. The community facility building has been partially closed for some time due to issues around leaking and mould. The library is still operational. The facilities are spread between several buildings, and the overall layout is inefficient. The buildings are located on the edge of Avondale, and have no relationship with the town centre.
A new, centralised facility has a wide range of benefits to the community and wider renewal outcomes of Avondale.

CRAYFORD STREET WEST
Crayford Street West is the primary pedestrian link from the train station to the centre of town, and is also the main access point for Avondale Primary School.
While the street is functional, it needs to be upgraded to reflect its importance, and the potential impact of increased train frequency when the City Rail Link is completed. Panuku is currently investigating a street upgrade for Crayford Street.
The street upgrade will also address some of the issues regarding pedestrian access from the train station along Layard Street.

- CONFIDENTIAL

Existing community centre - which is now partially closed.
Existing Library on Rosebank Road.
Top of Crayford Street West - near to the train station.
Layard Street - pedestrians have to cross the vehicle lane and parking to get to the footpath.
Defining the Centre of Avondale

Urban structure

**EXISTING URBAN STRUCTURE**
- Retail
- ROSEBANK ROAD
- ST JUDE STREET
- Gap in Mainstreet
  - a. Poor range of shops
  - b. No outdoor dining
  - c. Lack of street activity
  - d. Little evening economy
  - e. Potential safety issues

**EMERGING URBAN STRUCTURE**
- Retail
- ROSEBANK ROAD
- ST JUDE STREET
- New Strategic Connections

**POTENTIAL URBAN STRUCTURE**
- "FILLING IN THE GAPS WITH ACTIVITY"
  - Development & Change to Reinforce New Connections
  - Future-proof for Racecourse redevelopment

- 2 Nodes/Intersections define town centre. Both could be improved.
- 640m long mainstreet with gap in the middle.
- CRL will enhance connectivity to City Centre.
- Crayford Street West to be upgraded.
- Crayford Street West Extension potential.
- Upgrade of Crayford West and its extension completed
- Concentrate activity in the centre via a catalyst project.
- New node that holds activity at the Centre of Avondale.
- Development fills the gap in mainstreet.
Avondale Urban Renewal

Key factors for urban renewal

- Integrated Community Facility
- Thriving Mainstreet
- Improved Town Square
- Crayford St Extension
- Quality Avondale Central Reserve

### Centrally located to assist with urban renewal of Avondale Town Centre
- 4,000+ sqm site (some flexibility if co-located next to other public open space)
- 2,000sqm building
- 250sqm minimum outdoor area for dedicated use by facility (i.e. courtyard)
- Street visibility from Great North Road
- Ideally located on, or leverages off Council-owned property
- Ideally located adjacent to a town square

### A thriving mainstreet with a range of activities, local business opportunities and a destination for the neighbourhood
- Council investment as a catalyst for reinvestment & redevelopment by the private sector
- Fill in gaps along the mainstreet with new development

### An improved town square
- Ideally co-located with a new multi-purpose community facility in the heart of Avondale
- Able to accommodate a range of activities including festivals, performances and a local market
- 1,300sqm in size (Auckland Council open space policy)
- Street visibility from Great North Road

### To provide a further connection to the racecourse and improve access, activation and safety in this area
- Allows for consolidated access from Great North Road and an improved frontage.
- Enables development of adjoining sites and future proofs Avondale for wider residential intensification.
- Provides access and activity to the edge of Avondale Central Reserve
- Assumes 1Mm (approx) corridor - final design still to be resolved.

### Upgrade facilities on the Avondale Central Reserve and enhance its connection to the mainstreet
- Ensure connection of Avondale Central Reserve Open Space to Great North Road is improved
- Improve sense of safety and quality of Avondale Central Reserve, to enhance use and role within the town centre as a key open space
Through the HLPP and earlier analysis there are several urban renewal factors that need to be considered in the process of identifying a preferred site. These include:

- A Thriving Mainstreet;
- An Improved Town Square;
- A Crayford Street West Extension; and
- A Quality Central Reserve.

Creating successful town centres requires integrated thinking to avoid ad hoc decision making.

When it comes to determining a preferred site for a new multi-purpose community facility, active consideration of adjacent and nearby factors should occur. These elements can influence the placement and success of any new multi-purpose community facility as well as wider urban renewal outcomes for Avondale.

These factors will be considered further in Part 7 of this report, Design Considerations & Site Layout.

Figure 7: Summary of Unlock Avondale Urban Renewal Factors
4 Long List Site Identification
Identifying suitable sites for consideration

IDENTIFYING SUITABLE SITES FOR CONSIDERATION IN THE LONG LIST

Both the Avondale HLPP and the Auckland Council Indicative Business Case for the community facility highlight the importance of site location for a successful facility.

