

## Memorandum

5 August 2019

<b>To:</b>	Councillor Christine Fletcher and Members of the Finance and Performance Committee
<b>Subject:</b>	Puketāpapa One Local Initiative
<b>From:</b>	Paul Marriott-Lloyd, Senior Policy Manager, Parks and Recreation Policy

### Purpose

1. To inform you of progress on the Puketāpapa Local Board's One Local Initiative.

#### Key messages

- The Puketāpapa Local Board selected the retention and intensification of social housing at Liston Village as its One Local Initiative (OLI) under the Long-term Plan 2018-2028.
- The site is currently being acquired under the Public Works Act 1981 for open space purposes.
- The Finance and Performance Committee ear-marked funding of \$17 - \$33 million for the project, subject to a decision that the site is no longer required for open space and following indicative and detailed business cases.
- Staff are preparing a report on whether any part of the site is no longer required for open space.
- Workshops were held with the local board on 23 August 2018, 13 June 2019 and 27 June 2019. These focused on agreeing the scope of the OLI, and discussing the analysis approach, initial findings and potential options.
- Staff will seek the local board's view on options for the site in August 2019.

### Context

2. The Puketāpapa Local Board selected the development of social housing at Liston Village, Hillsborough as its One Local Initiative (OLI) under the Long-term Plan 2018-2028.
3. The legacy Auckland City Council had previously agreed to compulsorily acquire Liston Village under the Public Works Act 1981 for the provision of public open space. A staged acquisition of the site began in 2010 with final possession estimated to occur by approximately 2027.
4. The local board advocates that, once council has secured possession of the site, the land be partitioned between open space and social housing uses on an approximately 50/50 basis.
5. The local board's objectives are to:
  - a. address a perceived need for social housing for older people
  - b. minimise disruption to existing residents at Liston Village
  - c. improve public access to Monte Cecilia Park.
6. The Finance and Performance Committee ear-marked funding of \$17 - \$33 million for the project, following:
  - a. a decision that the full site is no longer required for open space
  - b. negotiation with the seller to address potential legal issues arising from the proposed change of use

- c. indicative and detailed business cases.
7. As a first step, the Committee directed the Parks and Recreation Policy Unit to develop an options paper considering the future use of Liston Village as reserve and to seek a decision as to whether any part of the site is no longer required for open space purposes.

**Process to date**

8. Staff are in the process of preparing their report. This has entailed:
- a. analysis of available data on user satisfaction and utilisation of Monte Cecilia Park
  - b. an assessment of the open space value of the Liston Village site under Council’s Open Space Provision Policy
  - c. an assessment of the impact of a potential partial disposal of the site
  - d. identification and analysis of policy options
  - e. identification of associated risks to council, including reputational, financial, or legal.
9. Assessment of the need for social housing is out of the scope of this report. This will be considered as part of any subsequent business case.
10. To date, staff have held three workshops with the local board to confirm the scope of the OLI and refine the range of policy options. These were held with on 23 August 2018, 13 June 2019 and 27 June 2019.

**Next steps**

11. Staff will report to the local board in August 2019 seeking their view on options for the site.