I hereby give notice that an ordinary meeting of the Finance and Performance Committee will be held on:

<table>
<thead>
<tr>
<th>Date:</th>
<th>Tuesday, 17 April 2018</th>
</tr>
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<tbody>
<tr>
<td>Time:</td>
<td>9.30am</td>
</tr>
<tr>
<td>Meeting Room:</td>
<td>Reception Lounge</td>
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<tr>
<td>Venue:</td>
<td>Auckland Town Hall</td>
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<td>301-305 Queen Street</td>
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<td>Auckland</td>
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**Komiti ā Pūtea, ā Mahi Hoki / Finance and Performance Committee**

**OPEN AGENDA**

**MEMBERSHIP**

<table>
<thead>
<tr>
<th>Chairperson</th>
<th>Cr Ross Clow</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deputy Chairperson</td>
<td>Cr Desley Simpson, JP</td>
</tr>
<tr>
<td>Members</td>
<td>Cr Penny Hulse</td>
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<td></td>
<td>Cr Mike Lee</td>
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<td></td>
<td>Cr Josephine Bartley</td>
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<td>Cr Daniel Newman, JP</td>
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<td>Cr Dick Quax</td>
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<td>Cr Greg Sayers</td>
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<td>Cr Linda Cooper, JP</td>
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<td>Cr Sharon Stewart, QSM</td>
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<td>IMSB Chair David Taipari</td>
</tr>
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<td></td>
<td>Cr Sir John Walker, KNZM, CBE</td>
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<td></td>
<td>Cr Wayne Walker</td>
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<td>Cr John Watson</td>
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<td>Cr Chris Darby</td>
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<td>Cr Alf Filipaina</td>
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<td></td>
<td>IMSB Member Terrence Hohneck</td>
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<td></td>
<td>Cr Hon Christine Fletcher, QSO</td>
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<td>Mayor Hon Phil Goff, CNZM, JP</td>
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<td></td>
<td>Cr Richard Hills</td>
</tr>
</tbody>
</table>

(Quorum 11 members)

Sandra Gordon  
Senior Governance Advisor

11 April 2018

Contact Telephone: (09) 890 8150  
Email: sandra.gordon@aucklandcouncil.govt.nz  
Website: www.aucklandcouncil.govt.nz

**Note:** The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Terms of Reference

Responsibilities

The purpose of the Committee is to:
(a) control and review expenditure across the Auckland Council Group to improve value for money
(b) monitor the overall financial management and performance of the council parent organisation and Auckland Council Group
(c) make financial decisions required outside of the annual budgeting processes

Key responsibilities include:

- Advising and supporting the mayor on the development of the Long Term Plan (LTP) and Annual Plan (AP) for consideration by the Governing Body including:
  o Local Board agreements
  o Financial policy related to the LTP and AP
  o Setting of rates
  o Preparation of the consultation documentation and supporting information, and the consultation process, for the LTP and AP

- Monitoring the operational and capital expenditure of the council parent organisation and Auckland Council Group, and inquiring into any material discrepancies from planned expenditure

- Monitoring the financial and non-financial performance targets, key performance indicators, and other measures of the council parent organisation and each Council Controlled Organisation (CCO) to inform the Committee’s judgement about the performance of each organisation

- Advising the mayor on the content of the annual Letters of Expectations (LoE) to CCOs

- Exercising relevant powers under Schedule 8 of the Local Government Act 2002, which relate to the Statements of Intent of CCOs

- Exercising Auckland Council’s powers as a shareholder or given under a trust deed, including but not limited to modification of constitutions and/or trust deeds, granting shareholder approval of major transactions where required, exempting CCOs, and approving policies relating to CCO and CO governance

- Approving the financial policy of the Council parent organisation

- Establishing and managing a structured approach to the approval of non-budgeted expenditure (including grants, loans or guarantees) that reinforces value for money and an expectation of tight expenditure control

- Write-offs

- Acquisition and disposal of property, in accordance with the long term plan

- Recommending the Annual Report to the Governing Body

- Te Toa Takatini
Powers

(a) All powers necessary to perform the committee's responsibilities, including:
   a. approval of a submission to an external body
   b. establishment of working parties or steering groups.

(b) The committee has the powers to perform the responsibilities of another committee,
    where it is necessary to make a decision prior to the next meeting of that other
    committee.

(c) The committee does not have:
   a. the power to establish subcommittees
   b. powers that the Governing Body cannot delegate or has retained to itself (section 2).
Exclusion of the public – who needs to leave the meeting

Members of the public

All members of the public must leave the meeting when the public are excluded unless a resolution is passed permitting a person to remain because their knowledge will assist the meeting.

Those who are not members of the public

General principles

- Access to confidential information is managed on a “need to know” basis where access to the information is required in order for a person to perform their role.
- Those who are not members of the meeting (see list below) must leave unless it is necessary for them to remain and hear the debate in order to perform their role.
- Those who need to be present for one confidential item can remain only for that item and must leave the room for any other confidential items.
- In any case of doubt, the ruling of the chairperson is final.

Members of the meeting

- The members of the meeting remain (all Governing Body members if the meeting is a Governing Body meeting; all members of the committee if the meeting is a committee meeting).
- However, standing orders require that a councillor who has a pecuniary conflict of interest leave the room.
- All councillors have the right to attend any meeting of a committee and councillors who are not members of a committee may remain, subject to any limitations in standing orders.

Independent Māori Statutory Board

- Members of the Independent Māori Statutory Board who are appointed members of the committee remain.
- Independent Māori Statutory Board members and staff remain if this is necessary in order for them to perform their role.

Staff

- All staff supporting the meeting (administrative, senior management) remain.
- Other staff who need to because of their role may remain.

Local Board members

- Local Board members who need to hear the matter being discussed in order to perform their role may remain. This will usually be if the matter affects, or is relevant to, a particular Local Board area.

Council Controlled Organisations

- Representatives of a Council Controlled Organisation can remain only if required to for discussion of a matter relevant to the Council Controlled Organisation.
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<td>Confirmation of Minutes</td>
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<td>11</td>
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<td>Approval of the Museum of Transport and Technology levy 2018/2019</td>
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<td>Approval of Auckland War Memorial Museum levy 2018/2019</td>
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<td>Approval of Auckland Regional Amenities Funding Act levy 2018/2019</td>
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<td>Proposed Shareholder Comments on Draft Council-Controlled Organisation Statements of Intent</td>
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<td>16</td>
<td>Budget update April 2018 (Covering report)</td>
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<td>17</td>
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<td>18</td>
<td>Consideration of Extraordinary Items</td>
</tr>
</tbody>
</table>
1 **Apologies**

At the close of the agenda no apologies had been received.

2 **Declaration of Interest**

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

3 **Confirmation of Minutes**

That the Finance and Performance Committee:

a) confirm the ordinary minutes of its meeting, held on Tuesday, 20 March 2018, including the confidential section, as a true and correct record.

4 **Petitions**

At the close of the agenda no requests to present petitions had been received.

5 **Public Input**

Standing Order 7.7 provides for Public Input. Applications to speak must be made to the Governance Advisor, in writing, no later than **one (1) clear working day** prior to the meeting and must include the subject matter. The meeting Chairperson has the discretion to decline any application that does not meet the requirements of Standing Orders. A maximum of **thirty (30) minutes** is allocated to the period for public input with **five (5) minutes** speaking time for each speaker.

5.1 **Public Input - Janet Charman regarding Highbury Triangle and the 3 Guys site in Avondale**

**Te take mō te pūrongo / Purpose of the report**

1. To make a presentation to the Finance and Performance Committee regarding the Highbury Triangle and the 3 Guys site in Avondale.

**Whakarāpopototanga matua / Executive summary**

2. Ms Janet Charman wishes to address the committee to **advocate for an immediate stay of the sale of the Highbury Triangle and of the 3 Guys site in Avondale pending a further, urgent, transparent, local community consultation with Panuku.**

**Ngā tūtohunga / Recommendation/s**

That the Finance and Performance Committee:

a) receive and thank Ms Janet Charman for her presentation regarding the Highbury Triangle and the 3 Guys site in Avondale.
6 Local Board Input

Standing Order 6.2 provides for Local Board Input. The Chairperson (or nominee of that Chairperson) is entitled to speak for up to five (5) minutes during this time. The Chairperson of the Local Board (or nominee of that Chairperson) shall wherever practical, give one (1) day’s notice of their wish to speak. The meeting Chairperson has the discretion to decline any application that does not meet the requirements of Standing Orders.

This right is in addition to the right under Standing Order 6.1 to speak to matters on the agenda.

6.1 Local Board Input - Whau Local Board regarding Avondale’s redevelopment and land sales

Te take mō te pūrongo / Purpose of the report
1. To make a presentation to the Finance and Performance Committee regarding Avondale’s redevelopment and land sales.

Whakarāpopototanga matua / Executive summary
2. Ms Tracy Mulholland, Chairperson of the Whau Local Board wishes to address the committee.

Ngā tūtohunga / Recommendation/s
That the Finance and Performance Committee:

a) receive and thank Whau Local Board Chair, Tracy Mulholland for her presentation regarding Avondale’s redevelopment and land sales.

6.2 Local Board Input - Franklin Local Board regarding the Corporate Property Portfolio Strategy

Te take mō te pūrongo / Purpose of the report
1. To make a presentation to the Finance and Performance Committee regarding the Corporate Property Portfolio Strategy.

Whakarāpopototanga matua / Executive summary
2. Mr Andy Baker, Chairperson of the Franklin Local Board wishes to address the committee.

Ngā tūtohunga / Recommendation/s
That the Finance and Performance Committee:

a) receive and thank Franklin Local Board Chair, Andy Baker for his presentation regarding the Corporate Property Portfolio Strategy.
6.3 Local Board Input - Papakura Local Board regarding the Corporate Property Portfolio Strategy

Te take mō te pūrongo / Purpose of the report
1. To make a presentation to the Finance and Performance Committee regarding the Corporate Property Portfolio Strategy.

Whakarāpopototanga matua / Executive summary
2. Mr Brent Catchpole, Chairperson of the Papakura Local Board wishes to address the committee.

Ngā tūtohunga / Recommendation/s
That the Finance and Performance Committee:

a) receive and thank Papakura Local Board Chair, Brent Catchpole for his presentation regarding the Corporate Property Portfolio Strategy.

6.4 Local Board Input - Henderson-Massey Local Board regarding the Corporate Property Portfolio Strategy

Te take mō te pūrongo / Purpose of the report
1. To make a presentation to the Finance and Performance Committee regarding the Corporate Property Portfolio Strategy.

Whakarāpopototanga matua / Executive summary
2. Mr Shane Henderson, Chairperson of the Henderson-Massey Local Board wishes to address the committee.

Ngā tūtohunga / Recommendation/s
That the Finance and Performance Committee:

a) receive and thank Henderson-Massey Local Board Chair, Shane Henderson for his presentation regarding the Corporate Property Portfolio Strategy.

7 Extraordinary Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-

(a) The local authority by resolution so decides; and

(b) The presiding member explains at the meeting, at a time when it is open to the public,-

(i) The reason why the item is not on the agenda; and

(ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”
Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

"Where an item is not on the agenda for a meeting, -

(a) That item may be discussed at that meeting if-

(i) That item is a minor matter relating to the general business of the local authority; and

(ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but

(b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion."

8 Notices of Motion

There were no notices of motion.
Te take mō te pūrongo / Purpose of the report

1. To obtain approval to dispose of seven council-owned sites that Corporate Property considers suitable for sale as part of the Corporate Property Portfolio Strategy and for the ring fencing of the sale proceeds to reinvest in the Corporate Property network.

Whakarāpopototanga matua / Executive summary

2. Auckland Council's Corporate Property team have developed a Corporate Property Portfolio Strategy which was approved by Auckland Council executive in February 2018. This seeks to contribute to a more efficient and operationally effective Corporate Property network. It is a self-funding programme of works, which utilises the capital receipts from the divestment of properties that are no longer required for the Corporate Property office network and reinvesting the sale proceeds to undertake a programme works that delivers:

- 1 headquarter at Auckland House
- 3 hubs in the North West (Albany or Westgate), CBD (Bledisloe House) and the South (Manukau Civic)
- 5 new Local Board spaces where displaced by building closures
- 16 refreshed Local Board spaces
- 7 new Customer Service Centre spaces where displaced by building closures
- 16 refreshed Customer Service Centres
- 25 spokes (drop in spaces created in existing council locations)
- 78 leisure centre and library back office areas refreshed
- storage optimisation works including a fit for purpose art storage.

3. Consultation with impacted council departments, Panuku Development Auckland, iwi authorities and the impacted Local Boards has now taken place.

4. As seven sites have been identified as surplus to council’s requirements during development of the Corporate Property Portfolio Strategy, Corporate Property recommends that the Finance and Performance Committee approve the divestment of these sites.

Ngā tūtohunga / Recommendations

That the Finance and Performance Committee:

a) approve, subject to the satisfactory conclusion of any required statutory processes and to achieve a self-funded programme, the disposal of:

i) approximately 4,238m² (subject to survey) of land at 4-10 Mayoral Drive, Auckland comprised of an estate in fee simple more or less being the following:

- 4-8 Mayoral Drive: Lot 15, Lot 18 and Lots 23025 DP 21520 and Part Lot 21 DP 212520, contained in computer freehold register NA1589/36.

- 10 Mayoral Drive: Section 1 Survey Office Plan 54203, contained in computer freehold register NA75B/323.

- 10A Mayoral Drive: Allotment 26-27 Section 31 City of Auckland, contained in computer freehold register NA1193/78.
ii) approximately 4,841m² (subject to survey) of land and associated buildings at 35 Graham Street, Auckland, comprised of an estate in fee simple more or less being Lot 1 DP 47079 and Lot 1 DP 68194 and Part Allotment 9-10 Section 20 Suburbs of Auckland, contained in computer freehold register NA97B/101; and

iii) approximately 16,164m² (subject to survey) of land and associated buildings at 6 Henderson Valley Road, Henderson, comprised of an estate in fee simple more or less being Lot 2 DP 370255, contained in computer freehold register 284768; and

iv) approximately 910m² (subject to survey) of land and associated buildings at 4 Osterley Way, Manukau, comprised of an estate in fee simple more or less being Part Lot 47 DP 69242, contained in computer freehold register NA67C/986; and

v) approximately 19,305m² (subject to survey) of land and associated buildings at 50 Centreway Road, Orewa, comprised of an estate in fee simple more or less being Lot 1 DP 147350, contained in computer freehold register NA87D/294; and

vi) approximately 5,059m² (subject to survey) of land and associated buildings at 35 Coles Crescent, Papakura, comprised of an estate in fee simple more or less being Allotment 3-4 and Allotment 4A Section 2 Village of Papakura, contained in computer freehold register NA521/186; and

vii) approximately 13,090m² (subject to survey) of land and associated buildings at 82 Manukau Road, Pukekohe, comprised of an estate in fee simple more or less being Lot 1 DP 99706, contained in computer freehold register NA54B/1241; and

b) agree that final terms and conditions be approved under the appropriate delegations.

c) notes that the failure to divest these properties and ring-fence these funds will result in an inability to deliver the outcomes of the Corporate Property Portfolio Strategy and further significant funding will be required to maintain the existing portfolio.

Horopaki / Context

5. On 6 August 2017 Regulatory Services announced that it would create efficiencies through an operating model that rationalises its teams to work from three major hubs in the North West (Albany/Westgate), City Centre (Bledisloe House) and the South (Manukau). Alongside this, Regulatory Services confirmed an approach of delivering more local services via a number of spokes (drop in spaces) across the region. This model was subsequently adopted by other council departments such as the Infrastructure & Environmental Services teams.

6. The Corporate Property Portfolio Strategy identifies the functionality of corporate spaces as follows:

<table>
<thead>
<tr>
<th>Building type</th>
<th>Functionality</th>
<th>Proposed numbers</th>
<th>Locations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Headquarters</td>
<td>Corporate head office and centre of Governance</td>
<td>1</td>
<td>Auckland House</td>
</tr>
<tr>
<td>Hubs</td>
<td>Main home base locations for operational staff</td>
<td>3</td>
<td>Central South North-West</td>
</tr>
</tbody>
</table>
### Building type | Functionality | Proposed numbers | Locations |
|-----------------|---------------|------------------|-----------|
| Spokes          | Agile drop-in workplaces that enable:  
• Operations staff to meet customers locally  
• Provide workspace for inspectors and engineers working in the area  
• Provide additional local drop in space for council staff | 25 | Throughout the region |
| Local Board offices | Local Boards operate in the same way as they do now | 21 | Same locations (buildings may change) |
| Service Centres | Service Centres operate in the same way as they do now | 23 | Same locations (buildings may change) |

7. The programme of works associated with the Corporate Property Portfolio Strategy has a six-year time frame however, it is imperative that we act quickly due to the financial, programme and operational factors set out below:

**Financial**
- We have major Capex constraints and are anticipating a significant LTP funding shortfall with the current portfolio
- A significant component to the success of the Corporate Property Portfolio Strategy is cost avoidance through disposal of under-utilised corporate property
- By selling early in the programme with a short-term lease back we can generate significantly more disposal proceeds
- The Portfolio Programme workstreams are required to be ‘self-funding’ so this dictates that disposals are early in our programme.

**Programme**
- We have a hard lease expiry deadline at Takapuna in 2021 and we currently pay circa $6m per annum in rent and OPEX
- We need time to secure new development opportunities in the North West and Manukau, as well as new local board spaces where impacted by building closure
- The property market conditions are currently very strong and are considered favourable for disposals.

**Operational**
- Keeping the current portfolio will mean increased risk and operating problems such as the air conditioning break down at Henderson which closed the entire building for one day with great disruption to the organisation
- By acting now, we can also resolve a number of inter-related dependent issues including refreshing Local Board spaces, refreshing Customer Service Centres, refreshing library and leisure centre back of house spaces, consolidating records, archives and Art storage.
Tātaritanga me ngā tohutohu / Analysis and advice

8. In response to the organisation’s goal to move to three hubs and a requirement for local spokes, Corporate Property developed the Corporate Property Portfolio Strategy, which describes how this organisational change would manifest in the property network. This included establishing which locations will be retained and which were identified as surplus to requirements. It also contemplated using existing council buildings such as libraries, leisure centres and local board offices where space was available for spokes. The conclusion of the strategy identified several sites that will be surplus to our corporate accommodation requirements and could be sold to enable the proceeds of sale to be reinvested in the corporate accommodation network.

9. The proposed sale of the sites in the Corporate Property Portfolio Strategy and ring-fencing of funds will contribute to a more efficient and operationally effective Corporate Property network aligned with the new organization operational requirements and allow the proposed programme of works to be self-funding by utilising the proceeds of the sale.

10. There will be no change to customer service centres or local board accommodation functionality as a result of implementing this proposed strategy. Any local board office or customer service centre impacted by the proposed closure of a building will be relocated to a suitable location within the area, in consultation with the appropriate local board.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

11. Local boards have been informed of the recommendations of the Corporate Property Portfolio Strategy and there have been 17 workshops with impacted Local Boards and a presentation to the Local Board Chairs Forum.

12. Reports have subsequently been prepared for the impacted Local Board business meetings so that their views can be formalised.

13. Property specific feedback received is included in the “Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views” section of the property attachments to this report.

Tauākī whakaaweawe Māori / Māori impact statement

14. The importance of effective communication and engagement with Māori on the subject of land is understood. Corporate Property has worked with Panuku as the conduit for this communication because Panuku has a robust form of engagement with mana whenua groups across the region. Each relevant mana whenua group was contacted independently regarding the council owned-land being considered for divestment as part of the Corporate Property Portfolio Strategy and requested to give feedback.

15. Panuku’s engagement directed mana whenua to respond with any issues of particular cultural significance the group would like to formally express in relation to the subject properties. Panuku also request notes regarding any preferred outcomes that the group would like Corporate Property to consider in the formal reporting to council.

16. Mana whenua groups were also invited to express potential commercial interest in the subject properties. Should the properties recommended for divestment as part of the Corporate Property Portfolio Strategy be approved for sale, all groups will be alerted of the decision and provided with early advice about properties going to the market.

17. Immediately following a decision from Finance & Performance committee, if the recommendation is successful, we will immediately engage with IMSB, Mana Whenua groups and teams like The Southern Initiative to ensure we provide opportunities for Māori to determine their involvement on matters of interest to them and identify opportunities to contribute to Māori wellbeing directly and with others. As we proceed through the process of site selection, functions to be accommodated in the building and in design, we will overlay the Māori Responsiveness Framework objectives and lenses to enable Māori outcomes.
18. Property specific feedback received is included in the “Tauākī whakaaweawe Māori / Māori impact statement” section of the property attachments to this report.

Ngā ritenga ā-pūtea / Financial implications
19. On 8 February 2018, the Auckland Council Executive Leadership Team approved that the capital receipts from the sale of surplus Corporate Property network properties be reinvested in the Corporate Property Portfolio Strategy so that the proposed new network can be implemented and self-funded. This will provide efficiencies and operational effectiveness to the Corporate Property network.

20. Should the recommended disposals of any sites not be approved, there will be a consequential impact in meeting the forecasted costs for the successful implementation of the Corporate Property Portfolio Strategy from loss of revenue through those site disposals.

21. Cost avoidance opportunity lost: Should the recommended disposal of any sites not be approved, the projected costs of building renewals required for those sites, which form a large component of building renewal works that are currently unfunded deferred maintenance activities, would need to be funded.

Ngā raru tūpono / Risks
22. Delivering new locations for Local Boards and Service Centres which are impacted by potential building closures ensures that the council continues to deliver continuity of service levels in those local board areas.

23. Should the recommended disposal of any sites not be approved, there is a strong risk to the successful implementation of the Corporate Property Portfolio Strategy, which would not be self-funded and would need to be funded separately.

24. Should the recommended disposal of any sites not be approved, we would need to review additional funding provided (if any is available) for building renewals, and review this against the associated operational and Health & Safety risks and recommend how this could affect services and operations on the site.

Ngā koringa ā-muri / Next steps
25. The results of the Corporate Property Portfolio Strategy review, considering the portfolio as a whole, has concluded that these sites are not required for current or future corporate office requirements. Due to this, we recommend that they be divested.

26. If these sites are approved for sale, Panuku will work with Corporate Property to dispose of the properties. The final terms and conditions would be approved under the appropriate delegations.

27. The Programme team will immediately start the implementation phase of the strategy and re-engage with stakeholders to ensure a successful completion of the Strategy.
**Ngā tāpirihanga / Attachments**

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<th>No.</th>
<th>Title</th>
<th>Page</th>
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<tr>
<td>A</td>
<td>4 Osterley Way - Property Report - 29 03 2018</td>
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<tr>
<td>B</td>
<td>4-10 Mayoral Drive - Property Report - 29 03 2018</td>
<td>21</td>
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<tr>
<td>C</td>
<td>35 Coles Crescent - Property Report - 29 03 2018</td>
<td>25</td>
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<tr>
<td>D</td>
<td>35 Graham Street - Property Report - 29 03 2018</td>
<td>29</td>
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<td>E</td>
<td>50 Centreway Road - Property Report - 29 03 2018</td>
<td>33</td>
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<tr>
<td>F</td>
<td>6 Henderson Valley Road - Property Report - 29 03 2018</td>
<td>37</td>
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<tr>
<td>G</td>
<td>82 Manukau Road - Property Report - 29 03 2018</td>
<td>43</td>
</tr>
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**Ngā kaihaina / Signatories**

<table>
<thead>
<tr>
<th>Authors</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Authors</td>
<td>Sharon Coombes - Manager Workplace Strategy and Partnering Rod Aitken – Head of Corporate Property</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Authorisers</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>Kevin Ramsay - General Manager Corporate Finance and Property Matthew Walker - Acting Group Chief Financial Officer</td>
</tr>
</tbody>
</table>
Property Report, 4 Osterley Way, Manukau

Whakarāpopototanga o ngā kōrero ā-raw / Property Summary
1. Auckland Council’s Corporate Property team has developed a Corporate Property Portfolio Strategy which seeks to contribute to a more efficient and operationally effective Corporate Property network. This is a self-funding programme of works, which utilises the capital receipts from the divestment of properties that are no longer required for the Corporate Property network. The council-owned property at 4 Osterley Way, Manukau (Kotuku House) has been identified as no longer required for council’s requirements as part of the review undertaken as part of the Corporate Property Portfolio Strategy.

2. Consultation with impacted council departments, Panuku Development Auckland, iwi authorities and the Ōtara-Papatoetoe Local Board has now taken place. The Ōtara-Papatoetoe Local Board endorse the proposed disposal.

Pārongo mō ngā rawa / Property Information
3. 4 Osterley Way, Manukau comprises a five story building and provides 5,080m2 of office accommodation and Customer Service Centre on a 910m2 site.

4. The legal description of 4 Osterley Way, Manukau comprises an estate in fee simple more or less being Part Lot 47 DP 69242, contained in computer freehold register NA67C/986.

5. The property was purchased by Auckland Council’s predecessors in 1941 (part site) and 1963 (part site).

6. The Auckland Unitary Plan zoning is Metropolitan Centre Zone. It has a 2017 capital valuation of $12,300,000.

7. The council-owned site at 4 Osterley Way, Manukau is not likely to be subject to offer back obligations to the former owner under section 40 of the Public Works Act 1981.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views
8. The Ōtara-Papatoetoe Local Board have been consulted regarding the Corporate Property Portfolio Strategy and the proceeded sale of 4 Osterley Way, Manukau at 2 workshops and a formal report was subsequently prepared for the local board business meeting so that their views could be formalised.

9. The Ōtara-Papatoetoe Local Board endorsed the proposed disposal of 4 Osterley Way, Manukau at its 20 March 2018 and noted the following points:
   - Requested that all funds from this disposal are invested back into the proposed extension of Manukau Civic Building, 31-33 Manukau Station Road, Manukau, and any surplus applied to other projects in the area.
The local board requested further information on the full financial implications of the strategy.

10. Corporate Property has considered this point and has addressed this as follows:
   - The Corporate Property Portfolio Strategy includes the South Hub at Manukau Civic, the Ōtara-Papatoetoe Local Board office is to be re-freshed and the Kotuku House Service Centre will be relocated to a new location. These projects will ensure that all funds raised from this disposal are reinvested in the local area.
**Tauākī whakaaweawe Māori / Māori impact statement**

11. 11 mana whenua iwi authorities were contacted regarding the potential sale of 4 Osterley Way, Manukau on 4 December 2017. The following feedback was received; noting that some feedback received is commercially sensitive and cannot be included in this report.

a) **Te Kawerau a Maki**  
   No feedback received for this site.

b) **Ngāi Tai ki Tāmaki**  
   No feedback received for this site.

c) **Ngāti Tamaoho**  
   No feedback received for this site.

d) **Te Ākitai - Waiohua**  
   Te Ākitai has expressed potential commercial interest in this property.

e) **Ngāti Te Ata - Waiohua**  
   Ngāti Te Ata has expressed a potential commercial interest and a desire to develop the property noting its close proximity to AUT and the train station.

f) **Te Ahiwaru**  
   No feedback received for this site.

g) **Ngāti Paaoa**  
   No feedback received for this site.

h) **Ngaati Whanaunga**  
   No feedback received for this site.

i) **Ngāti Maru**  
   No feedback received for this site.

j) **Ngāti Tamatera**  
   No feedback received for this site.

k) **Waikato-Tainui**  
   No feedback received for this site.
Property Report, 4-10 Mayoral Drive, Auckland

Whakarāpopotanga o ngā kōrero ā-rawa / Property Summary

1. Auckland Council’s Corporate Property team has developed a Corporate Property Portfolio Strategy which seeks to contribute to a more efficient and operationally effective Corporate Property network. This is a self-funding programme of works, which utilises the capital receipts from the divestment of properties that are no longer required for the Corporate Property network. The council-owned property at 4-10 Mayoral Drive (Bledisloe Carpark), Auckland has been identified as no longer required for council’s requirements as part of the review undertaken during the Corporate Property Portfolio Strategy.

