I hereby give notice that an ordinary meeting of the Finance and Performance Committee will be held on:

**Date:** Tuesday, 18 June 2019  
**Time:** 9.30am  
**Meeting Room:** Reception Lounge  
**Venue:** Auckland Town Hall  
301-305 Queen Street  
Auckland

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**Komiti ā Pūtea, ā Mahi Hoki / Finance and Performance Committee**

**OPEN AGENDA**

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**MEMBERSHIP**

<table>
<thead>
<tr>
<th>Chairperson</th>
<th>Cr Ross Clow</th>
<th>Deputy Chairperson</th>
<th>Cr Desley Simpson, JP</th>
<th>Members</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cr Josephine Bartley</td>
<td>Cr Penny Hulse</td>
<td>Cr Mike Lee</td>
<td>Cr Greg Sayers</td>
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<tr>
<td>Cr Dr Cathy Casey</td>
<td>Cr Daniel Newman, JP</td>
<td>Cr Richard Hills</td>
<td>IMSB Chair David Taijari</td>
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<tr>
<td>Deputy Mayor Cr Bill Cashmore</td>
<td>Cr Sharon Stewart, QSM</td>
<td>Cr Alf Filipaina</td>
<td>Cr Sir John Walker, KNZM, CBE</td>
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<tr>
<td>Cr Fa’anana Efeso Collins</td>
<td>Cr Wayne Walker</td>
<td>Cr Linda Cooper, JP</td>
<td>Cr Chris Darby</td>
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<tr>
<td>Cr Mike Lee</td>
<td>Cr Sir John Watson</td>
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<td>IMSB Member Terrence Hohneck</td>
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<tr>
<td>Cr Dr Cathy Casey</td>
<td>Cr Paul Young</td>
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<td>Deputy Mayor Cr Bill Cashmore</td>
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<td>Cr Mike Lee</td>
<td>Cr Paul Young</td>
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</table>

(Quorum 11 members)

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**Sandra Gordon**  
**Senior Governance Advisor**

12 June 2019

Contact Telephone: (09) 890 8150  
Email: sandra.gordon@aucklandcouncil.govt.nz  
Website: www.aucklandcouncil.govt.nz

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**Note:** The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Terms of Reference

Responsibilities

The purpose of the Committee is to:

(a) control and review expenditure across the Auckland Council Group to improve value for money
(b) monitor the overall financial management and performance of the council parent organisation and Auckland Council Group
(c) make financial decisions required outside of the annual budgeting processes

Key responsibilities include:

- Advising and supporting the mayor on the development of the Long Term Plan (LTP) and Annual Plan (AP) for consideration by the Governing Body including:
  - Local Board agreements
  - Financial policy related to the LTP and AP
  - Setting of rates
  - Preparation of the consultation documentation and supporting information, and the consultation process, for the LTP and AP

- Monitoring the operational and capital expenditure of the council parent organisation and Auckland Council Group, and inquiring into any material discrepancies from planned expenditure

- Monitoring the financial and non-financial performance targets, key performance indicators, and other measures of the council parent organisation and each Council Controlled Organisation (CCO) to inform the Committee’s judgement about the performance of each organisation

- Advising the mayor on the content of the annual Letters of Expectations (LoE) to CCOs

- Exercising relevant powers under Schedule 8 of the Local Government Act 2002, which relate to the Statements of Intent of CCOs

- Exercising Auckland Council’s powers as a shareholder or given under a trust deed, including but not limited to modification of constitutions and/or trust deeds, granting shareholder approval of major transactions where required, exempting CCOs, and approving policies relating to CCO and CO governance

- Approving the financial policy of the Council parent organisation

- Overseeing and making decisions relating to an ongoing programme of service delivery reviews, as required under section 17A of the Local Government Act 2002

- Establishing and managing a structured approach to the approval of non-budgeted expenditure (including grants, loans or guarantees) that reinforces value for money and an expectation of tight expenditure control

- Write-offs

- Acquisition and disposal of property, in accordance with the long term plan

- Recommending the Annual Report to the Governing Body

- Te Toa Takatini
Powers

(a) All powers necessary to perform the committee’s responsibilities, including:
   a. approval of a submission to an external body
   b. establishment of working parties or steering groups.

(b) The committee has the powers to perform the responsibilities of another committee, where it is necessary to make a decision prior to the next meeting of that other committee.

(c) The committee does not have:
   a. the power to establish subcommittees
   b. powers that the Governing Body cannot delegate or has retained to itself (section 2).
Exclusion of the public – who needs to leave the meeting

Members of the public

All members of the public must leave the meeting when the public are excluded unless a resolution is passed permitting a person to remain because their knowledge will assist the meeting.

Those who are not members of the public

General principles

- Access to confidential information is managed on a “need to know” basis where access to the information is required in order for a person to perform their role.
- Those who are not members of the meeting (see list below) must leave unless it is necessary for them to remain and hear the debate in order to perform their role.
- Those who need to be present for one confidential item can remain only for that item and must leave the room for any other confidential items.
- In any case of doubt, the ruling of the chairperson is final.

Members of the meeting

- The members of the meeting remain (all Governing Body members if the meeting is a Governing Body meeting; all members of the committee if the meeting is a committee meeting).
- However, standing orders require that a councillor who has a pecuniary conflict of interest leave the room.
- All councillors have the right to attend any meeting of a committee and councillors who are not members of a committee may remain, subject to any limitations in standing orders.

Independent Māori Statutory Board

- Members of the Independent Māori Statutory Board who are appointed members of the committee remain.
- Independent Māori Statutory Board members and staff remain if this is necessary in order for them to perform their role.

Staff

- All staff supporting the meeting (administrative, senior management) remain.
- Other staff who need to because of their role may remain.

Local Board members

- Local Board members who need to hear the matter being discussed in order to perform their role may remain. This will usually be if the matter affects, or is relevant to, a particular Local Board area.

Council Controlled Organisations

- Representatives of a Council Controlled Organisation can remain only if required to for discussion of a matter relevant to the Council Controlled Organisation.
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<td>CONFIDENTIAL: ATEED shareholder approval for a major transaction (Covering report)</td>
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1 **Apologies**

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

2 **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.

3 **Confirmation of Minutes**

That the Finance and Performance Committee:

a) confirm the ordinary minutes of its meeting, held on Tuesday, 21 May 2019, including the confidential section and the extraordinary minutes held on Wednesday, 22 May 2019, as a true and correct record.

4 **Petitions**

At the close of the agenda no requests to present petitions had been received.

5 **Public Input**

Standing Order 7.7 provides for Public Input. Applications to speak must be made to the Governance Advisor, in writing, no later than one (1) clear working day prior to the meeting and must include the subject matter. The meeting Chairperson has the discretion to decline any application that does not meet the requirements of Standing Orders. A maximum of thirty (30) minutes is allocated to the period for public input with five (5) minutes speaking time for each speaker.

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

6 **Local Board Input**

Standing Order 6.2 provides for Local Board Input. The Chairperson (or nominee of that Chairperson) is entitled to speak for up to five (5) minutes during this time. The Chairperson of the Local Board (or nominee of that Chairperson) shall wherever practical, give one (1) day’s notice of their wish to speak. The meeting Chairperson has the discretion to decline any application that does not meet the requirements of Standing Orders.

This right is in addition to the right under Standing Order 6.1 to speak to matters on the agenda.
6.1 Local Board Input - Upper Harbour Local Board regarding a proposed disposal of 131 Clark Road, Hobsonville

Te take mō te pūrongo
Purpose of the report
1. To make a presentation to the Finance and Performance Committee regarding a proposed disposal of 131 Clark Road, Hobsonville.

Whakarāpopototanga matua
Executive summary
2. Mrs Margaret Miles, Chairperson of the Upper Harbour Local Board and Mrs Lisa Whyte, Deputy Chairperson of the Upper Harbour Local Board wish to address the committee.

3. The Upper Harbour Local Board met on 18 April 2019 and resolved the following:

Resolution number UH/2019/32
MOVED by Chairperson M Miles, seconded by Member N Mayne:
That the Upper Harbour Local Board:

a) endorse Panuku Development Auckland's recommendation to the Finance and Performance Committee to dispose of part of 131 Clark Road, Hobsonville, comprising approximately 5,500m$^2$ (subject to survey) for commercial and housing outcomes in accordance with the Scott Point Precinct Plan 3.

b) request that, in the event the Finance and Performance Committee so decides at its meeting on 18 June 2019 to dispose of the property, that the proceeds from the disposal of part of 131 Clark Road, Hobsonville, be ring-fenced to put towards the future cost of the Scott Point Sustainable Sports Park.

CARRIED

Ngā tūtohunga
Recommendation/s
That the Finance and Performance Committee:

a) receive and thank Upper Harbour Local Board Chair, Margaret Miles and Upper Harbour Local Board Deputy Chair, Lisa Whyte for their presentation regarding a proposed disposal of 131 Clark Road, Hobsonville.

6.2 Local Board Input - Franklin Local Board regarding the Kia Puāwai/Unlock Pukekohe High Level Project Plan

Te take mō te pūrongo
Purpose of the report
1. To make a presentation to the Finance and Performance Committee regarding the Kia Puāwai/Unlock Pukekohe High Level Project Plan.

Whakarāpopototanga matua
Executive summary
2. Ms Angela Fulljames, Chairperson of the Franklin Local Board wishes to address the committee.

3. The Franklin Local Board met on 16 April 2019 and resolved the following:
Resolution number FR/2019/44

MOVED by Deputy Chairperson A Baker, seconded by Member A Cole:

That the Franklin Local Board:

a) endorse the Unlock Pukekohe High Level Project Plan

b) endorse Panuku Development Auckland as Auckland Council’s lead urban regeneration and delivery agency for Pukekohe within the Unlock Pukekohe boundary

c) endorse a recommendation from Panuku Development Auckland to the Planning and Finance and Performance Committees for the disposal of the following properties to enable delivery of the Unlock Pukekohe High Level Project Plan objectives subject to:

- the conclusion of any required statutory processes
- agreement on development objectives informing disposal
- agreement with Auckland Transport on the transport and parking outcomes for the town centre for the properties listed xi)- xix),
- agreement by the local board to the parking strategy for the properties listed xi)- xix)

Panuku managed properties on behalf of Auckland Council:

i. Adj 603 Buckland Road, Pukekohe being Lot 1 DP 55095 held in NA7B/54;

ii. 27 Tobin Street, Pukekohe being Lot 1 DP 134911, held in NA79C/588;

iii. 42 Seddon Street, Pukekohe being Lot 3 DP 133175 held in NA76D/465;

iv. Adj to 35 Tobin Street, Pukekohe being Lot 17 DP 117297 held in NA66C/942;

v. 22 Edinburgh Street, Pukekohe being Lot 2 DP 154963 held in NA92C/446;

vi. 172 Manukau Road, Pukekohe being Section 2 SO 440667 held in RT599298;

vii. 174 Manukau Road, Pukekohe being Section 8 SO 440667 held in RT599299;

viii. 176 Manukau Road, Pukekohe being Section 6 and 9 SO 440667 held in RT599300;

ix. 180 Manukau Road, Pukekohe being Section 4 SO 440667 held in 599301;

x. 182 Manukau Road, Pukekohe being Section 11 SO 440667 held in 599297;

Auckland Transport managed properties on behalf of Auckland Council:

xi. 1 Roulston Street, Pukekohe being Lot 2 DP 70196 held in NA25D/1435;

xii. 3 Roulston Street, Pukekohe being Lot 18 DP 7997 held in NA199/173;

xiii. 29 and 29a Edinburgh Street, Pukekohe being Lot 3 DP 78584 held in NA91D/796 and Lot 12 DP 7997 held in NA380/104;

xiv. 4 Tobin Street, Pukekohe being lot 3,4 and 5 DP 136696 Pts Lot 12 DP 4216 held In NA80/405, NA80C/406, NA80C/407, NA191/285 and NA188/159;
xv. 9 Tobin Street, Pukekohe being Lot 1 DP 54202, Pt Lot 1 DP 4688 and Pt Lot 24 DP 4216 held in NA8B/881, Lot 1 DP 89841 held in NA46D/1063 and Lot 3 DP 92280 held in NA48D/877;

xvi. 7 Massey Avenue, Pukekohe being Lot 1 DP 80851 held in NA37C/583, Pt Lot 2 DP 32793 held in NA51D/1059, Lot 1 DP 51778 held in NA48C/248 and Pt Lot 2 DP 6976 (also known as Pt Allotment 30 Suburban Section 2 Pukekohe Psh) held in NA1077/34;


xviii. 9 Hall Street, Pukekohe being Section 1 SO 489697 held in RT 717226;

xix. 2 Golding Road, Pukekohe being Section 2 SO 476438 held in 682560;

d) endorse and recommend to the Finance and Performance Committee commencement of the reserve revocation process and disposal of the following properties to enable delivery of the Unlock Pukekohe High Level Project Plan objectives, subject to:

