

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 which includes the council-owned property at 6 Henderson Valley Road, Henderson referred to as the 'Admin' building. For clarity, the Civic building at 6 Henderson Valley Road is proposed to be retained in council ownership for use as a local board, customer service centre and spoke.
2. Consultation with impacted council departments, Henderson-Massey Local Board, Panuku Development Auckland and iwi authorities has now taken place. The Henderson-Massey Local Board have endorsed the proposed disposal of the site which includes retaining the Civic building in council ownership for the purposes of a local, customer service centre and spoke.

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 the 'Civic' building and the 'Admin' building.
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 and will be retained in council ownership.
7. Waitākere City's sister city Kakogawa, Japan gifted a Japanese garden to Waitākere in 1997. The Japanese garden is located on part of the property and is not protected by a registered easement. The Corporate Property team has agreed with Panuku that this area will be vested as it is intended that these gardens remain in place in council's ownership.
8. CRL and Auckland Transport (AT) have provided preliminary advice to the Corporate Property team that it is likely to designate a portion of the site for City Rail Link related works and a potential future platform extension. The Corporate Property team are currently agreeing the details of this proposal with AT and CRL to ensure that any sale is coordinated with the likely designation.
9. The attached subdivision plan indicates the proposed subdivided areas of the site which are summarised as follows:
 - Lot 1, 2 & 3 (including Admin Building) – Sold as part of the Unlock Henderson scheme in conjunction with Panuku

- Lot 4 – Civic building is to be sub-divided onto its own title and retained in ownership by council for the purposes of a local board office, customer service centre and Spoke
 - Area A, B, D1 & D2 – roads, access ways and Japanese gardens vested with council
 - Area C – Likely CRLD designation area to be confirmed and sub-divided
10. The Auckland Unitary Plan zoning is Metropolitan Centre Zone. The entire site has a 2017 capital valuation of \$57,700,000.
11. 6 Henderson Valley Road, Henderson is not subject to offer back obligations 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 Henderson-Massey Local Board has been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 6 Henderson Valley Road, Henderson at two workshops and a formal report was subsequently prepared for the local board business meeting so that their views could be formalised. Further discussions at a meeting with the local board on 1 May 2018 were had to update the local board on the details of splitting the civic and admin buildings and to understand whether the local board would support the proposed disposal of 6 Henderson Valley Road, Henderson. The Henderson-Massey Local Board issued a memo on 4 May 2018 to clarify their position as noted below.

	Local Board Feedback	Corporate Property and Panuku Response / Action
1	Henderson-Massey Local Board have really appreciated the opportunity to discuss and help shape the approach to the Henderson Civic centre buildings as part of the Corporate Accommodation strategy.	Noted
2	This is to confirm that the Henderson-Massey Local Board supports a full refresh of the Henderson Civic building at 6 Henderson Valley Road which will be retained by council for the Henderson-Massey Local Board function, the customer service centre function and the new spoke function.	Noted

Tauākī whakaaweawe Māori / Māori impact statement

13. 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.
- 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.
Should the property be approved for sale, Panuku will contact Ngāti Whatua Ōrākei regarding any potential development opportunities.
 - d) **Te Kawerau ā Maki**
Te Kawerau ā 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 (WCC).
 - Te Kawerau ā 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 ā 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 ā Maki it would not sell the land, and if it did Te Kawerau ā Maki pou would be returned.
 - In return for Te Kawerau ā Maki relinquishing its interests over the Henderson site, Waitakere City Council made assurances to the iwi that it would transfer or vest the land at Te Henga for a marae and papakainga.
 - Te Kawerau ā 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 ā Maki expressed a great deal of frustration with the lack of progress on the land transfer which will enable Te Henga marae to be developed and want Council to act in good faith by honouring the deal and the upholding the spirit of the relationship.

Te Kawerau ā 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.

Te Henga

The importance of effective communication and engagement with Māori on the subject of land is understood. Mana whenua engagement was undertaken by Panuku on behalf of the Corporate Property team. A number of the Panuku executives have met with Te Kawerau ā Maki representatives over the last six months as part of the Unlock Henderson programme to discuss the future of Henderson and the process for progressing the transfer of the marae land in Te Henga as requested.

On 3 May 2018, council officers met with Te Kawerau ā Maki about the land at Te Henga. Discussions with Te Kawerau ā Maki were positive and an approach to resolve the matter at Te Henga was agreed in principle, subject to council approval. The Council's Parks and Recreation Policy team intend to seek council approval to this approach through reports to the Waitākere Ranges Local Board at its 24 May business meeting, the Environment and Community Committee at its 12 June meeting, and Finance and Performance Committee at its 19 June 2018 meeting.

Henderson

The Corporate Property team have confirmed that Civic building will be retained within the corporate property network. It will continue to house the carved sacred pou and cultural designs.

Panuku will continue to work closely with Te Kawerau ā Maki on how its cultural values can be acknowledged through the Unlock Henderson programme. Additionally, Panuku will continue to work with Te Kawerau ā Maki on any commercial development opportunities in Henderson where they arise.

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.

Should the property be approved for sale, Panuku will contact Ngāti Te Ata - Waiohua regarding any potential development opportunities.

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 raru tūpono / Risks

14. The property has been assessed against council's significance and engagement policy and it was determined that a decision on the proposed disposal is not "significant" as referenced in the policy. The operational impacts are below the quantitative thresholds for significance. The disposal enables the council to continue to deliver on the well-being of the local areas and region and does not negatively impact service levels.

Ngā koringa ā-muri / Next steps

15. If this site is approved for sale, Panuku will negotiate the disposal of the property on behalf of the Corporate Property team. The final terms and conditions would be approved under the appropriate delegations.

Attachment 1: 2-6 Henderson Valley Road Subdivision Plan

2-6 HENDERSON VALLEY ROAD – SUBDIVISION PLAN

SCALE
1:1000



Lot 1 – 8,500sqm – casual staff car park - land and floor areas are approximate and subject to survey

Lot 2 – 7,600sqm including 2400sqm office building – land and floor areas are approximate and subject to survey

Lot 3 – 7,200sqm including 9000sqm office building – land and floor areas are approximate and subject to survey

Lot 4 – 1,100sqm including 2500sqm Civic building - land and floor areas are approximate and subject to survey

A – 2,400sqm - proposed public road, greenway and Japanese garden - land and floor areas are approximate and subject to survey

B – 550sqm Waitakere Plaza –note this property could form part of a Lot 2 divestment, subject to rationalisation - land and floor areas are approximate and subject to survey

C – 2,100sqm – this area is required for the future City Rail Link platforms, a designation will be applied for and an exact area determined - land and floor areas are approximate and subject to survey

D1 – 3,300sqm – this internal road is proposed to be vested as a public road, note the Lot 3 building, in part, encroaches on the road corridor - land and floor areas are approximate and subject to survey

D2 – 550sqm – public access to train concourse at level 1 (note Lot 3 and 4 connect at ground and level 2 as well as across area D2)