2. Consultation with impacted council departments, Panuku Development Auckland, iwi authorities and the Waitemata Local board has now taken place. The Waitemata Local Board acknowledged the proposed disposal of the site and have raised some points that are noted in the “Ngā whakaaweawe ā-rotu me ngā tirohanga a te poari ā-rotu / Local Impacts and local board views” section of this report along with Corporate Property’s consideration of these points.

Pārongo mō ngā rawa / Property Information

3. 4-10 Mayoral Drive comprises 4,238m2 of on grade car parking.

4. The legal description of 4-10 Mayoral Drive, Auckland, comprises an estate in fee simple more or less being the following:

   • 4-B Mayoral Drive: Lot 15, Lot 18 and Lots 230-25 DP 21520 and Part Lot 21 DP 212520, contained in computer freehold register NA1589/36.
   • 10 Mayoral Drive: Section 1 Survey Office Plan 54203, contained in computer freehold register NA758/323.
   • 10A Mayoral Drive: Allotment 26-27 Section 31 City of Auckland, contained in computer freehold register NA1193/78.

5. The property was purchased by Auckland City Council in 1993 from entities that appear to have been related to the Crown.

6. The Auckland Unitary Plan zoning is Business – City Centre Zone. It has a 2017 capital valuation of $28,000,000.

7. We have received legal advice from external advisors that the site is, “subject to Section 27B of the State-Owned Enterprises Act 1986...This gives the Crown the right to take back the Property for the purpose of settling a Treaty of Waitangi claim.”

8. Further advice in mitigation of this from our legal advisors was that, “We consider this is a very low risk as it can only occur where the Crown and the claimant groups are unable to reach a settlement. Also, it is the Crown’s preference to seek negotiated settlements with claimants and to use its formal land banking mechanism rather than resume properties owned by third parties.”

9. The legal advice from our external advisors was that they, “cannot state with any certainty whether the 1993 agreement was a PWA [Public Works Act] agreement or just a commercial agreement dealing with the acquisition back of the building. However, it does appear that it was a commercial arrangement.”

10. They go on to state that, “If we reached the view that there was a potential offer back under section 40 it appears that Council would not be required to make that offer as
11. As such, we believe that the council-owned site at 4-10 Mayoral Drive, Auckland (Bledisloe Car Park) is not likely to be subject to offer back obligations to the former owner under section 40 of the Public Works Act 1981.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

12. The Waitemātā Local Board have been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 4-10 Mayoral Drive, Auckland at 2 workshops and a formal report was subsequently prepared for the local board business meeting so that their views could be formalised.

13. The Waitemātā Local Board acknowledged the proposed disposal of 4-10 Mayoral Drive, Auckland at its 20 March 2018 business meeting and noted the following points:

- Corporate Property should develop an appropriate development framework for the site
- The development framework should ensure the laneway beside Bledisloe House (between Wellesley Street and Aotea Square) is of sufficient width and is retained
- Corporate Property should confirm that no part of the site is needed for the City Rail Link or high quality public realm outcomes and amenities
- Corporate Property should investigate the long-term benefits and costs of leasing land and the net present value of selling the land now or after the City Rail Link is completed.

14. Corporate Property has considered these points and have addressed these as follows:

- Corporate Property will work with Panuku to develop an appropriate development framework for the site
- There is a resource consent for a development on the site obtained by Auckland Transport to future proof the foundations of Aotea station for future development. This resource consent includes public thoroughfares that align with the Aotea Quarter Framework recommendations. Corporate Property will work with Panuku, the local board and the Auckland Design Office to ensure that the development framework has appropriate consideration for the laneway beside Bledisloe House (between Wellesley Street and Aotea Square) is of sufficient width and retains public access.

- We understand that there is a process agreed with CRLL for the Stratum Title required for Aotea Station which in part covers the site. There is also a license agreement for CRLL to use the site for a construction lay down area. We are not aware of any other requirements of the site for CRLL but will engage with CRLL when developing the development framework.

- Corporate Property will investigate as part of the development strategy the long-term benefits and costs of leasing land and the net present value of selling the land now or after the City Rail Link is completed.

Tauākī whakaaweawe Māori / Māori impact statement

15. 15 mana whenua iwi authorities were contacted regarding the potential sale of the Bledisloe site, Auckland Central on 4 December 2017. The following feedback was received. However, the contact did not specifically state the address of Bledisloe Car Park and we are currently re-engaging to ensure this clarification is clear. The feedback received on this matter will be presented at the Finance & Performance meeting.
a) Te Runanga o Ngāti Whatua
   No feedback received for this site.

b) Ngāti Whatua o Kaipara
   No feedback received for this site.

c) Ngāti Whatua Ōrākei
   Ngāti Whatua Ōrākei has expressed potential commercial interest in this property.

d) Te Kawerau a Maki
   No feedback received for this site.

e) Ngāi Tai ki Tāmaki
   No feedback received for this site.

f) Ngāti Tamaohō
   No feedback received for this site.

g) Te Ākitai - Waiohua
   No feedback received for this site.

h) Ngāti Te Aта - Waiohua
   Ngāti Te Ata has expressed a potential commercial interest and a desire to develop the property noting its close proximity to the city centre and future Aotea train station.

i) Te Ahiwaru
   No feedback received for this site.

j) Ngāti Paoa
   No feedback received for this site.

k) Ngaati Whanaunga
   No feedback received for this site.

l) Ngāti Maru
   No feedback received for this site.

m) Ngāti Tamatera
   No feedback received for this site.

n) Patukirikiri
   No feedback received for this site.

o) Waikato-Tainui
   No feedback received for this site.
Property Report, 35 Coles Crescent, Papakura

Whakarāpopototanga o ngā kōrero ā-rawa / Property Summary

1. Auckland Council’s Corporate Property team has developed a Corporate Property Portfolio Strategy which seeks to contribute to a more efficient and operationally effective Corporate Property network. This is a self-funding programme of works, which utilises the capital receipts from the divestment of properties that are no longer required for the Corporate Property network. The council-owned property at 35 Coles Crescent, Papakura has been identified as surplus to council’s requirements as part of the review undertaken as part of the Corporate Property Portfolio Strategy.

2. Consultation with impacted council departments, Panuku Development Auckland, iwi authorities and the Papakura Local Board has now taken place. The Papakura Local Board oppose the proposed disposal of the site and have raised some points that are noted in the “Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local Impacts and Local Board views” section of this report along with Corporate Property’s consideration of these points.

Pārongo mō ngā rawa / Property Information

3. 35 Coles Crescent, Papakura comprises a two storey building that provides 1,663m² of office accommodation, local board offices and a customer service centre on a 5,059m² site.

4. The legal description of 35 Coles Crescent, Papakura, comprises an estate in fee simple more or less being Allotment 3-4 and Allotment 4A Section 2 Village of Papakura, contained in computer freehold register NA521/186.

5. The property was vested in trust in the members of the Town Board of Papakura on 25 January 1922 and was to be held on trust to erect and maintain ‘public building or buildings and library to be called the Town Hall Buildings for public and charitable and recreative purposes’ and was not “saleable” for a period of 99 years.

6. We have received legal advice from external advisors that from 2021 the property would be “saleable”.

7. The Auckland Unitary Plan zoning for the site is part Metropolitan Centre Zone and part Public Open Space - Informal Recreation Zone. It has a 2017 capital valuation of $3,850,000.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

8. The Papakura Local Board have been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 35 Coles Crescent, Papakura at 2 workshops and a formal report was subsequently prepared for the local board business meeting so that their views could be formalised.

9. The Papakura Local Board opposed the proposed disposal of 35 Coles Crescent, Papakura at its 28 March 2018 business meeting and noted the following points:
• 35 Coles Crescent was gifted for civic use and has significant historic connection with the community

• the sale of the property will limit the ability to optimise or co-locate in the future other council services for a Papakura cultural civic heart. For example, co-locating the Library, Art Gallery, Museum, service centre and local board office into one location

• the sale of this property will deplete the number of council owned properties in Papakura, which will undermine the ability for Papakura to become a Panuku “unlock” location in the future to fully realise the Metropolitan Centre zoning status

• the playground and reserve that form part of the property title, are being well-used by the local community and the board would like them to be retained

• there is a 100-year time capsule buried in the reserve area, creating a special historical connection to the site, in both the Māori and European context

• Centennial House was gifted to the community and must be retained on the current site for community use

• further investigation is required and options for the site must be identified and analysed such as the retention of the land on a lease-hold basis

• a new location has not been identified for a service centre and local board office meaning the board cannot evaluate at present, the impact of the disposal of the site on its community. Raised concerns over Regulatory staff moving out of the Papakura site

• request that the Governing Body postpone a decision on the disposal of 35 Coles Crescent until such time that options for the site have been fully investigated and analysed, and potential future sites for the service centre and local board office have been developed, noting that a sale cannot proceed until 2021.

• request the Chairperson, Deputy Chairperson and Member George Hawkins to attend the April Finance and Performance Committee meeting to present the board’s case for the need to retain and optimise the 35 Coles Crescent property.

10. Corporate Property has considered these points and have addressed these as follows:

• Corporate Property acknowledge that 35 Coles Crescent was gifted for civic use and has significant historic connection with the community

• There are currently no plans or funding set aside to co-locate council services for a Papakura cultural civic heart such as the Library.

• The Corporate Property Portfolio Strategy includes for the playground and reserve that form part of the property title will be sub-divided and the title vested with council and its organisations

• Corporate Property and Panuku will investigate how the 100-year time capsule buried in the reserve area can be protected

• Corporate Property and Panuku will investigate if Centennial House can be retained on for community use

• Corporate Property will investigate as part of the disposal strategy the long-term benefits and costs of leasing land and the net present value of selling the land

• Corporate Property will consult with the local board regarding the new location for the service centre and local board office
Tauākī whakaaweawe Māori / Māori impact statement

11. Staff contacted Ngāi Tai ki Tāmaki, Ngāti Tamaoho, Te Ākitai – Waihua, Ngāti Te Ata – Waihua, Te Ahiwaru, Ngāti Paoa, Ngāti Whanaunga, Ngāti Maru, Ngāti Tamatera and Waikato-Tainui regarding the potential sale of 35 Coles Crescent on 4 December 2017. None of the iwi authorities provided feedback specifically in relation to the sale of 35 Coles Crescent.
Whakarāpopototanga o ē ngā kōrero ā-rawa / Property Summary

1. Auckland Council’s Corporate Property team has developed a Corporate Property Portfolio Strategy which seeks to contribute to a more efficient and operationally effective Corporate Property network. This is a self-funding programme of works, which utilises the capital receipts from the divestment of properties that are no longer required for the Corporate Property network. The council-owned property at 35 Graham Street, Auckland has been identified as no longer required for council’s requirements as part of the review undertaken during the Corporate Property Portfolio Strategy.

2. Consultation with impacted council departments, Panuku Development Auckland, iwi authorities and the Waitematā Local Board has now taken place. The Waitematā Local Board acknowledged the proposed disposal of the site and have raised some points that have raised some points that are noted in the “Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local Impacts and Local Board views” section of this report along with Corporate Property’s consideration of these points.

Pārongo mō ngā rawa / Property Information

3. 35 Graham Street, Auckland comprises a four storey office building including one level of basement parking. The property provides 10,292m² of office accommodation and basement storage on a 4,841m² site.

4. The legal description of 35 Graham Street, Auckland, comprises an estate in fee simple more or less being Lot 1 DP 47079 and Lot 1 DP 68194 and Part Allotment 9-10 Section 20 Suburbs of Auckland, contained in computer freehold register NA97B/101.

5. The property was purchased by Auckland City Council in 1996 where it operated until amalgamation. After amalgamation the site has been operated as an Auckland Council regulatory space and customer service centre. Both of these operations are proposed to be relocated to Bledisloe House.

6. The Auckland Unitary Plan zoning is Business – City Centre Zone. It has a 2017 capital valuation of $52,000,000.

7. The council-owned site at 35 Graham Street, Auckland is not likely to be subject to offer back obligations to the former owner under section 40 of the Public Works Act 1981.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

8. The Waitematā Local Board have been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 35 Graham Street, Auckland at 2 workshops and a formal report was subsequently prepared for the local board business meeting so that their views could be formalised.

9. The Waitematā Local Board acknowledged the proposed disposal of 35 Graham Street, Auckland at its 20 March 2018 business meeting but noted the following points:
Corporate Property should investigate if the Ministry of Education is interested in the site for a new city centre public school and establishing a disposal process that facilitates the government’s purchase of 35 Graham Street for that purpose.

Corporate Property should take steps to ensure the continued protection of the heritage mural and seawall before any disposal.

10. Corporate Property has considered these points and have addressed these as follows:

- Corporate Property will work with Panuku to investigate if the Ministry of Education is interested in the site for a new city centre public school.
- Corporate Property will work with Panuku to understand how we can take steps to ensure the continued protection of the heritage mural and seawall before any disposal.

**Tauākī whakaaweawe Māori / Māori impact statement**

11. 15 mana whenua iwi authorities were contacted regarding the potential sale of 35 Graham Street, Auckland Central on 4 December 2017. The following feedback was received.

a) **Te Runanga o Ngāti Whatua**
   No feedback received for this site.

b) **Ngāti Whatua o Kaipara**
   No feedback received for this site.

c) **Ngāti Whatua Ōrākei**
   Ngāti Whatua Ōrākei has expressed potential commercial interest in this property.

d) **Te Kawerau a Maki**
   No feedback received for this site.

e) **Ngāi Tai ki Tāmaki**
   No feedback received for this site.

f) **Ngāti Tamaoho**
   No feedback received for this site.

g) **Te Ākitai - Waiohua**
   No feedback received for this site.

h) **Ngāti Te Ata - Waiohua**
   No feedback received for this site.

i) **Te Ahiwaru**
   No feedback received for this site.

j) **Ngāti Paoa**
   No feedback received for this site.

k) **Ngaati Whanaunga**
   No feedback received for this site.

l) **Ngāti Maru**
   No feedback received for this site.

m) **Ngāti Tamatera**
   No feedback received for this site.

n) **Te Patukirikiri**
   No feedback received for this site.
Finance & Performance Committee
29 March 2018

o) Waikato-Tainui

No feedback received for this site.
Property Report, 50 Centreway Road, Orewa

Whakarāpopototanga o ngā kōrero ā-rawa / Property Summary

1. Auckland Council’s Corporate Property team has developed a Corporate Property Portfolio Strategy which seeks to contribute to a more efficient and operationally effective Corporate Property network. This is a self-funding programme of works, which utilises the capital receipts from the divestment of properties that are no longer required for the Corporate Property network. The council-owned property at 50 Centreway Road, Orewa (known as Orewa Pacific and Tasman buildings) has been identified as no longer required for council’s requirements as part of the review undertaken as part of the Corporate Property Portfolio Strategy.

2. Consultation with impacted council departments, Panuku Development Auckland, iwi authorities and the Hibiscus and Bays Local Board has now taken place. The Hibiscus and Bays Local Board oppose the proposed disposal of the site and have raised some points that are noted in the “Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local Impacts and Local Board views” section of this report along with Corporate Property’s consideration of these points.

Pārongo mō ngā rawa / Property Information

3. 50 Centreway Road, Orewa comprises two buildings known as Pacific and Tasman buildings. The property provides 7,876m² of office accommodation, Local Board offices and Customer Service Centre on a 19,305m² site.

4. The legal description of 50 Centreway Road, Orewa, comprises an estate in fee simple more or less being Lot 1 DP 147350, contained in computer freehold register NA87D/294.

5. The property was purchased by Rodney County Council in 1974 from the Crown.

6. We have received legal advice from external advisors that, “The Property is subject in part (being that part of the land that was formerly held in certificate of title N/A75D/681 (Lot 1 DP 129390 and part Allotment 672 Parish of Waianera)) to section 27B of the State-Owned Enterprises Act 1986 which:

   - provides for the resumption of land on the recommendation of the Waitangi Tribunal; and
   - does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation.”

7. Further advice in mitigation of this from our legal advisors was that, “We expect the risk of the land being acquired and transferred to Maori is likely to be low.”

8. The Auckland Unitary Plan zoning is Mixed Use Zone. It has a 2017 capital valuation of $28,800,000.

9. The council-owned site at 50 Centreway Road, Orewa is not likely to be subject to offer back obligations to the former owner under section 40 of the Public Works Act 1981.
Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

10. The Hibiscus and Bays Local Board have been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 50 Centreway Road, Orewa at 2 workshops and a formal report was subsequently prepared for the local board business meeting so that their views could be formalised.

11. The Hibiscus and Bays Local Board opposed the proposed disposal of 50 Centreway Road, Orewa at its 21 March 2018 and noted the following points:
   - The local board requested further information on the full financial implications of the strategy
   - Hibiscus and Bays Local Board wanted confirmation that a purpose built local board office/service centre in the Hibiscus and Bays Local Board area will be operational prior to any sale
   - Any location options will be fully discussed with the local board and will meet the local board’s operational requirements and needs of servicing the local community prior to any final decision
   - Contact should be made with the Waitemata District Health Board regarding the sale
   - Funds received from this disposal will be spent in the local board area
   - Disposal timing is for a five to six year time period and the disposal strategy is being unduly rushed without all the information being available

12. Corporate Property has considered these points and have addressed these as follows:
   - The full financial implications are subject to the net disposal proceeds received information contained in the business case is commercially sensitive and confidential which makes it difficult to share this information in a public forum.
   - The Corporate Property Portfolio Strategy includes the relocation of the Rodney Local Board from Orewa to Warkworth to a location yet to be agreed with the local board. The Hibiscus and Bays Local Board office is to be re-freshed and dependent on the final selected location for the proposed Orewa spoke, we will aim to accommodate facilities for local board meetings as an alternate location to the Hibiscus and Bays Local Board office.
   - All location options will be fully discussed with the local board.
   - We will make contact with the Waitemata District Health Board should the property be approved for sale to ascertain if it is interested in purchasing the property.
   - Funds received from the disposal will be spent implementing the wider Corporate Property Portfolio Strategy. This includes spending in the Hibiscus and Bays Local Board area for a new local board location for Rodney, a re-fresh of the Hibiscus and Bays Local Board space, new Spoke(s) (drop in spaces), and a re-fresh of the many neglected Library and Leisure Centre back of house spaces.
   - Whilst the programme has a six year time frame, it is imperative that we act quickly due to the financial, programme and operational factors set out in the Context section of the Corporate Accommodation Disposal Recommendation report.

Tauākī whakaaweawe Māori / Māori impact statement

13. Fourteen mana whenua iwi authorities were contacted regarding the potential sale of 50 Centreway Road, Orewa on 4 December 2017. The following feedback was received.
   a) Ngāti Wai
      No feedback received for this site.
b) Ngāti Manuhiri
   No feedback received for this site.

c) Te Runanga o Ngāti Whatua
   No feedback received for this site.

d) Ngāti Whatua o Kaipara
   No feedback received for this site.

e) Ngāti Whatua Ōrākei
   Ngāti Whatua Ōrākei has expressed potential commercial interest in this property.

f) Te Kawerau a Maki
   No feedback received for this site.

g) Ngāi Tai ki Tāmaki
   No feedback received for this site.

h) Te Ākitai - Waiohua
   No feedback received for this site.

i) Ngāti Te Ata - Waiohua
   Ngāti Te Ata has expressed a potential commercial interest and a desire to develop the property noting its close proximity to the beach, park, supermarkets and other amenities.

j) Ngāti Paoa
   No feedback received for this site.

k) Ngaati Whanaunga
   No feedback received for this site.

l) Ngāti Maru
   No feedback received for this site.

m) Ngāti Tamatera
   No feedback received for this site.

n) Te Patukirikiri
   No feedback received for this site.
Property Report, 6 Henderson Valley Road, Henderson

Whakarāpopototanga o ngā kōrero ā-rawa / Property Summary

1. Auckland Council’s Corporate Property team has developed a Corporate Property Portfolio Strategy which seeks to contribute to a more efficient and operationally effective Corporate Property network. This is a self-funding programme of works, which utilises the capital receipts from the divestment of properties that are no longer required for the Corporate Property network. The council-owned property at 6 Henderson Valley Road, Henderson (including the Civic and Admin buildings) has been identified as no longer required for council’s office requirements as part of the review undertaken as part of the Corporate Property Portfolio Strategy.

2. Consultation with impacted council departments, Panuku Development Auckland, iwi authorities and the Henderson-Massey Local Board has now taken place. The Henderson-Massey Local Board acknowledged the proposed disposal of the site but have raised some points that are noted in the “Ngā whakaaweawe ā-rohe me ngā tiranga a te poari ā-rohe / Local Impacts and Local Board views” section of this report along with Corporate Property’s consideration of these points.

Pārongo mō ngā rawa / Property Information

3. 6 Henderson Valley Road, Henderson comprises two low rise multi storey buildings that provides 12,535m2 of office accommodation, Local Board offices and Customer Service Centre on a 16,164m2 site.

4. The property was the former Waitākere City Council offices and comprises parts of the Building referred to as ‘Civic’ and ‘Admin’.

5. The legal description of 6 Henderson Valley Road, Henderson, comprises an estate in fee simple more or less being Lot 2 DP 370255, contained in computer freehold register 284768.

6. Parts of the site including the Council Chamber, the public lobby, the external artworks and the Japanese Garden are scheduled as having heritage value in the Unitary Plan.

7. Waitākere City’s sister city Kakogawa, Japan gifted a Japanese garden to Waitakere in 1997. The Japanese garden is located on part of the Property and is not protected by a registered easement. Corporate Property are discussing with Panuku that this area be vested as it is not intended that these gardens are removed, relocated or sold.

8. We have been given preliminary advice that CRLL and AT are likely to designate part of the site for CRL related works and a potential future platform extension. We are currently developing the details of this with AT and CRLL to ensure that any sale is coordinated with the likely designation.

9. The Auckland Unitary Plan zoning is Metropolitan Centre Zone. It has a 2017 capital valuation of $57,700,000.

10. The council-owned site at 6 Henderson Valley Road, Henderson is not likely to be subject to offer back obligations to the former owner under section 40 of the Public Works Act 1981.
Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe /

Local impacts and local board views

11. The Henderson-Massey Local Board has been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 6 Henderson Valley Road, Henderson at 2 workshops and a formal report was subsequently prepared for the local board business meeting so that their views could be formalised.

12. The Henderson-Massey Local Board acknowledged the proposed disposal of 6 Henderson Valley Road, Henderson at an extraordinary business meeting on 3 April 2018, providing the following feedback to Finance and Performance committee for their consideration when making their decision around the Corporate Accommodation Strategy.

Proposal to sell the 6 Henderson Valley Road lot

- Have concerns with the extremely limited information and lack of public consultations provided to reach a position on the proposed sale of the 6 Henderson Valley Road site. Do not support the sale with so much information being unknown.

- Should at this stage any sale of 6 Henderson Valley Road be endorsed by the Finance and Performance Committee the local board request, the retention of the Civic Building (Lot 4 as per tabled Indicative subdivision plan) in Auckland Council ownership to serve civic, community and customer service purposes, and oppose its specific sale.

  - The building has been designed specifically as a civic centre for the sub region. It is an integrated council and community space which serves a specific local government and community function. There is no comparable space in the sub region and no suitable alternative space nearby.

  - The chambers and atrium serve as a civic space for west Auckland and are regularly used to host civic and key partnership events along with council meetings and regional hearings.

  - The civic building and surrounds have important cultural and spiritual significance for local iwi and the wider community. The pou and carvings were gifted by Te Kawerau a Maki specifically because of the importance attached to the civic mana and mauri of the complex.

- Request that any disposal significantly benefit the local economy of Henderson, contribute to jobs, investment and greater public good

- Request that public access from Railside Avenue through to Smythe Road be maintained through the property to and from the transport interchange, town centre and high school through the air bridge.

- Request that the Kakogawa Japanese Friendship garden be retained in public ownership

- Requests that any other disposal of council operational sites must deliver on the intent of the Unlock Henderson High Level Project Plan (HLPP).

- Requests that the urban regeneration arm of Panuku Development should lead any disposal and reinvestment activity in relation to all the sites identified in the Unlock Henderson HLPP including 6 Henderson Valley Road.

- Requests ongoing formal engagement with Te Kawerau a Maki on the proposed sale of 6 Henderson Valley Road, Henderson as a priority, whilst providing feedback.

- Acknowledge that Te Kawerau a Maki previously relinquished land under the Henderson civic centre in exchange for council support with land at Te Henga for a marae. The latter is yet to be addressed and this needs to be progressed as a matter of urgency under the current proposal.
Feedback on Corporate Accommodation Strategy

- Given its current understanding has concerns with regards to the proposed Corporate Accommodation Strategy:
  - in general with its three ‘hubs’ and a non-identified number of ‘spokes’
  - specifically in relation to transparency of the business case
  - and the apparent lack of economic impact assessments and social impact assessments on the town centres where current council facilities are being moved from or to.

- In general does not support any sale of council service and civic property that precedes detailed planning for the provision of customer and civic services and the way in which they are to be subsequently delivered.

- Request that any Corporate Accommodation North-West hub site assessment business case gives full consideration to Henderson along with Westgate and Albany as possible locations, with the local board at this stage indicating its current support for Henderson to be a west Auckland based hub and other considerations be made for a northern hub as well to better meet anticipated community and business need.

- Access to rapid transit public transportation should be a consideration in any Corporate Accommodation Strategy. The current Henderson complex is an exemplar in sustainability and transit-oriented design; it is attached to a train station and regional bus interchange with excellent public transport links for workers, potential future residents, and the ratepayer customer.

- The relationship of the proposed Corporate Accommodation Strategy to the development plans for 6 Henderson Valley Road, while indicated as part of long term plans described in the Unlock Henderson HLPP, has been poorly articulated in subsequent discussions with the board. Project 5 in the Unlock Henderson HLPP focuses on “consolidating and optimising Waitākere Central to future proof the site for enhanced mixed-use development”. There has been no direct engagement or investigation with respect to the special civic and community nature of the council chambers, nor has there been a meaningful, evidence-based discussion with the local board around the opportunities this proposed sale brings.

Vision for Henderson Urban Eco-centre

- Supports the revitalisation and development of the Henderson metropolitan centre. The unitary plan enables significant growth in the next 25 years and Henderson has the potential to be an exemplar of good town centre development around the concept of an “Urban Eco-centre”.

- Notes that the local board has endorsed the vision, principles and goals of Panuku Development Auckland’s Unlock Henderson High Level Project Plan (HLPP) in March 2017.

- The local board has committed $2.5 million of its Local Discretionary Initiative and Auckland Transport capital budget to the Unlock Henderson project to upgrade the adjacent Opanuku Reserve and improve links to Corban Estate and Henderson Park.
As previously resolved (Resolution number HM/2017/26) requests that any proceeds of any sale of development sites identified in the Unlock Henderson HLLP (including 2-6 Henderson Valley Road) be reinvested directly into the redevelopment of Henderson town centre for public benefit.