- the conclusion of any required statutory processes
- agreement on the process informing disposal including appropriate affected community engagement
- agreement on the open space and stormwater outcomes for properties listed i) – vi).

i) Adj to 995 Paerata Road, Pukekohe being Lot 6 DP 16500 held in NA425/287 (cancelled);

ii) Adj to 7 Glencairn Place, Pukekohe being Lot 15 DP 318727 held in RT 76444;

iii) Adj to 176 Princess St West, Pukekohe being Section 1 SO 430835 held in RT 556921;

iv) Adj to 10 Reidy Place, Pukekohe being Lot 8 DP 112574 held in NA1107/144;

v) 14 Evans Court, Pukekohe being Lot 31 DP 325010 held in RT 384047;

vi) 67 East Street, Pukekohe being Lot 2 DP 88435 held in NA592/145 (cancelled).

e) note that Panuku will also dispose of the following properties previously approved for disposal, to enable delivery of the Unlock Pukekohe High Level Project Plan objectives:

i) 82 Manukau Road, Pukekohe being Lot 1 DP 99706 held in NA54B/1241;

ii) 17 Massey Avenue, Pukekohe being Lot 3 DP 49318 held in NA1984/70;

iii) 21 Massey Avenue, Pukekohe being Pt Lot 3 DP 30052 held in NA91D/796;

iv) 33 Edinburgh Street, Pukekohe being Lot 2 DP 48584 held in NA34C/957;

v) Adj to 1173 Paerata Road, Pukekohe being Parts Allotment 79 Parish of Karaka held in NA767/242 and NA 38A/69.
f) recommend to the Finance and Performance Committee that Unlock Pukekohe be incorporated into the overall Panuku reinvestment policy already approved by the Committee as part of the 10 year budget (Long Term Plan 2018/28), and that authority be granted to use some proceeds for projects outside the High Level Project Plan boundary area which would promote clear benefits for the Unlock Pukekohe programme.

g) note that the Finance and Performance Committee will need to approve the disposal of the properties in clause c) and d) above and the Unlock Pukekohe High Level Project Plan.

h) note that as part of this project, together with the Council’s Service Strategy and Integration team and the Franklin Local Board, Panuku Development Auckland will consider other council owned properties that are currently providing a service to the community. Panuku Development Auckland will seek further approval from the Franklin Local Board if it recommends the optimisation of any of these properties.

i) request that Panuku Development Auckland’s existing engagement strategy to give early notification to Mana Whenua of intent to divest council property in this area.

j) approve for the Chair to be delegated to correct any typing errors in the disposal listing and proposal.

CARRIED

Ngā tūtohunga
Recommendation/s

That the Finance and Performance Committee:

a) receive and thank Franklin Local Board Chair, Angela Fulljames for her presentation regarding the Kia Puāwai/Unlock Pukekohe High Level Project Plan.

7 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."
Purpose of the report

1. To provide an opportunity for the amenities of the Auckland Regional Amenities Funding Board to present to the committee on their key achievements since the last presentation in 2018; details of how the residents and ratepayers are getting good value for money; and the benefits that accrue to them and major initiatives for the year ahead.

Executive summary

2. The following amenities of the Auckland Regional Amenities Funding Board will present:

   i) Auckland Festival Trust
   ii) Auckland Philharmonia Orchestra
   iii) Auckland Rescue Helicopter Trust
   iv) Auckland Theatre Company
   v) Drowning Prevention Auckland.
   vi) New Zealand Opera

Recommendation

That the Finance and Performance Committee:

a) thank the representatives from Auckland Festival Trust, Auckland Philharmonia Orchestra, Auckland Rescue Helicopter Trust, Auckland Theatre Company, Drowning Prevention Auckland, New Zealand Opera for their attendance and the information provided.

Attachments

There are no attachments for this report.

Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Sandra Gordon - Senior Governance Advisor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authoriser</td>
<td>Matthew Walker - Group Chief Financial Officer</td>
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</tbody>
</table>
Te take mō te pūrongo

Purpose of the report

1. To approve the disposal of property to enable the implementation of the approved Kia Puāwai/Unlock Pukekohe High Level Project Plan (HLPP).

Whakarāpopototanga matua

Executive summary

2. On 4 June 2019 the Planning Committee approved the Kia Puāwai/Unlock Pukekohe HLPP.

3. The Planning Committee endorsed the disposal of 27 properties to support the implementation of the HLPP (Resolution Number PL2019/49). The Planning Committee also recommended to the Finance and Performance Committee that these properties be approved for sale. Five of these properties have previously been approved for sale by the Finance and Performance Committee.

4. An excerpt from the Planning Committee agenda is presented in Attachment A. The full report can be found here and the High Level Project Plan can be found here.

5. In summary, the plan aims to unlock the potential of Pukekohe through the following key moves:

<table>
<thead>
<tr>
<th>Precinct/Property redevelopment</th>
<th>Redevelop surplus council sites to unlock the potential of Pukekohe Town Centre and accommodate residential and commercial growth. Work to facilitate strategic outcomes on selected flagship council-owned sites to help achieve the vision and seek to balance strategic and commercial outcomes.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public realm investment</td>
<td>Invest in the public realm improvements and prioritise projects that create the greatest value towards achieving the vision. Take inspiration and guidance from local people, needs and themes to catalyse distinctive place-led design and development of strategic projects that are specific to Pukekohe and will showcase the unique character of the area.</td>
</tr>
<tr>
<td>Partnership</td>
<td>Work closely with the Franklin Local Board, Auckland Council whānau, mana whenua, Auckland Transport and the Pukekohe community.</td>
</tr>
<tr>
<td>Placemaking</td>
<td>Apply approaches known as “test before we invest” and “do, learn, do”. This helps to guide our activities to focus on development sites in the centre and public realm where future capital projects are proposed and where alternate uses on strategic sites, such as carparks, can be tested prior to development.</td>
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6. The HLPP scope will enable four outcomes to be achieved:

- **Outcome 1 – A competitive town centre** is achieved by leveraging our property portfolio to initiate regeneration, attracting new visitors, residents and quality employment opportunities. This will help protect it from increased competition that will arise through the development of new centres in the surrounding growth areas.
Item 9

- **Outcome 2 - A safe, walkable and vibrant town centre** is achieved through prioritising people in streetscape, intersection and redevelopment projects. This will then encourage new investment and housing choices within the town centre.

- **Outcome 3 - Better access to employment, education and healthcare opportunities** by leveraging strategic sites within the portfolio to attract these critical services and quality job opportunities.

- **Outcome 4 - The culture and diversity of Pukekohe's communities will be celebrated** by reflecting the place and its people with an emphasis on recognising the Maori, Chinese, Indian and European communities.

7. The Franklin Local Board have been involved in the development of the HLPP and endorsed it on 16 April 2019. The HLPP aligns with the Franklin Local Board Plan aspirations. The local board will now be involved in the HLPP's implementation.

8. It is anticipated that mana whenua will play an integrated cultural, social and economic part in the unlocking of Pukekohe. Exploring a genuine partnership and tikanga based approach with local mana whenua will help define the overall approach and narrative of the project. Panuku is in the early stage of co-design a partnership framework with mana whenua in part by using a wānanga engagement methodology – a culturally appropriate and effective way of engagement that uses Māori cultural concepts and protocols to seek constructive input into solution design.

9. Early engagement has highlighted the importance of mana whenua being able to practice kaitiakitanga roles and responsibilities towards sustainable management of land and water where possible across this project. Additionally, the importance of upholding the cultural values of the place and its narrative and designing for people has emerged through early korero.

10. Opportunities for mana whenua may extend to joint ventures, land purchase and development, as well as material involvement in capital project design and overall master planning. The partnership strategy will also expressly look at how Kia Puāwai/Unlock Pukekohe will stand to benefit mataawaka and urban Māori; the broader Māori population.

11. Panuku will work in partnership with mana whenua towards high quality outcomes through planning and implementation of Kia Puāwai/Unlock Pukekohe which will see the enhancement of mauri (the life essence of place and people) and opportunities to strengthen their role in the programme.

**Disposal of property**

12. The Planning Committee endorsed the disposal of 27 council owned properties set out in the Kia Puāwai/Unlock Pukekohe HLPP. Five of these properties have previously been approved for sale. The properties include eight surface car parks, a range of small open spaces, three commercial properties (which are tenanted) and the Auckland Council offices at 82 Manukau Road. A full list of the properties endorsed by the Planning Committee for disposal is contained in Attachment B.

13. The properties cumulatively comprise approximately 5.5 hectares of land and are valued at approximately $27 million (based on 2017 capital valuations) excluding the Auckland Council offices at 82 Manukau Road. These properties are geographically spread throughout the town centre and wider suburban area. There are several large sites that are strategically located within the town centre with significant opportunity for redevelopment for integrated mixed use and employment outcomes.

14. Disposal of these properties is subject to:

- the conclusion of any necessary statutory processes such as the revocation of the reverse status of properties subject to the Reserves Act 1977;

- subject to agreement with Auckland Transport on the transport and parking outcomes for the town centre for the Auckland Transport managed properties.
Financial implications

15. Kia Puāwai/Unlock Pukekohe will require funding for capital projects and adequate resourcing to progress the programme. The Transform and Unlock programme, approved by Auckland Council, is funded in the 10-year Budget 2018-2028 by the reinvestment of the proceeds of property sales across the wider Panuku portfolio.

16. Panuku will seek to partner with others, combining funding and resourcing with a number of other council organisations, and community groups to get the best value out of the programmes funding envelope. Potential partners include the Franklin Local Board, Auckland Council, Auckland Transport, Auckland Tourism, Events and Economic Development to explore any potential reprioritisation of existing budgets and integrate and align funding towards agreed project priorities. These funding strategies will be developed following the adoption of the HLPP.

Next steps

17. We estimate that the Unlock Kia Puāwai/Unlock Pukekohe High Level Project Plan will take five to 10 years to complete.

18. Panuku will progress a parking strategy with Auckland Transport and Franklin Local Board to determine the agreed approach to future parking provision. More detailed planning will begin for the key town centre sites and priority investment project. Interim placemaking will commence with planning for a potential trial relocation of the farmers market from one of the carparks into the town square.

