

## Environment and Community Committee Workshop MINUTES

Minutes of a workshop held on Level 26, Room1, 135 Albert Street on 30 May 2017 at 10.30am.

### Attendees

<b>Deputy Chairperson</b>	Cr Alf Filipaina	In the chair
<b>Chairperson</b>	Cr Penny Hulse	
<b>Members</b>	Cr Dr Cathy Casey	Until 11.am, from 11.16am
	Deputy Mayor Bill Cashmore	
	Cr Fa'anana Efeso Collins	
	Cr Linda Cooper, JP	
	Cr Chris Darby	From 10.53am
	Cr Hon Christine Fletcher, QSO	From 11.01am
	Cr Richard Hills	
	Cr Denise Lee	
	Cr Daniel Newman, JP	
	Cr Desley Simpson, JP	
	Cr Sharon Stewart, QSM	
	Cr Wayne Walker	
	Cr John Watson	

### Apologies

Cr C Darby	For lateness
Mayor Hon Phil Goff, JP	
Cr Mike Lee	
Cr Greg Sayers	
IMSB Member G Wilcox	

## CONTENTS

### Workshop Outcome:

Have a better understanding of open space provision policy and funding issues and options.

### Workshop Objectives:

- To identify open space acquisition implementation challenges and solutions
- To identify possible future options for growth funding of open space

ITEM	TOPIC
1	<p><b>Apologies</b> Mayor P Goff, Cr G Sayers, Cr M Lee and Member Wilcox for absence and Cr Darby for lateness</p> <p><b>Declaration of Interest</b></p> <p>There were no conflict of interests</p>
2	<b>Introductions</b>
3.	<p><b>Open Space Acquisitions Policy and Development Contributions</b></p> <p>Staff presented an overview of acquisition policy, covering the following:</p> <ul style="list-style-type: none"><li>- Funding the open space network</li><li>- Benefits and issues on the contribution policy</li><li>- Challenges regarding how we calculate development contributions to reflect the value of land</li><li>- Challenges regarding alternative funding for a range of acquisitions</li><li>- Re-introduction of financial contributions?</li><li>- Reinvestment in new open-space focusing on growth related acquisitions</li><li>- Prioritisation of acquisitions</li><li>- Challenges regarding the utilisation of existing assets.</li></ul>

The workshop closed at 12.20pm.

# Acquisition of open space

MORE THAN **3000 local parks**

**26 REGIONAL PARKS**

**241 SPORTS PARKS**



**Auckland Council's open space network is  
complimented by significant Department of  
Conservation, trusts and private open space  
that provides recreational and conservation  
outcomes**

## THE AUCKLAND PLAN

A 30 year strategy to make Auckland the world's most liveable city.

Target for parks and open space

*"Maintain and extend an integrated network of quality open spaces across the region that meets community needs and provides a diverse range of recreational opportunities by 2040."*

## PARKS AND OPEN SPACE STRATEGIC ACTION PLAN

Auckland Council's 10-year areas of focus and priorities for parks and open space to implement the Auckland Plan

### CONNECT OUR PARKS AND OPEN SPACES

Creating a green network across Auckland by linking our parks, open spaces and streets

### ENJOY OUR PARKS AND OPEN SPACES

Ensuring our parks and open spaces can meet the needs of our growing population.

### TREASURE OUR PARKS AND OPEN SPACES

Protecting and conserving our parks and open spaces and improving people's ability to understand and appreciate their value and significance

### UTILISE OUR PARKS AND OPEN SPACES

Maximising the economic and environmental benefits of our parks and open spaces

## OPEN SPACE PROVISION POLICY

Network planning principles and provision measures to create an open space network that delivers the areas of focus and priorities of the Parks and Open Space Strategic Action Plan

