

## Henderson-Massey Local Board

### OPEN MINUTES

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Minutes of an extraordinary meeting of the Henderson-Massey Local Board held in the Council Chamber, Henderson Civic Centre, 6 Henderson Valley Road, Henderson on Tuesday, 3 April 2018 at 1:30pm.

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#### PRESENT

<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

#### IN ATTENDANCE

Cr Linda Cooper  
Cr Penny Hulse

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### 1 Welcome/Karakia

The Chairperson welcomed those present and Member Paula Wilson-Bold led the meeting in karakia.

### 2 Apologies

There were no apologies.

### 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:

BOARD MEMBER	ORGANISATION	POSITION	Updated
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	Member Member Employee	15 Nov 2016

	Rutherford College Waitākere Literacy Board	Board Member	
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#### 4 Leave of Absence

There were no leaves of absence.

#### 5 Acknowledgements

There were no acknowledgements.

#### 6 Item withdrawn

#### 7 Item withdrawn

#### 8 Item withdrawn

#### 9 Extraordinary Business

There was no extraordinary business.

#### 10 Notices of Motion

There were no notices of motion.

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

Resolution number HM/2018/35

MOVED by Chairperson S Henderson, seconded by Member W Flaunty:

That the Henderson-Massey Local Board:

- a. Provides 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

- b. 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.
- c. 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.
- d. Request that any disposal significantly benefit the local economy of Henderson, contribute to jobs, investment and greater public good
- e. 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.
- f. Request that the Kakogawa Japanese Friendship garden be retained in public ownership
- g. Requests that any other disposal of council operational sites must deliver on the intent of the Unlock Henderson High Level Project Plan (HLPP).
- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. 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

- m. 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.
- n. 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.
- o. 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.
- p. 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.
- q. 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

- r. 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”.
- s. 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.
- t. 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.
- u. 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.

**CARRIED**

**12. Consideration of extraordinary business**

There was no extraordinary business.

3.10 pm

The Chairperson thanked Members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD  
AT A MEETING OF THE HENDERSON-MASSEY  
LOCAL BOARD HELD ON

**DATE:**.....

**CHAIRPERSON:**.....