To identify potential sites for the long list, a number of factors were taken into consideration. This included the following:

1. Location:

   No sites outside the Avondale HLPP boundary were considered.

2. Site size:

   The site would need to be available to accommodate a 2000m² community facility with capacity for car parking and circulation space (approx. 4000m² site size). The footprint of the building is based on the Central West Community Needs Assessment and Facilities Investigation report (2001) and service requirements for a library and community centre outlined in the Waitemata Community Facilities Indicative Business Case (2017). This could also be an amalgamation of individual sites where practical (note extensively developed residential sites are generally excluded because the redevelopment of these sites for a community facility is unlikely to be practical).

3. Site Ownership:

   A number of sites in Council Crown and private ownership were considered. Locating the new community facility on Council-owned land is an advantage as additional land would not need to be acquired. All Council-owned sites of appropriate size were considered.

4. Site visibility and open space:

   Site visibility and adjacency to open space for any new community facility is important. The long list involved examination of a range of sites – with visibility from Great North Road and/or adjoining the Avondale Central Reserve as a significant advantage.

The long list site options were confirmed in a council workshop on 1 November.

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Site Address</th>
<th>Ownership</th>
<th>Size</th>
<th>Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 (Dean Ave)</td>
<td>81 and 83 Roadbank Road</td>
<td>Council</td>
<td>97.5m²</td>
<td>Business Town Centre</td>
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<td>2</td>
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<td>109.9m²</td>
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<td>4</td>
<td>Avondale Centre – 1039-1041 Great North Road and 4-8 Runcourse Parade</td>
<td>Council</td>
<td>747.7m²</td>
<td>Business Town Centre</td>
</tr>
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<td>5</td>
<td>Avondale Centre – 1039-1041 Great North Road and 4-8 Runcourse Parade</td>
<td>Council</td>
<td>747.7m²</td>
<td>Business Town Centre</td>
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<tr>
<td>6</td>
<td>Avondale Centre Reserve – 1985-1993 Great North Road</td>
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<td>Council/Private</td>
<td>1486m²</td>
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<td>8</td>
<td>Corner Great North Road and Chaffey Street West 1 Chaffey Street West, 1022 - 440 Great North Road, 3 St George Terrace</td>
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<td>Avondale Primary School – 101-103 Great North Road</td>
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<td>20 Runcourse Parade</td>
<td>Crown</td>
<td>445m²</td>
<td>Business Town Centre</td>
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</table>

Figure 8: Long List Site Options
Long List - Site Options

Application of site selection criteria

SITE IDENTIFIER

1. 63 and 99 Rosbank Road
2. Town Centre Car Park - 59, 63 and 63a Rosbank Road
3. Supermarket site - 2021-2022 Great North Road
4. Avondale Central - 1909-1910 Great North Road and 4-8 Racecourse Parade (Integrated)
5. Avondale Central - 1909-1910 Great North Road and 4-8 Racecourse Parade (Standalone)
6. Avondale Central Reserve - 1951-1955 Great North Road
7. Retail shops 1971-1987 Great North Road and part Avondale Central Reserve 1981-1985 Great North Road
8. Corner Great North Road and Grayford Street, West 1 Grayford Street West, 1902 - 1872 Great North Road, 3/4 Gaddis Terrace
9. Avondale Primary School - 1910-1910 Great North Road
10. Avondale Racecourse - 2-48 Ash Street
11. 16 Elm Street
12. 187 Great South Road
13. 10 Racecourse Parade

KEY

- Sites of at least 4,000sqm
- Council-owned sites of at least 4,000sqm
- Additional sites that meet the site identification criteria
- Portion of Avondale Central Reserve (for Site 7)
5 Success Criteria
Factors to ensure a new multi-purpose community facility that meets project objectives

These criteria seek to determine a preferred location for a new multi-purpose community facility in the heart of Avondale.

PROJECT OBJECTIVES
The purpose of this Options Report is to document and demonstrate the methodology and rationale used to identify a preferred location of a new multi-purpose community facility in Avondale and how the facility relates and integrates with urban renewal outcomes for the town centre.

The objectives of this work are:
1. Enable a new highly accessible quality multi-purpose community facility that meets current and future needs of the Avondale community
2. Maximise the urban renewal benefit; and
3. Ensure affordability, deliverability and value for ratepayers

SUCCESS CRITERIA
The Success Criteria were developed and refined from the below inputs via a series of workshops with AC Community Services, Auckland Transport and Panuku on 30 October 2018, 1 November 2018 and 8 November 2018.