13. Corporate Property has considered these points and have addressed these as follows:
   - Corporate Property will work with Panuku to align the site disposal with the Panuku sub-division plans for the site
   - Panuku and Corporate Property have already agreed support for the areas identified in the Panuku sub-division plans as being vested with council and its organisations
   - Panuku have included in their sub-division plans for continuing public access to the train station through the property
   - Panuku have included in their sub-division plans for the roadway including the Kakogawa Japanese Friendship garden and future greenway to be retained and vested in Council for the Opanuku Link project.
   - Corporate Property will work with Panuku to ensure that the council chambers housed within the Civic Building will be protected in their current form beyond the Unitary Plan provision and include potential public access and use
   - The Corporate Property Portfolio Strategy includes a continuing community facing Council customer service centre and Local Board functions in central Henderson.
   - Corporate Property will work closely with Panuku and the Local Board to achieve the desired outcomes whereby the local board and customer service centre functions can continue to occupy space in the Civic Building, as a long-term tenant.

**Tauākī whakaaweawe Māori / Māori impact statement**

14. 11 mana whenua iwi authorities were contacted regarding the potential sale of 6 Henderson Valley Road, Henderson on 4 December 2017. The following feedback was received; noting that some feedback received is commercially sensitive and cannot be included in this report.
   
a) **Te Runanga o Ngāti Whatua**
   
   No feedback received for this site.
   
b) **Ngāti Whatua o Kaipara**
   
   No feedback received for this site.
   
c) **Ngāti Whatua Ōrākei**
   
   Ngāti Whatua Ōrākei has expressed potential commercial interest in this property.
   
d) **Te Kawerau a Maki**
   
   Te Kawerau a Maki has expressed significant cultural and commercial interests in the site and provided feedback that it opposes the proposed disposal as:
   
   - It previously relinquished its Treaty claim interest in a portion of the site to allow the entire site to be developed by Waitakere City Council.
   - Te Kawerau a Maki wished to help the WCC realise its desire to develop the site into a civic centre and so withdrew their claim on the land to enable Council to proceed.
   - As part of the development of this site, Te Kawerau a Maki blessed the building, carved sacred pou and incorporated cultural designs into the structure and fabric of the building which is still there today, and even worked alongside WCC inside the buildings.
Waitakere City Council advised Te Kawerau a Maki it would not sell the land, and if it did Te Kawerau a Maki pou would be returned.

Te Kawerau a Maki see the development of this site as directly tied to the outcome of Te Henga marae and requested that the Council completes the land swap required to enable the development of the marae.

Te Kawerau a Maki expressed a great deal of frustration with the lack of progress on the land swap which will enable Te Henga marae to be developed and want Council to honour the deal and the spirit of the relationship.

Te Kawerau a Maki seek the return of its pou and designs should the site be sold and requested some of the proceeds of the sale be used to assist with the development of the Marae.

Panuku has met with Te Kawerau a Maki representatives a part of the Unlock Henderson programme to discuss the process for progressing the marae land swap and these discussions are ongoing.

Corporate Property and Panuku will work with Te Kawerau a Maki regarding the return of the pou and designs should this property be divested.

The Corporate Property Portfolio Strategy is for all proceeds of sale realised from the Corporate Property portfolio to be reinvested back into the Corporate Property network.

e) Ngāi Tai ki Tāmaki
   No feedback received for this site.

f) Te Ākitai - Waiohua
   No feedback received for this site.

g) Ngāti Te Ata - Waiohua
   Ngāti Te Ata has expressed a potential commercial interest and a desire to develop the property noting its close proximity to the train station and city centre.

h) Ngāti Paoa
   No feedback received for this site.

i) Ngāti Maru
   No feedback received for this site.

j) Ngāti Tamatera
   No feedback received for this site.

k) Waikato-Tainui
   No feedback received for this site.
Property Report, 82 Manukau Road, Pukekohe

Whakarāpopototanga o ngā kōrero ā-rawa / Property Summary

1. Auckland Council’s Corporate Property team has developed a Corporate Property Portfolio Strategy which seeks to contribute to a more efficient and operationally effective Corporate Property network. This is a self-funding programme of works, which utilises the capital receipts from the divestment of properties that are no longer required for the Corporate Property network. The council-owned property at 82 Manukau Road, Pukekohe has been identified as no longer required for council’s requirements as part of the review undertaken as part of the Corporate Property Portfolio Strategy.

2. Consultation with impacted council departments, Panuku Development Auckland, iwi authorities and the Franklin Local Board has now taken place. The Franklin Local Board acknowledged the proposed disposal of the site and have raised some points that are noted in the “Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local Impacts and local board views” section of this report along with Corporate Property’s consideration of these points.

Pārongo mō ngā rawa / Property Information

3. 82 Manukau Road, Pukekohe comprises a single/double storey office building. The Property provides 2,157m2 of office accommodation, Local Board office and Customer Service Centre on a 13,090m2 site.

4. The legal description of 82 Manukau Road, Pukekohe comprises an estate in fee simple more or less being Lot 1 DP 99706, contained in computer freehold register NAS4B/1241.

5. The property was purchased by Franklin County Council in 1978 from private entities.

6. The Auckland Unitary Plan zoning is Business - Mixed Use Zone. It has a 2017 capital valuation of $7,200,000.

7. The council-owned site at 82 Manukau Road, Pukekohe is not likely to be subject to offer back obligations to the former owner under section 40 of the Public Works Act 1981.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

8. The Franklin Local Board have been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 82 Manukau Road, Pukekohe at 2 workshops and a formal report was subsequently prepared for the local board business meeting so that their views could be formalised.

9. The Franklin Local Board acknowledged the proposed disposal of 82 Manukau Road, Pukekohe at its 27 March 2018 and noted the following points:
   - request that the disposal of 82 Manukau Road Pukekohe only be undertaken upon agreement of a site for viable alternative accommodation for council services within Pukekohe, which can cater for the town’s growth and future needs
Finance and Performance Committee
17 April 2018

Finance & Performance Committee
29 March 2018

- request that negotiation and preferably agreement for the disposal of 82 Manukau Road Pukekohe include a caveat that any future development incorporates a multi-storey car park with the ability to provide capacity for a park and ride facility
- request that the Finance and Performance Committee seek the optimum development use for the land at 82 Manukau Road Pukekohe, recognising its strategic location between the town centre and the train station and the Franklin Local Board Plan’s two strategic outcomes of a thriving local economy and Growth is dealt with effectively
- note that the corporate policy requires the proceeds from sale of 82 Manukau Road Pukekohe to be re-invested in the corporate accommodation portfolio and therefore requests that the local board is engaged in any future policy review to ensure that the proceeds of council asset sales are retained in the local area.

10. Corporate Property has considered this point and has addressed this as follows:
   - Corporate Property will consult with the local board regarding the new location for the service centre and local board office
   - We will engage with Auckland Transport about the feasibility of a proposed park and ride on part of site
   - Corporate Property will work with Panuku Development Auckland to develop an appropriate disposal strategy that contemplates strategic outcomes
   - The Corporate Property Portfolio Strategy includes for new Service Centre, a new Franklin Local Board office and a Pukekohe Spoke.

**Tauākī whakaaweawe Māori / Māori impact statement**

11. Manukau Road is not expected to have a particular impact on Māori. Staff contacted Ngāti Tai ki Tāmaki, Ngāti Tamaoho, Te Ākitai-Waihua, Ngāti Te Ata – Waiohua, Te Ahiwaru, Ngāti Paoa, Ngaati Whanaunga, Ngāti Maru, Ngāti Tamatera and Waikato-Tainui regarding the potential sale of 82 Manukau Road, Pukekohe on 4 December 2017. None of the iwi authorities provided feedback specifically in relation to the potential sale of 82 Manukau Road, Pukekohe.
Unlock Panmure

File No.: CP2018/03698

Te take mō te pūrongo / Purpose of the report
1. For the Finance and Performance Committee to approve the disposal of property set out in the Unlock Panmure High Level Project Plan (HLPP), which was endorsed by the Planning Committee on 6 March 2018.

Whakarāpopototanga matua / Executive summary
2. Unlock Panmure is a major regeneration and intensification opportunity for Auckland. The Unlock Panmure HLPP seeks to utilise the large number of council landholdings that are ready for housing and commercial development. The development opportunities identified within the HLPP has the potential to create approximately 1,000 homes in Panmure, subject to the design, typology and market demand.

3. On 6 March 2018, the Planning Committee considered and adopted the HLPP for Unlock Panmure. The Planning Committee authorised Panuku Development Auckland (Panuku) as Auckland Council's lead delivery agency for Panmure (resolution number PLA/2018/1). Panuku will actively collaborate with the wider council group and council controlled organisations to integrate the planned activities in order to align projects and implementation to achieve the outcomes in the HLPP.

4. The Planning Committee also endorsed the disposal of council owned properties in Panmure to enable them to be utilised for the urban renewal and housing outcomes set out in the Unlock Panmure HLPP. The Planning Committee resolutions are contained in Attachment A to this report and the properties endorsed for disposal by the Planning Committee are set out in Attachment B to this report.

5. The Finance and Performance Committee need to approve the disposal of the aforementioned properties to enable Panuku to progress Unlock Panmure.

6. The Planning Committee queried mana whenua engagement undertaken for the above properties. Panuku undertook to report back to the Finance and Performance Committee with information about the mana whenua engagement that has occurred to date relating to these properties.

7. Site specific engagement with mana whenua was undertaken for 59 and 59A Mountain Road, 3 Mountwell Crescent and 3 Kings Road when these properties were going through the standard rationalisation process. In the property information sent to mana whenua for these properties, Panuku advised that koiwi tangata (human remains) were found within the vicinity of Mount Wellington during previous project work. Due to this, an Accidental Discovery Protocol will be registered on the titles of these properties to ensure that if the sites are subdivided or developed in the future, archaeologists and relevant iwi will be notified and appropriate procedures and protocols can be undertaken. The outcome of this site-specific engagement is contained in Attachments C to F of this report.

8. 59 and 59A Mountain Road, 3 Mountwell Crescent and 3 Kings Road were not subsequently presented to the Finance and Performance Committee as standalone property disposal recommendations as Panmure was identified as a priority location. Decision was made to include these properties, along with the others listed in this report, in the Unlock Panmure HLPP.
9. Following Panmure being identified as a priority location, a Mana Whenua Project Charter was activated by the Panuku Mana Whenua Governance Forum in August 2017 to guide the development of the Unlock Panmure HLPP. Between August and December 2017, Panuku has undertaken a site visit and seven project hui with the Mana Whenua Governance group which was open to fifteen iwi authorities. The following eleven iwi authorities expressed interest in the project area and have attended at least one or more project hui:

i) Ngāti Whatua
ii) Ngāti Whatua o Kaipara
iii) Ngāti Whatua o Orakei
iv) Te Kawerau a Maki
v) Ngai Tai ki Tāmaki
vi) Ngāti Tamaoho
vii) Te Akitai - Waiohua
viii) Ngāti Te Ata – Waiohua
ix) Ngāti Paoa
x) Ngāti Whanaunga
xi) Ngāti Maru

10. The Unlock Panmure project hui builds on the extensive engagement undertaken by Auckland Transport for the properties which comprised part of the Auckland Manukau Eastern Transport Initiative (AMETI) project and are now included in the Unlock Panmure HLPP. The mana whenua governance group recognise the extensive engagement undertaken to date in this project area. It endorsed the collective 'Cultural Values Assessment (CVA) in relation to the AMETI project prepared by Atkins Holm Majurey Limited to be used as a foundation document for the Unlock Panmure project.

11. Panuku has partnered with mana whenua to build on this CVA to develop a cultural narrative specific for the Unlock Panmure. No iwi authorities expressed interest in preparing independent CVA during the Unlock Panmure project engagement. On 20 February 218, the Panuku Mana Whenau Governance Forum endorsed the cultural narrative for inclusion in the Unlock Panmure HLPP.

12. As part of the Unlock Panmure project hui, mana whenua were provided information on council owned properties within the project area. Panuku advised that koiwi tangata (human remains) were found within the vicinity of Mount Wellington during previous project work. Due to this, an Accidental Discovery Protocol will also be registered on the titles of these properties to ensure that if a site is subdivided or developed in the future, archaeologists and relevant iwi will be notified and appropriate procedures and protocols can be undertaken.

13. Panuku has initiated discussions with mana whenua which have expressed commercial interest in the project area. We will continue to work with mana whenua throughout the project implementation and explore this potential interest.

14. The Planning Committee also authorised the redevelopment of 7-13 Pilkington Road, Panmure (which is the current Panmure library and community hall) for redevelopment in accordance with the Service Property Optimisation criteria. Panuku will work with Auckland Council’s Community Facilities department and the Maungakiekie-Tāmaki Local Board regarding this. Mana whenua engagement for 7-13 Pilkington Road will be undertaken when this optimisation project commences.

15. 28-30 Pilkington Road, Mount Wellington is a parking reserve subject to the Reserves Act 1977. The Planning Committee authorised Panuku to initiate the reserve revocation process for this site. Mana whenua engagement is to be completed as part of the reserve revocation process and will be reported back to council for final approval of the revocation of the reserve status of this site.
**Ngā tūtohunga / Recommendations**

That the Finance and Performance Committee:

a) approve the disposal of the following properties with the objective of contributing strategically and financially to the outcomes of the Unlock Panmure High Level Project Plan objectives of urban regeneration, urban renewal and housing:

i. 59 Mountain Road, Mount Wellington (Lots 67 DP 35427, NA914/60);

ii. 59a Mountain Road, Mount Wellington (Section 1 SO 500055, CFR 797578);

iii. 3 Mountwell Crescent, Mount Wellington (Section 3 SO 471986, CFR 672276);

iv. 7 Mountwell Crescent, Mount Wellington (Section 6 SO 471986, CFR 672277);

v. 3 Kings Road, Panmure (Lots 1 & 2 DP 120243, NA69C/662, NA69C/663);

vi. 15 Forge Way, Mount Wellington (Lot 5 DP 189494, NA119A/744);

vii. 7 and 9 Jellicoe Road, Mount Wellington (Section1-2 SO 458625, CFR 618285);

viii. 30-34 Potaka Lane, Panmure (Lot 1 DP 33816, NA881/95);

ix. 486-492 Ellerslie-Panmure Highway, Mt Wellington (Lot 8 DP 12992and Lot 4 DP 39291 and Lot 2 DP 61745, NA18A/739 (part-cancelled));

x. 516 Ellerslie-Panmure Highway, Mount Wellington (Lot 48 DP 20306, NA616/17 (part-cancelled));

xi. Former 528 Ellerslie-Panmure Highway, Mount Wellington (legal road status, currently vacant and partially sealed);

xii. 530 Ellerslie-Panmure Highway, Mount Wellington (Section 17 SO 471986, CFR 672278);

xiii. 532-534 Ellerslie-Panmure Highway, Mount Wellington (Section 19 SO 471986, CFR 672280);

xiv. 535 Ellerslie-Panmure Highway, Mount Wellington (Section 29 SO 471986, CFR 672282);

xv. 536 Ellerslie-Panmure Highway, Mount Wellington (Section 21 SO 471986, CFR 672281);

xvi. 7-11 Queens Road, Panmure (Part Lot 2, Lot 3 & Lot 4 DP 36382, NA968/241 (part-cancelled), NA957/203);

xvii. 39-41 Queens Road, Panmure (Lot 18 DP 36382, Lots 19 DP 36382, Lot 21 DP 36382, NA1159/22, NA943/294, NA952/269);

xviii. 11-13 Lagoon Drive, Panmure (Lot 3-4 DP 20487, NA2C/740);

xix. 16 Lagoon Drive, Panmure (Lot 20 DP 36382, NA1054/224);

xx. 20 Lagoon Drive, Panmure (Lot 22 DP 36382, NA951/277);

xxi. 22 Lagoon Drive, Panmure (Lot 15-17 DP 57965 and Part Lot 23 DP 36382, NA13D/444);

xxii. 26 Lagoon Drive, Panmure (Lot 1 DP 38838, NA1025/92);

xxiii. 28 Lagoon Drive, Panmure (Lot 2 DP 38838, NA1186/83);

xxiv. 30 Lagoon Drive, Panmure (Lot 2 DP 66584, NA24A/425);

xxv. 32-34 Lagoon Drive, Panmure (Lot 1 DP 75845, Part Lot 11 DP 54283, NA32B/817, NA8A/911);
xxvi. 1-19/10 Basin View Lane, Panmure (LOT 2 DP 92844);
xxvii. 23 Domain Road, Panmure (Lot 1 DP 92844, NA49B/888); and
xxviii. 28-30 Pilkington Road, Mount Wellington (Lots 30 and 31 DP 52157, NA7A/1476, NA7A/1477 (cancelled)), parking reserve, subject to the Reserves Act 1977;

b) subject to the conclusion of any required statutory processes;
c) subject to agreement with Auckland Transport that properties listed vi)-xxix) are not required for transport purposes,
d) agree that final terms and conditions be approved under the appropriate delegations.

Ngā tāpirihanga / Attachments

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<td>E</td>
<td>Iwi feedback - 3 Mountwell Crescent, Mt Wellington</td>
<td>57</td>
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<tr>
<td>F</td>
<td>Iwi feedback - 3 Kings Road, Panmure</td>
<td>59</td>
</tr>
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Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Authors</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Jessica Laing - Senior Project Planning Leader, Panuku Development Auckland</td>
<td>Letitia Edwards - Team Leader Portfolio Review, Panuku Development Auckland</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Authorisers</th>
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</tr>
</thead>
<tbody>
<tr>
<td>David Rankin - Chief Operating Officer, Panuku Development Auckland</td>
<td>Matthew Walker - Acting Group Chief Financial Officer</td>
</tr>
</tbody>
</table>
Resolutions from the 6 March 2018 Planning Committee regarding the Unlock Panmure High Level Project Plan

9 Unlock Panmure High Level Project Plan
Resolution number PLA/2018/1

MOVED by Cr J Bartley, seconded by Deputy Mayor BC Cashmore:

That the Planning Committee:

a) endorse the Unlock Panmure High Level Project Plan as shown in Attachment B of the agenda report.

b) endorse Panuku as Auckland Council’s lead delivery agency for Panmure.

c) endorse Panuku to dispose of the Auckland Council owned properties listed below, with the objective of contributing strategically and financially to the outcomes of the Unlock Panmure High Level Project Plan objectives of urban regeneration, urban renewal and housing, subject to the conclusion of any required statutory processes and agreement with Auckland Transport that properties listed vi)-xxviii) are not required for transport purposes.

i) 59 Mountain Road, Mount Wellington (Lots 67 DP 35427, NA914/60)

ii) 59a Mountain Road, Mount Wellington (Section 1 SO 500055, CFR 797578)

iii) 3 Mountwell Crescent, Mount Wellington (Section 3 SO 471986, CFR 672276)

iv) 7 Mountwell Crescent, Mount Wellington (Section 6 SO 471986, CFR 672277)

v) 3 Kings Road, Panmure (Lots 1 & 2 DP 120243, NA69C/662, NA69C/663)

vi) Auckland Manukau Eastern Transport Initiative (AMETI) – Stage 1 and Transit-Oriented Development Properties

vii) 15 Forge Way, Mount Wellington (Lot 5 DP 189494, NA119A/744)

viii) 7 and 9 Jellicoe Road, Mount Wellington (Section1-2 SO 458625, CFR 618285)

ix) 30-34 Potaka Lane, Panmure (Lot 1 DP 33816, NA881/95)

x) 486-492 Ellerslie-Panmure Highway, Mt Wellington (Lot 8 DP 12992and Lot 4 DP 39291 andLot 2 DP 61745, NA18A/739(part-cancelled))

xi) 516 Ellerslie-Panmure Highway, Mount Wellington (Lot 48 DP 20306, NA516/17(part-cancelled))

xii) Former 528 Ellerslie-Panmure Highway, Mount Wellington (legal road status, currently vacant and partially sealed)

xiii) 530 Ellerslie-Panmure Highway, Mount Wellington (Section 17 SO 471986, CFR 672278)

xiv) 532-534 Ellerslie-Panmure Highway, Mount Wellington (Section 19 SO 471986, CFR 672280)

xv) 535 Ellerslie-Panmure Highway, Mount Wellington (Section 29 SO 471986, CFR 672282)

xvi) 536 Ellerslie-Panmure Highway, Mount Wellington (Section 21 SO 471986, CFR 672281)

xvii) Auckland Manukau Eastern Transport Initiative (AMETI) – Stage 2
Item 10

Properties

xviii) 7-11 Queens Road, Panmure (Part Lot 2, Lot 3 & Lot 4 DP 36382, NA968/241(part-cancelled), NA957/203)

xix) 39-41 Queens Road, Panmure (Lot 18 DP 36382, Lot 19 DP 36382, Lot 21 DP 36382, NA1159/22, NA943/294, NA952/269)

xx) 11-13 Lagoon Drive, Panmure (Lot 3-4 DP 20487, NA2C/740)

xxi) 16 Lagoon Drive, Panmure (Lot 20 DP 36382, NA1054/224)

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xxiv) 26 Lagoon Drive, Panmure (Lot 1 DP 38838, NA1025/92)

xxv) 28 Lagoon Drive, Panmure (Lot 2 DP 38838, NA1186/83)

xxvi) 30 Lagoon Drive, Panmure (Lot 2 DP 66584, NA24A/425)

xxvii) 32-34 Lagoon Drive, Panmure (Lot 1 DP 75845, Part Lot 11 DP 54283, NA32B/817, NA3A/911)

xxviii) 1-19/10 Basin View Lane, Panmure (LOT 2 DP 92844)

xxix) 23 Domain Road, Panmure (Lot 1 DP 92844, NA49B/888)

xxx) 28-30 Pilkington Road, Mount Wellington (Lots 30 and 31 DP 52157, NA7A/1476, NA7A/1477(cancelled)), parking reserve, subject to the Reserves Act 1977.

d) note Panuku’s existing policy to give early notification to mana whenua of intent to divest council property in this area.

e) authorise the redevelopment of 7-13 Pilkington Road, Panmure as a mixed-use development with proceed of sale being ring-fenced to be reinvested into a new community facility in Panmure, subject to agreement with Auckland Council Community Facilities department and Maungakiekie-Tāmaki Local Board (Lot 1 DP 176192, Lots 457-460 DP 42010, Lots 1-3 DP 52083, NA33A/884, NA8B/972, NA33A/840, NA13C/818, NA4C/115, NA100C/965).

f) authorise Panuku initiating the process of revoking the reserve status registered against the eastern section of 28-30 Pilkington Road, Mount Wellington (LOTS 30 31 DP 52157 NZ GAZ 1982 P3119, NA7A/1476) to enable better development outcomes, subject to statutory processes.

g) note that the Finance and Performance Committee will need to approve the disposal of the properties in clause c) above and as referenced in the High Level Project Plan.

h) request that information relating to cultural impacts for properties listed in clauses c), e) and f) be provided as part of the report to the Finance and Performance Committee.

i) note that the confidential agenda report contains indicative delivery programme, commercial arrangements, and strategic acquisitions that are commercially sensitive.

CARRIED
## Properties endorsed for disposal by the Planning Committee as part of the Unlock Panmure High Level Project Plan

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Legal Description</th>
<th>Area (m²)</th>
<th>2017 Capital Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>59 Mountain Road, Mount Wellington</td>
<td>Lots 67 DP 35427, NA914/60</td>
<td>1,619m²</td>
<td>$1,750,000</td>
</tr>
<tr>
<td>59a Mountain Road, Mount Wellington</td>
<td>Section 1 SO 500055, CFR 797578</td>
<td>2,380m²</td>
<td>TBC</td>
</tr>
<tr>
<td>3 Mountwell Crescent, Mount Wellington</td>
<td>Section 3 SO 471986, CFR 672276</td>
<td>1,972m²</td>
<td>$3,850,000</td>
</tr>
<tr>
<td>3 Kings Road, Panmure</td>
<td>Lots 1 &amp; 2 DP 120243, NA69C/662, NA69C/663</td>
<td>3,373m²</td>
<td>$640,000</td>
</tr>
<tr>
<td>7 and 9 Jellicoe Road, Mount Wellington</td>
<td>Section1-2 SO 458625, CFR 618285</td>
<td>8,149m²</td>
<td>$12,250,000</td>
</tr>
</tbody>
</table>

## Auckland Transport Managed Properties – Stage 1

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Legal Description</th>
<th>Area (m²)</th>
<th>2017 Capital Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>7 Mountwell Crescent, Mount Wellington</td>
<td>Section 6 SO 471986, CFR 672277</td>
<td>2,572m²</td>
<td>$5,300,000</td>
</tr>
<tr>
<td>5 Forge Way, Mount Wellington</td>
<td>Lot 5 DP 189494, NA119A/744</td>
<td>2,456m²</td>
<td>$5,100,000</td>
</tr>
<tr>
<td>30-34 Potaka Lane, Panmure</td>
<td>Lot 1 DP 33816, NA881/95</td>
<td>1,581m²</td>
<td>$3,125,000</td>
</tr>
<tr>
<td>486-492 Ellerslie-Panmure Highway, Mount Wellington</td>
<td>Lot 8 DP 12992 and Lot 4 DP 39291 and Lot 2 DP 61745, NA18A/739 (part-cancelled)</td>
<td>4,578m²</td>
<td>$4,350,000</td>
</tr>
<tr>
<td>516 Ellerslie-Panmure Highway, Mount Wellington</td>
<td>Lot 48 DP 20306, NA616/17 (part-cancelled)</td>
<td>809m²</td>
<td>$1,260,000</td>
</tr>
<tr>
<td>Ex 528 Ellerslie-Panmure Highway, Mount Wellington</td>
<td>Currently vacant land and partially sealed</td>
<td>2,526m²</td>
<td>TBC</td>
</tr>
<tr>
<td>530 Ellerslie-Panmure Highway, Mount Wellington</td>
<td>Section 17 SO 471986, CFR 672278</td>
<td>971m²</td>
<td>$1,850,000</td>
</tr>
<tr>
<td>532-534 Ellerslie-Panmure Highway</td>
<td>Section 19 SO 471986, CFR 672280</td>
<td>2,179m²</td>
<td>$4,200,000</td>
</tr>
<tr>
<td>535 Ellerslie-Panmure Highway, Mount Wellington</td>
<td>Section 29 SO 471986, CFR 672282</td>
<td>5,249m²</td>
<td>$9,000,000</td>
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<tr>
<td>536 Ellerslie-Panmure Highway, Mount Wellington</td>
<td>Section 21 SO 471986, CFR 672281</td>
<td>751m²</td>
<td>$1,650,000</td>
</tr>
</tbody>
</table>
## Attachment B