Ngā tūtohunga

Recommendation/s

That the Finance and Performance Committee:

a) approve the disposal of the following properties, subject to the conclusion of any required statutory processes, to enable delivery of the Kia Puāwai/Unlock Pukekohe High Level Project Plan objectives:

Panuku managed properties on behalf of Auckland Council:

i) 27 Tobin Street, Pukekohe being Lot 1 DP 134911, held in NA79C/588;
ii) The land adjacent to 35 Tobin Street, Pukekohe being Lot 17 DP 117297 held in NA 66C/942;
iii) 172 Manukau Road, Pukekohe being Section 2 SO 440667 held in RT 599298;
iv) 174 Manukau Road, Pukekohe being Section 8 SO 440667 held in RT 599299;
v) 176 Manukau Road, Pukekohe being Section 6 and 9 SO 440667 held in RT 599300;
v i) 180 Manukau Road, Pukekohe being Section 4 SO 440667 held in 599301;
v ii) 182 Manukau Road, Pukekohe being Section 11 SO 440667 held in 599297;

Auckland Transport managed properties on behalf of Auckland Council:

Subject to agreement with Auckland Transport on the transport and parking outcomes for the town centre for the properties listed viii)- xvi)

viii) 1 Roulston Street, Pukekohe being Lot 2 DP 70196 held in NA25D/1435;
ix) 3 Roulston Street, Pukekohe being Lot 18 DP 7997 held in NA199/173;
x) 29 and 29a Edinburgh Street, Pukekohe being Lot 3 DP 78584 held in NA 91D/796 and Lot 12 DP 7997 held in NA380/104;
xi) 4 Tobin Street, Pukekohe being lot 3,4 and 5 DP 136696 Pts Lot 12 DP 4216 held in NA80/405, NA80C/406, NA80C/407, NA191/285 and NA 188/159;

xii) 9 Tobin Street, Pukekohe being Lot 1-9 DP 54202, Pt Lot 1 DP 4688 and Pt Lot 24 DP 4216 held in NA8B/881, Lot 1 DP 89841 held in NA46D/1063 and Lot 3 DP 92280 held in NA48D/877;

xiii) 7 Massey Avenue, Pukekohe being Lot 1 DP 80851 held in NA37C/583, Pt Lot 2 DP 32793 held in NA51D/1059, Lot 1 DP 51778 held in NA48C/248 and Pt Lot 2 DP 6976 (also known as Pt Allotment 30 Suburban Section 2 Pukekohe Parish) held in NA1077/34;


xv) 9 Hall Street, Pukekohe being Section 1 SO 489697 held in RT 717226;

xvi) 2 Golding Road, Pukekohe being Section 2 SO 476438 held in 682560;

**Auckland Council managed properties:**

Subject to completion of the reserve revocation process for properties listed xxi) to xxii).

xvii) the land adjacent to 603 Buckland Road, Pukekohe being Lot 1 DP 55095 held in NA7B/54;

xviii) 42 Seddon Street, Pukekohe being Lot 3 DP 133175 held in NA76D/465;

xix) 22 Edinburgh Street, Pukekohe being Lot 2 DP 154963 held in NA92C/446;

xx) The land adjacent to 176 Princess St West, Pukekohe being Section 1 SO 430835 held in RT 556921;

xxi) The land adjacent to 995 Paerata Road, Pukekohe being Lot 6 DP 16500 held in NA425/287 (cancelled);

xxii) 67 East Street, Pukekohe being Lot 2 DP 88435 held in NA592/145 (cancelled).

b) note that Panuku will also dispose of the following properties previously approved for disposal, to enable delivery of the Kia Puawai/Unlock Pukekohe High Level Project Plan objectives:

i) 82 Manukau Road, Pukekohe being Lot 1 DP 99706 held in NA54B/1241;

ii) 17 Massey Avenue, Pukekohe being Lot 3 DP 49318 held in NA1984/70;

iii) 21 Massey Avenue, Pukekohe being Pt Lot 3 DP 30052 held in NA91D/796;

iv) 33 Edinburgh Street, Pukekohe being Lot 2 DP 48584 held in NA34C/957;

v) The land adjacent to 1173 Paerata Road, Pukekohe being Parts Allotment 79 Parish of Karaka held in NA767/242 and NA 38A/69.

c) agree that final terms and conditions be approved under the appropriate delegations.
**Ngā tāpirihanga**

**Attachments**

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<td>Kia Puāwai/Unlock Pukekohe High Level Project Plan minutes from the 4 June 2019 Planning Committee</td>
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<tr>
<td>C</td>
<td>Kia Puāwai/Unlock Pukekohe property schedule</td>
<td>37</td>
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**Ngā kaihaina**

**Signatories**

<table>
<thead>
<tr>
<th>Authors</th>
<th>Authors details</th>
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<tbody>
<tr>
<td></td>
<td>Sandra Gordon - Senior Governance Advisor</td>
</tr>
<tr>
<td></td>
<td>Letitia Edwards - Team Leader Portfolio Review, Panuku Development Auckland</td>
</tr>
<tr>
<td>Authoriser</td>
<td>Matthew Walker - Group Chief Financial Officer</td>
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</tbody>
</table>

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Kia Puāwai/Unlock Pukekohe High Level Project Plan

File No.: CP2019/07684

Te take mō te pūrongo
Purpose of the report

1. To outline the content and seek Planning Committee approval of the High Level Project Plan for Pukekohe Town Centre and its surrounds known as Kia Puāwai/Unlock Pukekohe.

Whakarāpopototanga matua
Executive summary

2. The Kia Puāwai/Unlock Pukekohe High Level Project Plan (HLPP) will catalyse and reinvigorate wider private development potential in Pukekohe and its surrounding area. The HLPP takes a cross-council, centre wide view of property opportunities to potentially facilitate and enable a high quality, jobs focused development strategy.

3. In working with the Franklin Local Board, Auckland Council whānau, local mana whenua and Auckland Transport, Kia Puāwai/Unlock Pukekohe has an emerging draft vision of:

   “Pukekohe is growing up, with city smarts while celebrating our country hearts”

   Pukekohe will be a vibrant and dynamic satellite town offering a range of employment and residential opportunities, with excellent transport connections, infrastructure, open space and recreation facilities, and a thriving local economy.

   (Pukekohe Area Plan Vision)

4. This vision focuses on the town centre and its immediate surrounds in Pukekohe where Paruku will focus its efforts. Pukekohe is an already bustling centre that services a large catchment which extends into southern Tamaki Makaurau and northern Waikato. This wider area is experiencing unprecedented growth.

5. The Planning Committee received a presentation on Kia Puāwai/Unlock Pukekohe programme on 9 May 2019. The presentation received positive feedback from the councillors in attendance.

6. Pukekohe was chosen as an Unlock location because there are many strategic landholdings controlled by council that can be leveraged to enable growth and achieve the vision. There is also the potential to benefit from growth in the wider area, market attractiveness, favourable Unitary Plan zoning and good infrastructure along with strong community support for change.

7. Through discussions and collaboration with our partners and key stakeholders, themes have emerged for the future direction of Pukekohe. Through this engagement process, we identified that the community are wanting to see Pukekohe thrive as a competitive, safe and attractive, accessible, energetic and self-sufficient town centre, for future generations to enjoy. Maintaining a strong and proud identity of Pukekohe’s culturally rich and diverse community also emerged as a strong theme.

8. Key themes from mana whenua engagement included; Whenua (acknowledging the whenua as a mode of education, common ground and creating independence and acknowledging the unique relationship we have with the whenua), Economy (reinvesting in Pukekohe so that whānau can spend more time here), Culture (celebrating identity and history and enabling culture sharing in spaces as a way of establishing strong communities) and Mokopuna (meeting the needs of our mokopuna to grow and thrive in Pukekohe).
9. Within the HLPP area there is a good concentration of Auckland Council, Auckland Transport and Crown-owned land. Panuku will work together with our partners and community to lead the urban regeneration of Pukekohe and undertake property redevelopment, public realm projects and placemaking to achieve the vision and outcomes.

10. The property portfolio for Kia Puawai/Unlock Pukekohe comprises 27 properties that are made up by eight surface car parks, a range of small open spaces, three commercial properties (with tenants) and the Auckland Council offices at 82 Manukau Road. Combined, they represent approximately 9.5ha of land valued at approximately $27 million (based on 2017 capital valuations) excluding the Auckland Council offices at 82 Manukau Road.

11. The ability for Panuku to development this portfolio is reliant on support from Auckland Transport and the community for change to parking services and this includes some behavioural change.

12. These properties are geographically spread throughout the town centre and wider suburban area. However, there are several large sites that are strategically located within the town centre with significant opportunity for redevelopment for integrated mixed use and employment outcomes. These are contained within three connected precincts which is where we will focus our efforts called; The Edinburgh Street Superblock, The Eastern Gateway and The Station Precinct.

13. Within the HLPP project area we have developed principles that are focused around precinct development, public realm investment, partnerships and placemaking. These principles will guide the programme to achieve four outcomes below:
   
   - **Outcome 1 – A competitive town centre is achieved** by leveraging our property portfolio to initiate regeneration, attracting new visitors, residents and quality employment opportunities. This will help meet the needs of a growing population and increased competition that will arise through the development of new centres in the surrounding growth areas.
   
   - **Outcome 2 - A safe, walkable and vibrant town centre** is achieved through prioritising people in streetscape, intersection and redevelopment projects. This will then encourage new investment and housing choices within the town centre.
   
   - **Outcome 3 - Better access to employment, education and healthcare opportunities** by leveraging strategic sites within the portfolio to attract these critical services and quality job opportunities.
   
   - **Outcome 4 - The culture and diversity of Pukekohe’s communities will be celebrated** by reflecting the place and its people with an emphasis on recognising the Maori, Chinese, Indian and European communities.

**Ngā tūtohunga**

**Recommendation/s**

That the Planning Committee:

a) approve the Kia Puawai/Unlock Pukekohe High Level Project Plan.

b) approve Panuku Development Auckland as Auckland Council’s lead urban regeneration and delivery agency for Pukekohe within the Kia Puawai/Unlock Pukekohe boundary.

c) recommend to the Finance and Performance Committees the disposal of the following properties, subject to the conclusion of any required statutory processes, to enable delivery of the Kia Puawai/Unlock Pukekohe High Level Project Plan objectives:

**Panuku managed properties on behalf of Auckland Council:**

i) 27 Tobin Street, Pukekohe being Lot 1 DP 134911, held in NA79C/588;

ii) The land adjacent to 35 Tobin Street, Pukekohe being Lot 17 DP 117297 held
iii) 172 Manukau Road, Pukekohe being Section 2 SO 440667 held in RT 599298;
iv) 174 Manukau Road, Pukekohe being Section 8 SO 440667 held in RT 599299;
v) 176 Manukau Road, Pukekohe being Section 6 and 9 SO 440667 held in RT 599300;
vi) 180 Manukau Road, Pukekohe being Section 4 SO 440667 held in 599301;
vii) 182 Manukau Road, Pukekohe being Section 11 SO 440667 held in 599297;

**Auckland Transport managed properties on behalf of Auckland Council:**

Subject to agreement with Auckland Transport on the transport and parking outcomes for the town centre for the properties listed viii)- xvi)

viii) 1 Roulston Street, Pukekohe being Lot 2 DP 70196 held in NA25D/1435;
ix) 3 Roulston Street, Pukekohe being Lot 18 DP 7997 held in NA199/173;
x) 29 and 29a Edinburgh Street, Pukekohe being Lot 3 DP 78584 held in NA
    91D/796 and Lot 12 DP 7997 held in NA380/104;
xi) 4 Tobin Street, Pukekohe being lot 3,4 and 5 DP 136696 Pts Lot 12 DP 4216
    held In NA80/405, NA80C/406, NA80C/407, NA191/285 and NA 188/159;
xii) 9 Tobin Street, Pukekohe being Lot 1-9 DP 54202, Pt Lot 1 DP 4688 and Pt
    Lot 24 DP 4216 held in NA8B/881, Lot 1 DP 88841 held in NA46D/1063 and
    Lot 3 DP 92280 held in NA48D/877;
xiii) 7 Massey Avenue, Pukekohe being Lot 1 DP 80851 held in NA37C/583, Pt Lot
    2 DP 32793 held in NA31D/1059, Lot 1 DP 51778 held in NA48C/248 and Pt
    Lot 2 DP 8976 (also known as Pt Allotment 30 Suburban Section 2 Pukekohe
    Parish) held in NA1077/34;
xiv) 24 Hall Street, Pukekohe being Lot 2 DP 89699, Lot 2 DP 107822, Lot 21 DP
    9934, Lot 3 DP 97270, Lot 3 DP 98490, Lot 20 DP 9934, Lot 3 DP 91272, Lot 2
    DP 134717, Lot 4 DP 134717 held in NA46D/648, NA60A/686, NA351/111,
    NA53A/590, NA53C/1091, NA364/221, NA48B/958, NA79C/168, NA79C/170;
xv) 9 Hall Street, Pukekohe being Section 1 SO 489697 held in RT 717226;
xvi) 2 Golding Road, Pukekohe being Section 2 SO 476438 held in 682560;

**Auckland Council managed properties:**

Subject to completion of the reserve revocation process for properties listed xxi) to
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xxvii) the land adjacent to 603 Buckland Road, Pukekohe being Lot 1 DP 55095 held
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    in NA425/287 (cancelled);
xxii) 67 East Street, Pukekohe being Lot 2 DP 88435 held in NA592/145
    (cancelled).

d) note that Panuku will also dispose of the following properties previously approved for
disposal, to enable delivery of the Kia Puawai/Unlock Pukekohe High Level Project
Plan objectives:
i) 82 Manukau Road, Pukekohe being Lot 1 DP 99706 held in NA54B/1241;
ii) 17 Massey Avenue, Pukekohe being Lot 3 DP 49318 held in NA1984/70;
iii) 21 Massey Avenue, Pukekohe being Pt Lot 3 DP 30052 held in NA91D/796;
v) 33 Edinburgh Street, Pukekohe being Lot 2 DP 48584 held in NA34C/857;
v) The land adjacent to 1173 Paerata Road, Pukekohe being Parts Allotment 79 Parish of Karaka held in NA767/242 and NA38A/69.