Key inputs included:
- The high level strategic outcomes for Avondale are outlined in the High Level Project Plan - particularly Key Move 1: Enliven the heart of Avondale town centre.
- Panuku generated the initial urban renewal outcomes through an analysis of the existing urban environment to identify key issues, analysis of the preferred structure, and the key factors under Council’s control that would lead to urban renewal.
- The Community facility location criteria are derived from the network wide assessment tool which give spatial effect to Auckland Council’s Community Facilities Network Plan. The criteria have been modified to meet the specific requirements of Avondale’s urban renewal. The original location criteria had four themes: 1. central, 2. easy to find and to get to, 3. transformational and 4. future proofed have been incorporated with ‘transformational’ becoming project specific urban renewal criteria.
- Auckland Transport provided input based on strategic guidance outline in the Road and Streets Framework, and preliminary work carried out as part of looking at whole of corridor bus priority for frequent routes including Great North Road.

The purpose of the Success Criteria is to set out and measure the achievement of urban renewal within the Avondale town centre to meet the project objectives.

COMMUNITY FACILITY LOCATION CRITERIA
1. Central & prominent location
   a. High profile site (corner site, main street, high pedestrian movement, and/or arterial/collector road)
   b. Location supports community facility network

2. Site accessibility
   a. Location supports safe access via active modes (walking and cycling)
   b. Location supports easy access to public transport (bus and rail), community facility network and other social infrastructure
   c. Aligns with and supports pedestrian and traffic navigation on and around site
   d. Location provides for sufficient capacity and capability for car parking

3. Site setting
   a. Locating community open space that supports flexibility and spillout space
   b. Site setting and location supports ‘natural’ community space
   c. Site complements or enhances the local environment (e.g. synergies with neighbouring development)
   d. Site compatibility (e.g. low likelihood of reverse sensitivity issues)

4. Future-proofed
   a. Flexibility for future expansion or change
URBAN RENEWAL CRITERIA

5. Acts as a catalyst and/or supports public/private investments
   a. Community facility integrated with the urban renewal of Avondale (known site developments, likely future developments, and/or planning)
   b. Urban renewal benefits of combined investment are maximized
   c. Acts as a catalyst for development in the area

6. Supports a thriving mainstreet and retail activity
   a. Creation of activity and a focal point in the centre of the town centre that supports the urban structure
   b. Continuous active frontage along main street and open space
   c. Promotes and supports activation across different times of the day

7. Supports vibrant civic spaces (Town Square)
   a. Accommodates/supports the Town Square within the heart Avondale (minimum of 1500sqm, flexible civic space, able to accommodate a local festival or market)
   b. Good solar access, protection from wind
   c. Development supports active and busy edges of the Town Square to encourage use, and make the space busy and safe

8. Supports the open space network
   a. Supports the quantum of open space provision requirements within Avondale
   b. Supports the development/potential of quality open spaces within Avondale

9. Supports residential development
   a. Well positioned within community catchment, supporting investment and in close proximity to greatest existing or planned density and diversity of housing
   b. Optimises land for residential development

PROPERTY AND FINANCIAL CRITERIA

10. Deliverability and ownership considerations
    a. Current land ownership and requirement for additional property acquisition
    b. Land status (use, consultation requirements, planning, reserve status etc.)

11. Affordability
    a. Funding availability for costs associated with the proposal (development/site purchases)
    b. Opportunity costs of the proposal (e.g. loss of development)

12. Value
    a. Provide value for ratepayers
6 Shortlist Site Options
Identifying a short-list of preferred sites

EVALUATION AGAINST SUCCESS CRITERIA

An evaluation was undertaken of all frozen options against the success criteria. Each option was scored against the ‘+’ criteria from 1-5 during the workshops on 1 and 8 November, 1 being a strongly negative outcome, 2 being negative, 3 being neutral, 4 being positive and 5 being strongly positive, giving a total score out of 60. Full Scoring for all listed option shown below.

This process then enabled the identification of a shortlist requiring further design and analysis to be undertaken.

The options identified for the shortlist were:

- Option 4: Avondale Central – Integrated Facility
- Option 5: Avondale Central – Standalone Facility
- Option 6: Avondale Central Reserve
- Option 7: Retail shops and part Avondale Central Reserve

These options were selected as initial scoring indicated substantially higher totals than the other options >90% higher and no strongly negative impacts.