### Item 10

<table>
<thead>
<tr>
<th>Property</th>
<th>Description</th>
<th>Total Area</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>7-11 Queens Road, Panmure</td>
<td>Part Lot 2, Lot 3 &amp; Lot 4 DP 36382, NA968/241 (part-cancelled), NA957/203</td>
<td>496m²</td>
<td>$1,200,000</td>
</tr>
<tr>
<td>39-41 Queens Road, Panmure</td>
<td>Lot 18 DP 36382, Lot 19 DP 36382, Lot 21 DP 36382, NA1159/22, NA943/294, NA952/269</td>
<td>1,051m²</td>
<td>$2,225,000</td>
</tr>
<tr>
<td>11-13 Lagoon Drive, Panmure</td>
<td>Lot 3-4 DP 20487, NA2C/740</td>
<td>1,616m²</td>
<td>$2,350,000</td>
</tr>
<tr>
<td>16 Lagoon Drive, Panmure</td>
<td>Lot 20 DP 36382, NA1054/224</td>
<td>855m²</td>
<td>$1,450,000</td>
</tr>
<tr>
<td>20 Lagoon Drive, Panmure</td>
<td>Lot 22 DP 36382, NA951/277</td>
<td>809m²</td>
<td>$1,400,000</td>
</tr>
<tr>
<td>22 Lagoon Drive, Panmure</td>
<td>Lot 15-17 DP 57965 and Part Lot 23 DP 36382, NA13D/444</td>
<td>1,196m²</td>
<td>$2,150,000</td>
</tr>
<tr>
<td>26 Lagoon Drive, Panmure</td>
<td>Lot 1 DP 38838, NA1025/92</td>
<td>812m²</td>
<td>$1,650,000</td>
</tr>
<tr>
<td>28 Lagoon Drive, Panmure</td>
<td>Lot 2 DP 38838, NA1186/83</td>
<td>809m²</td>
<td>$1,340,000</td>
</tr>
<tr>
<td>30 Lagoon Drive, Panmure</td>
<td>Lot 2 DP 66584, NA24A/425</td>
<td>1,143m²</td>
<td>$1,925,000</td>
</tr>
<tr>
<td>32-34 Lagoon Drive, Panmure</td>
<td>Lot 1 DP 75845, Part Lot 11 DP 54283, NA32B/817, NA8A/911</td>
<td>3,460m²</td>
<td>$5,600,000</td>
</tr>
<tr>
<td>1-19/10 Basin View Lane, Panmure</td>
<td>Lot 2 DP 92844</td>
<td>1,396m²</td>
<td>$6,640,000</td>
</tr>
<tr>
<td>23 Domain Road, Panmure</td>
<td>Lot 1 DP 92844, NA49B/888</td>
<td>678m²</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>28-30 Pilkington Road, Mount Wellington</td>
<td>Lots 30 and 31 DP 52157, NA7A/1476, NA7A/1477 (cancelled)</td>
<td>3,541m²</td>
<td>$3,175,000</td>
</tr>
</tbody>
</table>
Iwi feedback – 59 Mountain Road, Mt Wellington

Fifteen iwi authorities were contacted regarding the potential sale of 59 Mountain Road, Mt Wellington in October 2016. The following feedback was received.

i)  Ngāti Whatua  
    Site specific cultural and commercial interest in this property.

ii) Ngāti Whatua o Kaipara  
    No feedback was received regarding this site.

iii) Ngāti Whatua o Orakei  
    No feedback was received regarding this site.

iv)  Te Kawerau a Maki  
    No feedback was received regarding this site.

v)  Ngai Tai ki Tāmaki  
    Ngāi Tai ki Tāmaki expressed strong, site specific cultural and commercial interest in this property.

vi) Ngāti Tamaoho  
    No feedback was received for this site.

vii) Te Akitai - Waiohua  
    Akitai has expressed commercial interest in this property and noted it is within 500m of a site with cultural relevance to Te Akitai: Te Kai o Hikawaru (Panmure Basin) also called Te Wai Roto o Moto Ika.

viii) Ngāti Te Ata - Waiohua  
    Site specific cultural and commercial interest in this property.

ix)  Te Ahiwaru  
    No feedback was received regarding this site.

x)  Ngāti Paoa  
    No feedback was received regarding this site.

xi) Ngāti Whanaunga  
    No feedback was received for this site.

xii) Ngāti Maru  
    No feedback was received for this site.

xiii) Ngāti Tamaterā  
    No feedback was received for this site.

xiv) Patukiriki  
    No feedback was received for this site.

xv) Waikato Tainnu  
    No feedback was received regarding this site.
Iwi feedback – 59A Mountain Road, Mt Wellington

Fifteen iwi authorities were contacted regarding the potential sale of 59A Mountain Road, Mt Wellington in October 2016. The following feedback was received.

i) **Ngāti Whatua**  
Site specific cultural and commercial interest in this property.

ii) **Ngāti Whatua o Kaipara**  
No feedback was received regarding this site.

iii) **Ngāti Whatua o Orakei**  
No feedback was received regarding this site.

iv) **Te Kawerau a Maki**  
No feedback was received regarding this site.

v) **Ngai Tai ki Tāmaki**  
Ngāi Tai ki Tāmaki expressed strong, site specific cultural and commercial interest in this property.

vi) **Ngāti Tamaoho**  
No feedback was received for this site.

vii) **Te Akitai - Waiohua**  
Akitai has expressed commercial interest in this property and noted it is within 500m of a site with cultural relevance to Te Akitai: Te Kai o Hikawaru (Panmure Basin) also called Te Wai Roto o Moto Ika.

viii) **Ngāti Te Ata - Waiohua**  
Site specific cultural and commercial interest in this property.

ix) **Te Ahiwaru**  
No feedback was received regarding this site.

x) **Ngāti Paoa**  
No feedback was received regarding this site.

xi) **Ngāti Whanaunga**  
No feedback was received for this site.

xii) **Ngāti Maru**  
No feedback was received for this site.

xiii) **Ngāti Tamaterā**  
No feedback was received for this site.

xiv) **Patukirikiri**  
No feedback was received for this site.

xv) **Waikato Tainnui**  
No feedback was received regarding this site.
Iwi feedback – 3 Mountwell Crescent, Mt Wellington

15 mana whenua iwi authorities were contacted regarding the potential sale of 3 Mountwell Crescent, Mt Wellington in March 2017. The following feedback was received:

i) Patukirikiri
   No feedback received.

ii) Waikato-Tainui
   Waikato-Tainui signalled an interest in all sites identified for disposal and recommend development align with the Waikato-Tainui Environmental Plan including consultation with marae.

iii) Te Runanga o Ngāti Whatua
   Te Runanga has confirmed their interest in the area of proposed development. No site specific feedback received for this site, noting that as per earlier conversations with Te Runanga representatives, it is understood that any cultural significance considerations will be raised at hapū level and that all Ngāti Whatua hapū have been contacted about properties in their rohe.

iv) Te Ahiwaru
   No feedback received.

v) Ngāti Whatua o Kaipara
   No feedback received.

vi) Ngāti Whatua o Orakei
   No feedback received.

vii) Te Kawerau a Maki
   No feedback received.

viii) Ngāi Tai ki Tāmaki
   Ngāi Tai ki Tāmaki has drawn attention to their recent settlement and signalled an increased interest in council owned property that may come available for sale in their rohe.

ix) Te Akitai-Waiohua
   No feedback received.

x) Ngāti Te Ata-Waiohua
   Ngāti Te Ata has expressed cultural and commercial in the sites as it falls within the Maungarei footprint and the cultural landscape of Waiohua.

xi) Ngāti Paoa
   Ngāti Paoa has reinforced their desire to be kept in the loop for property disposals.

xii) Ngāti Whanaunga
    No feedback received.

xiii) Ngāti Maru
    Ngāti Maru has signaled interest to purchase the site should it become available for sale.
xiv)  **Ngāti Tamatera**  
No feedback received.

 xv)  **Ngāti Tamaoho**  
No feedback received.
Iwi feedback – 3 Kings Road, Panure

Fifteen iwi authorities were contacted regarding the potential sale of 3 Kings Road, Panure in April 2017. The following feedback was received.

i) Te Rūnanga o Ngāti Whātua
   Te Rūnanga has expressed commercial interest.

ii) Ngāti Whatua o Kaipara
    No feedback was received for this site.

iii) Ngāti Whatua o Orakei
     No feedback was received for this site.

iv) Te Kawerau a Maki
    No feedback was received for this site.

v) Ngai Tai ki Tāmaki
   Ngai Tai ki Tamaki has expressed commercial interest in the property and signaled an increased interest in council owned property that may come available for sale in their rohe.

vi) Ngāti Tamaoho
    No feedback was received for this site.

vii) Te Akitai - Waiohua
     No feedback was received for this site.

viii) Ngāti Te Ata - Waiohua
      No feedback was received for this site.

ix) Te Ahiwaru
    No feedback was received for this site.

x) Ngāti Paoa
   No feedback was received for this site.

xi) Ngāti Whanaunga
    Ngāti Whanaunga has expressed commercial interest.

xii) Ngāti Maru
     No feedback was received for this site.

xiii) Ngāti Tamaterā
       No feedback was received for this site.

xiv) Patukirikiri
     No feedback was received for this site.

xv) Waikato-Tainui
    No feedback was received for this site.
Te take mō te pūrongo / Purpose of the report

1. To obtain approval to dispose of six council-owned properties that Panuku Development Auckland (Panuku) considers suitable for sale.

Whakarāpopototanga matua / Executive summary

2. For the 2017/2018 financial year, Panuku’s statement of intent (SOI) requires it to identify properties from within council’s portfolio that may be suitable for potential sale to a combined value of $60 million, and to sell $100 million of property by 30 June 2018.

3. 156 Blockhouse Bay Road, Avondale and 2A Stokes Road, Mt Eden are vacant sites that have been identified as potentially surplus to council requirements through a review process. Consultation with council departments and CCOs, iwi authorities, the Whau Local Board and the Albert-Eden Local Board about the subject sites has now taken place. No alternative service uses were identified through the rationalisation process and feedback received was supportive of the proposed disposals. Due to this, we recommend disposal of the subject sites.

4. 570 Great South Road, Papatoetoe and 139 Kolmar Road, Papatoetoe are off-street car parks identified by Auckland Transport as having no strategic purpose for retention. Consultation with council departments and CCOs, iwi authorities and the Ōtara-Papatoetoe Local Board about the subject sites has now taken place. No alternative service uses were identified through the rationalisation process and feedback received was supportive of the proposed disposals. Due to this, we recommend disposal of the subject sites.

5. 22R Clyde Road, Ōtara and 66R Hallberry Road, Mangere East are vacant sites that were reviewed and identified as potentially surplus to council requirements following purchaser enquiries from members of the public. The subject sites are both reserves subject to the Reserves Act 1977. Consultation with council departments and CCOs, iwi authorities and the Ōtara-Papatoetoe Local Board about the subject sites has now taken place. No alternative service uses were identified through the rationalisation process and feedback received was supportive of the proposed disposals. Due to this, Panuku recommends that the reserve status be revoked and that the subject sites be divested. Final revocation of the reserve status will be subject to completing the statutory requirements of the Reserves Act 1977 and Local Government Act 2002, including public advertising.

Ngā tūtohunga / Recommendations

That the Finance and Performance Committee:

a) approve, subject to the satisfactory conclusion of any required statutory processes, the disposal of the land at 156 Blockhouse Bay Road, Avondale, comprised of an estate in fee simple more or less being Section 2 SO 487786 contained in computer freehold register CFR 755822;

b) approve, subject to the satisfactory conclusion of any required statutory processes, the disposal of approximately 110m² (subject to survey) at 2A Stokes Road, Mt Eden, comprised of an estate in fee simple more or less being Allotment 124 Section 6 Suburbs of Auckland contained in computer freehold register NA1061/16;

c) approve, subject to the satisfactory conclusion of any required statutory processes, the disposal of land at 570 Great South Road, Papatoetoe, comprised of an estate in fee simple more or less being Lot 2 DP 40086 contained in computer freehold register NA19A/591;
Item 11

d) approve, subject to the satisfactory conclusion of any required statutory processes, the disposal of land at 139 Kolmar Road, Papatoetoe, comprised of an estate in fee simple more or less being Part Lot 2 DP 88139 contained in computer freehold register NA45C/983 (part-cANCELLED);

e) approve, subject to the satisfactory conclusion of any required statutory processes:

i) the revocation of the reserve status of the land at 22R Clyde Road, Ōtara, more or less being Lot 183 DP 50724 contained in computer freehold register NA41D/928;

ii) the disposal of the land at 22R Clyde Road, Ōtara, more or less being Lot 183 DP 50724 contained in computer freehold register NA41D/928;

f) approve, subject to the satisfactory conclusion of any required statutory processes:

i) the revocation of the reserve status of the land at 66R Hallberry Road, Mangere East, more or less being Lot 125 DP 49579 contained in computer freehold register NA35D/1304;

ii) the disposal of the land at 66R Hallberry Road, Mangere East, more or less being Lot 125 DP 49579 contained in computer freehold register NA35D/1304; and

g) agree that final terms and conditions be approved under the appropriate delegations.

Horopaki / Context

6. Panuku is required to undertake ongoing review of council's property assets. This includes identifying properties from within council's portfolio that are no longer required for council service purposes and may be suitable for potential sale, and development if appropriate. Panuku has a particular focus on achieving housing and urban regeneration outcomes. Identifying potential sale properties contributes to the Long-term Plan 2015-2025 (LTP) and the Auckland Plan focus of accommodating the significant growth projected for the region over the coming decades, by providing council with an efficient use of capital and prioritisation of funds to achieve its activities and projects.

7. Once a property has been identified as potentially surplus, Panuku engages with council departments and its CCOs through an expression of interest process, to establish whether the property must be retained for a strategic purpose or is required for a future funded project. Once a property has been internally cleared of any service requirements, Panuku then consults with local boards, mana whenua and ward councillors. All sale recommendations must be approved by Panuku’s Board before a final recommendation is made to the Finance and Performance Committee.

Tātaritanga me ngā tohutohu / Analysis and advice

8. Property specific information is included in the Tātaritanga me ngā tohutohu / Analysis and advice section of the property attachments to this report.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

9. Local boards are informed of the commencement of the rationalisation process for specific properties. Following the close of the EOI period, relevant local boards are engaged with. Panuku attend workshops with the relevant local board and provide information about properties being rationalised in its local board area. A report is subsequently prepared for the local board business meeting so that its views can be formalised.
10. At the completion of the local board engagement for the subject sites, the following formal positions were confirmed.
   
   • The Whau Local Board endorsed the proposed disposal of 156 Blockhouse Bay Road, Avondale.
   
   • The Albert-Eden Local Board endorsed the proposed disposal of 2A Stokes Road, Mt Eden.
   
   • The Ōtara-Papatoetoe Local Board endorsed the proposed disposal of 570 Great South Road, Papatoetoe and 139 Kolmar Road, Papatoetoe, and endorsed the proposed reserve revocation and disposal of 22R Clyde Road, Ōtara and 66R Hallberry Road, Mangere East.

11. Additional property specific feedback received is included in the Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views section of the property attachments to this report.

**Tauākī whakaaweawe Māori / Māori impact statement**

12. The importance of effective communication and engagement with Māori on the subject of land is understood. Panuku has a robust form of engagement with mana whenua groups across the region. Each relevant mana whenua group is contacted independently regarding council owned-land subject to rationalisation and requested to give feedback.

13. Panuku’s engagement directs mana whenua to respond with any issues of particular cultural significance the group would like to formally express in relation to the subject properties. We also request notes regarding any preferred outcomes that the group would like Panuku to consider in our formal reporting to council. Possible outcomes could include commemoration or physical acknowledgment in the form of plaques or other mutually agreed means of recognition.

14. Panuku received notification from Ngāti Tamaoho, advising that 570 Great South Road, Papatoetoe and 22R Clyde Road, Ōtara are of cultural significance and requested that it be involved in future development of the sites. Panuku have sought clarification from Ngāti Tamaoho regarding further site specific issues, including kaitiaki recommendations around future management of the land, acknowledgements or other outcomes that council needs to consider as part of a decision to approve the sites for disposal. No response has been received, so Panuku will follow up again with Ngāti Tamaoho if the subject sites are approved for disposal.

15. Mana whenua groups are also invited to express potential commercial interest in the subject properties. In the event a property is approved for sale, all groups are alerted of the decision, and all groups are alerted once a property comes on the market.

16. Panuku received notifications of commercial interest from the following iwi entities.
   
   • Ngāti Tamaoho advised it has potential commercial interest in 570 Great South Road, Papatoetoe should it be approved for disposal.
   
   • Ngāi Tai ki Tamaki advised it has commercial interests in 139 Kolmar Road, Papatoetoe and 66R Hallberry Road, Mangere East and signaled an increased interest in council owned property that may come available for sale in their rohe.
   
   • Ngaati Whanaunga Whanaunga advised it has commercial interests in 156 Blockhouse Bay Road, Avondale, 570 Great South Road, Papatoetoe, 139 Kolmar Road, Papatoetoe and 66R Hallberry Road, Mangere East.

17. If the subject sites are approved for disposal, Panuku will follow up with those iwi entities regarding potential commercial opportunities.

18. Additional property specific information is included in the mana whenua engagement section of the property attachments to this report.
19. Capital receipts from the sale of surplus properties contribute to Auckland Plan outcomes and the LTP by providing the Council with an efficient use of capital and prioritisation of funds to achieve its activities and projects. In the 2017/2018 financial year, the LTP has forecast the disposal of non-strategic council assets to the combined value of $67 million.

20. In accordance with the Local Government Act 2002, the annual statement of intent states the activities and intentions of Panuku, the objectives that those activities will contribute to and performance measures and targets as the basis of organisational accountability. For the 2017/2018 financial year Panuku is required to identify properties from within council’s portfolio that may be suitable for potential sale to a combined value of $60 million and to sell $100 million of property by 30 June 2018.

21. No risks associated with the recommendations contained in this report have been identified.

22. The results of the rationalisation process for the subject site are that they are not required for current or future service requirements. As such, we recommend they be divested.

23. Property specific information is included in the next steps section of the property attachments to this report.

### Ngā tāpirihanga / Attachments

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>156 Blockhouse Bay Road, Avondale property information</td>
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</tr>
<tr>
<td>B</td>
<td>2A Stokes Road, Mt Eden property information</td>
<td>69</td>
</tr>
<tr>
<td>C</td>
<td>570 Great South Road, Papatoetoe property information</td>
<td>73</td>
</tr>
<tr>
<td>D</td>
<td>139 Kolmar Road, Papatoetoe property information</td>
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<tr>
<td>E</td>
<td>22R Clyde Road, Ōtara property information</td>
<td>81</td>
</tr>
<tr>
<td>F</td>
<td>66R Hallberry Road, Mangere East property information</td>
<td>85</td>
</tr>
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</table>

### Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Author</td>
<td>Anthony Lewis - Senior Advisor, Portfolio Review, Panuku Development Auckland</td>
</tr>
<tr>
<td>Authorisers</td>
<td>Letitia Edwards - Team Leader Portfolio Review, Panuku Development Auckland</td>
</tr>
<tr>
<td></td>
<td>David Rankin - Chief Operating Officer, Panuku Development Auckland</td>
</tr>
<tr>
<td></td>
<td>Matthew Walker - Acting Group Chief Financial Officer</td>
</tr>
</tbody>
</table>

Disposal recommendations report April 2018
156 Blockhouse Bay Road, Avondale property information

Whakarāpopotanga matua / Executive summary
1. The council owned site at 156 Blockhouse Bay Road, Avondale is a narrow, vacant site that has been identified as potentially surplus to council requirements through a review process. The rationalisation process commenced in July 2017. Consultation with council and its CCOs, iwi authorities and the Whau Local Board has now taken place. No planned and funded alternative service uses were identified for this site through the rationalisation process. As such we recommend that it be divested.

Tātaritanga me ngā tohutohu / Analysis and advice

Property information
2. 156 Blockhouse Bay Road, Avondale is a narrow 103m² strip of land remaining from a larger section that was acquired by the former Auckland City Council in 1950 for street widening purposes and to prevent building which would obstruct visibility at the intersection.
3. In 2015 AT released 156 Blockhouse Bay Road, Avondale as not required for its future service needs and having no strategic purpose requiring retention. It was subsequently transferred to Panuku for rationalisation.
4. The Auckland Unitary Plan zoning of 156 Blockhouse Bay Road, Avondale is Terrace Housing and Apartment Buildings. It has a 2017 capital valuation of $65,000.
5. 156 Blockhouse Bay Road, Avondale is not subject to offer back obligations to the former owners under section 40 of the Public Works Act 1981.

Internal consultation
6. The internal consultation for 156 Blockhouse Bay Road, Avondale commenced in July 2017. No alternative service uses were identified.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views
7. The Whau Local Board endorsed the proposed disposal of 156 Blockhouse Bay Road, Avondale at its 13 December 2017 business meeting.

Mana Whenua engagement
8. 14 mana whenua iwi authorities were contacted regarding the potential sale of 156 Blockhouse Bay Road, Avondale. The following feedback was received.
   a) Te Runanga o Ngati Whatua
      No feedback was received for the subject site.
   b) Ngati Whatua o Kaipara
      No feedback was received for the subject site.
   c) Ngati Whatua o Orakei
      No feedback was received for the subject site.
   d) Te Kawerau a Maki
      No feedback was received for the subject site.
   e) Ngai Tai ki Tamaki
      No feedback was received for the subject site.
   f) Ngati Tamaoho
No feedback was received for the subject site.

g) Te ākitai - Waiohua
   No feedback was received for the subject site.

h) Ngāti Te Ata - Waiohua
   No feedback was received for the subject site.

i) Te Ahiwaru
   No feedback was received for the subject site.

j) Ngāti Pāoa
   No feedback was received for the subject site.

k) Ngaati Whanaunga
   Ngaati Whanaunga advised it has commercial interest in the subject site. If approved for disposal, Panuku will follow up with Ngaati Whanaunga.

l) Ngāti Maru
   No feedback was received for the subject site.

m) Ngāti Tamatea
   No feedback was received for the subject site.

n) Waikato-Tainui
   No feedback was received for the subject site.

Ngā koringa ā-muri / Next steps

9. The results of the rationalisation process is that 156 Blockhouse Bay Road, Avondale is not required for current or future service requirements. As such, we recommend it be divested.

10. There has been registered interest from the adjoining property owner should 156 Blockhouse Bay Road, Avondale be approved for sale. There is also registered commercial interest from one iwi entity regarding the subject site. These interests can be explored further should the Finance and Performance Committee approve the proposed disposal.
Images
2A Stokes Road, Mt Eden property information

Whakarāpopototanga matua / Executive summary
1. The council owned site at 2A Stokes Road, Mt Eden has been identified as potentially surplus to council requirements through a review process. The rationalisation process commenced in December 2016. Consultation with council departments and its CCOs, iwi authorities and the Albert-Eden Local Board has now taken place. No alternative service uses were identified through the rationalisation process and feedback received was supportive of the proposed disposal. As such we recommend that it be divested.

Tātaritanga me ngā tohutohu / Analysis and advice
Property information
2. 2A Stokes Road, Mt Eden is a 149m² site that was purchased by the former Mount Eden Borough Council in 1951 under the Public Works Act 1928 for the purpose of public conveniences.
3. The rear of the site has no legal access, as the toilets occupy the whole width of the site. Only the vacant area of approximately 110m² behind the toilet block is subject to a Panuku led rationalisation process. The toilet block is being retained by council.
4. The Auckland Unitary Plan zoning is Business - Local Centre, the total area of 2A Stokes Road, Mt Eden has a 2017 land valuation of $500,000.
5. 2A Stokes Road, Mt Eden is likely to be subject to offer back obligations to the former owner under section 40 of the Public Works Act 1981.

Internal consultation
6. The internal consultation for 2A Stokes Road, Mt Eden commenced in December 2016. No alternative service uses were identified.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views
7. The Albert-Eden Local Board endorsed the proposed disposal of 2A Stokes Road, Mt Eden at its 22 November 2017 business meeting.

Mana Whenua engagement
8. 14 iwi authorities were contacted regarding the potential sale of 2A Stokes Road, Mt Eden. The following feedback was received.
   a) Ngai Tai ki Tāmaki
      No feedback was received regarding the subject site.
   b) Ngāti Tamaoho
      No feedback was received regarding the subject site.
   c) Te Akitai - Waiohua
      No feedback was received regarding the subject site.
   d) Ngāti Te Ata - Waiohua
      No feedback was received regarding the subject site.
   e) Te Ahiwaru
      No feedback was received regarding the subject site.
   f) Ngāti Paoa
No feedback was received regarding the subject site.

**g) Ngaati Whanaunga**
No feedback was received regarding the subject site.

**h) Ngāti Maru**
No feedback was received regarding the subject site.

**i) Ngāti Tamaterā**
No feedback was received regarding the subject site.

**j) Waikato-Tainui**
No feedback was received regarding the subject site.

**k) Te Rūnanga o Ngāti Whātua**
No feedback was received regarding the subject site.

**l) Ngāti Whatua o Kaipara**
No feedback was received regarding the subject site.

**m) Ngāti Whatua o Orakei**
Ngāti Whatua o Orakei advised it does not have commercial or cultural interests in the subject site.

**n) Te Kawerau a Maki**
No feedback was received regarding the subject site.

**Ngā koringa ā-muri / Next steps**

9. The results of the rationalisation process are that the subject site is not required for current or future service requirements. As such, we recommend that the vacant area of approximately 110m² at 2A Stokes Road, Mt Eden be divested.

10. The adjoining land owner has registered interest in purchasing the subject site. This can be explored further should the Finance and Performance Committee approve the proposed disposal.

11. If approved for disposal, the subject portion of land will need to be sub-divided from the toilet block that will be retained in council’s ownership.
Images

Green hatched area is the subject of rationalisation.
570 Great South Road, Papatoetoe property information

Whakarāpopotanga matua / Executive summary
1. 570 Great South Road, Papatoetoe is an off-street car park released by AT as not required for its future service purposes and having no strategic purpose to retain. The rationalisation process commenced in July 2017. Consultation with council departments and CCOs, iwi authorities, the Ōtara-Papatoetoe Local Board has now taken place. No planned and funded alternative service uses were identified for this site through the rationalisation process. As such we recommend that it be divested.

Tātaritanga me ngā tohutohu / Analysis and advice

Property information
2. 570 Great South Road, Papatoetoe is an off street car park comprising 812m². It was acquired by the former City of Papatoetoe for car parking purposes in 1978.
3. In 2015 the AT Board released the subject site as it was not required for AT’s future infrastructure requirements. It was subsequently transferred to Panuku for rationalisation.
4. This site has a 2017 capital valuation of $785,000. The Auckland Unitary Plan zoning is Mixed Housing Suburban.
5. 570 Great South Road, Papatoetoe is not subject to offer back obligations to the former owners under section 40 of the Public Works Act 1981.

Internal consultation
6. The internal consultation for 570 Great South Road, Papatoetoe commenced in July 2017. No alternative service uses were identified.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views
7. The Ōtara-Papatoetoe Local Board endorsed the proposed disposal of 570 Great South Road, Papatoetoe at its 21 November 2017 business meeting.

Mana Whenua engagement
8. 11 mana whenua iwi authorities were contacted regarding the potential sale of 570 Great South Road, Papatoetoe. The following feedback was received.
   a) Te Kawerau a Maki
      No feedback was received regarding the subject site.
   b) Ngai Tai ki Tamaki
      No feedback was received regarding the subject site.
   c) Ngāti Tamaoho
      Ngāti Tamaoho has advised that the site is of cultural and commercial significance and expressed interest to be involved in future development of the site. Panuku have sought clarification from Ngāti Tamaoho regarding further site specific issues, including kaitiaki recommendations around future management of the land, acknowledgements or other outcomes that council needs to consider as part of a decision to approve the sites for disposal. No response has been received, so Panuku will follow up again with Ngāti Tamaoho if approved for disposal.
   d) Te ākitai - Waiohua
      No feedback was received regarding the subject site.
e) Ngāti Te Ata – Waiohua
   No feedback was received regarding the subject site.

f) Te Ahiwaru
   No feedback was received regarding the subject site.

g) Ngati Paoa
   No feedback was received regarding the subject site.

h) Ngaati Whanaunga
   Ngaati Whanaunga advised it has commercial interest in the subject site. If approved for disposal, Panuku will follow up with Ngaati Whanaunga on potential commercial opportunities.

i) Ngati Maru
   No feedback was received regarding the subject site.

j) Ngati Tamatera
   No feedback was received regarding the subject site.

k) Waikato Tanui
   No feedback was received regarding the subject site.

**Ngā koringa ā-muri / Next steps**

9. The results of the rationalisation process are that 570 Great South Road, Papatoetoe is not required for current or future service requirements. As such, we recommend it be divested.

