

**URGENT DECISION OF THE
RODNEY LOCAL BOARD**

SUBJECT

The Executive Leadership Team have requested that staff submit a report to the Finance and Performance Committee's 15 August 2017 meeting to discuss the retention of 31-35 Mill Road, Helensville for a community run resource recovery centre. The deadline for submission of the report does not allow time for staff to first bring the matter to a local board business meeting. An urgent decision is sought from the Rodney Local Board to formally confirm the local board's views on the retention of 31-35 Mill Road, Helensville

BACKGROUND

In March 2015 Auckland Property Investments Limited (ACPL - the predecessor organisation to Panuku Development Auckland) presented a proposal to sell 31-35 Mill Road to the Rodney Local Board. The local board initially resolved to:

"...defer the item on 'site proposed for divestment – 35 Mill Road, Helensville' subject to more information being provided about the proposal and request that the Manager of Solid Waste attend a local board workshop about the current and future needs of the recycle centre based at 35 Mill Road, Helensville..." (RD/2015/23).

The matter was revisited in May 2015 at which point the local board resolved to:

"...retain the balance of the land for the future purposes of the Helensville Resource Recovery Centre until a review has been completed by the solid waste team in approximately two years' time..." (RD/2015/66)

Subsequently, Member Steele, as the then Chair of the Rodney Local Board, attended Finance and Performance and spoke in support of the local boards' position when ACPL brought the relevant disposals report for approval by that Committee:

On 18 June 2015, the Finance and Performance Committee ultimately resolved to approve:

"...the subdivision of the land at 31-35 Mill Road, Helensville comprised of an estate in fee simple containing 2.3932 hectares more or less being Lot 2 Deposited Plan 83926 and contained in Certificate of Title NA40B/424 and:

- 1. the retention of approximately 20m² as esplanade reserve;*
- 2. the retention of approximately 5,500m² as a resource recovery facility;*
- 3. the investigation of the retention of a further 300m², after working with the Rodney Local Board;*
- 4. the disposal of the balance of the land..."* (FIN/2015/49).

Therefore, the expectation was that an area of at least 5,800m² would be retained at the site for use as a resource recovery centre.

When the initial disposal decision was made in 2015, the existing tenant at the area of the site that would constitute 35 Mill Road (Downers) had indicated an interest in purchasing the land. However, it is Downers have vacated the site and is unlikely to have an interest in purchasing the land. More recently the Helensville Community Recycling Centre have occupied that area of the site ("35 Mill Road") after issues with contamination forced them to move from their original position at the part of the site commonly known as 31 Mill Road.

On 16 February 2017, representatives from the Helensville Community Recycling Centre presented the local board with an update on the activities and initiatives of the recycling centre and members again expressed support for retaining the site for community and waste minimisation activities.

The local board has also subsequently received workshop and other informal briefings from both Waste Solutions and Panuku staff about the sale or retention of the land. In particular, Panuku recently advised that it is their firm intention to subdivide the site and dispose of the land that would constitute 35 Mill Road (where the Recycling Centre is currently located) leaving the centre to revert to operating from their original location at the area of the site that would constitute 31 Mill Road.

Waste Solutions staff advise that with the benefit of two years of operating history and experience it has become apparent that the larger site at "35 Mill Road" is the more suitable location for the centre. Staff maintain that this location has greater potential to contribute to the council's waste diversion and resource recovery objectives, will be able to provide a wider range of waste services and will attract more revenue. This position has the support of the Helensville Enterprise Trust, who operate the centre.

It is understood that Panuku Development Auckland are yet to complete the subdivision of the site and accordingly there is still scope to meet the needs of the Helensville Resource Recovery Centre and ensure that the required 5,800m² is provided for in accordance with the Finance and Performance Committee June 2015 resolution.

REASON FOR URGENCY

The deadline for submission of the report to the Finance and Performance Committee does not allow time for staff to bring a report to the local board to seek the views of the board formally. The next business meeting of the Rodney Local Board is scheduled for 17 August 2017, two days after the August Finance and Performance Committee meeting.

DECISIONS

The Rodney Local Board:

- (a) strongly supports the Helensville Resource Recovery Centre remaining at their current position at 31-35 Mill Road, Helensville (occupying 35 Mill Road), as it is considered to be the most suitable location for the centre
- (b) strongly supports the retention of a sufficient area of land at the site, being no less than 5800m² of usable land (including the current location at 35 Mill Road), to allow the Helensville Resource Recovery Centre to continue to meet the current agreement with the Council in relation to resource recovery and recycling activities
- (c) note the importance to the Helensville and wider Rodney communities of retaining 31-35 Mill Road, Helensville for community and waste minimisation activities
- (d) note that Panuku Development Auckland are yet to complete the subdivision of 31-35 Mill Road, Helensville and accordingly there is still scope to meet the needs of the Helensville Resource Recovery Centre.

AUTHORISED FOR RELEASE



Lesley Jenkins

Relationship Manager, Local Board Services

Date: 28 July 2017

APPROVED



Beth Houlbrooke

Chairperson, Rodney Local Board

Date: 31 July 2017

A handwritten signature in blue ink, consisting of several horizontal strokes with a small, stylized mark in the center.

Phelan Pirrie
Deputy Chairperson, Rodney Local Board

Date: 31 July 2017