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Community Facility Operations
- Central and prominent location
- Site accessibility
- Site setting
- Future proofing

Urban Renewal
- Acts as a catalyst for supports public/private investment
- Supports a thriving main street and retail activity
- Supports vibrant civic spaces (Corner Square)
- Supports the green space network

Property and Finance
- Deliverability and ownership considerations
- Affordability

Value
- Total

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<th>2 negative</th>
<th>3 neutral</th>
<th>4 positive</th>
<th>5 strongly positive</th>
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</table>

Figure 9: Evaluation against success criteria of long list site options
Short List - Site Options
Following application of success criteria

SITE IDENTIFIER

4. Avondale Central (integrated) - 1901-1949 Great North Road and 4-8 Rangipuna Parade
5. Avondale Central (stand alone) - 1900-1949 Great North Road and 4-8 Rangipuna Parade
6. Avondale Central Reserve - 1961-1955 Great North Road
7. Retail shops 1971 - 1987 Great North Road and part Avondale Central Reserve (1901 and 1955 Great North Road)
7 Design Considerations & Site Layout
Spatial design considerations of short listed site options

Site layouts were considered to test short listed options and refine scoring against success criteria.

DESIGN ASSUMPTIONS
Understanding the design and layout implications of the short-listed sites is important for determining their ability to accommodate a fit-for-purpose, new multi-purpose community facility. This has been explored by way of some preliminary/sketch-level layouts for each option.

In addition to the individual site factors for each option, the site layouts have also considered how a new multi-purpose community facility can work with adjacent projects to unlock/achieve broader renewal outcomes in Avondale.

Each option in the short list was considered against the ability to successfully incorporate or facilitate the following:

1. Accommodate Crayford West extension
2. Create a 1,500sqm town square
3. Create a 2,000sqm multi-purpose community facility
4. Contribute to and foster a thriving mainstreet
5. Improve connectivity and quality of Avondale Central Reserve

Crayford West Extension
- A future road connection from Great North Road through the Avondale Central Reserve will need to be protected (Crayford Street Extension) the road will likely support development on the adjoining sites, better activate the open space and will future proof connection to a potential redeveloped Avondale Racecourse. It will also allow for consolidated access onto/from Great North Road and improve the frontage.
- It is assumed this new road will be 14m wide (property line to property line). There are a range of road and intersection design options, which will be finalised as part of the development process.

A Town Square
- All options where assessed against their ability to provide a 1500m² town square and key supporting site conditions (e.g. potential of active edges, solar access, and wind protection). This could either be an improvement to the existing square or a new square on a centrally located site.
- The current town square is approximately 360sqm. This is not large enough with regard to current open space policy that recommends a town square of 1500m² for town centres.

Community Facility
- A new multi-purpose community facility requires 4000m² of site-size, 2500m² of associated open space and 1000m² of parking.
- There is a preference for a new multi-purpose community facility to be single level, make efficient use of the site, accommodate parking and potentially address a number of different functions. This will require further detailed design work after the preferred site has been confirmed.

Great North Road – A Thriving Mainstreet
- Importance is placed on creating and maintaining a thriving mainstreet. This is to support local business and ensure the town centre continues to be a local focus.
- In a physical sense, there are various sites, particularly near the heart of Avondale that result in “gaps on the mainstreet”. It will be important to fill these in with activity and development, which should address and interact with Great North Road.

Role and Visibility of the Avondale Central Reserve
- The Avondale Central Reserve provides a 1.3ha open space resource within the town centre, however its profile due to is diminished due to lack of visibility, and potential safety concerns.
- Opportunities to improve the Avondale Central Reserve in terms of visibility, quality and use are important in order to make best use of its open space role.
Short list detailed evaluation
Option 4 - Avondale Central, Integrated Facility

SHORTLIST: Site attribute evaluation

DESCRIPTION OF OPTION:
The Avondale Central site located at 1930-1949 Great North Road and 4-6 Racecourse Parade was purchased by Council in 2017 utilising the Strategic Development Fund. The site has been vacant for decades and in its current state is seen as having very negative impacts in the quality of the town centre. The site is located directly next to the Avondale Central Reserve within an area of the town centre where there is an identified lack in activity. The site has significant development potential and is a very important strategic site for Avondale.

In this option a community facility would be constructed as part of a larger redevelopment of the Avondale Central site. It would likely occupy the level two storeys of a larger building on the site. This would allow the balance of the building to contribute additional housing.

There is a strong strategic driver for the community facility to be integrated with a quality civic space. Given that there is a strong likelihood of a new road connection (Crayford Street West Extension) and the need to provide a better civic space than currently provided. The new square would also need to be created on the Avondale Central Site, it is noted that shading impacts of the town square would need to be considered.

An integrated development on this site has the advantage of reducing the cost of development when compared to a stand-alone facility on the site (Option 5). However it would still be the second most expensive option and would be the most complex with the most uncertainty around delivery.