10. There has been commercial interest registered from two iwi entities in acquiring 570 Great South Road, Papatoetoe. This can be explored further should the Finance and Performance Committee approve the proposed disposal.
139 Kolmar Road, Papatoetoe property information

Whakarāpopotanga matua / Executive summary
1. 139 Kolmar Road, Papatoetoe is an off-street car park released by AT as not required for its future service purposes and having no strategic purpose to retain. The rationalisation process commenced in April 2017. Consultation with council departments and CCOs, iwi authorities, the Ōtara-Papatoetoe Local Board has now taken place. No planned and funded alternative service uses were identified for this site through the rationalisation process. As such we recommend that it be divested.

Tātaritanga me ngā tohutohu / Analysis and advice

Property information
2. 139 Kolmar Road, Papatoetoe is an off street car park comprising 685m² remaining from land acquired by the former Papatoetoe City Council for future car park development purposes in 1982. 139 Kolmar Road, Papatoetoe is subject to car parking designation ID 1818.
3. In 2015 the AT Board released 139 Kolmar Road, Papatoetoe as not required for future service needs and having no strategic purpose requiring retention. It was subsequently transferred to Panuku for rationalisation.
4. This site has a 2017 capital valuation of $1.4 million. The Auckland Unitary Plan zoning is Business Town Centre.
5. 139 Kolmar Road, Papatoetoe is subject to offer back obligations to the former owners under section 40 of the Public Works Act 1981.

Internal consultation
6. The internal consultation for 139 Kolmar Road, Papatoetoe commenced in April 2017. No alternative service uses were identified.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views
7. The Ōtara-Papatoetoe Local Board endorsed the proposed disposal of 139 Kolmar Road, Papatoetoe at its 21 November 2017 business meeting.

Mana Whenua engagement
8. 11 mana whenua iwi authorities were contacted regarding the potential sale of 139 Kolmar Road, Papatoetoe. The following feedback was received.
   a) Te Kawerau a Maki
      No feedback was received for the subject site.
   b) Ngai Tai ki Tāmaki
      Ngāi Tai ki Tāmaki advised it has commercial interest in the subject site and signaled an increased interest in council owned property that may come available for sale in their rohe. If approved for disposal, Panuku will follow up with Ngāi Tai ki Tāmaki on potential commercial opportunities.
   c) Ngāti Tamaoho
      No feedback was received for the subject site.
   d) Te Akitai - Waiohua
No feedback was received for the subject site.

e) Ngāti Te Ata - Waiohua
No feedback was received for the subject site.

f) Te Ahiwaru
No feedback was received for the subject site.

g) Ngāti Paoa
No feedback was received for the subject site.

h) Ngaati Whanaunga
Ngāti Whanaunga advised it has commercial interest in the subject site. If approved for disposal, Panuku will follow up with Ngāti Whanaunga on potential commercial opportunities.

i) Ngāti Maru
No feedback was received for the subject site.

j) Ngāti Tamaterā
No feedback was received for the subject site.

k) Waikato-Tainui
No feedback was received for the subject site.

Ngā koringa ā-muri / Next steps

9. The results of the rationalisation process are that 139 Kolmar Road, Papatoetoe is not required for current or future service requirements. As such, we recommend it be divested.

10. There was interest registered from an adjoining land owner in developing the subject site prior to the rationalisation process commencing. There has also been commercial interest registered from two iwi entities in acquiring 139 Kolmar Road, Papatoetoe.

11. Should the Finance and Performance Committee approve the proposed disposal, Panuku will explore disposal options that best deliver development outcomes in line with the Auckland Unitary Plan and which are commercially viable.

12. AT will remove car parking designation ID 1818 from the subject site if it is approved for disposal.
22R Clyde Road, Ōtara property information

Whakarāpopotangata matua / Executive summary
1. 22R Clyde Road, Ōtara is vacant land that was reviewed following an enquiry from a neighbouring property owner seeking to purchase the subject site. It is a reserve subject to the Reserves Act 1977. The rationalisation process commenced in July 2017. Consultation with council and its CCOs, iwi authorities and the Ōtara-Papatoetoe Local Board has now taken place. No planned and funded alternative service uses were identified for the subject site through the rationalisation process. As such we recommend it be divested.

Tātaritanga me ngā tohutohu / Analysis and advice
Property information
2. 22R Clyde Road, Ōtara is a 328m² area of vacant land vested by the Crown in the former Manukau City Council (MCC) as recreation reserve in trust in 1969. As a recreation reserve, the site is subject to the Reserves Act 1977.
3. Council’s Parks team received an enquiry from the neighbouring property owner seeking to purchase the subject site. The Parks and Recreation Policy team assessed 22R Clyde Road, Ōtara and found that it does not need to be retained for open space purposes as it does not connect to existing open space networks and is located close to an existing children’s playground and several sports fields providing adequate open space requirements for the community in the area. 22R Clyde Road, Ōtara was subsequently transferred to Panuku for rationalisation.
4. The Auckland Unitary Plan zoning is Open Space, Informal Recreation. 22R Clyde Road, Ōtara has a 2017 capital valuation of $420,000.
5. 22R Clyde Rd Ōtara is subject to offer back obligations in accordance with section 40 of the Public Works Act 1981.

Internal consultation
6. The internal consultation for 22R Clyde Road, Ōtara commenced in July 2017. No expressions of interest were received during the internal consultation process and no issues were raised.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views
7. The Ōtara-Papatoetoe Local Board endorsed the proposed reserve revocation and disposal of 22R Clyde Road, Ōtara at its 21 November 2017 business meeting.

Mana Whenua engagement
8. 11 iwi authorities were contacted regarding the potential sale of 22R Clyde Road, Ōtara. The following feedback was received.
   a) Te Kawerau a Maki
      No feedback was received regarding the subject site.
   b) Ngai Tai ki Tāmaki
      No feedback was received regarding the subject site.
   c) Ngāti Tamaoho
      Ngāti Tamaoho advised that the subject site is in an area of particular cultural significance. Ngāti Tamaoho requested that it be involved in any consideration of how the land could be used in future. Panuku have sought clarification from Ngāti Tamaoho
regarding further site specific issues, including kaitiaki recommendations around future management of the land, acknowledgements or other outcomes that council needs to consider as part of a decision to approve the sites for disposal. No response has been received, so Panuku will follow up with Ngāti Tamaoho again if this site is approved for disposal.

d) Te Akitai - Waiohua
   No feedback was received for the subject site.

e) Ngāti Te Ata - Waiohua
   No feedback was received for the subject site.

f) Te Ahiwaru
   No feedback was received for the subject site.

g) Ngāti Paoa
   No feedback was received for the subject site.

h) Ngaati Whanaunga
   No feedback was received for the subject site.

i) Ngāti Maru
   No feedback was received for the subject site.

j) Ngāti Tamaterā
   No feedback was received for the subject site.

k) Waikato-Tainui
   No feedback was received for the subject site.

**Ngā koringa ā-muri / Next steps**

9. The results of the rationalisation process are that 22R Clyde Road, Ōtara is not required for current or future service requirements. As such, we recommend that the reserve status be revoked and it be divested.

10. 22R Clyde Road, Ōtara is a recreation reserve subject to the Reserves Act 1977. Accordingly the reserve status will need to be revoked under section 24 of the Reserves Act 1977 before any proposed disposal could be completed.

11. The adjoining landowner has expressed interest in purchasing the subject site should it be approved for sale. This can be explored further should the Finance and Performance Committee approve the proposed disposal.
66R Hallberry Road, Mangere East property information

Whakarāpopotanga matua / Executive summary
1. 66R Hallberry Road, Mangere East is vacant land that was reviewed following an enquiry from a member of the public seeking to purchase the subject site. It is a reserve subject to the Reserves Act 1977. The rationalisation process commenced in April 2017. Consultation with council and its CCOs, iwi authorities and the Ōtara-Papatoetoe Local Board has now taken place. No planned and funded alternative service uses were identified for this site through the rationalisation process. As such we recommend it be divested.

Tātaritanga me ngā tohutohu / Analysis and advice

Property information
2. 66R Hallberry Road, Mangere East is a 551m² vacant site vested as road reserve upon subdivision with the former Manukau City Council in 1961. It is a local purpose (road) reserve subject to the Reserves Act 1977.
3. Following an enquiry from a member of the public seeking to purchase 66R Hallberry Road, Mangere East, AT confirmed that it has no strategic transport purpose for the site. Council’s Parks and Recreation Policy team also confirmed that there is no requirement to retain it for open space purposes. The subject site was subsequently transferred to Panuku for rationalisation.
4. The Unitary Plan zoning is Mixed Housing Suburban. It has a 2017 capital valuation of $220,000.
5. 66R Hallberry Road, Mangere East is not subject to offer back obligations in accordance with section 40 of the Public Works Act 1981.

Internal consultation
6. The internal consultation for 66R Hallberry Road, Mangere East commenced in April 2017. No alternative service uses were identified.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views
7. The Ōtara-Papatoetoe Local Board endorsed the proposed reserve revocation and disposal of 66R Hallberry Road, Mangere East at its 21 November 2017 business meeting.

Mana Whenua engagement
8. 11 iwi authorities were contacted regarding the potential sale of 66R Hallberry Road, Mangere East. The following feedback was received.
   a) Te Kawerau a Maki
      No feedback was received for the subject site.
   b) Ngāi Tai ki Tāmaki
      Ngāi Tai ki Tamaki advised it has commercial interest in this site and signaled an increased interest in council owned property that may come available for sale in their rohe. If approved for disposal, Panuku will follow up with Ngāi Tai ki Tamaki on potential commercial opportunities.
   c) Ngāti Tamaoho
      No feedback was received for the subject site.
   d) Te Akitai - Waiohua
No feedback was received for the subject site.

e) Ngāti Te Aka - Waiohua
   No feedback was received for the subject site.

f) Te Ahiwaru
   No feedback was received for the subject site.

g) Ngāti Paoa
   No feedback was received for the subject site.

h) Ngaati Whanaunga
   Ngaati Whanaunga advised it has commercial interest in the subject site. If approved for disposal, Panuku will follow up with Ngaati Whanaunga on potential commercial opportunities.

i) Ngāti Maru
   No feedback was received for the subject site.

j) Ngāti Tamaterā
   No feedback was received for the subject site.

k) Waikato-Tainui
   No feedback was received for the subject site.

Ngā koringa ā-muri / Next steps

9. The results of the rationalisation process are that 66R Hallberry Road, Mangere East is not required for current or future service requirements. As such, we recommend that the reserve status be revoked and it be divested.

10. 66R Hallberry Road, Mangere East is a local purpose (road) reserve subject to the Reserves Act 1977. Accordingly the reserve status will need to be revoked under section 24 of the Reserves Act 1977 before any proposed disposal could be completed.

11. There has been registered interest from a member of the public in purchasing the subject site for housing purposes should it be approved for sale. There has also been commercial interest registered from two iwi entities in acquiring 66R Hallberry Road, Mangere East. These can be explored further should the Finance and Performance Committee approve the proposed disposal.
Te take mō te pūrongo / Purpose of the report
1. To consider the 2018/2019 levy for the Museum of Transport and Technology (MOTAT).

Whakarāpopototanga matua / Executive summary
2. MOTAT is one of Auckland’s main cultural heritage institutions.
3. The Museum of Transport and Technology Act 2000 allows MOTAT to levy Auckland Council for funding on an annual basis. Auckland Council through Regional Facilities Auckland can provide feedback on MOTAT’s draft Annual Plan 2018/2019 (draft Annual Plan) but does not have a direct role in monitoring MOTAT’s outcomes or financial performance.
4. This year the MOTAT levy request is for $13,973,339. While this is a decrease on last year’s levy, the 2017/2018 levy included a one-off sum for resolving building issues. This year’s levy is a 6.7 per cent increase (over two years) from the levy in 2016/2017.
5. MOTAT’s draft Annual Plan (Attachment A) clearly sets out its organisational structure, core objectives, performance measures, and supporting financial information. MOTAT continues to pursue improvements in basic museum operations (such as collection care), as well as offering interesting experiences for visitors.
6. Longer-term, MOTAT’s major challenge is to have a clearly defined strategic role within the Auckland cultural heritage sector, and to secure major capital redevelopment funding to support that role. The cultural heritage review which has recently started will assist with defining MOTAT’s role.
7. Staff recommend approval of the MOTAT levy request for 2018/2019, as it meets the purposes of MOTAT as set out in its legislation, and the draft Annual Plan clearly sets out MOTAT’s planned activities for the coming year. Regional Facilities Auckland has worked with MOTAT on the draft Annual Plan and recommends that it be approved (Attachment B).

Ngā tūtohunga / Recommendation
That the Finance and Performance Committee:
a) approve the total levy applied for by the Museum of Transport and Technology of $13,973,339 for 2018/2019.

Horopaki / Context
Legislative framework
8. MOTAT operates under the Museum of Transport and Technology Act 2000. The Act requires the Board to maintain, manage, and develop MOTAT and its collections and provide for the recording and presentation of the history of transport and technology in Auckland and New Zealand. The Board must also provide maximum community benefit, including providing for education which engages and entertains, promoting historical and scientific research and achieving customer satisfaction through continuous improvement.
9. Council is obliged to fund MOTAT under the levy provisions of the Act, which gives MOTAT security of public funding for its activities, including maintenance and development. These provisions were originally developed in the pre-amalgamation context to ensure that all councils in the Auckland region contributed equitably to MOTAT.

10. The levy must be set by 30 April 2018, either through agreement or arbitration.

**Role of Regional Facilities Auckland**

11. Regional Facilities Auckland and Auckland Council have an Advisory and Management Agreement under which Regional Facilities Auckland has been appointed council’s advisor for MOTAT’s annual funding process.

12. The legislation requires MOTAT to publish its draft annual plan and publicly consult on the levy request being made to Auckland Council. Regional Facilities Auckland made a submission and MOTAT has considered this along with other submissions received.

13. Regional Facilities Auckland has written to Auckland Council and recommends approval of the levy. Regional Facilities Auckland notes the funding request is within the levy cap. Other elements of Regional Facilities Auckland’s advice, as expressed in the submission and the letter to council, have been incorporated into this report.

**Cultural heritage review**


15. The review began in early April 2018, and has three purposes:

   - set out whether there is a case for change in current sector arrangements to achieve better value from council investment in the cultural heritage sector;
   - make recommendations about the key strategic objectives and investment priorities the cultural heritage sector in Auckland should be seeking to meet;
   - describe the nature of any sector governance changes which should be made.

16. The review will not consider the quantum of funding for the cultural institutions. The review will conclude in August 2018.

**Tātaritanga me ngā tohutohu / Analysis and advice**

17. The levy indicated within the final draft Annual Plan is $13.973 million. While this is a reduction from the 2017/2018 levy, last year’s levy included additional funding to deal with asbestos issues at MOTAT. The requested levy represents a 6.7 per cent increase in two years over the 2016/2017 levy of $13.1 million.

18. The future focussed part of the MOTAT draft Annual Plan begins from page 19. It sets out the three-main organisational ‘hubs’ of MOTAT – Museum Experience, Collections, and Business Services. There is a clear description of what each of these hubs does, and which of the strategic/core objectives they contribute to.

19. MOTAT’s core objectives are to:

   - maximise the visitor experience
   - empower the MOTAT team
   - improve the quality of the collection and its care
   - improve business and community sustainability.
20. A summary of the specific projects supporting those objectives is provided in the chair and chief executive’s overview at the beginning of the document.

21. The way MOTAT sets out its organisational structure, core objectives, and performance measures and targets is logical and clear. While the measures are somewhat output focussed, they have a clear link to the objectives, and are relatively consistent with measures used in previous years, which allows progress to be tracked in specific areas. If a clear set of sector-wide outcomes emerge from the cultural heritage sector review, this would assist MOTAT to develop a wider outcomes perspective.

22. The Financial Overview section is similarly clear. The indicative budgets show clear summaries of revenue and expenditure, including on capital projects. Operating expenditure is then shown according to each of the three organisational hubs, making it clear to track what is driving increased expenditure. Two areas show a major reduction (exhibitions and innovation engagement), but this is in order to reallocate money to respectively ensure buildings are maintained for future years, and to integrate engagement processes within other areas.

23. Regional Facilities Auckland has noted that it will continue to ask MOTAT to investigate how it can increase its revenue through existing and new initiatives, as well as considering how further operational efficiencies can be found.

24. Another key focus for MOTAT this year is its ongoing need for more comprehensive capital investment. To that end, MOTAT has placed a bid for investment into the long-term plan process, to develop the first stages of its masterplan. This is a separate matter from the levy process, and will be considered separately by councillors in the long-term plan process.

25. Staff recommend approval of the MOTAT levy request. The other main option is to dispute the levy amount and enter arbitration. However, this is not recommended, because the MOTAT levy request meets the purposes of the museum as set out in its legislation, and the draft Annual Plan has clearly set out MOTAT's planned activities for the coming year. There are no apparent grounds that would justify rejecting the levy request. Regional Facilities Auckland has worked with MOTAT on the plan and has recommended to Auckland Council that it be approved.

26. MOTAT is keenly awaiting progress on the cultural heritage review, and Regional Facilities Auckland has made clear council’s expectation that MOTAT will participate fully in that process, and to respond to recommendations arising from it.

27. Staff note MOTAT’s participation in the recently initiated ‘Museums of Auckland’ concept, a collaborative effort of Auckland’s five main cultural institutions. The first product of this is a website which brings together information about each of Auckland’s five main cultural institutions, such as current and upcoming exhibitions. This is a useful first step in achieving greater coordination and strategic collaboration between the institutions. As the initiative develops, it will require all parties, including Regional Facilities Auckland as controller of Auckland Art Gallery and now the Maritime Museum, to be open to the collaborative opportunities which may arise.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

28. Decision making and oversight in respect of regional activities is the responsibility of the Governing Body.

Tauākī whakaaweawe Māori / Māori impact statement

29. MOTAT is planning to develop an exhibition specifically focussed on Māori and innovation. However, MOTAT is still working to more fully understand how to integrate a bicultural perspective into its activities, as required by its legislation (s12(c)).
30. Regional Facilities Auckland has asked MOTAT to consider in the coming year how it can further integrate Te Reo and Māori tikanga into its visitor engagement in future years, and to develop an appropriate measure and targets for this.

**Ngā ritenga ā-pūtea / Financial implications**

31. The levy request for 2018/2019 is $13,973,339. This is within the levy cap provided for by legislation and is within the budget allowed for regional grants in the current Long-term Plan 2015-2025.

**Ngā raru tūpono / Risks**

32. There are two main risks for council. The first is that MOTAT continues to require long-term decision-making about its capital development plans. In the short term, the condition of buildings at MOTAT means that bids for emergency funding (such as was provided last year to resolve asbestos issues) might arise. If MOTAT is to continue, it will be likely to need investment. The cultural heritage review will help determine the future focus and role of MOTAT within the Auckland museum sector, which will in turn help inform the case for capital redevelopment and its scale.

33. Secondly, there is a financial risk to council from MOTAT seeking increases to its levy in the future. MOTAT has presented relatively moderate increases to its levy, and its levy cap is far lower than that of the Auckland War Memorial Museum, so officers consider the risk to be low at present.

**Ngā koringa ā-muri / Next steps**

34. If this committee approves the proposed levy, payment will be made on 1 July 2018.

**Ngā tāpirihanga / Attachments**

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<thead>
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<td>A</td>
<td>MOTAT draft Annual Plan 2018/2019 <em>(Under Separate Cover)</em></td>
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<tr>
<td>B</td>
<td>RFA letter to Auckland Council re MOTAT levy request</td>
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**Ngā kaihaina / Signatories**

<table>
<thead>
<tr>
<th>Author</th>
<th>Edward Siddle - Principal Advisor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>Alastair Cameron - Manager - CCO Governance &amp; External Partnerships</td>
</tr>
<tr>
<td></td>
<td>Phil Wilson - Governance Director</td>
</tr>
<tr>
<td></td>
<td>Matthew Walker - Acting Group Chief Financial Officer</td>
</tr>
</tbody>
</table>
7 March 2018

Stephen Town
Chief Executive
Auckland Council
35 Albert Street
Auckland

Dear Stephen

Statutory Levy 2018/19
Museum of Transport and Technology (MOTAT)

MOTAT was created through the Museum of Transport and Technology Act 2000 (the Act). The Act sets out the objectives of the Museum, the annual plan process and the contribution by Auckland Council to MOTAT’s funding.

Under the Act, the Museum is required to prepare and consult on their annual plan. The MOTAT Draft Annual Plan 2018/19 has been published for public consultation as per the Act. Under an Advisory and Management Agreement, Regional Facilities Auckland (RFA) is required to make a submission on the draft plan. Both a written and verbal submission was made by RFA to the MOTAT Draft Annual Plan.

The MOTAT Board considered the submissions to the plan and has provided the attached final Draft Annual Plan 2018/19. The Annual Plan sets out the activities MOTAT is looking to undertake during the plan year and the Museum’s reasoning for the amount of levy.

A copy of RFA’s submission to the annual plan is attached which reflects four key areas as a focus for MOTAT for the 2018/19 year. These include:

1. **Auckland’s Cultural Heritage review**: working with MOTAT in relation to recommendations from the review.

2. **Performance measures**: MOTAT has continued with the performance measures previously agreed to, in addition further measures have been added and some of the existing measures have been strengthened.

3. **Promoting Auckland’s Maori Identity**: We have asked MOTAT to consider during the plan year how it can further integrate Te Reo and Maori culture/Tikanga into its visitor interactions in future years and develop an appropriate target in this regard.

4. **Revenue sources**: RFA will continue to ask MOTAT to investigate how it can increase its revenue through existing and new initiatives and encourage MOTAT to continue this focus and consider how further operational efficiencies might be found.
The challenge for MOTAT, as articulated in the draft plan on page 6, is the remedial maintenance issues in relation to aging buildings and infrastructure. MOTAT have prepared a business case and have made application to the Long Term Plan (LTP) for funding for core projects within the MOTAT Athfield Masterplan. Whatever the outcome of the LTP application, we will continue to work with Auckland Council and MOTAT in this respect.

For background, the MOTAT Athfield Masterplan was developed in 2015 and outlines a renewal and upgrade programme for the buildings and infrastructure, to provide a more vibrant and inspiring environment for MOTAT visitors.

**MOTAT Funding**

MOTAT has decreased the amount of the levy from what was initially indicated. In addition, MOTAT has reduced the levy as provided in the 2017-18 financial year, as requested in last year’s submission. While RFA supports the proposed levy of $13,973,339, which is under the MOTAT levy cap, the final decision in relation to the levy is a matter for consideration and agreement by Auckland Council.

RFA will continue to provide advice and support to the Mayor and Auckland Council as the process continues. Auckland Council is the ultimate decision maker in relation to the level of funding that MOTAT receive and RFA has advised that the Mayor has stated that for organisations funded by council, an efficiency dividend maybe sought.

Yours sincerely

Chris Brooks
Chief Executive

Attachment: MOTAT Final Draft Annual Plan
Te take mō te pūrongo / Purpose of the report

1. To consider the 2018/2019 levy for the Auckland War Memorial Museum.

Whakarāpopototanga matua / Executive summary

2. Auckland War Memorial Museum (the Museum) is one of Auckland’s world-class cultural institutions.

3. The Auckland War Memorial Museum Act 1996 (the Act) allows it to levy Auckland Council for funding on an annual basis. Auckland Council through Regional Facilities Auckland can provide feedback on the Museum’s draft Annual Plan 2018/2019 (draft Annual Plan) but does not have a direct role in monitoring the Museum’s outcomes or financial performance.

4. This year the Museum’s levy request is $31.504 million, an increase of 2.5 per cent from last year. This includes $9.41 million to fund depreciation.

5. The Museum has responded well to requests for further information during the development of the annual plan. In particular, the Museum has developed a refreshed five-year Strategic Plan (Attachment B), and its Annual Plan 2018/2019 (Attachment A) reflects the first stage in working towards the strategic priorities set out in the five-year plan.

6. However, staff consider that the Annual Plan could, in future years, continue to be improved. The link between expenditure and outcomes is still not clear, with many of the measures being output and project completion targets. Transparency of financial information could be improved by using traditional categories (such as staff, collections, and public programming). Using strategic priority areas to express financial data makes it difficult to know why costs, and the annual levy request, continues to increase.

7. We recommend the Museum’s levy is approved for 2018/2019. Disputing the levy amount and entering arbitration is the alternative, but this is not recommended. The Annual Plan 2018/2019 meets the requirements of the Museum’s legislation.

8. The Museum remains well-placed to contribute to and be a leader in the cultural heritage sector in Auckland, as its participation in the recently formed ‘Museums of Auckland’ initiative shows.

Ngā tūtohunga / Recommendation/s

That the Finance and Performance Committee:

a) approve the total levy applied for by the Auckland War Memorial Museum of $31,504,000 for 2018/2019, noting that this is an increase of 2.5 per cent from 2017/2018

b) note the improved provision of information by Auckland War Memorial Museum during development of its Annual Plan 2018/2019, but request that the Museum improves the transparency of its financial information so that Aucklanders are better informed about the link between expenditure and outcomes, and what is driving cost increases.
Finance and Performance Committee
17 April 2018

Horopaki / Context

Legislative framework
9. The Museum is, along with Auckland Art Gallery, one of Auckland’s world-class cultural heritage institutions. Its collections are of regional and national significance and it is resourced at a level surpassed in New Zealand only by Te Papa (which is currently funded at $29.6 million operational funding from central government with periodic capital investment). The Act requires the Museum Board to adequately maintain, manage and develop the Museum (Section 12(2)(d)).

10. Council is obliged to fund the Museum under the levy provisions of the Act, which gives the Museum security of public funding, including to fund its depreciation and capital projects. The purpose of the levy is to fund the Museum’s activities, including maintenance, operations and development. The levy must be set by 30 April 2018, either through agreement or arbitration.

Role of Regional Facilities Auckland
11. Regional Facilities Auckland and Auckland Council have an Advisory and Management Agreement under which Regional Facilities Auckland has been appointed council’s advisor for the Museum’s annual funding process.

12. When last year’s levy report was considered by Finance and Performance Committee, the chair of the Museum invited council to specify additional information it might require to assess the levy. As a result, council wrote to Regional Facilities Auckland suggesting it seek from the Museum:
   • more detail about the Museum’s capital programme
   • the Museum’s Asset Management Plan
   • a refreshed strategic plan
   • projected staff costs, to be included in the Annual Plan
   • an improved set of performance measures.

13. The legislation requires the Museum to publish its draft Annual Plan and publicly consult on the levy request being made to Auckland Council. Regional Facilities Auckland made a submission and the Museum has considered this along with other submissions received.

14. Regional Facilities Auckland has written to Auckland Council and recommends approval of the levy (Attachment C). Regional Facilities Auckland notes the funding request is within the levy cap. Other elements of Regional Facilities Auckland’s advice, as expressed in the submission and the letter to council, have been incorporated into this report.

Cultural heritage review
15. In 2017, Auckland Council approved the establishment of a review of its investment in cultural heritage institutions. The scope of the review includes Auckland Museum, Auckland Art Gallery, the New Zealand Maritime Museum, Stardome Observatory and Planetarium, the Museum of Transport and Technology, and the role of Regional Facilities Auckland.

16. The review began in early April 2018, and has three purposes:
   • set out whether there is a case for change in current sector arrangements to achieve better value from council investment in the cultural heritage sector
   • make recommendations about the key strategic objectives and investment priorities the cultural heritage sector in Auckland should be seeking to meet
   • describe the nature of any sector governance changes which should be made.
17. The review will not consider the quantum of funding for the cultural institutions and does not impact or influence this levy process. The review will conclude in August 2018.

