

Waitematā Local Board One Local Initiative

Ponsonby Park Detailed Business Case summary

Key Milestones

2006

The site at 254 Ponsonby Road was purchased to address open space shortfall

2014

254 decoupled from the Draft Ponsonby Road Master Plan and managed through a separate submission process

2015

Community-led design initiative commences

Winning design submitted by LandLAB

2018

Project becomes the Local Board's OLI

Whole site approved for development

2019

\$5.5M allocated to project through sale of 200 Victoria Street West

2019

CLD Group community consultation 61% support Option 5

Investment Proposal



In 2018, the Waitematā Local Board resolved to advance the \$11 million Ponsonby Park project as their key advocacy project to be delivered through the One Local Initiative 10 Year Programme.



The Finance and Performance Committee allocated \$170 million in the 2018-2028 LTP budget to deliver local discretionary One Local Initiatives



In 2019 a funding allocation of \$5.5 million to be provided from the sale of 200 Victoria Street West

Key Investment Objectives



Well-being

Open space provision gap



Belonging and Participation

Safe places for people to meet, connect and enjoy civic life



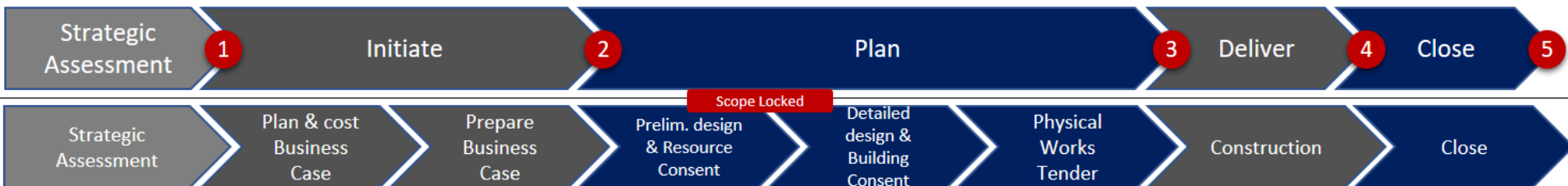
Engage and enable communities



High-quality built environment

Project Stages

AUCKLAND COUNCIL INVESTMENT DELIVERY FRAMEWORK



Ponsonby Park project is here

Strategic Case

The proposal is strategically aligned with the goals of the Auckland Plan, Local Board and Auckland Council strategies

Proposal

To redevelop the whole site at 254 Ponsonby Road (2326m²) as a civic open space

- ✓ Create opportunities for people to meet, connect and enjoy
- ✓ Showcase Auckland's Māori identity
- ✓ Provide sufficient public spaces to promote well-being
- ✓ Implement green infrastructure that will deliver resilience and environmental outcomes



- ✓ Inclusive communities that are vibrant, healthy and connected
- ✓ Public places that meet our communities' needs.
- ✓ The natural environment is valued, protected and enhanced.
- ✓ A high-quality built environment that embraces our heritage.

- ✓ Auckland Council LTP
Support community-building initiatives to meet Auckland's population growth challenges
- ✓ Ponsonby Road Plan 2014-2044
To address the lack of spaces for pedestrians to relax and enjoy their surroundings
- ✓ Parks and Open Space Strategic Action Plan 2013 To provide a network of parks and open spaces

Economic Case

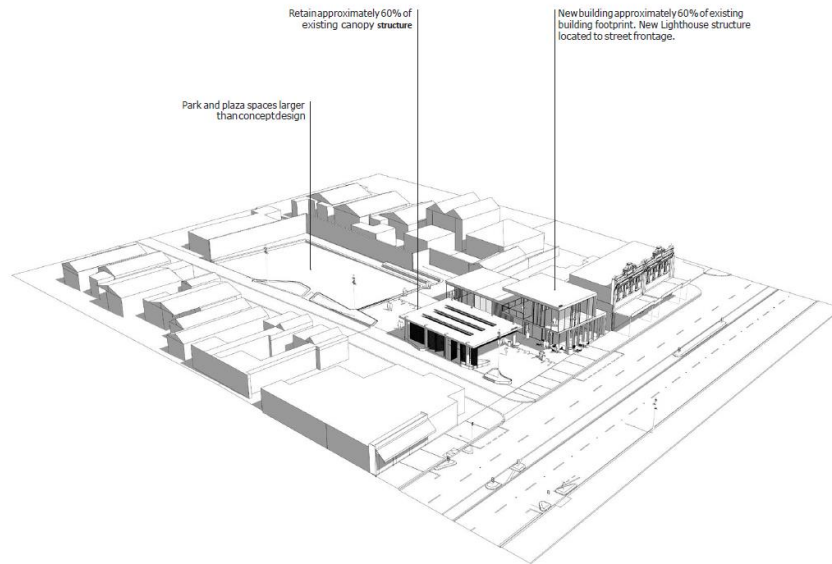
The refined Ponsonby Park concept achieves value-for-money by: -