This option does not address any of the issues around Avondale Central Reserve, or the existing shops on Great North Road. The existing town square would remain as open space, and the construction of Crayford Street West extension would shrink it in size.

Notes:
- Community facility integrated into multi storey development (assume multiple levels of residential development above)
- 1500m² town square provided on the Avondale Central Site.
Avondale Library and Community Centre and urban renewal

Attachment B

Item 19
EVALUATION

Option 4 – Avondale Central, Integrated Development

<table>
<thead>
<tr>
<th>Community facility location criteria</th>
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<tbody>
<tr>
<td>Central and prominent location</td>
<td>Development would be in a very high profile and prominent site – extremely visible. 5</td>
</tr>
<tr>
<td>Site accessibility</td>
<td>Excellent location for site access, with direct access for pedestrians and a wide range of transport options. There are a number of options around providing parking, although this could be complicated by competing demands for residential, commercial and community facility uses. 5</td>
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<tr>
<td>Site setting</td>
<td>While the community facility would sit at a new town square, it would not be against the Avondale Central Reserve, which would limit the “spill out” potential and the ability to activate this important area of open space. As part of an integrated development, it is likely there would be residential development above or around the Community Facility, which could lead to reverse sensitivity issues (i.e. complaints regarding noise). 3</td>
</tr>
<tr>
<td>Future proofed</td>
<td>This option would be part of an integrated development, which could include other uses above the community facility, and an assumption that the rest of the site would be built out. This would likely limit the options for any future expansion or reorganisation should this be required. 5</td>
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</table>

Urban Renewal

| Acts as a catalyst                    | This development will provide highly visible redevelopment on a prominent site, and help “fill the gap” in Great North Road. However, it does not address the poor relationship the existing shops on Great North Road have with the adjoining open space, or the currently identified issues with the town square and Avondale Central Reserve. 4 |
| Supports a thriving main street and retail activity | Development will improve the Great North Road frontage by redeveloping the vacant Avondale Central site with a new community facility and a new town square – and will contribute to increased activity on Great North Road. This option does not redevelop the existing shops on Great North Road, so would not have as positive an impact as Option 7 5 |

Property and Financial

| Supporting vibrant civic spaces (town square) | A new town square would be provided on the Avondale Central site, which would be busy, active and overlooked. However, it would leave the remnant of the old town square as off over open space. Due to its south facing orientation shading from the adjoining development could pose a challenge to the success of the square. 4 |
| Supports the open space network           | This option does not use any of the Avondale Central Reserve space, so does not reduce the quantum. It would improve the quality to a limited degree through facilitating Crayford Street West extension, and providing some activity and overnight camping on one edge. This positive impact would be greater if development could directly activate the open space. 4 |
| Supports residential development         | It is assumed that the community facility would be built over two storeys. The community facility would therefore take up gross floor area on the Avondale Central site which could potentially be used for residential development. The impact of this would be minimal given that the ground floor would need to be retail use if community facilities were not located on this site. Upper floors would be residential. Having the community centre as a permanent tenant could potentially be attractive to developers wishing to build on the site. 5 |

Deliverability & ownership considerations | The proposed development site is completely within Council ownership. Development would not require acquisition of any additional property to facilitate development of a new facility. There are no significant statutory, legal or zoning issues to contend with. However, the proposal would require a development partner which adds complexity and some risk to the process. 4 |

Affordability | Funding is available for the proposal. 5 |

Value | This option is seen as delivering good value for ratepayers, opportunity costs of developing on Avondale Central are offset by having an integrated development. However, it is not co-located with Avondale Central Reserve, and providing a new town square on the Avondale Central site would have a significant cost. 4 |

Total | $1 |
Option 5 - Avondale Central, Standalone Facility

SHORTLIST: Site attribute evaluation

DESCRIPTION OF OPTION:

This option would be similar to Option 4, however instead of an integrated facility in a larger building, a standalone facility is proposed. Again a new square would be required on the site. Any excess land would then be sold to facilitate development. This option delivers a good outcome for the community facility and a positive edge to Great North Road. However, it is the most expensive of the 4 options due to the cost of utilising most of the Avondale Central site.

This option does not address any of the issues around Avondale Central Reserve, or the existing shops on Great North Road. The existing town square would remain as open space, and the construction of Clayford Street West Extension would shrink it in size.

