

I hereby give notice that an extraordinary meeting of the Henderson-Massey Local Board will be held on:

**Date:** Tuesday, 3 April 2018  
**Time:** 1:30pm  
**Meeting Room:** Council Chamber  
**Venue:** Henderson Civic Centre  
6 Henderson Valley Road  
Henderson

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## **Henderson-Massey Local Board (Extraordinary Meeting)**

### **OPEN AGENDA**

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#### **MEMBERSHIP**

<b>Chairperson</b>	Shane Henderson
<b>Deputy Chairperson</b>	Peter Chan, JP
<b>Members</b>	Paula Bold-Wilson Brenda Brady, JP Warren Flaunty, QSM Will Flavell Matt Grey Vanessa Neeson, JP

(Quorum 4 members)

**Glenn Boyd**  
**(Relationship Manager)**  
Local Board Services West

**Busola Martins**  
**Local Board Democracy Advisor (West)**

**27 March 2018**

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**1 Welcome**

**2 Apologies**

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

**3 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.

The following are declared interests of elected members of the Henderson-Massey local board:

<b>BOARD MEMBER</b>	<b>ORGANISATION</b>	<b>POSITION</b>	<b>Updated</b>
Shane Henderson (Chairman)	Waitakere Licensing Trust Waitakere Badminton	Elected Member Patron	13 December 2016
Peter Chan, JP (Deputy Chairman)	Cantonese Opera Society of NZ Asian Leaders Forum NZ-Hong Kong Business Association NZ-China Business Association Auckland Chinese Environment Protection Association (ACEPA) Whau Coastal Walkway Trust Auckland Asian Association	Member Member Member Member Advisor  Trustee President	15 Nov 2016      21 Feb 2017
Brenda Brady, JP	Safer West Community Trust District Licensing Committee	Trustee Member	15 Nov 2016
Matt Grey	Zeal	CEO	15 Nov 2016 21 March 2017
Paula Bold-Wilson	Community Waitakere Henderson Budgeting Services Unitec Institute of Technology	Board member Board member Employee	15 Nov 2016  21 March 2017
Vanessa Neeson, JP	Village Green Quilters Ranui Advisory Group	Member Chairperson	15 Nov 2016 17 February 2017
Warren Flaunty, QSM	Westgate Pharmacy NorSGA Properties Westgate Pharmacy Ltd The Trusts Community Foundation Ltd Life North West Pharmacy Waitemata District Health Board Waitakere Licensing Trust Massey Birdwood Settlers Ass. Taupaki Residents & Ratepayers Ass.	Contractor Director Director Director Director Elected Member Elected Member Member Member	15 Nov 2016
Will Flavell	Te Atatū Tennis Club Asia New Zealand Leadership Network Rutherford College Waitākere Literacy Board	Member Member Employee Board Member	15 Nov 2016

#### 4 Leave of Absence

At the close of the agenda no requests for leave of absence had been received.

#### 5 Acknowledgements

At the close of the agenda no requests for acknowledgements had been received.

#### 6 Item withdrawn

#### 7 Item withdrawn

#### 8 Item withdrawn

#### 9 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.”

#### 10 Notices of Motion

There were no notices of motion.

## Corporate Accommodation Disposal Recommendation - 6 Henderson Valley Road, Henderson

File No.: CP2018/04086

Item 11

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

1. This report seeks the Henderson-Massey Local Board's endorsement for council to recommend to the Finance and Performance Committee the disposal of one council owned property, which is currently part of the Corporate Property Portfolio Strategy, in the Henderson-Massey Local Board area.

### Whakarāpopototanga matua / Executive summary

2. Auckland Council's Corporate Property team has developed a Corporate Property Portfolio Strategy, which seeks to contribute to a more efficient Corporate Property network. This is a self-funding programme of works, which utilises the capital receipts from the divestment of property that is no longer required by the Corporate Property network. The council-owned property at 6 Henderson Valley Road, Henderson has been identified as surplus to council's requirements as part of the review of the Corporate Property Portfolio Strategy. Consultation with impacted council departments, Panuku Development Auckland (Panuku), iwi authorities and the Henderson-Massey Local Board has now taken place. Corporate Property recommends disposal of the site to enable the Corporate Property Portfolio Strategy to be implemented.
3. A resolution approving the disposal of this site is required from the Finance and Performance Committee before the proposed divestment can be progressed.

