Date: Tuesday 15 May 2018
Time: 9.30am
Meeting Room: Reception Lounge
Venue: Auckland Town Hall
301-305 Queen Street
Auckland

Komiti ā Pūtea, ā Mahi Hoki / Finance and Performance Committee
OPEN MINUTE ITEM ATTACHMENTS

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<thead>
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<th>PAGE</th>
</tr>
</thead>
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<tr>
<td>6.2</td>
<td>Local Board Input - Papakura Local Board regarding the Corporate Property Portfolio Strategy</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. 15 May 2018 - Finance and Performance Committee - Item 6.2 - Local Board Input - Papakura Local Board regarding the Corporate Property Portfolio Strategy - presentation</td>
<td>3</td>
</tr>
<tr>
<td>9</td>
<td>Corporate Accommodation Disposal Recommendation, Corporate Property Portfolio Strategy</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. 15 May 2018 - Finance and Performance Committee - Item 9 - Corporate Accommodation Recommendation, Corporate Property Portfolio - email from Henderson-Massey Local Board Chair, dated 11 May 2018</td>
<td>13</td>
</tr>
<tr>
<td></td>
<td>B. 15 May 2018 - Finance and Performance Committee - Item 9 - Corporate Accommodation Recommendation, Corporate Property Portfolio - presentation</td>
<td>15</td>
</tr>
</tbody>
</table>

Note: The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
35 Coles Crescent

Papakura Local Board Presentation to the Finance & Performance Committee

15 May 2018
Key Message

• Request the Committee *postpone* a decision on 35 Coles Crescent, until options for the site have been fully investigated and potential future sites for the Service Centre and Local Board office space have been identified.

• There is a Trust deed in place that cannot be terminated prior to January 2021.
35 Coles Crescent – History/Current Situation
Resolution number FIN/2018/40
MOVED by Cr C Darby, seconded by Chairperson R Clow:

Request that Panuku consider additional centres and areas for inclusion in the overall Transform, Unlock and Support Programme, including consideration of Manurewa, Takanini and Papakura, and that the total work be brought to the Planning Committee workshop before 1 August 2018.
Future of Coles Crescent?

Papakura ‘Framework for Action’ to be finalised by the end of May 2018
Coles Crescent and the Corporate Strategy

- Need for a Council presence in Papakura supported
- ‘Spoke’ proposed
- No further options identified as to what this could look like
Benefits of postponing a decision today

- The future of the site can be considered alongside any consideration of Pakuranga being included in Panuku’s Development Strategy as a potential ‘unlock’ location.
- Will allow the Board, the Papakura Commercial Property Group and staff to identify all options for the site.
- Disposal is likely to cause community concern – the Board and Governing Body need to be confident that all options have been properly investigated.
Sandra Gordon

Subject: FW: Feedback to be tabled on 15/5 to Corporate Property Strategy report item

From: Shane Henderson (Henderson - Massey Local Board)
Sent: Friday, May 11, 2018 4:05 PM
To: Glenn Boyd <Glenn.Boyd@aucklandcouncil.govt.nz>; Wendy Kjestrup <Wendy.Kjestrup@aucklandcouncil.govt.nz>; Sandra Gordon <Sandra.Gordon@aucklandcouncil.govt.nz>
Subject: RE: Feedback to be tabled on 15/5 to Corporate Property Strategy report item

Hi Sandra,

Feedback to be tabled.

**Henderson-Massey Local Board feedback to Corporate Property Strategy (for tabling).**

In summary the Henderson-Massey Local Board provided the following initial feedback to the original 6 Henderson Valley Road rationalisation proposal under the Corporate Property Strategy:

- Supported the future sale of a significant proportion of the current Henderson complex in line with the intents of the Unlock Henderson project
- Requested retention of the Civic building as a key civic and community space
- Requested the strategy respect and reflects the heritage and taonga contained within the precinct and Civic building
- Requested any disposal benefit the local economy and community and be in alignment with Unlock Henderson aspirations and plan
- Requested retention of public access through to the transport interchange and the Japanese gardens

The Henderson-Massey Local Board now support the Corporate Property and Panuku proposal based upon the response of:

- To address the council operating requirements and provide continuity of service in the Henderson–Massey Local Board area, the Corporate Property team will, as part of this strategy:
  1. Ensure Local Board continues to operate from the Civic building by retaining ownership of this building.
  2. The new Customer Service Centre will be developed in the Civic building prior to vacating the Admin building
  3. The new Spoke space will be developed in the Civic building prior to vacating the Admin building.
- In recognition of the significant civic heritage, art and taonga that are inter-twinned with the Henderson Civic building, the Corporate Property team acknowledge that retaining ownership of the Civic building is appropriate in regards to its civic ties to the past and ties with local iwi (Te Kawerau a Maki),
- Noting the Board’s preference for public ownership of Central One and the Admin Building, but we have the overarching concern that local economic development in Henderson is promoted by full buildings providing local jobs.
- Panuku and the Corporate Property will work closely with the Local Board to support the areas identified in the Panuku sub-division plans as being vested with council and its organisations including locations “A”, “D1” and “D2” and “Lot 4” as follows and mapped:
  1. continuing public access to the train station through this property in its proposed sub-division plan.
  2. roadways, the Kakogawa Japanese Friendship garden and future greenway will be retained and vested in Auckland Council for the Opanuku Link project.
  3. that council retains ownership of the Civic Building “Lot 4”.

1
Decisions required from Finance & Performance Committee

Background:
1. August 2017; Regulatory Services announced its desire to move to a 3 Hubs, 25 spokes operating model.
2. February 2018; council's ELT approved the Corporate Property Portfolio Strategy Option 2 - Optimise in line with this operating model.
3. This presentation to Finance and Performance Committee provides an overview of:
   - Problems relating to the Corporate Property Portfolio, Option 1 – Status Quo
   - Our recommended solution, Option 2 - Optimise
   - The benefits for council, our customers and the community for our recommended solution; Option 2 – Optimise.
Decisions required from Finance & Performance Committee

Decision:

4 Today we are seeking approval from the Finance and Performance Committee meeting for the disposal of seven corporate property sites, subject to the satisfactory conclusion of any required statutory processes, and ring-fencing the proceeds of sales for reinvestment into the corporate property network, as follows:

- 35 Graham Street, Auckland*
- Bledisloe Carpark, 4-10 Mayoral Drive, Auckland
- Kotuku House, 4 Osterley Way, Manukau*
- Pacific and Tasman Buildings, 52 Centreway Road, Orewa*
- 35 Coles Crescent, Papakura*
- Part of the site at 82 Manukau Road, Pukekohe*
- Waitakere Admin Centre, part of the site at 6 Henderson Valley Road, Henderson*

* Council maintains all customer service centre and local board spaces in the local board areas
The corporate property portfolio strategy focus areas

Core to our strategy is creating quality space for our people

- Working closely with council and local board staff:
  - Our large corporate office buildings
  - Our local board and customer service centre spaces
  - The back staff office areas in our libraries and leisure centres
  - Our records and archives storage
- This programme is self funded.

Council’s property portfolio

- CCO Properties
  - Corporate Property Portfolio
    - Community facilities
    - Local Board offices
    - Corporate Office buildings
    - Customer Service Centres and Storage facilities
    - Workplace Strategy
      - Making our buildings work better
Some context

The corporate property portfolio spaces are regional assets

- Corporate property portfolio spaces are regional assets centrally funded by general rates.
- Decision-making responsibility sits with the governing body.
- The sales proceeds from non-strategic regional assets are normally absorbed into the consolidated fund.
- Council ELT has shown their commitment to our people by endorsing that sales proceeds are ring-fence back into the corporate property portfolio across the region.
Strategic case for change (investment logic)

**Benefits**

- (#3) Smart and easy for customers
- (#4) Value and empower our people
- (#5) Better value for ratepayers and residents
- (#6) Make the most of our size and scale

**Option 1: Status quo**

- 1. Inconsistent working experience
- 2. Inconsistent customer service delivery
- 3. Fragmented pre-amalgamation locations
- 4. Inefficient buildings / Capex constrained

**Option 2: Optimise – Recommended**

- Right locations (+Hub + Spoke)
- Modern buildings
- Upgrade workspace fitout
- Improved portfolio efficiency

Auckland Council
Te Kaunihia o Tāmaki Makaurau
Our Problems

Option 1: Status Quo
Problems: Inconsistent working experience

51% of our office workspace has not been refreshed
Many of our buildings are poor quality