Notes:
- Community facility has its own site on the Avondale Central site.
- 1500m² town square provided on the Avondale Central site.
- Existing town square retained as open space.
- No residential development on Avondale Central Reserve.
### EVALUATION

**Option 5 – Avondale Central Site, Stand Alone Development**

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<td>Development would be in a very high profile and prominent site – extremely visible.</td>
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<td><strong>Site accessibility</strong></td>
<td>Excellent location for site access, with direct access for pedestrians and a wide range of transport options. As the proposal would take up the majority of the Avondale Central site, there are numerous options for parking access and provision.</td>
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<tr>
<td><strong>Site setting</strong></td>
<td>While the community facility would sit on a new town square, it would not be against the Avondale Central Reserve, which would limit the ‘spill out’ potential. As the development would occupy most of the Avondale Central site, it could be designed to minimise reverse sensitivity issues.</td>
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<td><strong>Future proofed</strong></td>
<td>This option has potential for future proofing as an area could be set aside or designed in from the start of the design process without impacting other development area or open space.</td>
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**Urban Renewal**

- **Acts as a catalyst**
  
  This development will provide highly visible redevelopment on prominent site, and ‘fill the gap’ in Great North Road. However, it does not address the poor relationship the existing shops on Great North Road have with the Avondale Central Reserve, or the current identified issues with the town square and Avondale Central Reserve. It also facilitates less private development than the other options, as it takes up most of the Avondale Central site. Overall it does not maximise the urban renewal investment. | 3 |

- **Supports a thriving main street and retail activity**
  
  Development will improve Great North Road frontage by redeveloping the vacant Avondale Central site with a new community facility, and a new town square – all will contribute to increased activity on Great North Road | 5 |

- **Supports vibrant civic spaces (town square)**
  
  A new town square would be provided on the Avondale Central site, which would be busy, active and overlooked. However, it would leave the remnant of the old town square as left over open space. Due to the south facing orientation of the square shading may be an issue. It is likely that the impact will be less than the integrated facility on the building will have less height and mass. | 4 |

<table>
<thead>
<tr>
<th>Property and Financial</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Deliverability &amp; ownership considerations</strong></td>
<td>The proposed development site is completely within Council ownership. Development would not require acquisition of any additional property to facilitate development of a new facility.</td>
</tr>
<tr>
<td><strong>Affordability</strong></td>
<td>This option is the least affordable of the four options on the shortlist – this is because of the land cost of Avondale Central compared to the other sites (likely close to twice the land cost), and the opportunity cost if the majority of the site cannot be developed for residential development.</td>
</tr>
<tr>
<td><strong>Value</strong></td>
<td>While this option does deliver excellent outcomes from a community facility point of view, and is good from an urban renewal assessment – it is the most expensive option. Other options (i.e. Option 7) perform better for less cost.</td>
</tr>
</tbody>
</table>

**Total** | 47
Option 6: Avondale Central Reserve
SHORTLIST: Site attribute evaluation

DESCRIPTION OF OPTION:
This option proposes a new community facility on the Avondale Central Reserve behind the existing group of shops located at 181-183 Great North Road. This option has the advantage of using land which is already owned by Council and could improve the quality of the Avondale Central Reserve by having a new building along its eastern edge that could activate the space.

However, locating the development behind the shops limits its visibility and impact on Great North Road, and does not address some of the issues identified with the existing Great North Road frontage and existing Town Square. It is also likely that the town square will be significantly compromised due to the space requirement both of the new facility and the future road requirements.

This option takes up the most space on the Avondale Central Reserve site, which is the only significant Council owned reserve in the central area of Avondale. The assumption is that a new 1500m² Town Square would not be provided on the Avondale Central Development site.

Notes:
- Shops on Great North Road remain in-situ.
- The old town square remains as open space but will be reduced by Cliffrd Street West Extension.
- Previous analysis of a facility in this location was undertaken by Urbanism+ 2013 (double storey, at-grade parking) and Moda 2012 (single storey, underground parking).
## EVALUATION