### NETWORK PRINCIPLES Part 1 of Provision Policy

### PROVISION METRICS Part 2 of Provision Policy

Function

Distribution

Location

Configuration

# Investment in open space acquisitions

AVERAGE OF  
**\$50 MILLION**  
PER YEAR  
FOR ACQUISITIONS  
BUDGETED IN  
LONG-TERM PLAN 2015-2025

Price of land is high and  
climbing

**96%**

Focus is on growth-related  
acquisitions

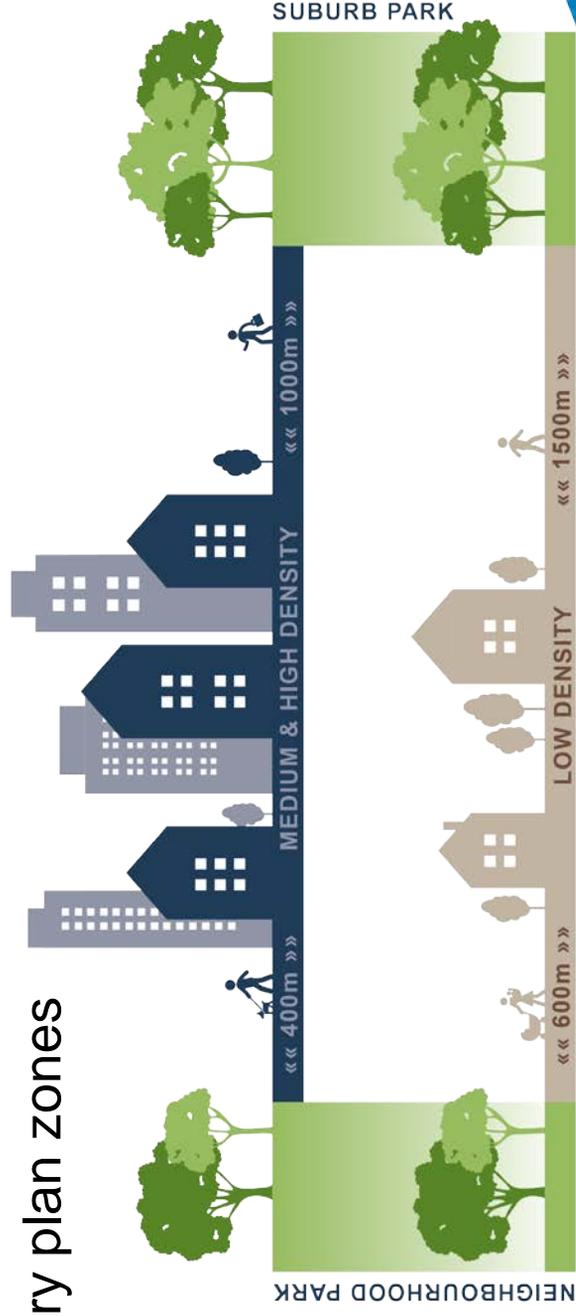
OF ACQUISITIONS ARE  
FUNDED BY  
DEVELOPMENT  
CONTRIBUTIONS

No active regional park  
acquisition programme

# Provision metrics

Guide type, size, and distribution of parks based on:

- proximity of similar space
- amenity of surrounding area
- density – unitary plan zones
- usability
- topography
- contiguity



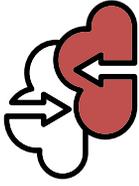
# Prioritisation of acquisitions

## Parks and Open Space Acquisition Policy

CRITERIA	HIGH PRIORITY FACTORS
Meeting community needs, now and in the future	<ul style="list-style-type: none"><li>• meeting open space needs identified in an endorsed assessment or spatial planning process, or in identified growth areas</li></ul>
Connecting our parks and open spaces	<ul style="list-style-type: none"><li>• land to establish regional, sub-regional or endorsed recreation connections (greenways or trails)</li><li>• land to connect to the coast, waterways or areas of significant ecological value</li><li>• significant contiguous land to enhance open space experience</li></ul>
Protecting and restoring Auckland's unique features and meanings	<ul style="list-style-type: none"><li>• Protecting rare or threatened indigenous ecological values, or significant historic/cultural/geological/landscape values</li></ul>
Improving existing parks and open spaces	<ul style="list-style-type: none"><li>• Land to improve open space in an area of growth or with poor access, or to improve the capacity of a regional or sub-regional park</li></ul>

# Implementation: Challenges & Solutions

Challenges



Opportunities



# Increasing utilisation of existing assets

Other policy projects are focused on increasing utilisation and the return on investment:

- review of Occupancy Guidelines
- open space management
- open space network plans
- investment plans (for example, Play and Active Recreation)



# Funding the open space network

# 96%

**OF ACQUISITIONS  
ARE FUNDED BY  
DEVELOPMENT  
CONTRIBUTIONS**

- Financial contributions are not used
- Development contributions are charged as a flat fee
- The quantum of the fee is not directly connected to the land value
- Acknowledges variation in regional land values
- The quantum of the flat fee is derived from the total cost of open space acquisitions anticipated under the LtP



# Option 1: Refined contributions policy

Maintain current policy settings, but improve the council's ability to budget for future acquisition costs as part of the LtP process

## **Benefits**

- Current policy is simple, cost-effective to administer, transparent
- Generates the maximum justifiable legal revenue
- Supports housing affordability by reducing costs for developers

## **Issues**

- Magnitude of potential improvement is unclear
- Increased administrative costs
- Some acquisitions, such as regional parks can't be funded
- Revenue generation is dependent on accurate forecasting in LtP

# Option 1: Refined contributions policy

I like...

I wonder...



# Option 2: Link contributions to land values

Change the way we calculate development contributions to reflect the value of land

## **Benefits**

- Contributions derived from land-values would reflect the true cost of development

## **Issues**

- Would not generate more revenue than current policy
- Would be costly for the council to administer
- Some developers would face much higher costs, which could affect housing affordability

# Option 2: Link contributions to land values

I like...

I wonder...



# Option 3: Targeted rates

The council could choose to fund some acquisitions from targeted rates

## **Benefits**

- Transparent, stable revenue stream
- Can fund a wider range of acquisitions
- Supports housing affordability by reducing upfront costs to home-owners

## **Issues**

- May be opposed by those who do not wish to pay

# Option 3: Targeted rates

I like...

I wonder...



# Option 4: Re-introduce financial contributions

The council could re-introduce financial contributions

## **Benefits**

- There are fewer restrictions on how financial contributions can be calculated or used

## **Issues**

- Would add complexity and cost to current contributions policy
- Future revenue would still need to be budgeted for under the LtP
- Would require amendment of the Unitary Plan
- Financial contributions carry greater risk of legal challenge
- Future of financial contributions uncertain due to RMA reform

# Option 4: Re-introduce financial contributions

I like...

I wonder...



# Option 5: Ring-fence proceeds from disposals

Revenue from the disposal of open space land could be ring-fenced for re-investment in new open-space

## **Benefits**

- Preserves value within open space network
- Would incentivise communities to support disposal of low-quality open-space

## **Issues**

- Could incentivise speculative acquisitions over public amenity, which would carry financial risks

# Option 5: Ring-fence proceeds from disposals

I like...

I wonder...