Tātaritanga me ngā tohutohu / Analysis and advice

Key elements of the Annual Plan 2018/2019

18. The Museum’s draft Annual Plan proposes a total levy of $31,504,000, representing an increase of $765,000, or a 2.5 per cent increase over the 2017/2018 levy. The levy request includes $9.41 million for depreciation.

19. If the levy request is approved, Auckland Council’s funding will be approximately 79 per cent of the museum’s total revenue. Future levy requests are projected to increase by 2.5 per cent in each of the next two years, with Auckland Council’s funding being 79 per cent of total revenue in 2019/2020 and 77 per cent in 2020/2021.

20. The Museum is projecting a 20 per cent rise ($780,000) in commercial revenue in 2020/2021, to a total of $4.65 million.

21. The Annual Plan commentary reflects the revised five-year strategic plan which the Museum has developed. This strategic plan still sits within the overall framework of the Museum’s Future Museum Strategy, which is the 20-year strategy the Museum adopted in 2012 but refines the Museum’s medium-term priorities.

22. The five-year strategic priorities are as follows:
   - reach out to more people
   - transform our building and collections
   - stretch thinking
   - lead a digital museum revolution
   - engage every schoolchild
   - grow our income and enhance value for Aucklanders.
   - The priorities are designed to align to the New Auckland Plan.

23. More detail about the associated measures is provided in the Annual Plan 2018/2019 document itself, which is attached to this report.

Analysis

24. The Museum continues to perform strongly in contributing to cultural life in Auckland. It is currently embarking on major capital developments which should realise enhanced value for Aucklanders over time and place the Museum in a strong position as a leader in the Auckland cultural sector.

25. The Museum recently initiated and facilitated the concept of a collaborative consortium involving Auckland’s five main cultural institutions. Operating as ‘Museums of Auckland’, the Museum, together with Auckland Art Gallery, Museum of Transport and Technology, New Zealand Maritime Museum and Stardome Observatory has recently launched the ‘Museums of Auckland’ website. Visitors can now see in one place the diverse range of cultural attractions Auckland has to offer, the public experiences they can enjoy, browse highlights of the city’s combined collections, and plan their cultural journey.

26. It is a demonstration that the Museum and the consortium has collaborated strategically to create a new platform for engagement which enables better outcomes for Aucklanders. Additional initiatives are planned, including a pilot for a multisite ticket targeting the tourism market, shared offsite programming and digital collections initiatives. As these develop, it will require all parties, including Regional Facilities Auckland as controller of Auckland Art Gallery and now the Maritime Museum, to be open to the collaborative opportunities that may arise.
27. The Museum has responded well to the requests for additional information following last year’s levy request discussion at Finance and Performance Committee. Additional detail has been provided to Regional Facilities Auckland about the capital programme, and an Asset Management Plan has been provided relating to the heritage building (though not collections or other assets). A refreshed Strategic Plan has been developed. Despite this, there are still improvements it can make in future annual plans to improve financial transparency and to clarify the intervention logic between the Museum’s spending and the outcomes and impact it is having.

28. It is positive to see that the Museum has revised its previously projected levy increases of over 3 per cent to 2.5 per cent for 2018/2019 and 2019/2020.

29. It is also good to see projected increases in commercial revenue in future years (from 2020/2021 onwards especially). This is largely the result of the Museum investing heavily in a capital programme funded from the accrued depreciation portion of the council levy. This will see the levy proportion of the Museum’s overall revenue fall over time, though levy requests are still expected to increase by around $800,000 in each of the next two years. The Museum should continue to seek efficiencies in its operations, so that its efforts to reduce reliance on the ratepayer levy are not solely based on increasing commercial revenue.

30. However, the Museum’s Annual Plan raises two related concerns. The first is that despite efforts to increase non-council revenue, costs continue to increase at the Museum. The table below sets out the levy amounts over the last ten years.

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<th>$000</th>
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</tr>
<tr>
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31. The second issue is in respect of the measure on page 22 of the Annual Plan, which states that operational expenditure is to be held to the level of 2017/2018. However, the table on page 25 shows operational expenditure rising by almost $1 million for 2018/2019, with consequent impact on the levy request.

32. It is difficult to determine what is driving these cost increases, because the Annual Plan 2018/2019 presents financial information according to strategic priority areas. Traditional categories of spending in a museum are not provided, such as staffing (as specifically requested through the letter to Regional Facilities Auckland), collections care and conservation, library, exhibitions, public programmes and events, information technology and other business services.

33. Furthermore, the Annual Plan 2018/2019 does not give a strong sense of the cultural value which is being delivered for Auckland. At present, the measures provided for each of the six priority areas are largely output measures, and delivery of specific projects. The Annual Plan could be significantly improved in future years to demonstrate more clearly the outcomes which the Museum is delivering on. This is especially important given the cost increases noted above, which are projected to continue in future years.
Advice

34. There are two main options available to councillors. The first, which is recommended, is to approve the Museum’s levy request. The second is to refuse the request and enter arbitration. This is not recommended, because there is no evidence which would justify rejecting the levy request, which aligns with the broad purposes set out in the Act. For example, the recently announced ‘Museums of Auckland’ initiative demonstrates that the institutions themselves are already considering the benefits of greater coordination of effort with relevant organisations (Auckland War Memorial Museum Act 1996, s11(h)).

35. As noted, Te Papa currently receives operational funding of $29.6 million from central government, although the figures are not directly comparable given that Te Papa also receives capital funding when required, whereas depreciation is built into the Auckland Museum levy. Nonetheless, the comparison indicates that Auckland Museum’s levy request is broadly consistent with what would be expected to fund a major cultural heritage institution in a world-class city.

36. Approving the levy will reinforce council’s ongoing commitment and long-term support for the Museum as one of Auckland two world-class cultural institutions.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

37. Decision making and oversight in respect of regional activities is the responsibility of the Governing Body. The views of local boards were not sought.

Tauākī whakaaweawe Māori / Māori impact statement

38. The Museum aims to be a bicultural organisation and makes positive contributions to Māori aspirations in Auckland and around New Zealand. The Museum’s He Korahi Māori document sets out the nature of the Museum’s Māori dimension, which builds on the structural place of Māori built into the Museum’s governance through its Taumata-a-Iwi (Māori advisory committee).

39. Auckland Museum plays an important role in Auckland’s ability to contribute to meeting Treaty of Waitangi obligations, both through the principle of kaitiakitanga for taonga and by being an example of how genuine partnership can work in the future. To this end, the Annual Plan includes actions across almost all its strategic priority areas to work towards the Future Museum ‘touchstone’ of the Museum being “A bicultural heart connected to our communities”. Examples include:

- a reconfiguring of onsite permanent storage to provide physically and culturally appropriate collection storage for taonga Māori collections, including workspace and space for community, in line with He Korahi Māori
- promote Māori well-being and gain a deeper understanding of Mātauranga Māori and taonga through continuing the collection access programme with the Māori community and sharing the learning
- the Museum’s Te Reo Māori Strategy, which will allow the better integration of te reo into the visitor experience at the Museum.

Ngā ritenga ā-pūtea / Financial implications

40. The levy request for 2018/2019 is $31,504,000. This is within the levy cap provided for by legislation and is within the budget allowed for regional grants in the current Long-term Plan 2915-2025.
Ngā raru tūpono / Risks
41. There are three main risks. The first is that the Museum is unable to deliver on what is an ambitious capital programme. It is not clear what capability the Museum has to undertake this programme, and how it is managing risks around it. The second is the risk of the Museum’s self-generated revenue targets not being met, especially with the impact the capital programme could have on visitation and commercial income. Thirdly, there is the ongoing risk to council from the Museum seeking large increases to its levy in the future. The increases are relatively moderate at this time, so staff consider the risk to be low at present.

Ngā koringa ā-muri / Next steps
42. If this committee approves the proposed levy, payment will be made on 1 July 2018.

Ngā tāpirihanga / Attachments

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<th>Title</th>
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<td>Auckland Museum Five-Year Strategic Plan 2017-2022 <em>(Under Separate Cover)</em></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>RFA Letter to Auckland Council re Auckland Museum levy 2018/2019</td>
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Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Edward Siddle - Principal Advisor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>Alastair Cameron - Manager - CCO Governance &amp; External Partnerships</td>
</tr>
<tr>
<td></td>
<td>Phil Wilson - Governance Director</td>
</tr>
<tr>
<td></td>
<td>Matthew Walker - Acting Group Chief Financial Officer</td>
</tr>
</tbody>
</table>
8 March 2018

Stephen Town
Chief Executive
Auckland Council
35 Albert Street
Auckland

Dear Stephen

Statutory Levy 2018/19
Auckland War Memorial Museum (AWMM)

AWMM was created through the Auckland War Memorial Museum Act 1996 (the Act). The Act sets out the objectives of the Museum, the annual plan process and the contribution by Auckland Council to the Museum’s funding.

Under the Act, the Museum is required to prepare and consult on their annual plan. Under an Advisory and Management Agreement, Regional Facilities Auckland (RFA) is required to make a submission on the draft plan. The AWMM Draft Annual Plan 2018/19 has been published for public consultation as per the Act. RFA has made both a written and verbal submission to the plan.

The AWMM Board has considered the submissions and has provided the attached final Draft Annual Plan 2018/19. The Annual Plan sets out at a high level the activities the Museum is looking to undertake during the plan year and the Museum’s reasoning for the amount of levy. The plan is supported by the new Auckland Museum Five Year Strategy, which can be found here: http://www.aucklandmuseum.com/your-museum/about-us/five-year-plan and is supported by He Korahi Māori: A Māori Dimension at Auckland Museum and Teu le Vā: The Pacific Dimension at Auckland Museum.

A copy of RFA’s submission to the plan is attached and identifies four key areas as a focus for the 2018/19 year. These include:

1. **Auckland’s Cultural Heritage review**: working with AWMM in relation to recommendations from the review.

2. **Performance measures**: a new measure under transform the building and collections has been added in response to the RFA submission, clarifying the projects that will be undertaken in the plan year. It is noted that there will be an intensive period of capital works over the next couple of years for the museum, which will likely have an impact on the museums existing revenue streams.

3. **Promoting Auckland’s Māori Identity**: The museum has a strong focus with He Korahi Māori: A Māori Dimension at Auckland Museum being core for the museum. The Museum has also developed a Te Reo Māori Strategy, the development of which the museum advises
has been endorsed by Te Taura Whiri i Te Reo Māori, and supports the integration of te reo into the museums visitor experience.

4. **Revenue sources:** RFA continues to request the museum to consider how it can reduce the reliance on the ratepayer levy, and whether further efficiencies can be found. We will continue to engage with the museum in this respect, as well as other matters. The intention of the museum is to reduce the levy increases from 2.5% to 2% from 2021/22.

The balance sheet of the Museum continues to be strong and the annual plan supports increased engagement by Aucklanders, onsite, offsite and online.

**Museum Funding**

Auckland needs a strong and resilient museum sector. Ongoing funding of the Museum is supported by RFA, as its collections are of regional and national significance. The plans for onsite, offsite and online continue to develop the museum and respond to Auckland’s population growth and diversity. The levy indicated within the final Draft Annual Plan is $31.504m, an increase of $0.769m, or 2.5% on the previous year and it is recommended that this levy be approved. There is a reduction of $399,000 from the levy indicated in the 2017/18 Annual Plan for this plan year, and it is below the levy cap provided for within the museum legislation.

RFA will continue to provide advice and support to the Mayor and Auckland Council as the process continues. Auckland Council is the ultimate decision maker in relation to the level of funding that the Museum receives and RFA has advised the museum that the Mayor has stated that for organisations funded by council, an efficiency dividend maybe sought.

Yours sincerely

[Signature]

Chris Brooks
Chief Executive

Attachment: Auckland War Memorial Museum Final Draft Annual Plan
Te take mō te pūrongo / Purpose of the report
1. To consider the Auckland Regional Amenities Funding Act (ARAFA) levy for 2018/2019.

Whakarāpopototanga matua / Executive summary
2. The Auckland Regional Amenities Funding Act 2008 (the Act) provides for ten regional organisations to submit annual funding applications to the Auckland Regional Amenities Funding Board (Funding Board). The Funding Board must analyse these applications and prepare a draft funding plan, before finalising and levying Auckland Council for the total amount. The Act requires the Funding Board to prepare a draft funding plan that provides any information that is necessary to enable an informed assessment of the annual levy (s25(2)(i)).

3. At its 20 March 2018 meeting, this committee was advised of the operational integration of the Maritime Museum into Regional Facilities Auckland. This committee resolved to provide additional funding of $2,184,500 to Regional Facilities Auckland for 2018-2019 (FIN/2018/37). The Maritime Museum has now withdrawn its 2018/2019 regional amenities funding request, and the Funding Board has reduced the proposed levy by $2,184,500.

4. The Funding Board now seeks a total levy from council of $14,602,000. If funding for the Maritime Museum is excluded, this is $576,000 higher than the levy for 2017/2018.

5. Staff note that the Funding Board believes that the levels of funding proposed in this plan are in line with the key funding principles outlined in the Act, and in accordance with the primary purpose of the Act, being the provision of a mechanism for adequate, sustainable and secure funding for the specified amenities.

6. Staff recommend that council approves the 2018/2019 funding levy request of $14,602,000 as it is consistent with the funding principles in the Act and those established by council.

7. The levy contains $315,000 for the Funding Board’s administration costs. The Funding Board has sought the same level of funding for its administration costs each year since its establishment. As the Funding Board has not spent all of its administration funding each year, it has accumulated some reserves.

8. The Funding Board have advised it will make a distribution to Auckland Council from its accumulated reserves of $350,000. This will effectively reduce the net levy for 2018/2019 to $14,252,000.

9. Staff recommend that the Funding Board, as part of the 2018/2019 funding process, consider what is an appropriate level of administration funding, and what is an appropriate level of reserves for the Funding Board to hold.

Ngā tūtohunga / Recommendation/s
That the Finance and Performance Committee:

a) approve the total levy applied for by Auckland Regional Amenities Funding Board of $14,602,000 for 2018/2019.

b) note that the ARAFA Board intends to return $350,000 to Auckland Council, consisting of retained earnings from interest and under-spend of the annual $315,000 administration budget.
Finance and Performance Committee  
17 April 2018

Item 14

Horopaki / Context

Legislative Framework

10. The Act was put in place to establish a mechanism to provide adequate, sustainable and secure funding for ten specified amenities that provide arts and culture, educational and rescue services throughout the Auckland region.

11. The Act established a Funding Board, which is an independent body whose role is receive annual funding applications from ten amenities identified in the Act, and to assess what would be a reasonable contribution towards the amenities operating costs.

12. The Funding Board assesses the annual funding applications received from the amenities against the funding principles within the Act, and any additional principles adopted by Auckland Council. The funding principles include the following:

- funding is primarily for provision of facilities or services by the amenities (i.e. operational)
- funding is not available for capital expenses
- funding is not for any part of facilities or services provided outside the Auckland region
- funding is available only if the amenity has made all reasonable endeavours to maximise their funding from other available sources
- the Funding Board must have regard to council's proposed rates increase for the forthcoming year
- the amenities should align their activities to the Auckland Plan, and adopt relevant performance measures.

13. Once the Funding Board has conducted the analysis of the amenities funding applications it is required under the Act to prepare a funding plan, circulate the plan for public consultation, and call for public submissions.

14. The amenities, like council, may provide a submission on the draft funding plan. The Funding Board must consider these submissions when preparing the final funding plan.

15. The Act also requires that the funding plan must provide any information that is necessary for council to make an informed assessment of the annual levy (s25(2)(i)).

16. The Funding Board, having considered the amenities funding requests, and any submissions, proposes a levy to Auckland Council.

17. In regards to decision-making about the levy, council’s role is confined to providing a submission on the Funding Board’s draft funding plan, reviewing the total levy proposed by the Funding Board, and either agreeing to or rejecting the proposed levy. Allocations to individual amenities are the role of the Funding Board, not council.

18. Council staff are not able to comment on the amount of the funding being provided to the individual amenities, as it is the role of the Funding Board to analysis the funding requirements of each amenity.

Sustainability

19. The purpose of the Act is to establish a mechanism to provide adequate, sustainable and secure funding for specified amenities providing arts, education, rescue, or community facilities for or services to the Auckland region.
20. During the 2015 review of the ARAFA funding model, council requested the Funding Board to work with council on establishing a framework which defined what sustainability meant for the amenities. The Funding Board led this work and has developed a broad framework within which to consider annual funding applications, in conjunction with the requirements of the Act. This framework was intended to enhance and complement the annual decision-making process.

21. The framework recognises that sustainability is derived from more than just reliable, secure funding, and that there is never a mix of programmes and revenue that will deliver permanent sustainability. Instead, continuous assessment and adjustment to each amenity’s context in its operating environment is required.

22. The Funding Board determined that financial sustainability (effective financial and strategic planning, diverse income streams and sound financial administration) underpins all other components. However, for an amenity to be sustainable other elements or building blocks are required:

(i) stable, effective leadership, governance and management
(ii) assurance of on-going support for services
(iii) community demand for valued services that are relevant
(iv) impact:
   • an amenity’s services align strongly with its core mission
   • demonstrate excellence in delivery; have a broad reach or deeply impact a smaller number of individuals
   • fill an important gap in the community; illustrate strong community building; or
   • increase the impact of other programmes in the organisation or community
(v) dynamic response: to avoid crises or failure, an amenity needs to adapt to changes in its operating environment by adapting and innovating.

23. The Funding Board has advised that in addition to the minimum information requirements laid down in the Act, it has been seeking, and will continue to seek, a significant amount of additional information to ensure the components of the sustainability framework are adequately considered with each annual funding application.

Council’s submission on the 2018/2019 Funding Plan

24. As part of the public submission process, the Funding Board considered council’s submission that the committee approved on 27 February 2018 (FIN/2018/6).

25. Council requested that further information should be included in the funding plan to allow council to make an informed consideration of the levy being:
   • that each of the amenities funding applications are compliant with the funding principles. This will ensure that council can fulfil its obligations under the Act, when it considers the 2018-2019 Funding Plan and levy in March 2018
   • in particular, that the funding principle relating to alignment with Auckland Plan outcomes is being met. We propose that a short summary statement of how each amenity meets Auckland Plan outcomes is included in the Funding Plan submitted to council.

26. The Funding Board have reviewed council’s submission. A response from the chair, Vern Walsh is at Attachment A.
27. The final 2018/2019 Funding Plan is at Attachment B. Staff note that the final 2018/2019 Funding Plan outlines in detail:

(i) the application process which involves provision and review of substantial amounts of information about each specified amenity including a declaration that the application is fully compliant with the funding principles set out in section 21 of the Act (2008) and the two principles added by the council

(ii) that the process may also necessitate requesting additional information be provided to the Funding Board for the purpose of making its assessment.

28. The Funding Board’s independent auditor also conduct their own sample checks annually to verify adherence to the funding principles, which involves reviewing the entire funding application and subsequent reporting processes for an amenity over a two-year period.

29. The Funding Board are satisfied that the 2018/2019 Funding Plan is compliant with the funding principles outlined in section 21 of the Act (2008), and that each of the specified amenities are aligning their activities with the objectives of the Auckland Plan.

Amenities submission on the draft Funding Plan

30. The amenities, like council, may provide a submission on the draft funding plan. The Funding Board must consider these submissions when preparing the final funding plan. Some, but not all, of the amenities made submissions on the draft 2018/2019 Funding Plan.

31. The committee received presentations from nine of the ten amenities (excluding New Zealand Maritime Museum) at its 27 February and 20 March 2018 meetings. Each amenity provided an overview of the highlights, significant achievements and outcomes for the 2017/2018 financial year. The amenities also outlined the challenges that they are facing. Members of the funding board were present at these committee meetings to note the information provided by the amenities.

32. The submissions provided by the amenities helps inform the decision-making of the Funding Board. These submissions are in addition to the substantial amounts of information that the Funding Board receives from each amenity, including historical and project financial information, performance data, and information about planned activities.

Tātaritanga me ngā tohutohu / Analysis and advice

Key elements of the 2018/2019 Funding Plan

33. The final 2018/2019 Funding Plan proposes a total levy of $14,602,000. This is a reduction from last year’s levy. However, this is due to the withdrawal of the Maritime Museum from the regional amenities funding process. If the Maritime Museums funding is excluded, the proposed levy represents an increase of $576,000 over last year’s levy.

34. By way of comparison, the increases for the previous five years were:

<table>
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<th>$ increase</th>
<th>% increase from previous year</th>
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<tr>
<td>2013/2014</td>
<td>$14,096,000</td>
<td>$344,500</td>
<td>2.5%</td>
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35. Increases can vary from year to year due to the needs of the individual amenities, and some one-off factors including an amenity not applying for funding, or a one-off grant being given to an amenity to fund a strategic review of their business.

36. The Act provides a ‘needs based’ funding mechanism, where the amenities receive the funding they require to keep them sustainable. That level of funding will vary over time for each amenity, due to changes in their operating environments. It is therefore difficult to make direct comparisons with previous year’s levies. However, the proposed increase in the levy is not out of line with previous year’s increases.

**Funding Board distribution to Auckland Council**

37. The Funding Board have advised it will make a distribution of $350,000 to Auckland Council.

38. The $350,000 is made up from retained earnings arising from interested earned on term deposits and under-spending of the annual administration budget.

39. Staff note the annual administration funding of $315,000 has remained static since the 2010/2011 Funding Plan.

40. The Funding Board’s 2017 Annual report notes a surplus of $142,617 and cash on hand was $595,846.

41. Given the Funding Board have advised the distribution is in part due to the under-spending of its annual administration budget, staff therefore recommend that the committee ask that the Funding Board review the:
   (i) the total funding requirement for its annual administration of the Funding Board which has remained at a static level of $315,000 since 2009
   (ii) appropriate level of total surplus funding that should be available to the Funding Board.

42. To maintain appropriate financial records the Funding Board will make the distribution to the council at the beginning of the 2018/2019 financial year.

43. The effect of the distribution will be to reduce the net rates impact of the levy to $14,252,000.

**Analysis**

**Funding principles**

44. The Funding Board have undertaken a rigorous process of assessment and review of each of the specified amenities funding applications and have provided the additional information that council requested in its submission (FIN/2018/6) in the final 2018/2019 Funding Plan.

45. This additional information provides evidence that the levy sought by the Funding Board is consistent with the funding principles.

**Allowable levy**

46. Under s.34(1)(c) of the Act 2008 the total maximum levy that can be proposed by the Funding Board is the amount equal to two percent of the revenue from rates of the Auckland Council in the previous financial year. This equates to $33,020,000.

47. Staff note that the final 2018/2019 Funding Plan proposes a total levy of $14,602,000 this represents forty-four percent of the maximum amount that could be charged.

**Maritime Museum**

48. The draft Funding Plan contained a proposed levy of $16,786,500 for the ten specified amenities.
49. At its 20 March 2018 meeting, this committee was advised of the operational integration of one of the specified amenities (the Maritime Museum) into Regional Facilities Auckland. This committee resolved to provide additional funding of $2,184,500 to Regional Facilities Auckland for 2018/2019 (FIN/2018/37), conditional on the Maritime Museum withdrawing its funding application from the Funding Board.

50. The Maritime Museum has now withdrawn its 2018/2019 regional amenities funding request, and the Funding Board has reduced the proposed levy by $2,184,500.

51. The Funding Board now seeks a total levy from council of $14,602,000. If funding for the Maritime Museum is excluded, this is $576,000 higher than the levy for 2017/2018.

Advice

52. In line with council’s role in the Auckland Regional Amenities Funding Act levy process the following options are outlined below.

- Option One – approve the levy. The submission points requested by the council have been incorporated in the final 2018/2019 Funding Plan, allowing council to fulfil its obligation under the Act to consider the total levy by having consideration to the funding principles.

  There is no evidence that the proposed levy is inconsistent with the funding principles, and therefore there would be no grounds for council to reject the levy.

- Option Two – reject the proposed levy. This option is not recommended because there are no appropriate reasons for rejecting the levy because the Funding Board have advised they are satisfied that the specified amenities funding applications.

53. Approving the 2018/2019 Funding Plan will reinforce council’s ongoing commitment and long-term support for the nine specified amenities and support for the Funding Board’s rigorous approach to their work in the assessment and analysis of each specified amenities individual applications.

54. Staff recommend that the committee approves the levy for 2018/2019 being $14,602,000, as staff consider that the levy request is consistent with the Act and therefore there is no reason to dispute the levy.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

55. Local board views have not been sought. Decision-making and oversight about regional activities are the responsibility of the Governing Body. This report relates to the funding relationship between the council, the Funding Board and the amenities.

Tauākī whakaaweawe Māori / Māori impact statement

56. The amenities have the ability to make positive contributions to Māori wellbeing, and to deliver on Auckland Plan outcomes and contribute to effective Māori capacity.

57. In future funding plans, it would be appropriate for the Funding Board to request that each amenity, where relevant, provides a brief summary outlining the specific programme(s) and services delivered that contribute to Māori outcomes and Māori wellbeing in Auckland.

58. However, this report does not consider the amenities contribution to Māori wellbeing, as that is not an issue covered by the draft 2018/2019 Funding Plan.

59. One of the Funding Board members must be a person who is appropriate to represent the interests of Māori in the Auckland region. Therefore, a Māori perspective is considered whenever the Funding Board makes a decision.
**Ngā ritenga ā-pūtea / Financial implications**

60. Funding will need to be provided for in the 2018-2028 Long-term Plan.

61. The proposed levy is within the levy cap provided for by legislation, and is within the budget allowed for regional grants in the current Long-term Plan (2015-2025).

**Ngā raru tūpono / Risks**

62. The ongoing risk to council is that the Auckland Regional Amenities Funding system provides little ability for council to ensure value for money from the amenities. There is also no direct accountability to council for the funding that the amenities receive.

63. There is also the ongoing risk to council from the nine specified amenities seeking large increases to its levy in the future.

64. The indicative grant requests from the nine specified amenities for future years (2019/2020 and 2020/2021) are significant. However, any increases to funding would need to be justified by the amenities in terms of the funding principles.

65. The amenities have a statutory obligation to maximise revenue from other sources. Council is meant to be the funder of last resort for these organisations, a point which the Funding Board noted when it received councils’ submission on the plan.

**Ngā koringa ā-muri / Next steps**

66. If the committee approves the proposed levy, payment will be made to the Funding Board on 1 July 2018.

**Ngā tāpirihanga / Attachments**

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<tr>
<th>No.</th>
<th>Title</th>
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<tr>
<td>A</td>
<td>Submission Letter from ARAFB</td>
<td>111</td>
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<tr>
<td>B</td>
<td>Draft Funding Plan 2018/2019 <em>(Under Separate Cover)</em></td>
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**Ngā kaihaina / Signatories**

<table>
<thead>
<tr>
<th>Authors</th>
<th>Josie Meuli - Senior Advisor</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Edward Siddle - Principal Advisor</td>
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<tr>
<th>Authorisers</th>
<th>Alastair Cameron - Manager - CCO Governance &amp; External Partnerships</th>
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<tbody>
<tr>
<td></td>
<td>Phil Wilson - Governance Director</td>
</tr>
<tr>
<td></td>
<td>Matthew Walker - Acting Group Chief Financial Officer</td>
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27 March 2018

Councillor Desley Simpson
Deputy Chair, Finance and Performance Committee
Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1142

Dear Cr Simpson

Submission to 2018-2019 Funding Plan

Thank you for your recent submission on behalf of Auckland Council to the Draft 2018-2019 Funding Plan, published by the Auckland Regional Amenities Funding Board on 15 January 2018.

The Funding Board met on 7 March to consider both the written and oral submissions made in respect of the draft plan.