Graham Street: Old cellular offices (over 20 years old)
Albert Eden Roskill – poor customer facilities
Otara Leisure Centre, Converted sickbay space

Poor Workspace = Compromised productivity
Poor Buildings = Compromised H&S and Wellbeing
Problems: Fragmented pre-amalgamation locations

Option 1 – Status quo, legacy office buildings

- Council has developed systems, policies and processes for one Auckland council. One team, one service delivery model
- Option 1- Status Quo;
  - retains old fragmented office buildings
  - perpetuates legacy service delivery and ways of working in poor quality spaces
- *If we set-up Auckland Council tomorrow, it would not be in these 10 locations*
Problems: Inefficient buildings

We have undertaken an extensive benchmark exercise

<table>
<thead>
<tr>
<th>Current office space</th>
<th>104,000 m²</th>
<th>&gt; 3 x Auckland House provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benchmark office space required</td>
<td>58,000 m²</td>
<td>&lt; 2 x Auckland House required</td>
</tr>
</tbody>
</table>

Status Quo – Option 1; We have 40,000m² more space than we need in our portfolio.

Our effort is spread too wide
• Value for money: Ratepayer value is being eroded by our underperforming portfolio
• Cost avoidance: We can avoid significant capital and operational expense
• Waste: We should focus our efforts only on what we need, and what we can afford
Problems: Inefficient buildings – LTP view

LTP funding required

$210M

Estimated funding required to remain ‘serviceable’.

LTP funding shortfall

$117M

Status Quo – Option 1; Insufficient funding for:

- Local board accommodation
- Customer service centres
- Leisure centre and library office spaces
- Records and archives storage
- Some building maintenance works
- Some office space refurbishment

Shortfall in round terms:
- Circa $12m pa over the next 10 years
- Circa $1m per month.
“Basically the whole of the maintenance programme has been reactive.”

former DHB employee
Our recommended solution

Option 2: Optimise
## Solution: Fit for purpose for our organisation

Our future location model of building types supports our organisational strategy

<table>
<thead>
<tr>
<th>Icon</th>
<th>Accommodation Type</th>
<th>Nos.</th>
<th>Function</th>
<th>Where</th>
</tr>
</thead>
<tbody>
<tr>
<td>🏢</td>
<td>Headquarters</td>
<td>1</td>
<td>Corporate head office. Governance</td>
<td>Auckland House</td>
</tr>
<tr>
<td>🏢</td>
<td>Hub</td>
<td>3</td>
<td>Home locations for operational staff</td>
<td>Central South North/West</td>
</tr>
</tbody>
</table>
| 🗺️   | Spoke               | 25   | Agile drop-in workplaces provide:  
  • Locations to meet customers locally  
  • Drop-in spaces support staff flexibility | Across the region |
|      | Local Boards        | 21   | Local Boards operate in the same way | Same locations |
|      | Service Centres     | 20   | Service Centres operate in the same way | Same locations |
Solution: Fit for purpose for our organisation - best practice review

The Hub and Spoke model is increasing used successfully by other large organisations

UK Government Hubs Programme
- Aim: transforming the UK Civil Service into a modern employer
- Outputs:
  - Network of hubs and touchdown spaces
  - Utilising other public sector space, eg libraries, job centres, etc.
- Outcomes:
  - Increased staff engagement, attraction and retention
  - Supporting culture shift to flexible working
  - 14% reduction in office footprint / reducing cost to the taxpayer
  - Releasing much-needed, well-positioned land for better use, eg housing.

Other examples:
- UK Ministry of Justice Commuter Hubs
- NSW Government's Smart Work Hubs
- IKEA Australia
- ASB New Zealand
Solution: Fit for purpose for our people

There is a strong relationship between workspace quality and staff engagement and productivity.

