

Future of Lions Corner in Point Chevalier options:

Option 1: Open Space

This option would involve removing the existing building and creating a public open space for community use.

Potential benefits

- Creates additional useable public open space for the community.
- Could have lower ongoing maintenance requirements than some other options.
- May be faster, lower risk and less complex to deliver than some other options.

Considerations

- Whether there is a demonstrated need for additional open space in this location.
- How the space could be designed and used by the community.
- Development and ongoing maintenance costs.
- Whether open space would provide the greatest community benefit from the site.

Option 2: Community Ground Lease

This option would involve removing the existing building and leasing the site to a community organisation to fund, build and operate a community facility on the site.

Potential benefits

- Supports community-led investment, initiatives and activities.
- Could avoid or reduce the need for Auckland Council to fund a new building to support the delivery of community services.
- Enables a community organisation to respond directly to local needs.

Considerations

- The potential community benefit and outcomes of the proposed use.
- Whether suitable organisations are likely to be interested.
- The capability and financial capacity of any future lessee to secure funding, deliver and sustain the proposed use.
- Delivery timeframes and risks.
- How well the proposed use responds to community needs and Local Board priorities.

Option 3: Refurbish the Existing Building

This option would involve retaining and refurbishing the existing building so it could be used by the community in the future.

Potential benefits

- Retains the existing building and makes use of an existing asset. Provides an opportunity to support future community use.
- May avoid some of the costs and impacts associated with demolishing and replacing the building

Considerations

- The condition of the building and the extent of repairs, refurbishment and upgrades to bring it back into use.
- Whether the building could meet current and future community needs.
- Whether the building is suitable for a range of community activities and users.
- Funding would need to be identified and could affect investment in other community priorities.
- Whether investment in the building represents good value compared with other options.

Option 4: Sell and Reinvest

This option would involve removing the existing building, selling the site and reinvesting the net proceeds into other community assets, like a permanent library and community centre hub for Pt Chevalier

Potential benefits

- May support investment in higher-priority community projects.
- Removes the need for ongoing investment in the site.
- Could support investment in community priorities where need is greatest.

Considerations

- The benefits of reinvesting funds into other community priorities.
- The loss of public ownership of the site.
- Statutory requirements and approvals.
- The time, complexity and uncertainty associated with the disposal process.

Option 5: New Community Venue

This option would involve removing the existing building and constructing a new Auckland Council-owned community facility on the site.

Potential benefits

- Provides a purpose-built community facility.
- Creates a new community asset for the Point Chevalier community.

Considerations

- Whether there is a demonstrated need for an additional community facility.
- Capital and ongoing operational costs.
- Funding would need to be identified and could affect investment in other community priorities.
- Timing and deliverability.
- How this investment compares with other community priorities.