Following careful deliberation of the matters raised in the submissions, the Funding Board has resolved that there would be no changes to the provisional allocation of grants to the specified amenities. The overall levy requirement for 2018-2019 has been reduced however to reflect the advice from New Zealand National Maritime Museum that it was withdrawing its funding application for 2018-2019.

In response to the specific matters raised in the Auckland Council submission, I can advise as follows:

a) Regarding future year funding, the Funding Board continues to share a similar sentiment to Auckland Council that the specified amenities need to maximise revenue from alternative revenue streams to reduce reliance on the annual grants from the Funding Board. This has been, and will continue to be, communicated to the amenities at appropriate opportunities.

b) The Funding Plan has been updated to incorporate information regards processes undertaken by the Funding Board to ensure the Specified Amenities have complied with the requirements of the relevant Funding Principles. These include – each application received being signed by both the CEO and Chair of each amenity certifying compliance, and Audit New Zealand undertaking its own random comprehensive check for compliance annually.

c) Each annual funding application submitted by an amenity must include comprehensive details of what reasonable endeavours have been taken to align its activities (in the Auckland region, and for which it seeks funding) with the objectives of the Auckland Plan, including relevant performance measures.
As noted in (b) above, Audit New Zealand has shown specific interest in ensuring compliance with this section of the Act, not only respect of the information supplied in support of the funding application, but also in the annual reporting process that subsequently follows.

The Funding Board is satisfied that the Specified Amenities are taking this obligation seriously, evidenced by the amount of information provided by certain amenities in support of their applications.

The 2018-2019 Funding Plan and details of the proposed levy for 2018-2019 were forwarded to Auckland Council for its consideration at a meeting of the Finance and Performance Committee on 17 April 2018.

Yours sincerely

[Signature]

Vern Walsh
Chair
Auckland Regional Amenities Funding Board

Cc: Alastair Cameron; Josie Meuli – Auckland Council
Te take mō te pūrongo / Purpose of the report
1. To approve the proposed shareholder comments on the draft statements of intent of the substantive council-controlled organisations (CCOs).

Whakarāpopototanga matua / Executive summary
2. The letters of expectation (sent in January 2018) set out the council’s expectations on the content of the 2018-2021 statements of intent for each of the council’s substantive CCOs. Each CCO has provided a draft statement of intent to the council (Attachments A – E). The three non-substantive CCOs which are required to provide statements of intent to the council have also done so (Attachments G – J).

3. Staff have reviewed the draft statements of intent and propose shareholder comments for each CCO in this report. The proposed shareholder comments have been split into general comments that will be applicable to all CCOs and specific comments for each CCO. In general, the draft statements of intent have mostly reflected the council’s priorities, but there are areas which could be clarified or more ambitious. A common theme of comments is the performance measures; several of the CCOs have deleted measures which are useful for monitoring performance.

4. If the council, as the shareholder, chooses to provide comments, the Local Government Act 2002 requires that these comments are sent to the chairs of each CCO by 30 April 2018.

5. The development of the Long-term Plan 2018-2028 (LTP) is running parallel with the preparation of the statements of intent. Each CCO will need to reflect the council’s final decisions on funding, priorities and performance measures in the final statement of intent.

6. Each CCO must consider council’s comments before providing council with a final statement of intent by 30 June. Council must then decide whether to agree the statements of intent, or to modify them to better reflect council’s intentions.

7. Council staff will continue to work with CCOs to finalise the statements of intent.

Ngā tūtohunga / Recommendation/s
That the Finance and Performance Committee:

a) approve the proposed shareholder comments on the draft statements of intent 2018 - 2021 for the six substantive council-controlled organisations contained in this report

b) agree that the mayor or chair of the Finance and Performance Committee may finalise the letters to be sent to council’s six substantive council-controlled organisations containing the shareholder comments, and approve amendments and editorial changes to the shareholder comments, provided they are in line with the resolutions of this committee or any other approved council policy

c) note any comments provided by the Mangere-Otahuhu Local Board and the Howick Local Board on the draft statements of intent 2018 - 2021 for Mangere Mountain Education Trust and the Contemporary Art Foundation

d) delegate authority to the Manager, CCO Governance and External Partnerships to finalise the shareholder feedback on Mangere Mountain Education Trust, Contemporary Art Foundation and Community Education Trust Auckland.
Horopaki / Context

8. Under the Local Government Act 2002 (LGA), each CCO was required to provide a draft statement of intent by 1 March 2018 to its shareholder to:
   a. outline its intentions and activities for the forthcoming year
   b. provide an opportunity for shareholders to influence the direction of the CCO
   c. provide a basis for the accountability of its directors to the shareholders.

9. Auckland Council has adopted a practice of sending a ‘letter of expectation’ to signal the required direction of the statements of intent. This is not a statutory requirement but is considered best practice.

10. Staff have reviewed the draft statements of intent, taking into account statutory requirements, the letters of expectation, the Auckland Plan and other relevant strategies and policies of council. The proposed shareholder comments have been split into general comments that will be applicable to all CCOs, and specific comments for each CCO.

11. If the council chooses to provide shareholder comments, the LGA requires that these comments are sent to the chairs of each CCO by 30 April 2018. Each substantive CCO is required to consider the shareholder comments at a public board meeting, before submitting a final statement of intent to the council on or before 30 June 2018.

The Long-term Plan 2018 - 2028

12. The development of the LTP is running parallel with the preparation of the statements of intent. As noted in the letters of expectation, each of the CCOs will need to work closely with the council before its final decisions on the LTP.

13. Several of the CCOs have included provisional budgets (the proposals that were submitted to the council) or have not included financial information. The council’s final decisions on funding, priorities and performance measures (through the LTP) will need to be reflected in the final statements of intent and staff from the council and the CCOs will work closely together on this.

General comments

The Auckland Plan 2050

14. Each of the CCOs have taken the Auckland Plan 2050 into account to varying degrees. In their final statements of intent, they will need to reflect the final version of the Auckland Plan 2050, including the Development Strategy, relevant performance measures, and any associated guidance.

Māori outcomes

15. Each CCO should include:
   - A statement (as Watercare Services Limited (Watercare) have that, as members of Te Toa Takitini, they will work to implement the responses to the findings in the 2017 report commissioned by the Independent Māori Statutory Board (IMSB) ‘Assessment of expenditure incurred by Auckland Council to deliver Māori outcomes’.
   - A statement about their role in participating and implementing the findings of the current Treaty Audit.

16. The statements of intent should reflect the refined priorities of Te Toa Takitini, the specific project / programme contributions that CCOs agree to make and performance measures. These should be reported on through the CCO quarterly reports.
Climate change

17. In mid-February, the mayor sent a supplementary letter of expectations to each of the substantive CCOs on addressing climate change. Due to the timing of the letter, it has generally not been well-reflected in the draft statements of intent. The shareholder comments provide an opportunity to re-emphasise the importance of this.

Shared services and group-wide solutions

18. Opportunities exist across the group to optimise efficiency and value, remove unnecessary duplication and different approaches to core systems and business processes, to pursue shared back-office delivery where appropriate and to better align our respective ICT investments. The council is looking for an appropriate commitment from each CCO within their statement of intent.

Auckland Transport

19. Auckland Transport’s draft statement of intent demonstrates that it has a good understanding of the strategic issues it is facing, has strong alignment with the Auckland Plan 2050 priorities, and that it has largely responded to the priorities set out in the letter of expectations (especially in light of the uncertainty from the changes to central government policy settings and the refresh of the Auckland Transport Alignment Project).

20. There are some additions or changes that would clarify the focus of the draft statement of intent, drive performance improvement and make it clearer for the general reader. Staff propose that the council provides the following shareholder comments.

- **Implementing the priorities in the letter of expectations:** Generally, the draft statement of intent reflects the priorities set out in the letter of expectation. However, could be strengthened in some areas:
  - providing more detail on how the overlapping interests and activities with New Zealand Transport Agency, including for example how light rail will be progressed (part of the ‘closer integration with central government’ theme)
  - in regard to the expectation around allocation of road space to different modes, Auckland Transport should include a commitment to applying the Roads and Streets Framework in all of its projects, including renewals. There should also be more discussion about the ‘place’ value of roads and streets
  - including its involvement in the preparation of the Auckland’s Waters strategy to reduce contaminants and stormwater flows
  - its commitments to better engagement with elected members, and in particular with regard to place-making and local boards (through the implementation of the Governance Framework Review).

- **Māori outcomes:** Although Auckland Transport has referred to its Māori Responsiveness Plan in the draft statement of intent, it has not referred to its involvement in Te Toa Takitini. It should also provide tangible examples of transport projects which are expected to improve Māori access to social and economic opportunities.

- **Climate change:** Auckland Transport should reflect in its statement of intent its involvement in the refresh of Low Carbon Auckland. There is no performance measure or target for carbon emissions. Over the coming year, Auckland Transport should work with the council to develop a benchmark and target for carbon emission reductions to be included in the next statement of intent. In addition, it should describe how it will deliver on the Fossil Fuel Free Streets Declaration, as discussed in the supplementary letter of expectations.

- **Work programme and performance measures:** The work programme will need to be reviewed and confirmed once the Auckland Transport Alignment Project update has been reported back (late March 2018) to ensure the council and central government priorities are being delivered.
The work programme aligns with the themes of the statement of intent. However, there are a number of performance measures which could be added, more ambitious, or could be split out to improve accountability for performance in different areas. These include arterial road productivity, public transport measures, active transport, sustainable mode share, New Zealand Transport Agency co-funding and safety. Further detail on these is contained in Attachment J. Auckland Transport should work with the council to refine the measures before adopting its final statement of intent.

Watercare Services Limited

21. Watercare’s draft statement of intent has largely addressed the priorities in the letter of expectations. However, it needs to reflect the strategic direction of the Auckland Plan 2050, including which outcomes Watercare contributes towards and how. Other comments on the draft statement of intent are provided below.

- **Implementing the priorities in the letter of expectations:** The ‘working with council’ section should reflect a more collaborative approach to working with and sharing information with the council as agreed in the ‘value for money’ review. While Watercare is responsible for preparing its own asset management and capital planning, the actions from the value for money review (which were developed jointly and agreed to by the Finance and Performance Committee in February this year) mean that Watercare will need to collaborate with the Healthy Waters department (and Auckland Transport) to achieve the desired improvements.

- **Performance measures:** Watercare has removed several of its previous performance measures in its draft statement of intent. The remaining measures are the Department of Internal Affairs (DIA) mandatory non-financial performance measures (together with the previous Auckland Plan measures, which are no longer in the Auckland Plan 2050). It noted in its cover letter that these measures “reflect core service delivery and effective governance oversight”.

  Staff consider that while some of the deleted measures are not appropriate or are too operational, the DIA mandatory measures alone are not enough for the council to provide effective oversight of Watercare’s performance, including its debt level relative to revenue, customer satisfaction and complaints resolution. Watercare should work with the council to refine its performance measures for the statement of intent and ensure these support the Long-term Plan and proposed Auckland Plan 2050 performance measures.

- **Climate change:** Although Watercare provided a detailed response to the supplementary letter of expectations (and it reports on its carbon emissions through the Annual Report), there is no reference in the draft statement of intent to climate change. Watercare should include in its statement of intent what work it is doing to contribute to climate resilience and emissions reduction. It should also include the refresh of Low Carbon Auckland in its work programme.

Panuku Development Auckland

22. Panuku Development Auckland’s draft statement of intent is largely consistent with the letter of expectations however, more information could be provided on some of its priorities.

- **Giving effect to the council’s priorities:** In the draft statement of intent, the contribution that Panuku will make to the Auckland Plan 2050 and the Development Strategy is not as clear as it should be. Panuku should clarify how it gives effect to these outcomes, especially in terms of shared terminology, whether it is a primary or secondary contributor, and how it is contributing to the outcomes and focus areas.
• Implementing the priorities in the letter of expectations: Panuku should provide more detail on how it plans to lead an integrated governance approach to the regeneration of priority areas, including facilitating joint action across the council and other CCOs. For example, it could:
  o refer to existing mechanisms for example ‘Alliance Quarterly’ meetings between the Auckland Design Office, Plans and Places and Resource Consents
  o include stronger links with local boards
  o include stronger links with Auckland Tourism, Events and Economic Development (ATEED) given their shared mandate to focus more spatially and support economic development.
• Working with the council group: Under the optimisation opportunities, Panuku should consider a more ambitious target than “progressing at least one transport related project with Auckland Transport”.
• Work plan: Panuku’s work plan includes a programme to develop a “best practice process for local board and Governing Body input and decision-making into our transform and unlock locations”. The statement of intent should include a timeframe for this work to be completed.
• Māori outcomes: The statement of intent should better reflect the promotion of Māori identity and Māori design principles.
  o The key projects for Māori outcomes are essentially process oriented and ‘means to outcomes’, rather than delivery of ‘on the ground’ projects in specific locations. Panuku should consider whether there are any specific projects it could add into its work programme, including possible work on papakainga and Māori housing, and work with rangatahi development and on kaitiaki programmes (in its placemaking and kaitiaki role).
  o In addition, there should be a specific target in relation to the performance measure for Māori engagement.

Auckland Tourism, Events and Economic Development
23. ATEED’s draft statement of intent has mostly addressed the letter of expectations priorities. In its cover letter, ATEED noted that at the time of writing, the ‘first-principles’ review requested by the mayor was drawing to a close, and while the board was comfortable that its draft statement of intent reflected current thinking it was anticipating further refinements, particularly in relation to ATEED’s work programme and performance measurement.
24. The proposed shareholder feedback takes this into account and has been provided to help the board further refine their statement of intent. The final statement of intent will need to provide greater clarity on what activities have been re-prioritised for the new focus areas arising from the ‘first-principles’ review. ATEED have two new consolidated strategic objectives (previously there were five). This new approach provides a clearer articulation of their purpose and activity, and the work programme identified is at the strategic level.
25. Other comments on the draft statement of intent are provided below.
  • Working with the council group: The statement of intent should show evidence of how ATEED will engage with Panuku (including a clearer reference to unlock/transform locations) and the Southern Initiative (TSI) to integrate economic outcomes into their work.
  • Work programme: There is an opportunity under the cross-cutting theme ‘enhance spatial focus’ to include working more with Business Improvement Districts. This could also be included under the work programme ‘Support Business Growth’.
  • The ‘Drive innovation’ workstream talks about promoting science, technology, engineering, arts and medicine but it is not clear what activity ATEED is proposing to do in this area.
• The ‘support business growth’ workstream (in the preamble) talks about the importance of small business but the work programme activities largely relate to large, multi-national businesses and those that can trade internationally. ATEED should provide more clarity on what it proposes to do for small-medium businesses.

• Māori outcomes: the draft statement of intent includes a greater emphasis on Māori. However, the specific content on Māori outcomes does not appear to reflect a change in the scope or scale of activity relating to Māori economic development. ATEED should include specific detail on additional programmes which would give effect to this.

• Performance measures: ATEED is proposing five new composite measures to assess their performance. With the information provided, staff have not been able to determine the value of these key performance indicators or to determine that the measures will be able to be updated and reported on quarterly. The composite nature of the measures may not provide information on how well ATEED is performing for target sectors, locations and Māori.

Council staff will work with ATEED to further to understand how these measures will be developed. In particular:

  o how ‘value’ in the ‘value of investment’ key performance indicator is determined (for example, does it represent additional jobs, revenue or Gross Domestic Product), and how it is calculated
  o what is the definition of a new job, and how will the number of new jobs be calculated. Whether a baseline can be created from existing data and past performance in this area, and if so, whether targets could be provided.
  o which measures will be incorporated into the long-term plan.

In addition to the five new composite key performance indicators, ATEED are proposing a set of monitoring indicators. It is positive that the indicators align to those in the proposed Auckland Plan 2050. ATEED should consider using the Auckland Plan 2050 measure ‘relative deprivation across Auckland’ as an alternative to ‘a decline in poverty’.

• Climate change: ATEED should reflect in its final statement of intent how it plans to address the council’s climate change priorities and the transition to a low carbon economy.

Regional Facilities Auckland

26. Regional Facilities Auckland’s (RFA) draft statement of intent largely reflects the letter of expectations’ direction to focus on its current activities. However, there are some parts of it which require clarification or additional detail.

• Giving effect to the council’s priorities: The Auckland Plan 2050 will be finalised alongside the LTP and it is possible that there may be some changes to it in the area of arts, culture and events. In the interim, RFA should work with the council to identify ‘second tier’ strategies and policies that it has a role in implementing and reflect these in its statement of intent.

• Letter of expectations: The letter of expectations talked about the limited capital funding for redevelopment of assets, and that RFA should focus on necessary renewals rather than planning for new capital investment. However, the statement of intent refers to ‘strategic investment’ in stadiums (page 11) and ‘strategic capital investment’ (page 12); RFA should ensure that the final statement of intent reflects the decisions in the LTP.

• Working with the council: The statement of intent should have a clearer commitment that RFA will work closely with and seek direction from the council on strategic policy direction and strategic investments.

• Accountability for separate business units: The draft statement of intent does not include any financial information; it states that once the LTP has been approved, the financial information will be updated.
The statement of intent needs to include planned expenditure, revenue and some performance measures for each of RFA’s business units separately. This is particularly important in light of the proposed additional funding for the Auckland Art Gallery. The council needs to be confident that the funding is going towards the Gallery’s operations. Similarly, the number of visitors for the Gallery, the Auckland Zoo and the New Zealand Maritime Museum should be reported individually, so that the council is able to take the performance of the individual business units into account when deciding on future capital investment.

Programme of work: the statement of intent refers to an operating model review. There should be more detail about what this will include and the expected timeframe.

Financial information: RFA needs to work with the council to ensure its targets for non-council revenue are achievable, particularly in light of the planned major capital programmes at the Aotea Centre and the Zoo.

Auckland Council Investments Limited
27. In general, Auckland Council Investments Limited’s (ACIL) statement of intent signals a ‘business as usual’ position. This is appropriate given the proposal in the LTP to disestablish ACIL. However, there are two areas which could benefit from further clarification.

• Giving effect to the council’s priorities: ACIL’s draft statement of intent reflects the outcomes of the previous Auckland Plan. It should identify in its statement of intent how it contributes to the outcomes in the Auckland Plan 2050.

• Letter of expectations: The draft statement of intent has not addressed the oversight of Ports of Auckland Limited’s capital expenditure programme, which impacts on the council’s group debt. The final statement of intent should address how ACIL plans to address this issue.

Non-substantive CCOs
28. Auckland Council has nine other council-controlled organisations which do not meet the test of being ‘substantive’ CCOs under the Local Government (Auckland Council) Act 2009. The focus of these CCOs is more local in nature than the substantive CCOs, though the Governing Body is still responsible for the governance of these CCOs.

29. Three of these CCOs are required to provide council with a statement of intent (the others are exempt from this requirement): Mangere Mountain Education Trust; Contemporary Art Foundation (Te Tuhi); and Community Education Trust Auckland (COMET Auckland). Their draft statements of intent are attached to this report.

30. Staff have asked the Howick Local Board for their feedback on the Contemporary Art Foundation statement of intent and will consult with the Mangere-Otahuhu Local Board on 11 April about the Mangere Mountain Education Trust statement of intent. Their feedback was not available at the time the agenda went to print, and the comments will be tabled at the meeting.

31. With regard to COMET Auckland, staff recommend that in its statement of intent, it should:

• describe how it contributes to the outcomes in the Auckland Plan 2050, including an analysis of how its current work aligns with the strategic directions and specific focus areas.

• provide more evidence of how COMET’s work programme complements or aligns with work in other parts of the council group, including the Southern Initiative and ATEED.

32. Staff recommend that the manager CCO Governance and External Partnerships is delegated the authority to provide these three community-focussed CCOs with shareholder comment on behalf of council, following consultation with the relevant local boards.
Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

33. In general, the Finance and Performance Committee is responsible for providing shareholder comments on the draft statements of intent, and the practice to date has been not to seek direct feedback from each local board.

34. However, the Local Board Services department has contributed to the proposed comments, including how the CCOs have responded to the letters of expectation requirements in respect of local boards, and their comments have been reflected in this report.

Tauākī whakaaweawe Māori / Māori impact statement

35. The activities of CCOs have potential to impact Māori wellbeing and to influence the achievement of Auckland Plan and LTP outcomes relevant to Māori. The draft statements of intent were separately provided to the Independent Māori Statutory Board and council’s Te Waka Angamua department, and their comments have been reflected in this report.

36. The chief executives of Panuku, Auckland Transport, ATEED and Watercare are part of the Te Toa Takitini executive leadership group and are responsible for delivering on activities within Te Toa Takitini’s work programme.

Ngā ritenga ā-pūtea / Financial implications

37. There are no direct financial implications from providing the shareholder comments. However, the decisions to be made on the LTP in the middle of this year (including the capital and operating budgets for each CCO) will impact on the work programme detailed in the statements of intent and the achievability of the performance measures.

Ngā raru tūpono / Risks

38. There are no direct risks associated with the proposed shareholder comments. There is a risk that the CCOs may not adequately reflect the shareholder comments; this can be mitigated by working closely with the CCOs. Also, if the shareholder comments are not adequately reflected, the council can modify a statement of intent.

Ngā koringa ā-muri / Next steps

39. If the committee approves the draft comments, these will be drafted into letters to be sent by the mayor to the chair of each board. These must be sent by 30 April 2018.

40. The final statements of intent must align with the LTP. Each CCO will need to make changes to its final statement of intent when the LTP is approved and council staff will continue to work with CCOs as needed.
### Ngā tāpirihanga / Attachments

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
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<tbody>
<tr>
<td>A</td>
<td>Auckland Transport Draft Statement of Intent 2018 - 2021 <em>(Under Separate Cover)</em></td>
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<td>B</td>
<td>Watercare Services Limited Draft Statement of Intent 2018 - 2021 <em>(Under Separate Cover)</em></td>
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<td>C</td>
<td>ATEED Draft Statement of Intent 2018 - 2021 <em>(Under Separate Cover)</em></td>
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<td>D</td>
<td>Panuku Development Auckland Limited Draft Statement of Intent 2018 - 2021 <em>(Under Separate Cover)</em></td>
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<td>E</td>
<td>Regional Facilities Auckland Limited Draft Statement of Intent 2018 - 2021 <em>(Under Separate Cover)</em></td>
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<td>F</td>
<td>Auckland Council Investments Limited Draft Statement of Intent 2018 - 2021 <em>(Under Separate Cover)</em></td>
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<td>G</td>
<td>Mangere Mountain Education Trust Draft Statement of Intent 2018 - 2021 <em>(Under Separate Cover)</em></td>
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<td>H</td>
<td>Community Arts Foundation - Draft Statement of Intent 2018-2021 <em>(Under Separate Cover)</em></td>
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<td>I</td>
<td>Community Education Trust Draft Statement of Intent 2018 - 2021 <em>(Under Separate Cover)</em></td>
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<tr>
<td>J</td>
<td>Detailed Comments on Proposed Auckland Transport Measures <em>(Under Separate Cover)</em></td>
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### Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Authorisers</th>
</tr>
</thead>
</table>
| Sarah Holdem – Principal Advisor | Alastair Cameron - Manager - CCO Governance & External Partnerships  
Phil Wilson - Governance Director  
Matthew Walker - Acting Group Chief Financial Officer |
Te take mō te pūrongo / Purpose of the report
1. To approve unbudgeted expenditure in 2017/2018 for:
   • kauri dieback measures in the Hunua Ranges Regional Park and the Waitakere Ranges Regional Park.
   • the first phase of Rawene slip remediation.

Whakarāpopototanga matua / Executive summary
2. This is late covering report for the above item. The comprehensive agenda report was not available when the agenda went to print and will be provided prior to the 17 April 2018 Finance and Performance Committee meeting.

Recommendation/s
3. The recommendations will be provided in the comprehensive agenda report.
Te take mō te pūrongo / Purpose of the report
1. To receive a summary and provide a public record of memos or briefing papers for the Committee’s information and any other information that may have been distributed to committee members since 20 March 2018.

Whakarāpopototanga matua / Executive summary
2. This is a regular information-only report which aims to provide greater visibility of information circulated to committee members via memo or other means, where no decisions are required.
3. The following information-only report is attached:
   - Finance and Performance Committee Forward Work Programme to 30 June 2018 (Attachment A)
4. The following presentations/memos/reports were presented/circulated as follows:
   - 29 March 2018 – Confidential Workshop – Corporate Property Network – Corporate Property Portfolio Strategy (no attachment)
5. The workshop papers and any previous documents can be found on the Auckland Council website at the following link: http://infocouncil.aucklandcouncil.govt.nz/
   - at the top of the page, select meeting “Finance and Performance Committee” from the drop-down tab and click ‘View’;
   - under ‘Attachments’, select either HTML or PDF version of the document entitled ‘Extra Attachments’.
6. Note that, unlike an agenda decision report, staff will not be present to answer questions about these items referred to in this summary. Committee members should direct any questions to the authors.

Ngā tūtohunga / Recommendation
That the Finance and Performance Committee:
   a) receive the information report – 17 April 2018.

Ngā tāpirihanga / Attachments

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<tbody>
<tr>
<td>A0</td>
<td>Finance and Performance Committee Forward Work Programme to 30 June 2018</td>
<td>127</td>
</tr>
</tbody>
</table>

Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Sandra Gordon - Senior Governance Advisor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>Matthew Walker - Acting Group Chief Financial Officer</td>
</tr>
</tbody>
</table>
The Finance and Performance Committee was established to control and review expenditure across the Group to improve value for money; to monitor the overall financial management and performance of Auckland Council parent and Auckland Council Group; to make financial decisions required outside the annual budgeting processes and to perform the responsibilities of another committee, where it is necessary.

Priorities for 2017/18 will be on initiatives which:

1. Strategic Reviews: Long-term Plan 2018-2028 Development
2. Monitoring
3. Acquisitions and disposals
4. Other financial decisions

The work of the committee will:

1. Approve the Long-term Plan 2018-2028 including financial policy, the consultation document and supporting information for recommendation to the Governing Body
2. Monitor achievement of financial and other measures of performance and services levels and recommend the Annual Report to the Governing Body
3. Approve acquisition and disposal of property related to the Committee’s responsibilities.
4. Review and approve financial policy and non-budgeted expenditure.