Workplace Survey of Auckland Council staff, November 2017:

- **Graham Street has a 20 year old fitout**
  - 48.28% Negative Perceived Productivity
  - 31.91% Neutral
  - 20.01% Positive Perceived Productivity

- **Manukau Civic was recently partially refurbished**
  - 17.85% Negative Perceived Productivity
  - 15.7% Neutral
  - 67.44% Positive Perceived Productivity

- Better spaces = improved staff morale.
- It’s not only our office space:
  - Local board spaces
  - Customer service centres
  - Library and leisure centre staff back office areas
Solution: Impacts for our large office buildings

Option 1: Status quo

Option 2: Optmise – Recommended

Our location model is aligned with:
- Our organisational strategy – Operations teams consolidation
- External factors:
  - Auckland’s transport networks,
  - Future growth areas
  - Locations where we can source large office buildings.
Solution: Hub and Spokes

**Option 1: Status quo**

**Option 2: Optimise – Recommended**

Hubs and Spokes model:

- Smart and Easy for our Customers
  - Hubs: Supporting operations teams consolidation
  - Spokes: Extend deeper into our communities /leveraging existing space
- Value and Empower our People: Provide quality space for all our people
- Value For Money: Operating from circa 45% less office space
The Benefits

Option 2 – Optimise

Corporate Property Portfolio Strategy
**Benefit: #3 Smart and Easy for our Customers**

- **Option 1: Status quo**
  - % Auckland’s population living within 10km of our offices: 86% → 96%
  - % of council’s 13 wards with face to face access to regulatory services: 46% → 100%

- **Option 2: Optimise – Recommended**
  - Largely Self Funded

**Providing:**
- Customers provided more locations for easier access
- More locations for Auckland Council staff to reach into the wards
- All spaces will be re-furbished incorporating latest design thinking

$117m LTP Shortfall
Benefit: #4 Value and Empower our People

Option 1: Status quo

<table>
<thead>
<tr>
<th></th>
<th>New</th>
<th>Refurbish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office accommodation</td>
<td>0</td>
<td>part</td>
</tr>
<tr>
<td>Spokes</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Local board spaces</td>
<td>0</td>
<td>part</td>
</tr>
<tr>
<td>Customer service centres</td>
<td>0</td>
<td>part</td>
</tr>
<tr>
<td>Library/leisure centre back office</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Option 2: Optimise – Recommended

<table>
<thead>
<tr>
<th></th>
<th>New</th>
<th>Refurbish</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
<td>3</td>
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<td></td>
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<td>13</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>78</td>
</tr>
</tbody>
</table>

$117m LTP Shortfall
No new spaces
Compromised H&S and wellbeing

Largely Self Funded
Refurbishment across portfolio
### Benefit: #5 Better Value for Ratepayers and Residents

#### Option 1: Status quo
- **Funding**: Renewal funding required - $210M
- **Costs**: $117m

#### Option 2: Optimise
- **Funding**: $110M
- **Costs**: Self-funded
- **Opex costs**: Operating costs (pa, incl rent) - $10.9M
- **20 Year NPV**: @ 5.60% discount rate
  - $241M
  - $176M
  - +$65M positive

#### Option 2 – Optimise:
- **LTP Funding Impact**: No additional LTP funding required
- **Cost avoidance**: $100M unnecessary works on properties we no longer require
Wider Considerations

Corporate Property Portfolio Strategy
Reducing our risk profile

Significantly reduced risk profile

Option 1 – Status quo  
Option 2 – Optimise
Māori responsiveness – Whiria Te Muka Tangata

The Corporate Property team recognises that a partnership approach with Mana Whenua involves:

- Meaningful engagement that starts early
- Integration of and valuing Te Ao Māori – the Māori world view (*Whanaungatanga, Rangatiratanga, Manaakitanga, Kaitiakitanga*)
- Joined up multi-faceted thinking including cultural, economic, environmental and social outcomes for Māori

The Corporate Property strategy will be guided by Te Aranga Design Principles framework including:

- Mana rangatiratanga: Authority
- Whakapapa: Names & naming
- Taiao: The natural environment
- Mauri tu: Environmental health
- Mahi toi: Creative expression
- Tohu: The wider cultural landscape
- Ahi kā: The living presence design
Reasons why we need to act

Financial
- Renewals exposure equates to $1m per month, or increased risk
- Programme requires ‘self-funding’ to progress
- Selling now with short term lease back generates more than $10m

Timing
- Property market conditions are currently strong
- We revert back to a piece meal approach
- Meaningful engagement and new developments all takes time

Operational
- Increased operational risk
- Impacts to staff productivity and wellbeing
- By acting now we can upgrade all our spaces

