

## Avondale Library and Community Centre and urban renewal

File No.: CP2018/23765

### Matatapuanga / Confidentiality

<b>Reason:</b>	The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
<b>Interests:</b>	s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).  In particular, the report contains information that may prejudice the council's ability to negotiate property acquisitions or other procurement relating to the proposed development.
<b>Grounds:</b>	s48(1)(a)  The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.

### Te take mō te pūrongo / Purpose of the report [guidance](#)

1. To approve the retail shops situated on 1971 – 1987 Great North Road, Avondale and part of the Avondale Central Reserve as the preferred location for the new integrated Avondale library and community centre.

### Whakarāpopototanga matua / Executive summary [guidance](#)

2. The Whau Community Facilities Indicative Business Case to develop a library and community centre service in Avondale was approved during the Long-term Plan (LTP) 2018-2028 programme including investment of \$21million.
3. Panuku, Community Services and Auckland Transport have prepared an options report for the location (Attachment A).
4. Thirteen sites were identified within the Unlock Avondale town centre boundary of the minimum size to accommodate a community facility. The sites were evaluated against 12 success criteria including community facility location attributes, urban renewal, and property and financial considerations.
5. Four options were short listed for further assessment:
  - Avondale Central – Integrated: An integrated facility on the Avondale Central (Bai site) – ground floor of a larger mixed-use development with residential above (option 4 in Attachment A)
  - Avondale Central – Standalone: A standalone facility on the Avondale Central (Bai site) – standalone building of approximately 2000m<sup>2</sup> and a new town square of 1500m<sup>2</sup>; any excess land would be sold for development (option 5 in Attachment A)
  - Avondale Central Reserve: A standalone building of approximately 2000m<sup>2</sup> sited solely on Avondale Central Reserve (option 6 in Attachment A)
  - Retail shops and part of Avondale Central Reserve: A standalone building of approximately 2000m<sup>2</sup> sited partially on the retail shops situated on 1971-1987 Great North Road and partially on Avondale Central Reserve, including an expanded town square (option 7 in Attachment A).

6. The preferred location is the land comprising the retail shops situated at 1971-1987 Great North Road and part of Avondale Central Reserve (option 7 in Attachment A). This location performs best for community facility location and urban renewal criteria and second best for property and financial criteria.
7. The preferred location using part of Avondale Central Reserve will have an impact on the open space provision. It is considered that the anticipated reduction in the quantity of open space is mitigated by the potential to improve the quality and increase the level of activation and safety of the Avondale Central Reserve and town square. There is also the potential to incorporate the Great North Road slip lane located to the front of the retail shops into the proposed site, which could further reduce the amount of reserve land required for the facility.
8. The delivery of the preferred location will require acquisition of properties and business interests located at 1971-1987 Great North Road. [REDACTED]  
[REDACTED]  
[REDACTED] This will have an impact on the shop owners and any lessees and their investments/livelihoods, the extent of which will not be known until they are approached.
9. Funding of \$21million is available in the 2018-2028 Long-term Plan. In addition, any sale proceeds from the sale of the current site located at 93-99 Rosebank Road will be available for the project [FIN/2017/168]. This was included within the indicative business case.
10. There are a number of site risks and uncertainties, including the use of the Public Works Act, confidentiality, loss of open space, the future of Avondale Racecourse and the detailed design and programming of Crayford Street West extension. There are also risks associated with delivery including service delivery disruption, community opposition, negative community perception of impact on open space, LTP funding alignment, insufficient proceeds of sale, site specific conditions e.g. geotechnical constraints and cost escalations. These can be mitigated to reduce potential impact.

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## Ngā tūtohunga / Recommendation/s [guidance](#)

That the Whau Local Board:

- a) approve the retail shops at 1971-1987 Great North Road and part of Avondale Central Reserve as the preferred location for the new Avondale Library and Community Centre.
- b) request that Panuku Development Auckland acquire the properties at 1971-1987 Great North Road for the new Avondale Library and Community Centre to support urban renewal in Avondale Town Centre.
- c) approve that the resolutions, report and attachments remain confidential until public communication has been released in line with the communication and engagement plan.
- d) approve that the financial implication section remains confidential until all sale and purchase transactions are complete

in order to achieve a centrally located community facility, high quality public amenity, fronting Great North Road, and enable a mixed use development on the neighbouring council group owned Avondale Central (Bai) site.