### Ngā tūtohunga / Recommendation/s

That the Henderson-Massey Local Board:

- a) endorses Corporate Property's recommendation to the Finance and Performance Committee to dispose of 6 Henderson Valley Road, Henderson.

### Horopaki / Context

4. 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.
5. In response 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 includes establishing which locations will be retained and which were identified as surplus to requirements, and using existing council buildings such as libraries, leisure centres and local board offices where space was available for spokes. This strategy identified 6 Henderson Valley Road, Henderson as surplus to our corporate accommodation requirements and as a potential site that could be sold to reinvest in the corporate network.
6. The sale of the sites in the Corporate Property Portfolio Strategy will contribute to a more efficient Corporate Property network aligned with the new organisational requirements and allow the proposed programme of works to be self-funding by utilising the proceeds of the sale.

7. 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.
8. Timing is critical in implementing this strategy, due to a number of major lease expiries over the next few years. Should we miss those lease expiries, then significant value locked up in any new leases will not be available to implement much need portfolio change.

## Tātaritanga me ngā tohutohu / Analysis and advice

9. 6 Henderson Valley Road, Henderson comprises a low rise multi storey building that provides 12,535m<sup>2</sup> of office accommodation, Local Board offices and Customer Service Centre on a 16,164m<sup>2</sup> site.
10. The property was the former Waitakere City Council offices and comprises parts of the Building referred to as 'Civic' and 'Admin'.
11. 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.
12. Waitakere 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.
13. We have been given preliminary advice that CRL 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 CRL to ensure that any sale is coordinated with the likely designation.
14. The Auckland Unitary Plan zoning is Metropolitan Centre Zone. It has a 2017 capital valuation of \$57,700,000.
15. 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

16. Corporate Property attended two workshops with the Henderson-Massey Local Board regarding the Corporate Property Portfolio Strategy and sale of 6 Henderson Valley Road in September and December 2017. The Henderson-Massey Local Board provided informal feedback that it was concerned regarding the potential economic impacts to Henderson and any deterioration of customer service to the community resulting from the relocation of Auckland Council staff from the Henderson area. The Henderson-Massey Local Board further sought assurances that the heritage nature of the council chamber within the Civic building would be taken into account in any sale of the property.
17. The Henderson-Massey Local Board also provided informal advice that, should this property be approved for sale, outcomes would be in alignment with the objectives of the Panuku Unlock Henderson projects.
18. This report provides the Board with an opportunity to formalise its views regarding the site.

## Tauākī whakaaweawe Māori / Māori impact statement

19. 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.

### Ngā ritenga ā-pūtea / Financial implications

- 20. It is proposed that the capital receipts from the sale of surplus Corporate Property properties contribute to the Corporate Property Portfolio Strategy so that the proposed new network can be implemented and self-funded. This will provide efficiencies to the Corporate Property network.

### Ngā raru tūpono / Risks

- 21. If the sites identified in the Corporate Property Portfolio Strategy that are surplus to the council's corporate accommodation requirements are not approved for sale, there is a strong risk to the successful implementation of the Corporate Property Portfolio Strategy which would not be self-funded and need to be funded separately.

### Ngā koringa ā-muri / Next steps

- 22. Following receipt of the Henderson-Massey Local Board's resolutions, the Corporate Property Portfolio Strategy will be presented to the Finance and Performance Committee, along with an intended recommendation to divest of this site. If the committee approves the proposed disposal of the site, Corporate Property will work with Panuku who will seek to divest of the site in a manner that provides an optimal outcome and return to council. Funds realised will be ring-fenced to ensure the successful implementation of the Corporate Property Portfolio Strategy.
- 23. The terms and conditions of any disposal would be approved under appropriate financial delegation.

### Ngā tāpirihanga / Attachments

There are no attachments for this report.

### Ngā kaihaina / Signatories

Authors	Stephen Greenhough – Project Director
Authorisers	Kevin Ramsay - General Manager Corporate Finance And Property Glenn Boyd - Relationship Manager Henderson-Massey, Waitakere Ranges, Whau