- providing a high-quality civic space with below average operating costs
- providing a wide range of Environmental, Social and Cultural outcomes
- remaining within the \$11 million budget



	Current / Do Nothing	Ponsonby Park (preferred option)
Description	<ul style="list-style-type: none"> • A liquor store • Carpark • Unrentable space (ex-Nosh) 	<ul style="list-style-type: none"> • Grassed lawn and gardens • Modern and open outdoor civic space • New building with public toilets, commercial space and a storage area for events
Economic	<ul style="list-style-type: none"> • Provides high rental income • Does not require significant investment 	<ul style="list-style-type: none"> • Commercial rental potential to off-set park operational costs • Promotes local business activity and development
Environmental	<ul style="list-style-type: none"> • No low-impact design or green infrastructure • Avoids creating construction waste and using new building materials 	<ul style="list-style-type: none"> • Incorporates low-impact design principles and technologies into the site • Provides green space and gardens
Social	<ul style="list-style-type: none"> • Lack of amenity to local community • Discouraging outcome for the community led initiative 	<ul style="list-style-type: none"> • Provides amenity to the local community • Rewards community lead initiative • Creates a community hub and event space
Cultural	<ul style="list-style-type: none"> • No opportunity to include cultural elements 	<ul style="list-style-type: none"> • Opportunities to incorporate cultural elements and display art

The preferred option – Concept Option 5

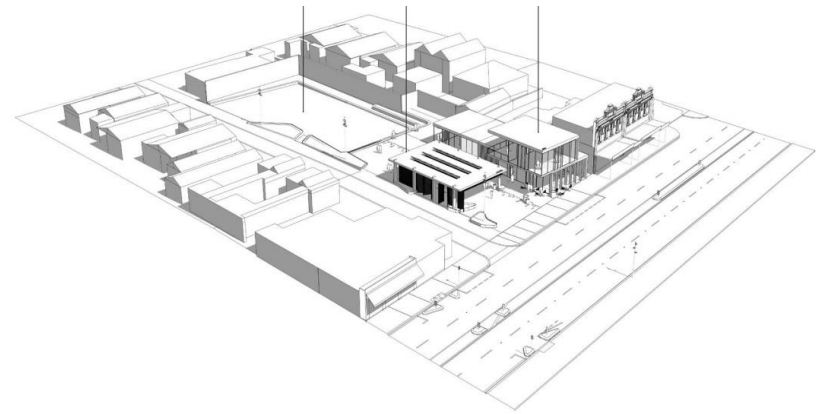


- **Option 5 - New Building (Smaller Footprint)**
- Demolish and remove existing building
- Demolish and remove existing Lighthouse
- New building on site with smaller footprint
- Changed appearance
- Retain existing canopy structure
- Build park + plaza as per concept design

The preferred option

Concept Option 5

	QS Estimate
The Park (1410 m2, grassed area and gardens)	\$ 1,744,000
The Pavilion (outdoor sheltered paved area, 222 m2)	\$ 1,408,000
The Plaza and Lane (outdoor uncovered paved area, 807 m2)	\$ 1,560,000
O'Neil Street Upgrade (734 m2)	\$ 1,152,000
New building (190 m2 incl. 130m2 of commercial space)	\$ 1,456,000
Public toilet block (60 m2)	\$ 696,000
New Lighthouse (1st storey structure, 120 m2)	\$ 784,000
25% Contingency + Design	\$ 2,200,000
Total	\$ 11,000,000



Estimated potential commercial revenue of \$60,000 p.a.

Operational costs estimated \$50,000 - \$70,000 p.a.



Next Steps

February 2020

Report to local board business meeting

March 2020

Report to Finance and Performance Committee

April 2020

Preliminary Design Commences

Late 2020

Procurement and possible site works

2021

Development