

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 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. 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.

- Notes the high level of community interest in the proposed sale of the Henderson centre and requests consultation with local residential and commercial communities given they have a vested interest in the facilities.
- Notes that the local board are not the decision makers for this proposed action, however requests greatly improved access to information and involvement as community advocates.

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.