### Strategic Reviews: Long-term Plan 2018-2028 Development

<table>
<thead>
<tr>
<th>Chief Financial Office</th>
<th>Rating and funding policy</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>General Rates</td>
</tr>
<tr>
<td></td>
<td>Interim transport levy</td>
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<tr>
<td></td>
<td>(Remain as a funding source or alternative option implemented)</td>
</tr>
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<td></td>
<td>New targeted rates (water quality and natural environment)</td>
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<td>Regional Fuel Tax</td>
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<td>Business rates differentials</td>
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<td></td>
<td>Local targeted rate (for specific local activities)</td>
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<td></td>
<td>Local Board targeted rates (for specific local projects)</td>
</tr>
<tr>
<td></td>
<td>Revenue and financing policy</td>
</tr>
<tr>
<td></td>
<td>Rates remission and postponement policy</td>
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<td></td>
<td>Panuku disposals and reinvestment in unlock</td>
</tr>
</tbody>
</table>

**Recommended changes for Mayoral Proposal**
- **Decide** on Mayoral Proposal for inclusion in consultation document
- **Consider** submissions
- **Decide** on final LTP

**Progress to date**
- **Long-Term Plan:**
  - 21/11/17 – 10-Year Budget 2018-2028 and Auckland Plan Refresh – How Aucklanders will provide feedback during the public consultation [FIN/2017/164 and FIN/2017/165]
  - Adopted by Governing Body: 12/12/17 [FIN/2017/159]
  - Various workshops and Have Your Say Events held during March 2018

**Panuku Developments Auckland:**
- 23/5/17 – Unlock Henderson [FIN/2017/60]

**Expected timeframes**
- Highlight financial year quarter and state month if known

<table>
<thead>
<tr>
<th>Lead</th>
<th>Area of work</th>
<th>Reason for work</th>
<th>Finance and Performance Committee role - decision or direction</th>
<th>F&amp;P Delegations</th>
<th>FY17/18</th>
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<tbody>
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<td>Jul-Sep</td>
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<td>Oct-Dec</td>
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<td>Jan-Mar</td>
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<td>Apr-Jun</td>
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<table>
<thead>
<tr>
<th>Q1</th>
<th>Q2</th>
<th>Q3</th>
<th>Q4</th>
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<tbody>
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</table>
## Lead Area of work Reason for work Finance and Performance Committee role - decision or direction F&P Delegations

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</thead>
<tbody>
<tr>
<td>Chief Financial Office</td>
<td>Expenditure Review</td>
<td>Key focus areas for net cost reduction  Identifying programmes for Maori outcomes  Local board ‘one local initiative’  Governance funding review  Capex review Recommend changes for Mayoral Proposal Decide on Mayoral Proposal for inclusion in consultation document Progress to date Reporting dates:</td>
<td>Q1 Q2 Q3 Q4</td>
<td></td>
</tr>
<tr>
<td>Chief Financial Office</td>
<td>Long-term Plan process</td>
<td>Statutory process  Consultation process – including hearings for community to be heard and local board engagement meetings (Have Your Say events). Approach to communication of investments in LB areas to be considered  Elected members consideration of feedback Agree consultation items Adopt consultation documents and supporting material and recommend to Governing Body Adopt local board agreements Adopt Long-term Plan and set rates and recommend to Governing Body Progress to date Reporting dates: 21/11/17 – 10-Year Budget 2018-2028 and Auckland Plan Refresh – How Aucklanders will provide feedback during the public consultation FIN/207/164 and FIN/2017/165 30/11/17 – Receipt of Mayoral Proposal for the 10-year budget 2018-2018 FIN/2017/81</td>
<td>Q1 Q2 Q3 Q4</td>
<td></td>
</tr>
<tr>
<td>Lead</td>
<td>Area of work</td>
<td>Reason for work</td>
<td>Finance and Performance Committee role - decision or direction</td>
<td>F&amp;P Delegations</td>
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<td>------</td>
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<td>------------------------------------------------------</td>
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</tbody>
</table>
| Chief Financial Office | Growth Infrastructure Targeted Rates, Development Contributions, Local Targeted Rate for local activities, Local Board Targeted Rate for specific projects | • Growth Infrastructure Targeted Rates – if required to be implemented to a specific growth area  
• Development Contributions – amendment to the Contributions policy  
• Local targeted rate for local activities – this may be considered dependant on the Governance Review project decisions  
• Local Board targeted rate for specific projects – if the Local Board would like to consult on implementing a local targeted rate for specific project in their area | Update  
Recommend changes for Mayoral Proposal  
Decide on Mayoral Proposal for inclusion in consultation document  
Consider submissions  
Decide on final LTP  
Progress to date  
Reporting dates: Workshop held 7/2/18 regarding the development contribution policy  
**Targeted rates:**  
27/2/17 – Accommodation Provider Targeted Rate Remission FIN/2018/22  
27/2/18 – Rates remission and postponement policy review FIN/2018/23 | Delegations include development of the Long-term Plan 2018-2028 including financial policy. Preparation of the consultation document and supporting information for recommendation to the Governing Body |
| | | • Decision-making for Long-term Plan  
| | | | | Expected timeframes Highlight financial year quarter and state month if known |
| | | | FY17/18 |
| | | | Jul-Sep |
| | | | Oct-Dec |
| | | | Jan-Mar |
| | | | Apr-Jun |
| | | | 26 Jul |
| | | | 24 Oct |
| | | | 27 Feb |
| | | | 17 Apr |
| | | | 15 Aug |
| | | | 21 Nov |
| | | | 20 Mar |
| | | | 15 May |
| | | | 19 Sept |
| | | | 12 Dec |
| | | | 19 Jun |
| | | | 24 Oct |
| | | | 19 Jun |
| | | | 21 Nov |
| | | | 12 Dec |
| | | | 17 Apr |
| | | | 15 May |
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| | | | 15 May |
| | | | 19 Jun |
**Proposed 2018 Long-term Plan Schedule**

<table>
<thead>
<tr>
<th>Lead Area of work</th>
<th>Reason for work</th>
<th>Finance and Performance Committee role - decision or direction</th>
<th>F&amp;P Delegations</th>
<th>Expected timeframes Highlight financial year quarter and state month if known</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporate Finance and Property</td>
<td>Quarterly business improvements and performance report</td>
<td>To monitor council parent financial and non-financial performance results</td>
<td>Receive generally no decisions Progress to date Reporting dates: 13/12/16 - Auckland Council organisation report for the period 1 July 2016 to 30 September 2016 FIN/2016/160 21/2/17 - Auckland Council organisation performance report for the period 1 July 2016 to 31 December 2016 FIN/2017/9</td>
<td>Q1 21 Sep Q2 24 Nov Q3 12 Mar Q4 6 Jun</td>
</tr>
</tbody>
</table>

**Monitoring**

The committee is responsible for monitoring achievement of financial and other measures of performance and service levels.
<table>
<thead>
<tr>
<th>Lead</th>
<th>Area of work</th>
<th>Reason for work</th>
<th>Finance and Performance Committee role - decision or direction</th>
<th>F&amp;P Delegations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Corporate Finance and Property</strong></td>
<td>Auckland Council group quarterly financial results</td>
<td>To monitor Auckland Council group financial performance</td>
<td>Receive generally no decisions</td>
<td>FY17/18</td>
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<tr>
<td></td>
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<td></td>
<td><strong>Progress to date</strong></td>
<td>Q1 21 Sep 2017</td>
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<tr>
<td></td>
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<td></td>
<td>13/12/16 - Auckland Council Group first quarter financial results to 30 September 2016 FIN/2016/161</td>
<td>Q2 24 Nov 2017</td>
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<tr>
<td></td>
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<td></td>
<td>21/3/17 - Auckland Council Group quarterly financial report and financial results to 31 December 2016 FIN/2017/20</td>
<td>Q3 12 Mar 2018</td>
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<tr>
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<td>26/5/17 - Auckland Council Group quarterly financial report and financial results to 31 March 2017 FIN/2017/70</td>
<td>Q4 6 Jun 2018</td>
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<td></td>
<td>24/11/17 - Quarterly financial report and financial results to 30 September 2017 FIN/2017/176</td>
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<td>12/03/2018 - Six monthly financial results to 31 December 2017 FIN/2018/32</td>
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<tr>
<td><strong>Financial Strategy and Planning</strong></td>
<td>CCO financial monitoring (separate from governance or strategic planning issues)</td>
<td>To monitor CCO financial and non-financial performance results</td>
<td>Receive validate/challenge</td>
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<td><strong>Progress to date</strong></td>
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<td></td>
<td>13/12/16 - Council-controlled organisations first quarter report for 30 September 2016 FIN/2016/158</td>
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<td></td>
<td>11/4/17 – CCOs second quarter report for 31 December 2017 FIN/2017/69</td>
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<td></td>
<td>26/5/17 – Council-controlled organisations third quarter report for 31 March 2017 FIN/2017/130</td>
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<td></td>
<td>21/09/17 - Fourth quarter report for 30 June 2017 (public excluded) FIN/2017/130</td>
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<td>24/11/17 - First quarter report for 30 September 2017 FIN/2017/178</td>
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<td></td>
<td></td>
<td>12/03/18 – Second quarter report ending 31 December 2017 FIN/2018/18</td>
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<tr>
<td><strong>Te Waka Anga Mua ki Uta</strong></td>
<td>Māori Transformational Activity and Expenditure Report</td>
<td>To monitor progress on expenditure and delivery of Māori transformational activity (includes Te Toa Takitini)</td>
<td>Receive generally no decisions</td>
<td>Q1 Aug 2017</td>
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<td><strong>Progress to date</strong></td>
<td>Q2 Nov 2017</td>
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<td>13/12/17 - Te Toa Takitini - Quarter One Māori Responsiveness portfolio report FIN/2016/158</td>
<td>Q4 May 2018</td>
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<td>15/08/17 – 2016/2017 Year-End Report FIN/2017/112</td>
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<td></td>
<td>20/03/18 – Quarter Two Report for 2017/2018 financial year FIN/2017/14</td>
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<tr>
<td>Item 17</td>
<td>Lead</td>
<td>Area of work</td>
<td>Reason for work</td>
<td>Finance and Performance Committee role - decision or direction</td>
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<tr>
<td></td>
<td>Te Wakaanga Mua ki Uta</td>
<td>Māori Transformational Activity and Expenditure Report</td>
<td>To monitor progress on expenditure and delivery on projects to deliver Māori outcomes</td>
<td>Receive generally no decisions</td>
</tr>
<tr>
<td></td>
<td>Te Wakaanga Mua ki Uta</td>
<td>Te Tiriti O Waitangi Audit Response Work Programme</td>
<td>To monitor progress in responding to 3 yearly Te Tiriti O Waitangi audit</td>
<td>Receive generally no decisions</td>
</tr>
<tr>
<td></td>
<td>Corporate Finance and Property</td>
<td>Annual Report</td>
<td>Statutory requirement</td>
<td>Recommend to Governing Body</td>
</tr>
<tr>
<td></td>
<td>Corporate Finance and Property</td>
<td>Half Year Report</td>
<td>NZ Stock Exchange requirement (for listed companies)</td>
<td>Decision to release the half year report to the NZ Stock Exchange</td>
</tr>
</tbody>
</table>
## Acquisitions and dispositions

**Panuku**
- Recommended disposals or acquisitions. These reports are as required, but generally monthly.

Panuku Development Auckland is tasked with identifying council owned land that is surplus to requirements. These disposals may also include Service Property Optimisation.

**Decision** to proceed with recommended disposals or acquisitions.

**Progress to date**

**Note:** A full list of properties to be disposed or acquired is included at the end of this document.

**Expected timeframes**

<table>
<thead>
<tr>
<th>Financial year quarter</th>
<th>Jul-Sep</th>
<th>Oct-Dec</th>
<th>Jan-Mar</th>
<th>Apr-Jun</th>
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<tbody>
<tr>
<td>FY17/18</td>
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<tr>
<td>26 Jul</td>
<td>15 Aug</td>
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<td>19 Sept</td>
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<td>15 Aug</td>
<td>21 Oct</td>
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<td>12 Dec</td>
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<td>21 Oct</td>
<td>27 Feb</td>
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<td>20 Mar</td>
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<td>27 Feb</td>
<td>17 Apr</td>
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<td>15 May</td>
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<td>17 Apr</td>
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<td>19 Jun</td>
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**Delegations include**
- Acquisition and disposal of property related to the Committee’s responsibilities. Note – this includes parks acquisitions in excess of delegations of Environment and Community Committee

**Q1**  | **Q2**  | **Q3**  | **Q4**  |

## Other Financial Decisions

**CCO/External Partnerships**
- Auckland Regional Amenities Levy

**Statutory process**

**Decision** to approve submission on draft Funding Plan

**Decision** to approve levies

**Reporting dates:**
- 21/2/17 - Presentations from amenities - New Zealand Opera, Auckland Theatre Company, Coastguard Northern Region, Watersafe Auckland and Surf Life Saving Northern Region FIN/2017/4
- 21/2/17 - Auckland Regional Amenities draft funding plan 2017-2018, proposed Auckland Council submission FIN/2017/5
- 21/3/17 - Presentations from amenities – Stardome Observatory and Planetarium; New Zealand Maritime Museum; Auckland Philharmonia Orchestra; Auckland Rescue Helicopter Trust; and Auckland Arts Festival FIN/2017/18
- 21/3/17 - Approval of Auckland Regional Amenities Funding Act levy 2017/2018 FIN/2071/19
- 27/2/18 - Presentations from amenities – Auckland Festival Trust; Surf Life Saving Northern Region; Auckland Theatre Company; and Stardome Observatory and Coastguard Northern Region FIN/2018/5
- 20/3/18 - Integration of NZ Maritime Museum to Regional Facilities Auckland FIN/2018/37
- 20/3/18 - Presentations from amenities – NZ Opera; Auckland Philharmonia Orchestra; Auckland Rescue Helicopter; and Drowning Prevention Auckland/Watersafe Auckland Inc FIN/2018/38

**The committee is responsible for establishing and managing a structured approach to the approval of non-budgeted expenditure (including grants, loans or guarantees) that reinforces value for money and an expectation of tight expenditure control**

<table>
<thead>
<tr>
<th><strong>Q1</strong></th>
<th><strong>Q2</strong></th>
<th><strong>Q3</strong></th>
<th><strong>Q4</strong></th>
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</thead>
<tbody>
<tr>
<td>Item 17</td>
<td>Lead</td>
<td>Area of work</td>
<td>Reason for work</td>
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<tr>
<td></td>
<td>Parks, Sports and Recreation</td>
<td>Loan write-offs and restructuring (as required)</td>
<td>Responding to proposals and recommendations</td>
</tr>
<tr>
<td></td>
<td>Parks, Sports and Recreation</td>
<td>Review of existing community loans and guarantees, consideration of new applications and development of a policy framework</td>
<td>Existing arrangements have been entered into without clear policy direction</td>
</tr>
<tr>
<td></td>
<td>Chief Financial Office</td>
<td>Budget Update (as required). This includes significant unbudgeted one-off expenditure.</td>
<td>Financial management</td>
</tr>
<tr>
<td></td>
<td>Chief Financial Office</td>
<td>Development contributions policy review</td>
<td>Work request by committee</td>
</tr>
<tr>
<td>Lead</td>
<td>Area of work</td>
<td>Reason for work</td>
<td>Finance and Performance Committee role - decision or direction</td>
</tr>
<tr>
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</tr>
<tr>
<td>Procurement/ Treasury &amp; Financial Transactions</td>
<td>Consideration and adoption of Group policies for Treasury, Insurance and Procurement (includes formal Treasury Management Policy)</td>
<td>Mayoral Office request</td>
<td>Decision on whether to amend current policy</td>
</tr>
<tr>
<td>Chief Financial Officer</td>
<td>Consideration and adoption of Group policy relating to Business Cases</td>
<td>Mayoral Office request</td>
<td>Decision on whether to adopt a new policy</td>
</tr>
<tr>
<td>Treasury &amp; Financial Transactions / Legal and Risk</td>
<td>Decision on placement of insurance programme</td>
<td>Financial Management</td>
<td>Decision on whether to adopt a new policy</td>
</tr>
<tr>
<td>Engineering &amp; Technical Services / Treasury &amp; Financial Transactions / Procurement</td>
<td>Consideration and adoption of Group policies for Performance Bonds</td>
<td>Mayoral Office request</td>
<td>Decide whether to amend current policy</td>
</tr>
<tr>
<td>CCO/External Partnerships</td>
<td>Statements of Intent</td>
<td>Shareholder feedback on draft SOIs</td>
<td>Decide on shareholder comment on SOIs</td>
</tr>
</tbody>
</table>

**Expected timeframes**

<table>
<thead>
<tr>
<th>Highlight financial year quarter and state month if known</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jul-Sep</td>
</tr>
</tbody>
</table>

**FY17/18**

<table>
<thead>
<tr>
<th>Item 17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Q1 Sep  Q2 Oct  Q3 Q4</td>
</tr>
<tr>
<td>Q1 Q2 Q3 Q4 June</td>
</tr>
<tr>
<td>Q1 Q2 Q3 Feb 4</td>
</tr>
<tr>
<td>Q1 Q2 Q3 Q4</td>
</tr>
</tbody>
</table>

**Proceedings**

- **Procurement/ Treasury & Financial Transactions**
  - Consideration and adoption of Group policies for Treasury, Insurance and Procurement (includes formal Treasury Management Policy)
  - **Reason for work**: Mayoral Office request
  - **Finance and Performance Committee role - decision or direction**: Decision on whether to amend current policy
  - **Progress to date**
    - Reporting dates:
      - 13/12/2016 - Delegation for approval of releasing interim and full year group results to New Zealand Stock Exchange FIN/2016/168
      - 19/9/17 – Approval of Group Policies FIN/2017/121
      - 11/12/17 – Approval of Treasury Management Policy FIN/2017/161
      - 27/2/17 – Council’s debt funding strategy FIN/2018/10
  - **Expected timeframes**
    - FY17/18
      - July-September: 26 July – 22 September
      - October-December: 24 October – 21 December
      - January-March: 22 January – 20 March
      - April-June: 21 April – 19 June

- **Chief Financial Officer**
  - Consideration and adoption of Group policy relating to Business Cases
  - **Reason for work**: Mayoral Office request
  - **Finance and Performance Committee role - decision or direction**: Decision on whether to adopt a new policy
  - **Progress to date**
    - Reporting dates:
      - 19/9/17 – Approval of Group Policies FIN/2017/121
  - **Expected timeframes**
    - FY17/18
      - Q1: 19 January – 18 April
      - Q2: 19 April – 18 July
      - Q3: 19 July – 18 October
      - Q4: 19 October – 18 January

- **Treasury & Financial Transactions / Legal and Risk**
  - Decision on placement of insurance programme
  - **Reason for work**: Financial Management
  - **Finance and Performance Committee role - decision or direction**: Decision on whether to adopt a new policy
  - **Progress to date**
    - Reporting dates:
      - 19/9/17 – Approval of Group Policies FIN/2017/121
  - **Expected timeframes**
    - FY17/18
      - Q1: 19 January – 18 April
      - Q2: 19 April – 18 July
      - Q3: 19 July – 18 October
      - Q4: 19 October – 18 January

- **Engineering & Technical Services / Treasury & Financial Transactions / Procurement**
  - Consideration and adoption of Group policies for Performance Bonds
  - **Reason for work**: Mayoral Office request
  - **Finance and Performance Committee role - decision or direction**: Decide whether to amend current policy
  - **Progress to date**
    - Reporting dates:
  - **Expected timeframes**
    - FY17/18
      - Q1: 19 January – 18 April
      - Q2: 19 April – 18 July
      - Q3: 19 July – 18 October
      - Q4: 19 October – 18 January

- **CCO/External Partnerships**
  - Statements of Intent
  - **Reason for work**: Shareholder feedback on draft SOIs
  - **Finance and Performance Committee role - decision or direction**: Decide on shareholder comment on SOIs
  - **Progress to date**
    - Reporting dates:
      - 15/8/17 – Approval of 2017/2020 Statements of Intent FIN/2017/111
      - 19/9/17 – Approval of Watercare Services Limited Statement of Intent 2017-20 FIN/2017/122
      - 20/3/18 – Letters of Expectation for 2018-2021
  - **Expected timeframes**
    - FY17/18
      - Q1: 19 January – 18 April
      - Q2: 19 April – 18 July
      - Q3: 19 July – 18 October
      - Q4: 19 October – 18 January
### Completed

<table>
<thead>
<tr>
<th>Area of work</th>
<th>Lead</th>
<th>Reason for work</th>
<th>Finance and Performance Committee role - decision or direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review of non-rateable land</td>
<td>Treasury &amp; Financial Transactions</td>
<td>Programme required to ensure Council’s policies are being implemented consistently</td>
<td>Decision on whether or not land should be rated</td>
</tr>
</tbody>
</table>

**Reporting dates:**
- 13/12/16 - Third Quarterly Report on Non-Rateable Property Rating Treatment FIN/2016/162
- 13/12/16 - Auckland Council’s submission on the Rates Rebate (Retirement Village Residents) Amendment Bill FIN/2016/163
- 21/3/17 – Memo – Fourth Quarterly Report
- 20/6/17 – Memo – Fifth Quarterly Report
- 19/9/17 – Memo – Sixth Quarterly Report
- 30/11/17 – Memo
- 20/3/18 - Memo

### Previous annual plan process

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>13/12/16</td>
<td>Annual Budget 2017/18 – Mayoral Proposal on items for Public Consultation</td>
</tr>
<tr>
<td></td>
<td>FIN/2016/173</td>
</tr>
<tr>
<td>1/6/17</td>
<td>Annual Budget 2017/2018 - Overview to decision-making FIN/2017/73</td>
</tr>
<tr>
<td></td>
<td>Annual Budget 2017/2018 - Local Board budget update FIN/2017/74</td>
</tr>
<tr>
<td></td>
<td>Annual Budget 2017/2018 – Local Board Feedback FIN/2017/75</td>
</tr>
<tr>
<td></td>
<td>Final Annual Budget 2017/2018 – Mayoral Proposal resolutions - FIN/2017/76,</td>
</tr>
<tr>
<td></td>
<td>FIN/2017/81, FIN/2017/83, and FIN/2017/85</td>
</tr>
<tr>
<td>27 June</td>
<td>Adoption of Long-term Plan, including Local Board Agreements</td>
</tr>
<tr>
<td>2018</td>
<td></td>
</tr>
</tbody>
</table>
## Panuku disposals/service property optimisation/land exchanges and acquisitions resolutions:

<table>
<thead>
<tr>
<th>Date</th>
<th>Property address(es)</th>
<th>Resolution</th>
<th>Date</th>
<th>Property address(es)</th>
<th>Resolution</th>
</tr>
</thead>
<tbody>
<tr>
<td>13/12/16</td>
<td>Report Units 1-28/150 Mt Wellington Highway, Mt Wellington; and 1/16 Sarona Avenue, Glen Eden</td>
<td>FIN/2016/157</td>
<td>15/8/17</td>
<td>Report 187 Flat Bush School Road, Flat Bush;</td>
<td>FIN/2017/108</td>
</tr>
<tr>
<td>21/2/17</td>
<td>Report 523a Ellerslie-Panmure Highway, Mt Wellington; and 525-529 Ellerslie-Panmure Highway, Mt Wellington</td>
<td>FIN/2017/3</td>
<td></td>
<td>Report Unlock Old Papatoetoe - 17 St George Street, Papatoetoe; part 27 St George Street, Papatoetoe; 104 St George Street, Papatoetoe; and 109 St George Street, Papatoetoe</td>
<td>FIN/2017/109</td>
</tr>
<tr>
<td>21/2/17</td>
<td>Report Land up to 9ha to NZTA for the Northern Corridor Improvements Project</td>
<td>FIN/2017/7</td>
<td></td>
<td>Report 31-35 Mill Road, Helensville</td>
<td>FIN/2017/110</td>
</tr>
<tr>
<td>21/2/17</td>
<td>Report Statutory land exchange process – Rosedale Park</td>
<td>FIN/2017/8</td>
<td>24/10/17</td>
<td>Report 19 Anzac Avenue, Browns Bay; 10 Felton Matthew Avenue, St Johns; and part Bombay Road, Bombay</td>
<td>FIN/2017/110</td>
</tr>
<tr>
<td>11/4/17</td>
<td>Report 19 Anzac Road, Browns Bay (deferred); 6 Butler Avenue, Papatoetoe; part of 129R Baids Road, Otara; 315A Glengarry Road, Glen Eden; Section 1 East Coast Road, Redvale; 78a Great South Road, Papakura; Section 1 493 State Highway 16, Kumeu; Allotment 137 Ahuroa Parish, Woodcocks Road, Woodcocks; Allotment 138 Ahuroa Parish, Woodcocks Road, Woodcocks; Allotment 139 Ahuroa Parish, Woodcocks Road, Woodcocks; Allotment 140 Ahuroa Parish, Woodcocks Road, Woodcocks; Allotment 141 Ahuroa Parish, Woodcocks Road, Woodcocks; and Allotment 147 Ahuroa Parish, Woodcocks Road, Woodcocks</td>
<td>Resolutions - FIN/2017/49, FIN/2017/50</td>
<td>12/12/17</td>
<td>Report 80 Vincent Street, Howick (motion lost); 41 Cheshire Street, Parnell; 108 Hepburn Street, Freemans Bay; 9 Matama Street, Glen Eden; and 58/7 Rowlands Road, Mt Wellington</td>
<td>FIN/2017/204</td>
</tr>
<tr>
<td>26/7/17</td>
<td>Report 55a Alnwick Street, Warkworth; 45 Oraha Road, Huapai; 32 Harbourview Road, Te Atatu; 145a West Tamaki Road, Glen Innes; 343 Swanson Road, Ranui; 24 Waipuna Road, Mt Wellington; 26 Waipuna Road, Mt Wellington; 27b Waipuna Road, Mt Wellington; 1/77 Waipuna Road, Mt Wellington; 93 Waipuna Road, Mt Wellington; 134a Waipuna Road, Mt Wellington; and 3/136b Waipuna Road, Mt Wellington</td>
<td>FIN/2017/97</td>
<td>27/2/18</td>
<td>Report 61-117 Clark Road, Hobsonville; and Report 37 New Windsor Road, Avondale (SPO)</td>
<td>FIN/2018/8</td>
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<td>FIN/2018/11</td>
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<td>FIN/2018/18</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20/3/18</td>
<td>Report 3.8ha of reserve land in Upper Harbour Local Board for New Zealand Transport Agency Northern Corridor Improvements</td>
<td></td>
</tr>
</tbody>
</table>
### Budget Update:

<table>
<thead>
<tr>
<th>Date</th>
<th>Property address(es)</th>
<th>Resolution</th>
</tr>
</thead>
<tbody>
<tr>
<td>13/12/16</td>
<td>Report Additional OPEX budget of up to $104,000 to conduct a by-election for a Howick Local Board Member; and release of $2.7m from existing budget for Putney Way streetscape upgrade, ahead of the Transform Manukau business case</td>
<td>FIN/2016/164</td>
</tr>
<tr>
<td>21/3/17</td>
<td>Report Additional CAPEX budget of $960,000 to complete Freyberg Place upgrade; new OPEX budget of $80,000 for Karangahape Road destination marketing; contribution of $300 to the city feature lighting project (led by Heart of the City) – both funded from the City Centre Targeted Rate reserve.</td>
<td>FIN/2017/29</td>
</tr>
<tr>
<td>20/6/17</td>
<td>Report Conversion of $3.1m CAPEX budget for multi-purpose community facility in Takanini</td>
<td>FIN/2017/90</td>
</tr>
<tr>
<td>26/7/17</td>
<td>Report Purchase of additional trains (rescinded 24/10/17 FIN/2017/189)</td>
<td>FIN/2017/98</td>
</tr>
<tr>
<td>19/9/2017</td>
<td>Report Release and allocate Takapuna off-street car park reserve fund $4,269,611 to the Gasometer public car park project; release $6.1m from existing Transform Manukau $2.6 CAPEX and $2m OPEX and Transform Onehunga $1.5 OPEX</td>
<td>FIN/2017/123</td>
</tr>
<tr>
<td>24/10/17</td>
<td>Report Approve procurement of 15 3-car electric multiple units of $133m; release of Franklin Parking Reserve Fund ($128,214) for upgrade of carpark at Kitchener Road, Waiuku; OPEX of $828,000 for two by-elections; OPEX budget of $115,400 for by-election for Waitemata Local Board.</td>
<td>FIN/2017/141</td>
</tr>
<tr>
<td>12/12/17</td>
<td>Report Update on the purchase of additional trains for Metro Rail</td>
<td>FIN/2017/205</td>
</tr>
<tr>
<td>27/2/18</td>
<td>Report Up to $3.2m CAPEX for fit-out for ATEED office and up to $0.8m OPEX for make good of current head office; $3.85m CAPEX for Rawene remedial works; updated city centre targeted rate-funded work programme; and property acquisitions at 155-a167 Fanshawe Street and 100 Halsey Street, Auckland</td>
<td>Resolutions - FIN/2018/17, FIN/2018/18</td>
</tr>
</tbody>
</table>