Our biggest risk is delaying a decision that now needs to be made
35 Graham Street, Central Auckland
### 35 Graham Street
**Corporate Property actions from engagement feedback**

<table>
<thead>
<tr>
<th>Feedback type</th>
<th>Feedback</th>
<th>Corporate Property action</th>
<th>When</th>
</tr>
</thead>
<tbody>
<tr>
<td>Māori cultural interests</td>
<td>None advised</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Māori commercial interests</td>
<td>Ngāti Whatua Ōrākei expressed interest</td>
<td>contact Ngāti Whatua Ōrākei regarding opportunities</td>
<td>Prior to sale</td>
</tr>
<tr>
<td>Local board feedback</td>
<td>Approach MOE for sale</td>
<td>Comply with LB feedback</td>
<td>Prior to sale</td>
</tr>
<tr>
<td>Local board feedback</td>
<td>Protect heritage mural and seawall</td>
<td>Comply with LB feedback</td>
<td>Prior to sale</td>
</tr>
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</table>
4-10 Mayoral Drive, Central Auckland
4-10 Mayoral Drive Resource Consent
# 4-10 Mayoral Drive

## Corporate Property actions from engagement feedback

<table>
<thead>
<tr>
<th>Feedback type</th>
<th>Feedback</th>
<th>Corporate Property action</th>
<th>When</th>
</tr>
</thead>
<tbody>
<tr>
<td>Māori cultural interests</td>
<td>None advised</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Māori commercial interests</td>
<td>Ngāti Whatua Ōrākei expressed interest</td>
<td>Contact Ngāti Whatua Ōrākei regarding opportunities</td>
<td>Prior to sale</td>
</tr>
<tr>
<td>Māori commercial interests</td>
<td>Ngāti Te Ata - Waiohua expressed interest</td>
<td>Contact Ngāti Te Ata - Waiohua regarding opportunities</td>
<td>Prior to sale</td>
</tr>
<tr>
<td>Local board feedback</td>
<td>Produce appropriate development framework</td>
<td>Comply with LB feedback</td>
<td>Immediate</td>
</tr>
<tr>
<td>Local board feedback</td>
<td>Ensure the laneway beside Bledisloe House is of sufficient width</td>
<td>Comply with LB feedback in development framework</td>
<td>Immediate</td>
</tr>
<tr>
<td>Local board feedback</td>
<td>Confirm if needed for CRL or high quality public realm outcome</td>
<td>Site needed for CRL construction phase only and station box as per resource consent</td>
<td>Immediate</td>
</tr>
<tr>
<td>Local board feedback</td>
<td>Investigate benefits of leasing land vs selling</td>
<td>Comply with LB feedback</td>
<td>Immediate</td>
</tr>
</tbody>
</table>
### 6 Henderson Valley Road
Corporate Property actions from engagement feedback

<table>
<thead>
<tr>
<th>Feedback type</th>
<th>Feedback</th>
<th>Corporate Property action</th>
<th>When</th>
</tr>
</thead>
<tbody>
<tr>
<td>Māori cultural interests</td>
<td>Te Kawerau ā Maki expressed interest as it relates to Te Henga</td>
<td>Support resolving the Te Henga matter. A letter has been sent to Te Warena Taua by Councillor Penny Hulse (Chair of E&amp;C) and Councillor Ross Clow (Chair of F&amp;P)</td>
<td></td>
</tr>
<tr>
<td>Māori commercial interests</td>
<td>Ngāti Whatua Ōrākei expressed interest</td>
<td>Contact Ngāti Whatua Ōrākei regarding opportunities</td>
<td>Prior to sale</td>
</tr>
<tr>
<td>Māori commercial interests</td>
<td>Ngāti Te Ata - Waiohua expressed interest</td>
<td>Contact Ngāti Te Ata - Waiohua regarding opportunities</td>
<td>Prior to sale</td>
</tr>
<tr>
<td>Local board feedback</td>
<td>Endorse the retaining of the Civic building for the use as a local board, customer service centre and spoke</td>
<td>Comply with LB feedback as it is functionally fit for these purposes</td>
<td>n/a</td>
</tr>
</tbody>
</table>
6 Henderson Valley Road – Subdivision Plan
## 35 Coles Crescent
### Corporate Property actions from engagement feedback