Note that as part of this project, together with the council’s Service Strategy and Integration team and the Franklin Local Board, Panuku Development Auckland will consider other council owned properties that are currently providing a service to the community. Panuku Development Auckland will seek further approval from the Franklin Local Board if it recommends the optimisation of any of these properties.

Note that Panuku Development Auckland’s existing engagement strategy to give early notification to Mana Whenua of intent to divest council property will be implemented in this area.

### Horopaki Context

14. Pukekohe was identified as an Unlock location as it is market attractive; has good transport infrastructure from which to leverage; a significant amount of council land with development potential; strong community support for change; good zoning and the potential ability to partner successfully with others, including mana whenua, the local board and the Crown.

15. The specific Pukekohe attributes are outlined in the following table:

| Strategic landholdings | Auckland Council controls a range of properties in the Pukekohe area, approximately 27 of which we consider having some potential for development within the area of the High Level Project Plan. These properties can play a strategic role in sparking private sector investment and redevelopment, and financially supporting broader development within Pukekohe. |
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16. Kia Puāwai/Unlock Pukekohe focuses on the town centre, an already bustling centre that services a large catchment which extends into southern Tāmaki Makaurau and northern Waikato. This wider area is experiencing unprecedented growth.

17. Pukekohe's population of 23,600 people (2013 Census) is forecast to grow to over 50,000 people by 2040. The community is also an aging one, which the town centre will need to respond to and accommodate into the future. A high proportion of current residents travel outside of Pukekohe for employment, healthcare services and learning. This is only likely to increase as the area grows.

18. Given the wider growth in southern Tāmaki Makaurau and northern Waikato in areas such as Drury, Paerata, Te Kauwhata, Pokeno, Opāheke and Hingaia it is important that the town centre retains its identity which is shaped by its rural setting, multi-cultural communities, historic character and strong local business network.

Tātaritanga me ngā tohutohu
Analysis and advice

19. The HLPP has been developed in partnership with the Franklin Local Board, Auckland Council whānau, some mana whenua and Auckland Transport, with support from Auckland Tourism, Events and Economic Development.

20. Through kōrero with our partners and key stakeholders we saw strong themes emerging that had synergy across the varied backgrounds and world views. In short people want to see Pukekohe thrive as a competitive, safe and attractive, accessible, energetic and self-sufficient town centre, for future generations and our mokopuna to enjoy. Whilst we have an eye on the future it also came across strongly that the future of Pukekohe needs to be anchored in the strong and proud identity of its culturally rich and diverse community.

21. The HLPP sets out a draft vision for Pukekohe;

*Pukekohe Area Plan Vision*

"Pukekohe is growing up, with city smarts while celebrating our country hearts."

Pukekohe will be a vibrant and dynamic satellite town offering a range of employment and residential opportunities, with excellent transport connections, infrastructure, open space and recreation facilities, and a thriving local economy.

A refined vision will be progressed with the aspirations, narrative and guidance of mana whenua.

22. Panuku will use the tools we have from Council to progress towards this vision using our strengths in property development, public realm investment associated with council properties, a focus on partnering with others, and placemaking with the community.

23. Applying these strengths the HLPP has identified several principles that will guide the Kia Puāwai/Unlock Pukekohe programme;

<table>
<thead>
<tr>
<th>Precinct/Property redevelopment</th>
<th>Redevelop surplus council sites to unlock the potential of Pukekohe Town Centre and accommodate residential and commercial growth. Work to facilitate strategic outcomes on selected flagship council owned sites to help achieve the vision and seek to balance strategic and commercial outcomes.</th>
</tr>
</thead>
</table>

| Public realm investment | Invest in the public realm improvements and prioritise projects that create the greatest value towards achieving the vision. Take inspiration and guidance from local people, needs and themes to catalyse distinctive place-led design and development of strategic projects that are specific to Pukekohe and will showcase the unique character of the area. |
24. The HLPP scope will enable four outcomes to be achieved:

- **Outcome 1 – A competitive town centre** is achieved by leveraging our property portfolio to initiate regeneration, attracting new visitors, residents and quality employment opportunities. This will help protect it from increased competition that will arise through the development of new centres in the surrounding growth areas.

- **Outcome 2 - A safe, walkable and vibrant town centre** is achieved through prioritising people in streetscape, intersection and redevelopment projects. This will then encourage new investment and housing choices within the town centre.

- **Outcome 3 - Better access to employment, education and healthcare opportunities** by leveraging strategic sites within the portfolio to attract these critical services and quality job opportunities.

- **Outcome 4 - The culture and diversity of Pukekohe’s communities will be celebrated** by reflecting the place and its people with an emphasis on recognising the Maori, Chinese, Indian and European communities.

25. We will achieve these outcomes by adopting the following high-level development strategy:

- focus on the most valuable properties within the portfolio that are located within the town centre
- collaborate with Auckland Transport to navigate the necessary process to achieve regeneration of the three development precincts
- prioritise effort on three redevelopment precincts of the Edinburgh Street Superblock, the Eastern Gateway and the Station Precinct, as they have the greatest influence on achieving the outcomes
- prioritise attracting quality employment creation, education providers and healthcare services
- catalyse new housing choices in the town centre integrated with non-residential uses
- leverage the remainder of the portfolio outside of the town centre for housing and optimal financial return
- align timing and priority of adjacent public realm projects with the development site sales.

**Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera Council group impacts and views**

26. The project principles and goals proposed as part of the Kia Puawai/Unlock Pukekohe HLPP are aligned with the overarching themes in the Auckland Unitary Plan – Operative in Part 2016 and Auckland Plan 2050.

27. Currently Auckland Council’s Plans and Places team are focusing on the new growth areas that are outside the town centre through the Pukekohe-Paeraata Draft Structure Plan 2019. The HLPP is focused on the town centre that is outside these areas but has been developed to respond to this growth.

28. Ongoing consultation with the council whānau has been undertaken to ensure the principles, goals, proposed initiatives and management of landholdings are consistent with the views shared across the Council whānau.
29. The Auckland Council Corporate Property team are working with Panuku on the wider Corporate Property Office Strategy. This includes the sale of the council offices site at 82 Manukau Road. The Kia Puawai/Unlock Pukekohe HLPP sets the wider planning context for the divestment of this site.

30. This is a key site in the Station Precinct redevelopment key move. The goal is to partner with a developer on this site to seek a transformational outcome, leveraging the recent investment in the train station. The future of the site aspires to offer an anchor destination with a range of activities that attracts pedestrians and shoppers down the mainstreet and towards the Station. The future use should also prioritise an activity that provides quality jobs, potentially supporting one of the key needs in the area being education and/or healthcare services outcomes.

31. Auckland Transport (AT) including the Southern Growth Alliance (SGA) has been engaged throughout the formation of the HLPP to understand the future of parking and transport outcomes for the wider town centre in relation to the potential redevelopment and regeneration programme. This has included exploring opportunities for potential redevelopment of eight carparks, five industrial sites as well as one rural property all held previously for road projects.

32. Looking forward as Kia Puawai/Unlock Pukekohe moves into implementation, Panuku acknowledges that AT needs to assess and approve the release of carparks. We will also work with AT on all matters related to the road corridor. We will work together to achieve the optimal transport outcomes that support the committee approved HLPP and vision.

33. Auckland Tourism, Events and Economic Development (ATEED) has been engaged on opportunities focused primarily on how the properties and public realm reinvestment programme identified can support increased access and availability of quality local jobs and learning.

34. Auckland Council Parks, Community Services and Healthy Waters have been engaged regarding six open spaces and any opportunities on Community Facilities sites for optimisation. We will work with them potential projects and outcomes that support the vision.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe
Local Impacts and local board views

35. Partnering with the Franklin Local Board has been an integral part to the development of the HLPP. The principles and goals proposed as part of Kia Puawai/Unlock Pukekohe HLPP reflect those within the Franklin Local Board Plan 2017 and Pukekohe Area Plan 2014.

36. Regular workshops and interactions helped to ensure that the processes we took to develop the Kia Puawai/Unlock Pukekohe HLPP are consistent with the views of the Franklin Local Board. This has been reflected in their support the outcomes and content of the HLPP.

37. Through our engagement process, we identified that the community is seeking:

- Better connections between the train station, the town centre, schools, retirement villages and the places that families visit for recreation
- More art initiatives, such as the performing arts, and fine art facilities
- Strengthened working relationships and partnerships between Panuku, Maori and other community groups
- Protection of the fertile volcanic soils located in a unique frost free micro climate close to consumer markets, so that Pukekohe can continue to produce and process high-value produce for New Zealand and the world
- Job creation, tertiary education and employment opportunities, so that locals can grow the economy.
- A variety of parking options, so that local businesses are not negatively affected and people can still easily access the town centre.
38. The HLPP has taken these views into account wherever possible, noting that some aspects either relate to land outside the town centre, or matters that our outside the mandate of Panuku. We expect that implementing the HLPP will have a positive impact on the local community.

39. The Franklin Local Board endorsed the HLPP on 16 April. Positive feedback from the Planning Committee workshop on 9 May was also received from councillors in attendance.

Tauākī whakaaweawe Māori
Māori impact statement

40. We anticipate that mana whenua will play an integrated cultural, social and economic part in the unlocking of Puakehoe. Exploring a genuine partnership and tikanga based approach with local mana whenua will help define the overall approach and narrative of the project.

41. We are seeking to authentically hear the Māori voice and support the development of outcomes defined in their own terms. We are in the early stage of co-design a partnership framework with mana whenua in part by using a wānanga engagement methodology – a culturally appropriate and effective way of engagement that uses Māori cultural concepts and protocols to seek constructive input into solution design. Wānanga frames issues/problems in the context of participants’ own experiences. We understand that doing things properly may take more time up front, however it will provide more surety and lead to better outcomes.

42. Early engagement has highlighted the importance of mana whenua being able to practise kaitiakitanga roles and responsibilities towards sustainable management of land and water where possible across this project. Additionally, the importance of upholding the cultural values of the place and its narrative and designing for people has emerged through early korero.

43. Opportunities for mana whenua may extend to joint ventures, land purchase and development, as well as material involvement in capital project design and overall master planning.

44. The partnership strategy will also expressly look at how Kia Puāwai/Unlock Puakehoe will stand to benefit mataawaka and urban Māori; the broader Māori population.

45. Panuku will work in partnership with mana whenua towards high quality outcomes through planning and implementation of Kia Puāwai/Unlock Puakehoe which will see the enhancement of mauri (the life essence of place and people) and opportunities to strengthen their role in the programme.

46. Panuku has also undertaken preliminary engagement with the Independent Māori Statutory Board to identify opportunities to support this programme.

Ngā ritenga ā-pūtea
Financial implications

47. Kia Puāwai/Unlock Puakehoe will require funding for capital projects and adequate resourcing to progress the programme. The Transform and Unlock programme, approved by Auckland Council, is funded in the Long-Term Plan 2018-2028 by the reinvestment of the proceeds of property sales across the wider Panuku portfolio.