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## Horopaki / Context [guidance](#)

11. In August 2016 the Central West Community Needs Assessment and Facilities Investigation was presented to Whau Local Board. The assessment confirmed declining service provision

at the Avondale Community Centre due to its poor condition. There is demand for ongoing access to a quality multi-purpose space for a range of community, leisure and arts activities.

12. The Whau Community Facilities Indicative Business Case was presented to the Environment and Community Committee in a confidential report in September 2017. The indicative business case recommended a new integrated library and community centre be built in the heart of Avondale Town Centre. The expected benefits of the new centre include urban renewal, improved service, enhanced community wellbeing and improved social connectedness. This is the basis on which funding of \$21million was allocated to the new multi-purpose community facility in the 2018-28 Long Term Plan.
13. Panuku is the council's agency tasked with undertaking urban renewal across a number of town centres in Auckland. To unlock its regeneration potential Avondale was chosen as a priority development location by Panuku. Specific development objectives as part of the strategic planning for Avondale are identified and set out in the Unlock Avondale High Level Project Plan (HLPP). The Whau Local Board endorsed the HLPP in October 2017, and in November the HLPP was approved by the council's Planning Committee. The HLPP mandates Panuku to lead positive change and identify opportunities to provide urban renewal in Avondale through four key strategic moves – of which the development of a new multi-use community facility in the heart of Avondale is integral. The four key moves are:
  - Enliven the heart of the town centre, seeking opportunities to bring new life to underused land, supporting the upgrade of the town square and development of a multi-use community facility.
  - Create high-quality residential neighbourhoods, championing the building of quality new residential areas through the development of council-owned land and working with other land owners.
  - Strengthen connections with the town centre, working with key stakeholders to improve the physical links between the town centre and activity hubs, including the train station and cycle ways.
  - Foster the growth of local businesses, working in partnership with the Whau Local Board and the Avondale community to implement a retail strategy that attracts new businesses and increases the diversity of products and services available.
14. The proposed Crayford Street West extension impacts on a number of the location options. It is signalled in the Unlock Avondale HLPP as a connection between Great North Road and Avondale Racecourse. Auckland Transport has confirmed a strategic requirement for Crayford Street West extension to allow for future proofing for development, consolidated access for adjacent development sites and ideally a signalised right-hand turn onto Great North Road. The connection will require land from Avondale Central Reserve, the current town square and Avondale Central (Bai site). The high level concept planning is for a 14m wide, low speed environment that is pedestrian and cycling friendly.
15. A number of workshops have been held with Whau Local Board to support decision making. Whau Local Board holds the allocation for approving the specific location of the new multi-purpose community facility.

## Tātaritanga me ngā tohutohu / Analysis and advice [guidance](#)

16. It is necessary for the council to be able to demonstrate at the time of acquisition its urban renewal objectives and that adequate consideration of alternative options to achieve these objectives was undertaken. As a consequence, Panuku, Community Services and Auckland Transport undertook a process of analysis that would enable demonstration of this that culminated in the Avondale Multi-purpose Community Facility to Support Urban Renewal – Options Report (Attachment A).
17. The location analysis process is outlined below. The process and outcome has incorporated legal input from Council Group lawyers Simpson Grierson and has been independently peer reviewed by Isthmus.