<table>
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<tr>
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<td>n/a</td>
</tr>
<tr>
<td>Māori commercial interests</td>
<td>None advised</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Local board feedback</td>
<td>Delay the decision until the ‘unlock’ decision</td>
<td>The sale of this site will not affect the ‘unlock’ decision</td>
<td>n/a</td>
</tr>
<tr>
<td>Local board feedback</td>
<td>The board would like to retain and protect historic aspects of the site</td>
<td>Subdivide the land to retain the existing park, playground, time capsule and historic rest rooms</td>
<td>Prior to sale</td>
</tr>
<tr>
<td>Local board feedback</td>
<td>Local board, Papakura Commercial Project group and staff identify all site options</td>
<td>Corporate Property &amp; Panuku to establish a development framework communicated to the local board for feedback</td>
<td>Prior to sale</td>
</tr>
</tbody>
</table>
Attachment B

35 Coles Crescent – Subdivision Plan

Historic rest rooms included in sub-divided reserve

Time Capsule preserved

Area to be sub-divided as a reserve including playground
### 82 Manukau Road

#### Corporate Property actions from engagement feedback

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<td>n/a</td>
</tr>
<tr>
<td>Local board feedback</td>
<td>None advised</td>
<td>n/a</td>
</tr>
</tbody>
</table>

#### Feedback

- **Māori cultural interests:**
  - None advised

- **Māori commercial interests:**
  - None advised

- **Local board feedback:**
  - None advised
  - None advised

- **Local board feedback:**
  - None advised
  - None advised

#### Action

- **Prior to sale:**
  - Ensure there is no disruption of council services in Pukekohe
  - Engage with Auckland Transport to review the feasibility for a park and ride facility on part of the site

- **Prior to sale:**
  - Seek the optimum development use for the land at 82 Manukau Road

- **Prior to sale:**
  - Panuku and the Corporate Property team will develop an appropriate disposal strategy
## 4 Osterley Way

Corporate Property actions from engagement feedback

<table>
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<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Māori commercial interests</td>
<td>Te Ākitai – Waiohua expressed interest</td>
<td>Contact Te Ākitai – Waiohua regarding opportunities</td>
<td>Prior to sale</td>
</tr>
<tr>
<td>Māori commercial interests</td>
<td>Ngāti Te Ata - Waiohua expressed interest</td>
<td>Contact Ngāti Te Ata - Waiohua regarding opportunities</td>
<td>Prior to sale</td>
</tr>
<tr>
<td>Local board feedback</td>
<td>Requested all funds from disposal be invested back into Manukau Civic Building</td>
<td>All funding from sales is centrally managed, but significant reinvestment is in the south and in Maunkau</td>
<td>Through the programme</td>
</tr>
</tbody>
</table>
50 Centreway, Orewa
<table>
<thead>
<tr>
<th>Corporate Property action</th>
<th>When</th>
<th>Feedback</th>
<th>Attachment B</th>
</tr>
</thead>
<tbody>
<tr>
<td>50 Centreway Road</td>
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<td></td>
</tr>
<tr>
<td>Feedback</td>
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</tr>
<tr>
<td>Māori cultural interests</td>
<td></td>
<td>None advised</td>
<td></td>
</tr>
<tr>
<td>Māori commercial interest</td>
<td></td>
<td>Ngāti Whataua Ōrākei expressed interest</td>
<td></td>
</tr>
<tr>
<td>Māori commercial interest</td>
<td></td>
<td>Ngāti Te Aha - Waiohine expressed interest</td>
<td></td>
</tr>
<tr>
<td>Local board feedback</td>
<td></td>
<td>Comply with LB feedback</td>
<td></td>
</tr>
<tr>
<td>Location options will be fully discussed with the local board</td>
<td>Prior to sale</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Approach Waitakere DHB for sale</td>
<td>Prior to sale</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local board feedback</td>
<td></td>
<td>Comply with LB feedback</td>
<td></td>
</tr>
<tr>
<td>Protect the access and parking to Centresage</td>
<td>Prior to sale</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
50 Centreway – Centrestage Access Plan

Existing theatre remains

New easement to be established providing access and residual car parking in line with the Unitary Plan requirements

Existing car parking remains providing circa 30 car parks