48. Panuku will seek to partner with others, combining funding and resourcing with a number of other council organisations, and community groups to get the best value out of the programmes funding envelope. Potential partners include Franklin Local Board, Auckland Council, Auckland Transport, Auckland Tourism, Events and Economic Development to explore any potential re-prioritisation of existing budgets and integrate and align funding towards agreed project priorities. These funding strategies will be developed following the adoption of the HLPP.
Ngā raru tūpono me ngā whakamaurutanga
Risks and mitigations

49. Looking ahead the main consideration to work through is in relation to the future of public parking in the town centre. In particular, the community expectation in regard to parking and whether the identified car park sites are approved for disposal by the Auckland Transport Board.

50. We will manage this dependency in partnership with our stakeholders, which may include the development of a parking and community communications strategy.

Ngā koringa ā-muri
Next steps

51. After the Finance and Performance Committee, Panuku will progress a parking strategy with Auckland Transport and Franklin Local Board to determine the agreed approach to future parking provision. More detailed planning will begin for the key town centre sites and priority investment project. Interim placemaking will commence with planning for a potential trial relocation of the farmers market from one of the carparks into the town square. One of the first properties that will go to market is the Council offices site at 82 Manukau Road. This will be done under the Corporate Property programme which has already achieved approval to dispose of this site.

52. The key milestones that are planned prior to formally starting the programme from 1 July 2019 are set out in the following table:

<table>
<thead>
<tr>
<th>Reporting Body</th>
<th>Target approval dates to meet SOI</th>
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<tbody>
<tr>
<td>1. Local Board and Council approval to scope Kia Puawai/Unlock Pukekohe</td>
<td>October and November 2018</td>
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<tr>
<td>2. Mana whenua Governance Forum</td>
<td>1 April</td>
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<td>3. Franklin Local Board – endorsement of HLPP</td>
<td>16 April</td>
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<tr>
<td>4. Planning Committee – workshop on HLPP content</td>
<td>9 May</td>
</tr>
<tr>
<td>5. Independent Maori Statutory Board – involvement</td>
<td>May</td>
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<tr>
<td>6. Panuku Board – approves HLPP progressing to council</td>
<td>28 May</td>
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<tr>
<td>7. Planning Committee – approves the HLPP</td>
<td>4 June</td>
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<tr>
<td>8. Finance and Performance – approves the property disposals</td>
<td>18 June</td>
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Ngā tāpirihanga
Attachments

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<td>Kia Puawai/Unlock Pukekohe Property Map - full extent</td>
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<tr>
<td>C</td>
<td>Kia Puawai/Unlock Pukekohe Property Map - zoomed in</td>
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<tr>
<td>D</td>
<td>Kia Puawai/Unlock Pukekohe Full Property Schedule</td>
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</table>

Ngā kaihaina
Signatories

| Authors                  | Richard Davison - Senior Project Planning Leader, Panuku Development Auckland |
Item 9

Attachment A
8 Kia Puāwai/Unlock Pukekohe High Level Project Plan

A presentation was provided. A copy was placed on the official minutes and is available on the Auckland Council website as a minutes attachment.

*IMSB Member T Henare left the meeting at 12.24 pm.
Mayor P Goff left the meeting at 12.30 pm.
Cr D Newman left the meeting at 12.30 pm.
IMSB Member T Henare returned to the meeting at 12.37 pm.*

Resolution number PLA/2019/49

MOVED by Deputy Mayor BC Cashmore, seconded by Member P Goff:

That the Planning Committee:

a) approve the Kia Puāwai/Unlock Pukekohe High Level Project Plan.

b) approve Panuku Development Auckland as Auckland Council’s lead urban regeneration and delivery agency for Pukekohe within the Kia Puāwai/Unlock Pukekohe boundary.

c) recommend to the Finance and Performance Committees the disposal of the following properties, subject to the conclusion of any required statutory processes, to enable delivery of the Kia Puāwai/Unlock Pukekohe High Level Project Plan objectives:

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**Panuku managed properties on behalf of Auckland Council:**

1. 27 Tobin Street, Pukekohe being Lot 1 DP 134911, held in NA79C/588;
2. The land adjacent to 35 Tobin Street, Pukekohe being Lot 17 DP 117297 held in NA 66C/942;
3. 172 Manukau Road, Pukekohe being Section 2 SO 440667 held in RT 599298;
4. 174 Manukau Road, Pukekohe being Section 8 SO 440667 held in RT 599299;
5. 176 Manukau Road, Pukekohe being Section 6 and 9 SO 440667 held in RT 599300;
6. 180 Manukau Road, Pukekohe being Section 4 SO 440667 held in 599301;
7. 182 Manukau Road, Pukekohe being Section 11 SO 440667 held in 599297;

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**Auckland Transport managed properties on behalf of Auckland Council:**

Subject to agreement with Auckland Transport on the transport and parking outcomes for the town centre for the properties listed viii)- xvi).

8. 1 Roulston Street, Pukekohe being Lot 2 DP 70196 held in NA25D/1435;
9. 3 Roulston Street, Pukekohe being Lot 18 DP 7997 held in NA199/173;
10. 29 and 29a Edinburgh Street, Pukekohe being Lot 3 DP 78584 held in NA 91D/796 and Lot 12 DP 7997 held in NA380/104;
xi) 4 Tobin Street, Pukekohe being lot 3,4 and 5 DP 136696 Pts Lot 12 DP 4216 held in NA80/405, NA80C/406, NA80C/407, NA191/285 and NA 188/159;

xii) 9 Tobin Street, Pukekohe being Lot 1-9 DP 54202, Pt Lot 1 DP 4688 and Pt Lot 24 DP 4216 held in NA8B/881, Lot 1 DP 89841 held in NA46D/1063 and Lot 3 DP 92280 held in NA48D/877;

xiii) 7 Massey Avenue, Pukekohe being Lot 1 DP 80851 held in NA37C/583, Pt Lot 2 DP 32793 held in NA51D/1059, Lot 1 DP 51778 held in NA48C/248 and Pt Lot 2 DP 6976 (also known as Pt Allotment 30 Suburban Section 2 Pukekohe Parish) held in NA1077/34;


xv) 9 Hall Street, Pukekohe being Section 1 SO 489697 held in RT 711226;

xvi) 2 Golding Road, Pukekohe being Section 2 SO 476438 held in 682560;

**Auckland Council managed properties:**

Subject to completion of the reserve revocation process for properties listed xi) to xxii).

xvii) the land adjacent to 603 Buckland Road, Pukekohe being Lot 1 DP 55095 held in NA7B/54;

xviii) 42 Seddon Street, Pukekohe being Lot 3 DP 133175 held in NA76D/465;

xix) 22 Edinburgh Street, Pukekohe being Lot 2 DP 154963 held in NA92C/446;

xx) The land adjacent to 176 Princess St West, Pukekohe being Section 1 SO 430835 held in RT 556921;

xxi) The land adjacent to 995 Paerata Road, Pukekohe being Lot 6 DP 16500 held in NA425/287 (cancelled);

xxii) 67 East Street, Pukekohe being Lot 2 DP 88435 held in NA592/145 (cancelled).

d) note that Panuku will also dispose of the following properties previously approved for disposal, to enable delivery of the Kia Puawai/Unlock Pukekohe High Level Project Plan objectives:

i) 82 Manukau Road, Pukekohe being Lot 1 DP 99706 held in NA54B/1241;

ii) 17 Massey Avenue, Pukekohe being Lot 3 DP 49318 held in NA1984/70;

iii) 21 Massey Avenue, Pukekohe being Pt Lot 3 DP 30052 held in NA91D/796;

iv) 33 Edinburgh Street, Pukekohe being Lot 2 DP 48584 held in NA34C/957;
v) The land adjacent to 1173 Paerata Road, Pukekohe being Parts Allotment 79 Parish of Karaka held in NA767/242 and NA 38A/69.

e) note that as part of this project, together with the council’s Service Strategy and Integration team and the Franklin Local Board, Panuku Development Auckland will consider other council owned properties that are currently providing a service to the community. Panuku Development Auckland will seek further approval from the Franklin Local Board if it recommends the optimisation of any of these properties.

f) note that Panuku Development Auckland’s existing engagement strategy to give early notification to Mana Whenua of intent to divest council property will be implemented in this area.

CARRIED

Attachments
A 4 June 2019 Planning Committee: Item 8 - Kia Puāwai/Unlock Pukekohe High Level Project Plan, presentation

Cr J Walker left the meeting at 12.46pm.

IMSB Member L. Ngamane left the meeting at 12.46pm.

The meeting adjourned at 12.46pm and reconvened at 1.24pm.

Cr E Collins, Cr G Sayers and Cr J Watson were not present.

Mayor P Goff returned to the meeting at 1.24 pm.
## Attachment D: Kia Puāwai/Unlock Pukekohe Property schedule

<table>
<thead>
<tr>
<th>ID</th>
<th>Property address</th>
<th>High level category</th>
<th>Current use</th>
<th>Area (ha)</th>
<th>Rating $CV</th>
<th>Current management portfolio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>27 Tobin Street, Pukekohe</td>
<td>Dispose</td>
<td>Vacant land</td>
<td>0.0363</td>
<td>130,000</td>
<td>Panuku</td>
</tr>
<tr>
<td>2</td>
<td>Land adjacent to 35 Tobin Street, Pukekohe</td>
<td>Dispose</td>
<td>Vacant land</td>
<td>0.0615</td>
<td>530,000</td>
<td>Panuku</td>
</tr>
<tr>
<td>3</td>
<td>172 Manukau Road, Pukekohe</td>
<td>Develop</td>
<td>Leased. Used for self-service carwash site.</td>
<td>0.0512</td>
<td>730,000</td>
<td>Panuku</td>
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<tr>
<td>4</td>
<td>174 Manukau Road, Pukekohe</td>
<td>Develop</td>
<td>Vacant land</td>
<td>0.1569</td>
<td>820,000</td>
<td>Panuku</td>
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<tr>
<td>5</td>
<td>176 Manukau Road, Pukekohe</td>
<td>Develop</td>
<td>Vacant land</td>
<td>0.0606</td>
<td>56,000</td>
<td>Panuku</td>
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<tr>
<td>6</td>
<td>180 Manukau Road, Pukekohe</td>
<td>Develop</td>
<td>Industrial use. Existing lease in place.</td>
<td>0.2153</td>
<td>1,080,000</td>
<td>Panuku</td>
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<tr>
<td>7</td>
<td>182 Manukau Road, Pukekohe</td>
<td>Develop</td>
<td>Vacant land</td>
<td>0.2172</td>
<td>920,000</td>
<td>Panuku</td>
</tr>
<tr>
<td>8</td>
<td>1 Roulston Street, Pukekohe</td>
<td>Edinburgh Superblock</td>
<td>Carpark</td>
<td>0.0544</td>
<td>565,000</td>
<td>Auckland Transport</td>
</tr>
<tr>
<td>9</td>
<td>3 Roulston Street, Pukekohe</td>
<td>Edinburgh Superblock</td>
<td>Carpark</td>
<td>0.1037</td>
<td>1,125,000</td>
<td>Auckland Transport</td>
</tr>
<tr>
<td>10</td>
<td>29 and 29a Edinburgh Street, Pukekohe</td>
<td>Edinburgh Superblock</td>
<td>Carpark</td>
<td>0.1695</td>
<td>850,000</td>
<td>Auckland Transport</td>
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<tr>
<td>11</td>
<td>4 Tobin Street, Pukekohe</td>
<td>Develop</td>
<td>Carpark</td>
<td>0.2674</td>
<td>1,425,000</td>
<td>Auckland Transport</td>
</tr>
<tr>
<td>12</td>
<td>9 Tobin Street, Pukekohe</td>
<td>Develop</td>
<td>Carpark</td>
<td>0.3687</td>
<td>2,025,000</td>
<td>Auckland Transport</td>
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<tr>
<td>13</td>
<td>7 Massey Avenue, Pukekohe</td>
<td>Eastern Gateway</td>
<td>Carpark</td>
<td>0.5191</td>
<td>4,925,000</td>
<td>Auckland Transport</td>
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<tr>
<td>14</td>
<td>24 Hall Street, Pukekohe</td>
<td>Develop</td>
<td>Carpark</td>
<td>0.3148</td>
<td>1,825,000</td>
<td>Auckland Transport</td>
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<tr>
<td>15</td>
<td>9 Hall Street, Pukekohe</td>
<td>Develop</td>
<td>Carpark</td>
<td>0.0889</td>
<td>520,000</td>
<td>Auckland Transport</td>
</tr>
<tr>
<td>16</td>
<td>2 Golding Road, Pukekohe</td>
<td>Dispose</td>
<td>Vacant land</td>
<td>0.8204</td>
<td>1,155,000</td>
<td>Auckland Transport</td>
</tr>
</tbody>
</table>
## Attachment D: Kia Puāwai/Unlock Pukekohe Property schedule