18. The long list site identification considered locations within the HLPP boundary, a site size that supports a 2000m<sup>2</sup> facility either alone or with adjacent land, site ownership and visibility and/or whether it is adjacent to open space.
19. There were 13 sites identified in the long list with a range of site sizes and ownership structures. These are listed in Attachment A.
20. The success criteria for the community facility location are based on the Community Facility Network Plan. The urban renewal criteria are integral to the objectives and outcomes of the HLPP, and are a key benefit in the Whau Community Facilities Indicative Business Case. The criteria are summarised below and described in more detail in Attachment A.
  - Enable a new highly accessible quality multi-purpose community facility that meets current and future needs of the Avondale community
    - Central and prominent location – high profile site
    - Site accessibility – safe and convenient access for walking, cycling, public transport and vehicles
    - Site setting – ‘neutral’, complements or enhances the local environment, low likelihood of reverse sensitivity (e.g. disturbing neighbouring properties)
    - Future-proofing – flexibility for future expansion or change
  - Maximise the urban renewal benefits
    - Acts as a catalyst and/or supports public/private investment
    - Supports a thriving main street and retail activity
    - Supports vibrant civic spaces (town square)
    - Supports the open space network
    - Supports residential development
  - Ensure affordability, deliverability and value for ratepayers
    - Deliverability – land status and ownership
    - Affordability – funding available, opportunity costs (i.e. loss of development opportunity)
    - Value for ratepayers

21. Following evaluation of each of the long list options using the success criteria, the short list options are:
- Avondale Central – Integrated: An integrated facility on the Avondale Central (Bai site) – ground floor of a larger mixed use development with residential above (option 4 in Attachment A)
  - Avondale Central – Standalone: A standalone facility on the Avondale Central (Bai site) – standalone building of approximately 2000m<sup>2</sup> and a new town square of 1500m<sup>2</sup>; any excess land would be sold for development (option 5 in Attachment A)
  - Avondale Central Reserve: A standalone building of approximately 2000m<sup>2</sup> sited solely on Avondale Central Reserve (option 6 in Attachment A)
  - Retail shops and part of Avondale Central Reserve: A standalone building of approximately 2000m<sup>2</sup> sited partially on the retail shops situated on 1971-1987 Great North Road and partially on Avondale Central Reserve, including an expanded town square (option 7 in Attachment A).

The current site at 93-99 Rosebank Road did not make the short list as it does not perform well across a number of criteria including supporting a thriving main street and retail activity and supporting vibrant civic spaces. If this option is pursued, the scope of the project would likely be reduced to a replacement of the community centre (not library). The urban renewal objectives required by the approved business case would not be achieved and the LTP funding would be reduced accordingly.

22. The following tables outline the success criteria assessment of the short list options. A summary table is provided in paragraph 23.

Avondale Central - Integrated	
Pros	Cons
<b>Location criteria</b> <ul style="list-style-type: none"> <li>• Central and accessible site</li> </ul>	<b>Location criteria</b> <ul style="list-style-type: none"> <li>• Limited ability to activate Avondale Central Reserve</li> <li>• Limited option for future expansion or re-organisation</li> </ul>
<b>Urban renewal</b> <ul style="list-style-type: none"> <li>• Improves Great North Road frontage</li> <li>• New town square</li> <li>• Does not reduce open space</li> <li>• Residential development potential as part of integrated facility</li> </ul>	<b>Urban renewal</b> <ul style="list-style-type: none"> <li>• Does not address relationship of shops on Great North Road and open space</li> <li>• Old town square would be remnant</li> </ul>
<b>Property &amp; Financial</b> <ul style="list-style-type: none"> <li>• Land is owned by the council</li> <li>• Funding is available</li> <li>• Good value for ratepayers</li> </ul>	<b>Property &amp; Financial</b> <ul style="list-style-type: none"> <li>• Development partner required</li> <li>• Providing a town square on the site would have a significant cost</li> </ul>

Avondale Central – Standalone	
Pros	Cons
<b>Location criteria</b> <ul style="list-style-type: none"> <li>Central and accessible site</li> <li>Potential for future proofing</li> </ul>	<b>Location criteria</b> <ul style="list-style-type: none"> <li>Limited ability to activate Avondale Central Reserve</li> </ul>
<b>Urban renewal</b> <ul style="list-style-type: none"> <li>Improves Great North Road frontage</li> <li>New town square</li> <li>Does not reduce open space</li> </ul>	<b>Urban renewal</b> <ul style="list-style-type: none"> <li>Does not address relationship of shops on Great North Road and open space</li> <li>Does not maximise regeneration investment</li> <li>Old town square would be remnant</li> <li>Significant impact on potential to deliver a residential development</li> </ul>
<b>Property &amp; Financial</b> <ul style="list-style-type: none"> <li>Land is owned by the council</li> </ul>	<b>Property &amp; Financial</b> <ul style="list-style-type: none"> <li>Least affordable shortlist option</li> <li>Other options perform better for less cost</li> </ul>