**Option 6 – Avondale Central Reserve**

<table>
<thead>
<tr>
<th>Community facility location criteria</th>
<th></th>
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<tbody>
<tr>
<td>Central and prominent location</td>
<td>While the location is central to the middle of Avondale, visibility is limited compared to the other options as the site has minimal frontage to Great North Road. The development of the Crayford Street West extension would give the building some prominence.</td>
<td>4</td>
</tr>
<tr>
<td>Site accessibility</td>
<td>Excellent location for site access, with direct access for pedestrians and a wide range of transport options. Development would require Crayford Street West extension to be developed before the building can be finished. The site size, shape and slope does give some challenges to providing parking.</td>
<td>5</td>
</tr>
<tr>
<td>Site setting</td>
<td>The development site sits within the Avondale Central Reserve, this would allow the development to improve the quality of the reserve and for the facility to ‘spill out’ into the reserve. There would be no issues regarding reverse sensitivity.</td>
<td>4</td>
</tr>
<tr>
<td>Future proofed</td>
<td>There is potential for the building to be expanded, either up or into the reserve.</td>
<td>6</td>
</tr>
<tr>
<td>Urban Renewal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acts as a catalyst</td>
<td>This option has the least potential to catalyse additional development in Avondale. This is because it has the least visibility, does not address the existing issues around the shops and town square on Great North Road, and is the only option which would deliver a new 1500m² town square.</td>
<td>2</td>
</tr>
<tr>
<td>Supports a thriving main street and retail activity</td>
<td>Improvement to Great North Road would be limited.</td>
<td>3</td>
</tr>
<tr>
<td>Supports vibrant civic spaces (town square)</td>
<td>This option could provide a new edge to the town square and some additional activity. The town square would have some improvement in quality, but the overall size would be significantly reduced by Crayford Street West Extension and not replaced elsewhere.</td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property and Financial</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Supports the open space network</td>
<td>The new facility could improve the overall quality of Avondale Central Reserve by forming a new eastern edge, which is currently the back of the shops. It could also improve access and use. However, the building would take up a significant amount of space, reducing the overall size of the reserve.</td>
<td>3</td>
</tr>
<tr>
<td>Supports residential development</td>
<td>This option is wholly contained within the Avondale Central Reserve space, leaving the Avondale Central site available for residential development.</td>
<td>5</td>
</tr>
<tr>
<td>Deliverability &amp; ownership considerations</td>
<td>The proposed development site is completely within Council ownership. Crayford Street West extension would need to be completed for part of its length before the facility could be finished. The site size, shape and slope would make for a complex building design. Reserve status would need to be changed from Recreation to a Local Purpose (Community Use) for a significant proportion of the reserve.</td>
<td>4</td>
</tr>
<tr>
<td>Affordability</td>
<td>This is the least expensive of the short list options, as the building is on the reserve area. It does not require the purchase of any additional space, and an increased town square is not provided. Funding is available.</td>
<td>5</td>
</tr>
<tr>
<td>Values</td>
<td>While this option is the least expensive, it also delivers the worst outcomes in terms of urban renewal compared to the other options. It has the least visibility on Great North Road, reduces the overall size of the Avondale Central Reserve and would result in a compromised town square.</td>
<td>3</td>
</tr>
</tbody>
</table>

| Total | 46 |
Option 7 - Retail Shops and Part of Avondale Central Reserve

SHORTLIST: Site attribute evaluation

DESCRIPTION OF OPTION:
The option would require the acquisition of the group of shops located at 1971-1987 Great North Road and part of Avondale Central Reserve at 1961-1965 Great North Road. Development of the multi-purpose community facility would be on the land currently occupied by the shops located at 1971-1987 Great North Road and part of Avondale Central Reserve, which would give it significant prominence on Great North Road.

The new building would address both the town square, and the Avondale Central reserve which would allow the building to spill out on both sides. The existing town square would be expanded, which would be less costly than providing a brand new square on the Avondale Central site. It is also noted the site conditions for this proposed town square configuration are the best of all the options (e.g. solar access, wind protection from prevailing S/W winds, and north facing building frontages that are easier to activate).

This option could also consider a different use of the slip lanes between the shops and Great North Road. This would allow for the town square to be expanded, a greater area for pedestrian activity, or for an increased site for the facility (and reduction of the amount of land required on Avondale Central Reserve). This would have to be looked at in the wider context of Great North Road, any proposed upgrade and the impact on the wider street. It would also require road stopping.

This option would require the acquisition of the group of shops and their businesses, and the potential for this to be an adverse consideration for the shop and business owners is acknowledged.

Notes:
- Shops on Great North Road are purchased
- New 1500m² town square provided on Great North Road frontage
EVALUATION

Option 7 – Shops and part Avondale Central Reserve

<table>
<thead>
<tr>
<th>Community facility location criteria</th>
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<tbody>
<tr>
<td>Central and prominent location</td>
<td>Development would be in a very high profile and prominent site – extremely visible.</td>
<td>5</td>
</tr>
<tr>
<td>Site accessibility</td>
<td>Excellent location for site access, with direct access for pedestrians and a wide range of transport options. There are some options around provision of parking, although part of Crayford Street West extension would need to be completed to provide access to the rear of the building.</td>
<td>5</td>
</tr>
<tr>
<td>Site setting</td>
<td>This is the only option which abuts a new, larger town square, and Avondale Central Reserve. This will allow the community facility to engage with both spaces, and Great North Road. No potential for reverse sensitivity issues.</td>
<td>6</td>
</tr>
<tr>
<td>Future proofed</td>
<td>There is potential for the building to be expanded or re-arranged, either up or into the reserve.</td>
<td>5</td>
</tr>
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</table>