<table>
<thead>
<tr>
<th>#</th>
<th>Property Description</th>
<th>Use</th>
<th>Description</th>
<th>Area (ha)</th>
<th>Value (NZD)</th>
<th>Manager</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 7</td>
<td>Land adjacent to 995 Paerata Road, Pukekohe</td>
<td>Dispose</td>
<td>Open space with no onsite amenities</td>
<td>0.1012</td>
<td>180,000</td>
<td>Auckland Council</td>
</tr>
<tr>
<td>1 8</td>
<td>Land adjacent to 176 Princess St West, Pukekohe</td>
<td>Dispose</td>
<td>Open space with no on site public amenities</td>
<td>0.1019</td>
<td>410,000</td>
<td>Auckland Council</td>
</tr>
<tr>
<td>1 9</td>
<td>67 East Street, Pukekohe</td>
<td>Dispose</td>
<td>Open space with no on site public amenities</td>
<td>0.0815</td>
<td>305,000</td>
<td>Auckland Council</td>
</tr>
<tr>
<td>2 0</td>
<td>Land adjacent to 603 Buckland Road, Pukekohe</td>
<td>Dispose</td>
<td>Stock pound</td>
<td>0.2977</td>
<td>280,000</td>
<td>Auckland Council</td>
</tr>
<tr>
<td>2 1</td>
<td>42 Seddon Street, Pukekohe</td>
<td>Dispose</td>
<td>Vacant land</td>
<td>0.0300</td>
<td>105,000</td>
<td>Auckland Council</td>
</tr>
<tr>
<td>2 2</td>
<td>22 Edinburgh Street, Pukekohe</td>
<td>Develop</td>
<td>Plunket</td>
<td>0.1012</td>
<td>1,775,000</td>
<td>Auckland Council</td>
</tr>
<tr>
<td>2 3</td>
<td>82 Manukau Road, Pukekohe</td>
<td>Station Precinct</td>
<td>Corporate property accommodation</td>
<td>1.3090</td>
<td>7,200,000</td>
<td>Auckland Council</td>
</tr>
<tr>
<td>2 4</td>
<td>17 Massey Avenue, Pukekohe</td>
<td>Edinburgh Superblock</td>
<td>Commercial use. Leased</td>
<td>0.0452</td>
<td>500,000</td>
<td>Panuku</td>
</tr>
<tr>
<td>2 5</td>
<td>21 Massey Avenue, Pukekohe</td>
<td>Edinburgh Superblock</td>
<td>Commercial use. Leased</td>
<td>0.2370</td>
<td>2,325,000</td>
<td>Panuku</td>
</tr>
<tr>
<td>2 6</td>
<td>33 Edinburgh Street, Pukekohe</td>
<td>Edinburgh Superblock</td>
<td>Commercial use. Leased</td>
<td>0.1014</td>
<td>2,525,000</td>
<td>Panuku</td>
</tr>
<tr>
<td>2 7</td>
<td>Land adjacent to 1173 Paerata Road, Pukekohe</td>
<td>Dispose</td>
<td>Vacant land</td>
<td>0.8491</td>
<td>131,000</td>
<td>Panuku</td>
</tr>
</tbody>
</table>

**Total (Exclude 82 Manukau Rd)**

Approx. 5.45ha Approx. 27,000,000

### Key

- Panuku managed properties
- Auckland Transport managed properties
- Auckland Council managed properties
- Previously approved Corporate Property, delegated to Panuku for disposal
- Previously approved for disposal properties managed by Panuku
Te take mō te pūrongo
Purpose of the report
1. To obtain approval to dispose of three council-owned properties that Panuku Development Auckland (Panuku) considers suitable for disposal.

Whakarāpopototanga matua
Executive summary
2. For the 2018/2019 financial year, the Panuku statement of intent (SOI) requires it to identify properties from within council’s portfolio that are suitable to be recommended for sale to a combined value of $30 million, and to sell $24 million of property by 30 June 2019.

3. Panuku has a particular focus on achieving housing and urban regeneration outcomes. Identifying properties with potential for development or sale contributes to the Auckland Plan focus of accommodating the significant growth projected for the region over the coming decades.

4. 131 Clark Road, Hobsonville is a mixed use 4.236 Hectare property. It was acquired for strategic open space and future planning purposes. The majority of the site is required by council for road and open space purposes. The area recommended for disposal comprises two parcels totaling approximately 5,500m². The proposed disposal is intended to enable a neighbourhood centre, housing and urban renewal and is in accordance with the Scott Point Precinct Plan 3.

5. The rationalisation process commenced in December 2017. Consultation with council departments and its council controlled organisations (CCOs), iwi authorities and the Upper Harbour Local Board has been undertaken. No current or future public work use has been identified for the balance of the site and the feedback received has been supportive of the proposed disposal. Accordingly, 5,500m² of 131 Clark Road is recommended for disposal.

6. 275 St Johns Road, St Johns is a residential property that was acquired for transport purposes and is no longer required for this purpose. Consultation with council and its CCOs, iwi authorities and the Ōrākei Local Board has now taken place. No current or future public work use has been identified for the balance of the site and feedback received has been supportive of the proposed disposal. Accordingly, 275 St Johns Road is recommended for disposal.

7. 303 Te Irirangi Drive, Clover Park is a vacant 10,083m² site. Approximately 9,402m² of the site is required for transport infrastructure purposes (the Airport to Botany Rapid [A2B] Transport project). The balance of the site is landlocked and comprises approximately 681m². It is recommended for disposal to the adjoining land owner to enable their property boundary to be realigned following council previously taking land from their property for roading purposes under the Public Works Act 1981. Consultation with council and its CCOs, iwi authorities and the Howick Local Board has now taken place.

8. No current or future public work use has been identified for the balance of the site and feedback received has been supportive of the proposed disposal. Accordingly, the approximately 681m² parcel of 303 Te Irirangi Drive is recommended for disposal.
Ngā tūtohunga
Recommendation/s
That the Finance and Performance Committee:

a) approve subject to the satisfactory conclusion of any required statutory processes the disposal of:
   i) approximately 5,500m$^2$ of 131 Clark Road, Hobsonville (subject to survey), comprised of an estate in fee simple being Lot 1 DP 84756 and Lot 14 DP 66174 contained in computer freehold register NA41A/850;
   ii) 275 St Johns Road, St Johns comprised of an estate in fee simple being Lot 1 DP 51549 contained in computer freehold register NA88C/69; and
   iii) approximately 681m$^2$ of 303 Te Irirangi Drive, Clover Park (subject to survey), comprised of an estate in fee simple being Section 6 SO 70224 contained in computer freehold register 47990.

b) agree that final terms and conditions be approved under the appropriate delegations.

Horopaki
Context
9. Panuku is required to undertake ongoing review of council’s property assets. This includes identifying properties in the council portfolio that are no longer required for service use purposes and may be suitable for sale, and development if appropriate.

10. Once a property has been identified as no longer being required for current service purposes, Panuku engages with the council and its CCOs to establish whether the property must be retained for a strategic purpose or is required for a future funded service use. After a property is internally cleared of any service requirements, Panuku then consults with local boards, mana whenua and relevant ward councillors.

11. All sale recommendations must be approved by the Panuku Board before a final recommendation is made to Auckland Council’s Finance and Performance Committee. The committee has the delegated authority to approve any proposed disposal.

Tātaritanga me ngā tohutohu
Analysis and advice
12. The proposed disposal of the properties in this report is not deemed to be significant under Auckland Council’s Significance and Engagement Policy. The disposal of surplus assets to repay debt or fund new infrastructure is contemplated in Volume 2 of the council’s 10-year Budget 2018-2028 (long-term plan).

13. Additional property specific information is included in attachments A to C to this report.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera
Council group impacts and views
14. The Panuku-facilitated rationalisation process for the subject properties included council department and CCO consultation to investigate alternate public work requirements or future strategic purposes to retain the properties.

15. As part of this process, council’s Heritage team provided assessments for the subject properties on known heritage assets or issues. Council’s Geotechnical and Geological team (previously the Contaminated Land and Closed Landfill team) provided assessments on known pollution incidents.
16. Auckland Transport, Watercare and council’s Healthy Waters department undertook assessments for their respective infrastructure requirements. Council’s Parks and Recreation Policy team assessed the subject properties against council’s open space provision policy and open space acquisition policy. Council’s Sports Parks Design and Programme team provided property specific advice for its public work requirements.

17. Council’s Community Facilities department assessed if there were requirements to retain these properties for current or future council community facilities, places or leasing service use.

18. The disposal of the subject properties presented in this report is supported by the wider council group.

19. Additional property specific information is included in attachments A to C to this report.

20. Local boards are informed of the commencement of the rationalisation process for specific properties. Following the close of the internal consultation period, relevant local boards are engaged with. Panuku attends workshops with the relevant local board and provides information about properties being rationalised in its local board area. A report is subsequently prepared for the local board business meeting so that its views can be formalised.

21. The relevant local boards resolved the following in respect of these properties:
   - The Upper Harbour Local Board endorsed the proposed disposal of the two parcels comprising 5,500m² of 131 Clark Road. The board also requested that should the Finance and Performance Committee approve the proposed disposal, the proceeds of sale be allocated to a relevant open space budget for the Scott Point Sustainable Sports Park. In response, Panuku staff confirmed previous advice that the allocation of sale proceeds of non-strategic assets to fund council debt and priority regional projects is considered in the 10-year Budget 2018-2028.
   - The Orākei Local Board endorsed the proposed disposal of 275 St Johns Road and requested that Panuku achieve the highest commercial sale price for the property as a priority to lighten the rates burden for ratepayers. In response Panuku provided advice that disposal options for the property will be explored.
   - The Howick Local Board endorsed the proposed disposal of the 681m² parcel of 303 Te Irirangi Drive.

22. Additional property specific feedback received is included in the local board engagement section of attachments A to C to this report.

23. As part of the rationalisation process, ward councillors are consulted with regarding the properties in their area of interest. The following ward councillor feedback was received:
   - No feedback was received from the Albany Ward councillors regarding the proposed disposal of the subject 5,500m² parcels of 131 Clark Road.
   - The Orākei Ward councillor did not raise any concerns regarding the disposal of 275 St Johns Road.
   - The Howick Ward councillors did not raise any concerns regarding the disposal of the 681m² parcel of 303 Te Irirangi Drive.
24. Māori have an active and specific role in Auckland, including kaitiakitanga (guardianship) of our land and marine resources. Land has a specific role in protecting, enabling and building Māori social and cultural capital. Local marae, kohanga reo, and other Māori entities offer spiritual, cultural, as well as a range of social, educational, health and justice services for the community.

25. The importance of effective communication and engagement with Māori on the subject of land is understood. Panuku has a robust form of engagement with mana whenua groups across the region. Each relevant mana whenua group is contacted independently regarding council-owned land subject to rationalisation and requested to give feedback.

26. Panuku’s engagement invites mana whenua to respond with any issues of particular cultural significance the group would like to formally express in relation to the subject properties. We also request notes regarding any preferred outcomes that the group would like Panuku to consider in our formal reporting to council. Possible outcomes could include commemoration or physical acknowledgment in the form of plaques or other mutually agreed means of recognition.