Avondale Central Reserve	
Pros	Cons
<b>Location criteria</b> <ul style="list-style-type: none"> <li>Central site</li> <li>Potential to improve quality of open space and activities ‘spill out’ onto reserve</li> <li>Potential for future proofing</li> </ul>	<b>Location criteria</b> <ul style="list-style-type: none"> <li>Lacks visibility from Great North Road</li> </ul>
<b>Urban renewal</b> <ul style="list-style-type: none"> <li>Quality of Avondale Central Reserve would improve</li> <li>Residential development potential can be realised on Avondale Central (Bai) site</li> </ul>	<b>Urban renewal</b> <ul style="list-style-type: none"> <li>Least potential to catalyse additional development; does not address relationship of shops on Great North Road and open space</li> <li>Improvement to Great North Road would be limited</li> <li>Town square and reserve would reduce in size – loss of open space</li> </ul>
<b>Property &amp; Financial</b> <ul style="list-style-type: none"> <li>Least expensive option</li> </ul>	<b>Property &amp; Financial</b> <ul style="list-style-type: none"> <li>Not considered to be good value - delivers worst urban renewal outcomes of short list options</li> </ul>

Retail shops and part of Avondale Central Reserve	
Pros	Cons
<b>Location criteria</b> <ul style="list-style-type: none"> <li>• Central and accessible site</li> <li>• Abuts both town square and Avondale Central Reserve and can engage with both spaces</li> <li>• Potential for future proofing</li> </ul>	
<b>Urban renewal</b> <ul style="list-style-type: none"> <li>• Highly visible redevelopment of prominent site, can address relationship between open space and Great North Road</li> <li>• New frontage on Great North Road, potentially including current slip lane</li> <li>• Active edge for expanded town square</li> <li>• Quality of Avondale Central Reserve would improve</li> <li>• Residential development potential can be realised on Avondale Central (Bai) site</li> </ul>	<b>Urban renewal</b> <ul style="list-style-type: none"> <li>• Reduces size of Avondale Central Reserve</li> </ul>
<b>Property &amp; Financial</b> <ul style="list-style-type: none"> <li>• Funding is available for purchase of shops from sale of current site</li> <li>• Provides best value for investment</li> </ul>	<b>Property &amp; Financial</b> <ul style="list-style-type: none"> <li>• Purchase of existing shops required using Public Works Act – this adds complexity and cost compared to other options</li> </ul>

23. The summary table of the short list options against the success criteria is below. The rating scale is five = strongly positive, three = neutral and one = strongly negative.

<b>Summary Table: Success Criteria</b>				
<b>Success Criteria</b>	<b>Avondale Central (Integrated)</b>	<b>Avondale Central (Standalone)</b>	<b>Avondale Central Reserve</b>	<b>Retail shops and part of Avondale Central Reserve</b>
<b>Community Facility Location Criteria</b>				
Central and prominent location	5	5	4	5
Site accessibility	5	5	5	5
Site setting	3	4	4	5
Future proofed	3	5	5	5
<b>Urban Renewal</b>				
Acts as a Catalyst and/or supports public/private investments	4	3	2	5
Supports a thriving main street and retail activity	5	5	3	5
Supports vibrant civic spaces (town square)	4	4	2	5
Supports the open space network	4	4	3	4
Supports residential development	5	2	5	5
<b>Property &amp; Financial</b>				
Deliverability and ownership considerations	4	5	4	3
Affordability	5	2	5	4
Value	4	3	3	5
<b>TOTAL</b>	<b>51</b>	<b>47</b>	<b>45</b>	<b>56</b>

24. The process identified that a preferred location for the new multi-purpose facility is a site comprising partly of land on the Avondale Central Reserve together with privately owned properties situated on 1971-1987 Great North Road (option 7 in Attachment A). The analysis confirms the preferred location performs best for location and urban renewal criteria and second best for property and financial criteria. The delivery of the preferred location will require the acquisition of the retail shops. [REDACTED]
25. The second ranked option (integrated facility on the Avondale Central - Bai site) was a strong candidate. Ultimately, however, it has been determined that locating the facility on this site does not have the potential to achieve the same level of benefits from the urban renewal perspective and would not perform as well as the preferred location for future proofing or activation of Avondale Central Reserve. There could also be reverse sensitivity issues with the residential development above.

## Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe /

### Local impacts and local board views [guidance](#)

26. The new Avondale Library and Community Centre is a priority in the Whau Local Board Plan 2017 under Outcome 1: Well-planned towns, facilities and housing. The expected benefits of the new facility include improved service, enhanced community wellbeing, improved social connectedness and urban renewal.
27. The current Avondale Community Centre has been partially closed for a number of years due to condition issues. There have been previous proposals to demolish and rebuild the facility and the local board and community have expressed that there has been a lot of talk and little action. Both the local board and the ward councillor have advocated for a new facility to be delivered as quickly as possible in line with the approved business case.
28. Parts of the Avondale community have expressed concern about the potential loss of open space in Avondale through deputations to the Whau Local Board in March 2018 and Finance and Performance Committee on 17 April 2018. There is under provision of open space in Avondale, particularly in the south western part of the suburb. This is covered further in the table in paragraph 41.
29. The Whau Local Board recognises and has endorsed the opportunity that the HLPP offers to unlock the urban renewal and regeneration potential of Avondale.
30. A workshop was held with the local board and ward councillor on 21 November 2018 to consider the location options analysis and next steps.

### Tauākī whakaaweawe Māori / Māori impact statement [guidance](#)

31. The community needs assessment (2016) engaged with both mana whenua (Te Rūnanga o Ngāti Whātua) and residents within the community who identify as Māori. Over 200 people who identified as Māori participated in the community needs assessment.
32. The comments provided by Māori were reflective of the rest of the community feedback and are reflected in the analysis and development of options.
33. Māori would like to see activities that support the health and wellbeing of whānau. The primary activities requested were those that support whānau spending time together.
34. Māori were interested in seeing a stronger connection between communities and education to support more children and young people to reach their potential. For them this means community values, priorities and ways of learning being much more strongly integrated into educational settings, and valuing learning in different settings such as community settings.
35. Further community consultation and engagement is planned for 2019 and will include mana whenua and residents within the community who identify as Māori.

### Ngā ritenga ā-pūtea / Financial implications [guidance](#)

36. Funding of \$21 million for the Library and Community Centre is approved in the 2018-2028 Long Term Plan. The Finance and Performance Committee resolved at its November 2017 committee meeting [FIN/2017/168] to sell the current library and community facility site located at 93-99 Rosebank Road subject to it no longer being required by Community Facilities. The proceeds of sale will be ring-fenced and made available to implement this project. It is anticipated that the acquisition of land for the new facility will occur prior to the sale of 93-99 Rosebank Road to ensure a smooth transition of services.

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

- 37. The preferred location being the 'retail shops and part of Avondale Central Reserve' [REDACTED] is considered on balance to offer the greatest value, as it offers the best community facility location and public amenity opportunity, and will make a material contribution to the wider urban renewal benefits and outcomes being sought through the HLPP including enabling a significant mixed use development on the neighbouring Council group owned Avondale Central (Bai) site.
- 38. The ongoing operating costs will transfer from the existing library and community centre to the new facility.
- 39. The Avondale Central (Bai) site was purchased by Panuku using the Strategic Development Fund which must be repaid. Typically it is repaid when a site is sold for development. In the Avondale Central site options, the council would need to repay the fund for the portion of the site that the community facility occupies or pro-rata its share of a larger development.

**Ngā raru tūpono / Risks [guidance](#)**

- 40. There are a number of risks and uncertainties with the preferred site and generally within the Avondale area.