**Urban Renewal**

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<tbody>
<tr>
<td>Acts as a catalyst</td>
<td>This development will provide highly visible re-development on prominent site, and ‘fill the gap’ in Great North Road. It addresses the existing shops on Great North Road and provides for a new town square. This option maximises the urban renewal benefits compared to the other options.</td>
<td>5</td>
</tr>
<tr>
<td>Supports a thriving main street and retail activity</td>
<td>This option will provide for a new frontage on Great North Road, and an expanded town square. This proposal has the added benefit of potentially acquiring the slip lane between the shops and Great North Road, which could be used to expand the public realm and town square.</td>
<td>5</td>
</tr>
<tr>
<td>Supports vibrant civic spaces (town square)</td>
<td>A new expanded town square could be provided. This would be busy, active and overlooked, and the new community facility would provide a new edge to the space. The square would have excellent solar access compared to other options, and create a significant civic space. Costs for quality building upgrades which would be north and east facing, shelter from the prevailing south western winds could also be provided.</td>
<td>5</td>
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<tbody>
<tr>
<td>Deliverability &amp; ownership considerations</td>
<td>Part of the area that would be required for the new facility is in private ownership 1971-1997 Great North Road. Acquisition through the PBA of these properties and businesses’ interests would be required. It will not be possible to determine if acquisition would be welcomed or considered desirable by the affected parties until an approach is made.</td>
<td>3</td>
</tr>
<tr>
<td>Affordability</td>
<td>The acquisition of private land does add cost however funding is available for purchasing the shops. There are no significant opportunity costs for this option.</td>
<td>4</td>
</tr>
<tr>
<td>Value</td>
<td>This option would be cheaper than a standalone facility on Avondale Central site and only marginally more expensive than an integrated facility on the Avondale Central Site and offer greater benefits. Overall this option is seen as providing the best value for the investment.</td>
<td>5</td>
</tr>
</tbody>
</table>

**Total** | 56 |

Supports the open space network This option would redefine the eastern edge of the Avondale Central Reserve, addressing the issues caused by the rear of the shops. The new facility would improve the quality of the space by providing activity and overlooking. It would lead to reduction in the overall size of the reserve however this reduction will be far less than the reserve only option and will be mitigated by the ability to increase the overall quality of the reserve. | 4 |

Supports residential development The development potential of the Avondale Central site is not affected by this option and there is no residential opportunity cost. Strong ability to help encourage quality residential intensification. | 5 |
8 Preferred Site Location

Following the methodology, a preferred site option is identified

The preferred site option should maximise and catalyse urban renewal benefits

The location for the new multi-use facility identified as Option 7 which includes the group of retail shops located at 1871-1877 Great North Road and part of the Avondale Central Reserve scored the highest when considered against the success criteria.

It also best achieves the project objectives to:

- Enable a new highly accessible quality multi-use community facility that meets current and future needs of the Avondale community;
- Maximize the urban renewal benefits; and
- Ensure affordability, deliverability and value for ratepayers.

The ability to best maximize urban renewal benefits for this option relates to its prominent location in the centre of Avondale and the ability to improve the quality of the surrounding open space including the town square and the Avondale Central Reserve. It also does not take away residential development potential on the Avondale Central site. The costs of this option including the need to acquire private land, a consequential loss of retail activity and an area of open space is acknowledged. Overall, however it is considered that this option best supports the urban renewal of Avondale and is recommended.
Confidential minutes of a meeting of the Whau Local Board held in the Whau Local Board Office, 31 Totara Avenue, New Lynn on Wednesday, 12 December 2018 at 6.00PM.
C1  Avondale Library and Community Centre and urban renewal

Resolution number WH/2018/146

MOVED by Chairperson T Mulholland, seconded by Member T Matafai:

That the Whau Local Board:

a) approve the retail shops at 1971-1987 Great North Road and part of Avondale Central Reserve as the preferred location for the new Avondale Library and Community Centre.

b) request that Panuku Development Auckland acquire the properties at 1971-1987 Great North Road for the new Avondale Library and Community Centre to support urban renewal in Avondale Town Centre.

c) approve that the resolutions, report and attachments remain confidential until public communication has been released in line with the communication and engagement plan.

d) approve that the financial implication section remains confidential until all sales and purchase transactions are complete.

In order to achieve a centrally located community facility, high quality public amenity, fronting Great North Road, and enable a mixed use development on the neighbouring council group owned Avondale Central (Bai) site.

CARRIED

6.31pm

The Chairperson thanked Members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD AT A MEETING OF THE WHAU LOCAL BOARD HELD ON

DATE:..................................................................................

CHAIRPERSON:.................................................................