27. Panuku received notifications of cultural significance from the following iwi entity:
   - Ngaati Whanaunga advised that 275 St Johns Road is located in Taamaki, a place of cultural significance to Ngaati Whanaunga. The property could provide an opportunity for papakaainga housing. Panuku replied to Ngaati Whanaunga confirming its interests had been noted on the property file and that the information and would be considered by council’s governing body when the property is recommended for disposal.
   - Ngaati Whanaunga also advised that 303 Te Irirangi Drive is located in a place of cultural significance. Ngaati Whanaunga later advised that its cultural and environment interests can be addressed by providing meaningful feedback to AT and Auckland Council for the A2B Rapid Transport project.

28. Following the Finance and Performance Committee’s consideration of the sites recommended for disposal, Panuku will again contact Ngaati Whanaunga regarding the matters of cultural significance raised.

29. Mana whenua groups are also invited to express potential commercial interest in the subject sites. In the event the sites are approved for sale, all groups will be alerted of the decision, and all groups are alerted once a property comes on the market.

30. Panuku received notifications of commercial interest from the following iwi entities:
   - Ngāti Maru and Ngaati Whanaunga registered commercial interests in 275 St Johns Road.
   - Ngaati Whanaunga registered a commercial interest in 303 Te Irirangi Drive. This interest was later withdrawn following confirmation of the A2B Rapid Transport project requirements.

31. If the properties in this report are approved for disposal, Panuku will follow up with those entities regarding potential commercial opportunities.

32. Additional property specific information is included in the mana whenua engagement section of attachments A to C to this report.
Ngā ritenga ā-pūtea

Financial implications

33. Capital receipts from the sale of properties not required by Auckland Council contribute to Auckland Plan outcomes and the 10-year Budget by providing the Council with an efficient use of capital and prioritisation of funds to achieve its activities and projects. In the 2018/2019 financial year, the 10-year Budget has forecast the disposal of non-strategic assets to the value of $24 million.

34. In accordance with the Local Government Act 2002, the annual statement of intent states the activities and intentions of Panuku, the objectives that those activities will contribute to and performance measures and targets as the basis of organisational accountability. For the 2018/2019 financial year Panuku is required to identify properties from within council’s portfolio that may be suitable for potential sale to a combined value of $30 million and to sell $24 million of property by 30 June 2019.

35. The total value of the properties presented in this report is $3.49 million.

Ngā raru tūpono me ngā whakamaurutanga

Risks and mitigations

36. The properties in this report are not required for a council service use. The following are potential risks of retaining the properties:

- Auckland Council not realising the approximate $3.49 million value from the sale of the subject properties; and
- a lost opportunity to deliver additional residential dwellings at a time of a major housing shortage in Auckland.

Ngā koringa ā-muri

Next steps

37. Should the Finance and Performance Committee approve the proposed disposals, Panuku will undertake the following:

- a plan change seeking to change the Auckland Unitary Plan (AUP) zoning of the subject parcels of 131 Clark Road proposed for disposal from Open Space - Conservation to Residential - Mixed Housing Urban. The plan change will enable development of the planned neighbourhood centre and is consistent with the Scott Point Precinct Plan 3;
- package 275 St Johns Road with the previously approved adjacent site at 10 Felton Matthew Avenue, St Johns to form a larger block of land with a view to creating a significant opportunity to achieve greater residential development outcomes; and
- a plan change seeking to change the AUP Zoning of the 681m² portion of 303 Te Irirangi Drive from Open Space - Informal Recreation Zone to Residential – Terrace Housing and Apartment Buildings in line with the adjoining property at 128 Ormiston Road, Flat Bush.

38. There is interest from an iwi group in acquiring 275 St Johns Road; and potential interests from adjoining land owners in acquiring part of 303 Te Irirangi Drive and part of 131 Clark Road. These will all be explored further should the Finance and Performance Committee approve the proposed disposals.
### Ngā tāpirihanga
**Attachments**

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>131 Clark Road, Hobsonville (Part) property information</td>
<td>45</td>
</tr>
<tr>
<td>B</td>
<td>275 St Johns Road, St Johns property information</td>
<td>51</td>
</tr>
<tr>
<td>C</td>
<td>303 Te Irirangi Drive, Clover Park (Part) property information</td>
<td>55</td>
</tr>
</tbody>
</table>

### Ngā kaihaina
**Signatories**

<table>
<thead>
<tr>
<th>Author</th>
<th>Authorisers</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Anthony Lewis - Senior Advisor, Portfolio Review, Panuku Development Auckland</td>
</tr>
<tr>
<td></td>
<td>Letitia Edwards - Team Leader Portfolio Review, Panuku Development Auckland</td>
</tr>
<tr>
<td></td>
<td>Marian Webb - Manager Portfolio Strategy, Panuku Development Auckland</td>
</tr>
<tr>
<td></td>
<td>Matthew Walker - Group Chief Financial Officer</td>
</tr>
</tbody>
</table>
131 Clark Road, Hobsonville (part) property information

Executive summary

1. 131 Clark Road, Hobsonville is a mixed use 4.236 hectare property. It was acquired for strategic open space and future planning purposes. The majority of the site is required to be retained by council for road and open space purposes. The area recommended for disposal comprises two parcels totalling approximately 5,500m². The proposed disposal enables a neighbourhood centre, housing and urban renewal in accordance with the Scott Point Precinct Plan 3.

2. The rationalisation process commenced in December 2017. Consultation with council departments and its CC0s, iwi authorities and the Upper Harbour Local Board has been undertaken. No current or future public work use has been identified for the 5,500m² parcels through the rationalisation process and the feedback received has been supportive of the proposed disposal. Accordingly, the two parcels of 131 Clark Road comprising 5,500m² are recommended for disposal.

Property information

3. 131 Clark Road is a 4.236 hectare site that was part of a larger property acquired by the former Waitākere City Council in 2007 for strategic open space and future planning purposes.

4. The property is located within the Scott Point precinct. The purpose of the precinct is to provide for the comprehensive and integrated development of Scott Point, to increase the supply of housing, and to make efficient use of land and infrastructure. The Scott Point Precinct Plan 3 plans for the development of a sports park, a neighbourhood centre, an area for housing and urban renewal and road encompassing all of 131 Clark Road and adjoining land that was also acquired by council.

5. The subject portions of 131 Clark Road intended for the proposed neighbourhood centre and housing comprises two parcels and will be intersected by an internal road bisecting the planned sports park. The proposed disposal of this area is in accordance with the Scott Point Precinct Plan 3 and allows for suitable development in a comprehensive and integrated manner with adjacent private development.

6. The AUP zoning for the subject part of 131 Clark Road is Business-Neighbourhood Centre, Residential-Mixed Housing Urban and Open Space - Conservation. The area proposed for disposal has an indicative valuation of $2.14 million.

7. 131 Clark Road is not subject to offer back obligations in accordance with section 40 of the Public Works Act 1981.

Internal consultation

8. Panuku worked with council’s Parks, Sports and Recreation department and AT from 2016 to confirm the public work requirements for 131 Clark Road.

9. Following the adoption of the Scott Point Sustainable Sports Park master plan by the Upper Harbour Local Board in February 2018 Panuku, council’s Sports Parks Design and Programme team, council’s Stakeholder and Land Advisory team and AT established project timeframes and confirmed details of the interface between any future commercial development and the sports park.
10. AT confirmed the design of the road intersection which resulted in an increased land take. The Stakeholder and Land Advisory team will undertake the land owner approval process in order for the adjacent private developer to construct the roundabout and the adjoining external road network. Once complete, the road network will be vested with council.

11. A wider internal consultation process with all council departments and CCOs was undertaken in December 2017 for the subject parcels of 131 Clark Road.

12. Council’s Heritage Team advised there are no built heritage issues associated with the property.

13. Council’s Geotechnical and Geological team assessed that the entirety of 131 Clark Road may have constraints relating to its historical intensive horticultural land use. Should the site be approved for disposal, risk and mitigation reports may be required to confirm any potential contaminated land issues.

14. Council’s Plans and Places department assessed that the disposal of the subject parcels of 131 Clark Road will enable development of the planned neighbourhood centre and the mixed housing urban zoned land is consistent with the Scott Point Precinct Plan 3.

15. Council’s Community Facilities department did not identify a requirement to retain the subject parcels to deliver a current or future community facility, place or leasing service use.

16. Council’s Parks and Recreation Policy team undertook a review of 131 Clark Road against council’s open space acquisition policy and open space provision policy and advised that as the majority of the property is being retained by council for the planned sports park, it will contribute to the community’s parks and open space needs. Further, the subject parcels are not required to establish open space connections, and the proposed disposal is supported.

17. No alternative planned or funded public works have been identified for the subject parcels of 131 Clark Road through the internal consultation process. Accordingly, they are recommended for disposal.

Local board engagement

18. Panuku attended a workshop with the Upper Harbour Local Board in March 2019. At the workshop the board requested the utilisation of the residential property at 131 Clark Road for a potential community service use be investigated.

19. In response, council’s Arts, Community and Events department advised that council has acquired two fit-for-purpose community facilities to serve the Hobsonville/Scott Point community. Specifically the ‘Headquarters’ community hub at Buckley Avenue and the ‘Sunderland Lounge’ at Hudson Bay Road. As such no further community service provision is required and there is no requirement to retain the residential property at 131 Clark Road.

20. The Upper Harbour Local Board endorsed the proposed disposal of the two parcels comprising 5,500m² of 131 Clark Road its 18 April 2019 business meeting.

21. The board also requested that should the Finance and Performance Committee approve the proposed disposal of the subject parcels, that the proceeds of sale be allocated to a relevant open space budget for the Scott Point Sustainable Sports Park. In response Panuku staff confirmed previous advice that the allocation of sale proceeds of non-strategic assets to fund council debt and priority regional projects is considered in the 10-year budget (long term plan) 2018-2028. However the local board’s request will be reported to the Finance and Performance Committee.
Ward councillor engagement
22. No feedback was received from the Albany Ward Councillors regarding the proposed disposal.

Mana Whenua engagement
23. 12 mana whenua iwi authorities were contacted regarding the potential sale of part of 131 Clark Road, Hobsonville. The following feedback was received.
   a) Te Runanga o Ngāti Whatua
      No site specific feedback was received regarding the property.
   b) Ngāti Whatua o Kaipara
      No feedback was received regarding the property.
   c) Ngāti Whatua Ōrākei
      No feedback was received regarding the property.
   d) Te Kawerau a Maki
      No feedback was received regarding the property.
   e) Ngāi Tai ki Tāmaki
      No feedback was received regarding the property.
   f) Te Ākitai - Waiohua
      No feedback was received regarding the property.
   g) Ngāti Te Ata - Waiohua
      No feedback was received regarding the property.
   h) Ngāti Paoa
      No feedback was received regarding the property.
   i) Ngaati Whanaunga
      No feedback was received regarding the property.
   j) Ngāti Maru
      No feedback was received regarding the property.
   k) Ngāti Tamatera
      No feedback was received regarding the property.
   l) Ngāti Manuhiri
      No feedback was received regarding the property.

Next steps
24. The adjacent developer has expressed interest in acquiring the subject parcels of 131 Clark Road. This will be explored further should the Finance and Performance Committee approve the proposed disposal.

25. A plan change seeking to change the AUP zoning of the subject parcels intended for disposal from Open Space - Conservation to Residential-Mixed Housing Urban will be undertaken following an approval to divest. The plan change will better enable development of the planned neighbourhood centre and the mixed housing urban zoned land consistent with the Scott Point Precinct Plan 3.
Images

Figure 1. Property outlined in blue.

Figure 2. Areas proposed for disposal cross hatched in red.
Site photos

Attachment A

Item 10
275 St Johns Road, St Johns property information

Executive summary

1. 275 St Johns Road, St Johns is a residential property that was acquired for transport purposes and is no longer required for this purpose. Consultation with council and its CCOs, iwi authorities and the Ōrakei Local Board has now taken place. No current or future council service use has been identified for property through the rationalisation process and the feedback received has been supportive. Accordingly, the property is recommended for disposal.

2. There is an opportunity to package this property with an adjacent site previously approved for disposal to form a larger block of land. This will enable greater housing outcomes to be achieved. This opportunity will be explored further should this property be approved for disposal.