**Risks or uncertainties – Retail shops and part of Avondale Central Reserve**

- 41. The following table outlines the risks specific to the preferred site:

Site risks, impacts and mitigations		
Risk	Impact	Mitigation
[REDACTED]	[REDACTED]	[REDACTED]

Confidentiality is not maintained until property owners and tenants have been notified in writing and public communication is prepared	<p>The council must demonstrate the act of fairness when undertaking an acquisition process. Any release of information relating to the proposed location and acquisition in advance of the council's approach to the affected parties could be perceived as a lack of fairness and could put the acquisition process at risk should the council be challenged in the Environment Court.</p> <p>Public misunderstanding and miscommunication could impact on the success of the community consultation and engagement in the new year</p>	<p>Confidentiality must be maintained by all staff and elected members</p> <p>Community Services and Panuku will prepare a joint communication and engagement plan and workshop this with the local board in February 2019</p>
Changes in open space provision around the town centre	Reduction in open space on Avondale Central Reserve	<p>A multi-purpose community facility abutting the town square and Avondale Central Reserve will activate, and improve the quality and safety, of the spaces</p> <p>The local board and Panuku are advocating for additional open space in Avondale on the Avondale Racecourse</p> <p>Increase in civic space (town square) and public realm (slip lane; subject to further investigation and road stopping)</p>

42. There are a number of risks that are applicable across all the site options:

#### Risks, impacts and mitigations across all site options

Risk	Impact	Mitigation
Service delivery in Avondale is disrupted by the sale of the existing site	Community need and expectations regarding community services in Avondale are not met	<p>Endeavour to keep services operating in the current site until they can move to the new facility</p> <p>Pop up opportunities for service delivery are being trialled elsewhere in</p>

		Auckland
Community opposition to location or design process	Delivery will take longer More resource will be required to work with community	Community Services and Panuku will prepare a joint communications and engagement plan and workshop this with the board in February 2019
Negative community perception of impact on open space	Community disappointment/opposition	Information about improved quality and investment included in communications and engagement plan Opportunities for input into design process
Community engagement, design and construction timeframes do not align to the current LTP phasing	Funding is not available when needed	Project planning work with Community Facilities to be workshopped with the board in February 2019 Re-phase LTP funding
Proceeds of sale from existing site are less than anticipated	Funding shortfall for the purchase of the new site	Panuku will manage the sale of the existing site and provide advice on how to achieve the best price
Site specific conditions are not favourable e.g. geotechnical constraints, contamination	Cost and time required to remediate may impact overall project budget and timelines	Preliminary site investigation suggests the sites are generally suitable for a Library and Community Centre development however further detailed ground investigation is required on site once location is confirmed
Cost escalations	Available funding is not sufficient to complete project	Management through design and project delivery

### Avondale Racecourse Messara Report October 2018

43. There is uncertainty over the future of Avondale Racecourse. The Messara report released by central government in 2018 recommends the sale of Avondale Racecourse for development. The local board and Panuku have submitted on the report in favour of open space and opportunity for community use. The preferred location adjacent to the Avondale Racecourse provides opportunity for the facility to respond to any changes in use/development. Panuku will continue to have oversight of central government's plans on behalf of the council family.

### Transport and access

44. There is further work required with Auckland Transport over Crayford Street West extension and Great North Road slip lane. There is uncertainty over the detailed design of Crayford Street West extension and the extension is not currently funded by Auckland Transport. The incorporation of the Great North Road slip lane into the preferred location is subject to further investigation including parking and the road stopping process. Staff will continue to work with Auckland Transport on programme prioritisation and timing to provide certainty of site extents for design.

## Ngā koringa ā-muri / Next steps [guidance](#)

45. If the preferred location is approved, property owners will be approached by Panuku immediately on a willing buyer willing seller basis. The acquisition process and timeline is below. Note the timeline is indicative and liable to change.

- 13 December 2018 – initial preliminary contact with Owners
- 13 December to 20 December 2018 – follow up letters sent to Owners

[REDACTED]

[REDACTED]

[REDACTED]

46. A local board workshop is booked for 13 February 2019 to update on the acquisition process, the plans for community consultation and engagement and project timeframes and Long Term Plan funding alignment.

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## Ngā tāpirihanga / Attachments [guidance](#)

No.	Title	Page
A	Avondale Multi-purpose Community Facility to Support Urban Renewal Options Report	

## Ngā kaihaina / Signatories

Authors	Nicola Terry - Service and Asset Planning Specialist
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