

Frequently Asked Questions

Have your say on the future of Lions Corner, Raymond Street, Pt Chevalier.

Has a decision already been made?

No.

The Albert-Eden Local Board is gathering information and community feedback before making any future decisions about the site.

Why is a decision needed?

The building located on the site has been vacant since 2021 and continues to deteriorate. A building condition assessment identified water damage, deterioration, vandalism and health and safety concerns. Demolition of the building has been recommended.

Why are these the options being considered?

The options have been developed based on the site's characteristics, planning and reserve requirements, the condition of the existing building, information about community facilities and open space provision in Point Chevalier, and the potential opportunities available for the site.

Community feedback will help the Local Board understand which option, or options, best align with local needs and priorities.

Why is open space being considered?

Creating public open space is one of several options being considered for the future of this site. An open space outcome could create a place for people to relax, connect with others, enjoy informal recreation, and spend time outdoors. It may also be able to be delivered more quickly and at a lower cost than some other options, with lower ongoing maintenance and asset management requirements.

The Local Board will need to consider whether creating additional open space at this location would provide the greatest benefit for the community when compared with other possible uses of the site and the current provision of open space in the area.

Why is a community ground lease being considered?

A ground lease is one option that could enable a community organisation to fund, build and operate a facility on the site and deliver services that respond to local community needs without Auckland Council needing to fund the construction of a new building.

The Local Board would need to consider the potential community benefit of any future proposal, as well as whether there is likely to be interest from organisations with the capability and funding to develop and operate a facility.

Who could apply for a ground lease?

Community occupancy agreements are generally available to eligible not-for-profit organisations such as incorporated societies and charitable trusts. Any proposal would need to meet Auckland Council leasing requirements and align with the purpose of the reserve.

Applications are assessed on community need, local board priorities, organisational capability, and the suitability of the space for the proposed activities.

What would a ground lease process involve?

If a community ground lease were pursued, a typical process would include:

1. Demolition of the existing building
2. Expression of interest process
3. Assessment of applications
4. Selection of a lessee
5. Design and consenting
6. Commencement of the lease
7. Construction of the facility

Why is selling the site being considered?

Selling the site is one option that could generate funding for other community priorities. If the site were sold, any net proceeds could potentially be reinvested in future community projects, facilities or other priorities identified by the Local Board.

The Local Board would need to consider the benefits of reinvesting the funds elsewhere alongside the loss of public ownership of the site.

Can Auckland Council sell the site?

13-17 Raymond Street is Crown-owned land that is vested in Auckland Council in trust as a local purpose (community building) reserve. Should the property be approved for sale, staff will work with the Department of Conservation to undertake the reserve revocation and associated statutory processes required to enable the disposal of the land.

Would the community have input if the site was sold?

Yes.

If the sale of the site were pursued, it would be subject to the relevant statutory processes and approvals, including public consultation required under the Reserves Act 1977 for the revocation of the reserve status and the Plan Change Process under the Resource Management Act 1991.

Why can't Auckland Council leave the building as it is or refurbish it?

The building is in very poor condition and is no longer fit for purpose. Leaving it as it is would not address building condition, health and safety and vandalism issues.

Refurbishing the building would require significant investment to bring it up to standards. The Local Board would also need to consider whether the building is suitable for future community use and whether this represents the best use of public funds.

Why isn't Auckland Council simply building a new facility?

Building a new facility would require significant capital investment and ongoing operating costs. The Local Board will need to consider community need, affordability and how this option compares with other local priorities.

Funding would also need to be identified and could affect investment in other community projects and priorities.

How long could each option take?

Option	Indicative Timeframe
Open space	Approx. 1-2 years
Ground lease	Approx. 3-5+ years
Sell and reinvest	Approx. 4-5+ years

Refurbishment	Timeframe dependent on funding and approvals
New community venue	Timeframe dependent on funding and approvals

Indicative timeframes are subject to the required approvals, statutory processes, funding, and the complexity of each option.

Why do some options take longer than others?

The options involve different statutory, regulatory and approval requirements.

Depending on the option being considered, these could include:

- Reserve revocation
- Public consultation
- Ministerial approvals
- Plan changes
- Leasing processes
- Funding approvals

These requirements help ensure decisions involving public land are carefully considered and follow the appropriate processes.

What information will the Local Board consider before making a decision?

The Local Board will consider community feedback alongside building condition information, open space and community facility information including network provision, funding considerations, site constraints, statutory requirements and long-term community needs.

The Local Board will also consider the benefits, costs, risks and trade-offs associated with each option before making a decision.

What happens after consultation closes?

Community feedback will be reviewed and reported to the Albert-Eden Local Board. The Local Board will then consider the feedback and other relevant information before determining the next steps for the site.