Property information

3. 275 St Johns Road is a 629m² site with two single story residential units located on it. The leasehold interest for the property was acquired in 1972 by the former Auckland Regional Authority for the purpose of a future South-Eastern Motorway. In 2007 the former Auckland City Council acquired the freehold interest for the purposes of future road improvements in the Auckland-Manukau Eastern Transport Initiative (AMETI) corridor.

4. Although a transport designation over the land was removed in the 1980s, the property continued to be retained for future roading purposes. In 2018, AT advised that the property was no longer required for its current or future transport or infrastructure purposes. It was subsequently transferred to council for rationalisation.

5. The AUP zoning is Residential – Mixed Housing Suburban. It has a rating valuation of $1.14 million.

6. 275 St Johns Road is likely to be subject to offer back obligations to the former owners in accordance with section 40 of the Public Works Act 1981.

Internal consultation

7. The internal consultation for the property commenced in September 2018.

8. Council’s Heritage Team advised there were no built heritage issues associated with the property.

9. Council’s Parks and Recreation Policy team undertook a review of 275 St Johns Road against council’s open space acquisition policy and open space provision policy and found that there is adequate existing open space provision in the area to meet the needs of the local community, the property does not connect to existing open space, it would not improve the performance, size and configuration of existing open space and that the property is not suitable for open space purposes.

10. No alternative planned or funded public work requirement for 275 St Johns Road was identified through the internal consultation process. Accordingly, the property is now recommended for disposal.
Local board engagement

11. The Ōrākei Local Board endorsed the disposal of 275 St Johns Road at its 18 April 2019 business meeting. The local board also requested that Panuku achieve the highest commercial sale price for the property as a priority to lighten the rates burden for ratepayers. In response Panuku provided advice that disposal options for the property will be explored.

Ward councillor engagement

12. The Ōrākei Ward Councillor did not raise any concerns with the proposed disposal.

Mana Whenua engagement

13. 15 mana whenua iwi authorities were contacted regarding the potential sale of 275 St Johns Road, St Johns. The following feedback was received:

a) Te Runanga o Ngāti Whatua
   No feedback was received regarding the property.

b) Ngāti Whatua o Kaipara
   No feedback was received regarding the property.

c) Ngāti Whatua Ōrākei
   No feedback was received regarding the property.

d) Te Kawerau a Maki
   No feedback was received regarding the property.

e) Ngāi Tai ki Tāmaki
   No feedback was received regarding the property.

f) Ngāti Tamaoho
   No feedback was received regarding the property.

g) Te Ākitai - Waiohua
   No feedback was received regarding the property.

h) Ngāti Te Ata - Waiohua
   No feedback was received regarding the property.

i) Te Ahiwaru
   No feedback was received regarding the property.

j) Ngāti Paoa
   No feedback was received regarding the property.

k) Ngaati Whanaunga
   Ngaati Whanaunga advised that the property is located in Taamaki, a place of cultural significance to Ngaati Whanaunga. The property could provide an opportunity for papakainga housing and it would like to register a commercial interest. Panuku replied to Ngaati Whanaunga confirming its interests had been noted on the property file and that the information and would be considered by council’s governing body when the property is recommended for disposal. Panuku will follow up with Ngaati Whanaunga should the property be approved for divestment.
l) Ngāti Maru
Ngāti Maru advised it had commercial interest in the property. Panuku will follow up with Ngāti Maru should the property be approved for divestment.

m) Ngāti Tamatera
No feedback was received regarding the property.

n) Te Patukirikiri
No feedback was received regarding the property.

o) Waikato-Tainui
No feedback was received regarding the property.

Next steps
14. Should the Finance and Performance Committee approve the proposed disposal of 275 St Johns Road, Panuku intends to package the subject property with the adjacent site at 10 Felton Matthew Avenue, St Johns previously approved for sale. Together, these sites will form a larger block of land which will enable a significant opportunity to achieve greater residential development outcomes.

15. There is interest from two iwi authorities which expressed cultural or commercial interest in the property and for the adjacent site at 10 Felton Matthew Avenue. Should the Finance and Performance Committee approve the proposed disposal of 275 St Johns Road, Panuku will explore disposal options for both sites with the interested iwi authorities.
Images
303 Te Irirangi Drive, Clover Park (Part) property information

Executive summary
1. 303 Te Irirangi Drive, Clover Park is a vacant 10,083m² site. Approximately 9,402m² of the site is required for transport infrastructure purposes. The balance of the site is landlocked and comprises approximately 681m². It is recommended for disposal to the adjoining land owner to enable their property boundaries to be realigned following council previously acquiring land under the Public Works Act 1981 from their property for roading purposes. Consultation with council and its CCOs, iwi authorities and the Howick Local Board has now taken place.
2. No current or future public work use has been identified for the balance of the site through the rationalisation process and feedback received has been supportive of the proposed disposal. Accordingly, the 681m² parcel of 303 Te Irirangi Drive is recommended for disposal

Property information
3. 303 Te Irirangi Drive is a vacant site comprising approximately 10,083m². The site was acquired by the former Manukau City Council in 2002 from its former owner by way of a severance. Records indicate the site was the unwanted residue from land acquired for other public works. 303 Te Irirangi Drive was then held for flood remediation and future transport purposes. Since 2010 the site been held by Auckland Council for stormwater purposes.
4. In 2013 land was taken from the adjoining owner of 128 Omistone Road, Flat Bush in accordance with the Public Works Act 1981 for roading purposes. Due to this land take, the adjoining owner expressed an interest in acquiring the subject parcel of 303 Te Irirangi Drive in order to square up their property boundaries. The adjoining owner has been advised that this would be subject to the land no longer being required by council and would require approval by the Finance and Performance Committee.
5. Following an assessment, council’s Healthy Waters department advised it had no current or future strategic requirement to retain 303 Te Irirangi Drive for stormwater purposes and that the site could be rationalised.
6. AT subsequently confirmed it requires approximately 9,402m² of 303 Te Irirangi Drive for the A2B Rapid Transport project.
7. The AUP zoning for 303 Te Irirangi Drive is Open Space - Informal Recreation Zone. The 681m² area proposed for divestment has an indicative desktop valuation of $210,000.
8. 303 Te Irirangi Drive is not subject to offer back obligations to the former owner in accordance with section 40 of the Public Works Act 1981.

Internal consultation
9. The internal consultation for 303 Te Irirangi Drive was undertaken in September 2018.
10. Council’s Heritage team advised that 303 Te Irirangi Drive has no heritage assets or issues, and council’s Geotechnical and Geological team advised there were no known pollution incidents.
11. A review undertaken by council’s Parks and Recreation Policy team against council’s open space provision policy and open space acquisition policy assessed that there is adequate open space provision in the area, 303 Te Irirangi Drive does not connect to existing open space, and that due to the narrow configuration of the site and its steep topography running alongside a major arterial road, it is unsuitable for open space purposes.

12. AT advised it has no requirement for the 681m² area for the proposed divestment. 9,402m² of 303 Te Irirangi Drive will continue to be held by Panuku for AT’s future transport infrastructure requirements.

13. No alternative planned or funded public work requirement for the 681m² parcel of 303 Te Irirangi Drive was identified through the internal consultation process. Accordingly, it is now recommended for disposal.

Local board engagement
14. The Howick Local Board endorsed the disposal of the 681m² parcel of 303 Te Irirangi Drive at its 15 April 2019 business meeting.

Ward councillor engagement
15. The Howick Ward Councillors did not raise any concerns with the proposed disposal.

Mana Whenua engagement
16. 12 mana whenua iwi authorities were contacted regarding the potential divestment of 303 Te Irirangi Drive, Clover Park. The following feedback was received.
   a) Te Kawerau a Maki
      No feedback was received regarding this site.
   b) Ngāi Tai ki Tāmaki
      No feedback was received regarding this site.
   c) Ngāti Tamaoho
      No feedback was received regarding this site.
   d) Te Ākitai - Waiohua
      No feedback was received regarding this site.
   e) Ngāti Te Ata - Waiohua
      No feedback was received regarding this site.
   f) Te Ahiwaru
      No feedback was received regarding this site.
   g) Ngāti Paoa
      No feedback was received regarding this site.
   h) Ngaati Whanaunga
      Ngaati Whanaunga advised that the entirety of 303 Te Irirangi Drive is located in a place of cultural significance and registered a commercial interest should any parts of the site be approved for disposal.

      Following confirmation that AT requires approximately 9,402m² area of 303 Te Irirangi Drive for the A2B Rapid Transport project, Panuku subsequently
contacted Ngaati Whanaunga to advise of the public work requirements for that part and the proposed disposal for the balance.

Panuku also requested information on any preferred cultural and environmental outcomes that Ngaati Whanaunga would like both council and AT to consider, including kaitiaki recommendations around future management of the land, acknowledgements or other outcomes that council needs to consider as part of a decision to approve the smaller part of the site for disposal.

Ngaati Whanaunga responded and advised that it would withdraw its commercial interest, that its cultural and environment interests for all of 303 Te Irirangi Drive can be addressed by providing meaningful input into the A2B Rapid Transport project and that it looks forward to working with both council and AT to provide formal feedback at the appropriate time.

i) Ngāti Maru
   No feedback was received regarding this site.

j) Ngāti Tamatera
   No feedback was received regarding this site.

k) Walkato-Tainui
   No feedback was received regarding this site.

l) Te Patukirikiri
   No feedback was received regarding this site.

**Next steps**

17. No alternative planned or funded public work requirement for the 681m² parcel of 303 Te Irirangi Drive was identified through the rationalisation process. Accordingly, this area is recommended for disposal to the adjoining land owner. This will provide the adjoining land owner with the ability to realign and square up their property boundary following land being taken for roading purposes.

18. Should the Finance and Performance Committee approve the proposed disposal of the 681m² parcel of 303 Te Irirangi Drive, a plan change will be undertaken to change the AUP zoning from Open Space - Informal Recreation Zone to Residential – Terrace Housing and Apartment Buildings in line with the adjoining property at 128 Ormiston Road, Flat Bush.
Images
Property outlined in blue.

Area to be retained for Airport to Botany (A2B) route, approx. 9402m² (yellow)

Subject approx. 681m² area for disposal (red)
Site photos
Te take mō te pūrongo
Purpose of the report

1. To recommend to the Finance and Performance Committee the disposal of:
   - 458m² of a concrete outdoor space known as the Waitakere Plaza located at 2-4 and 6 Henderson Valley Road, Henderson; and
   - the airspace above approximately 2067m² of the planned Western Line station platform located at 6 Henderson Valley Road.

Whakarāpopototanga matua
Executive summary

2. A significant portion of the land at 2-4 and 6 Henderson Valley Road has been approved for sale by the Council’s Finance and Performance Committee as part of the Council’s Corporate Property Portfolio Strategy and the Unlock Henderson programme (resolution numbers FIN/2018/73 and FIN/2017/60). Panuku is currently in negotiation with an interested party on the disposal of the 2-4 and 6 Henderson Valley Road. The proposed agreement seeks to achieve the joint aspirations and strategic outcomes of the Corporate Property Portfolio Strategy and the Unlock Henderson programme.

3. Through these negotiations an opportunity to develop the Waitakere Plaza has been identified. These discussions also highlighted the opportunity to sell the airspace above the planned Western Line Henderson station platform for future development as part of the wider development proposal for the sites. However, the Waitakere Plaza and the airspace above the station were not included in the original area approved for disposal as it was intended that the plaza would be retained as a public space and the above station development for the future station platform was not contemplated.

4. The proposed disposal of the Waitakere Plaza would enable a more efficient housing development for the overall site than the current land configuration allows. To compensate for the loss of public space, an alternate green amenity comprising approximately 480m² will be provided on another part of the site as part of the Opanuku Link project which is co-funded by the Henderson Massey Local Board.

5. The proposed disposal of the airspace above the proposed Western Line Henderson station platform will enable further residential development and provides the opportunity to create a transit-oriented development.

6. The proposed disposal has been endorsed by the Henderson-Massey Local Board and feedback received from key stakeholders has been supportive of the proposal and the outcomes it seeks to achieve.
Ngā tūtohunga
Recommendation/s

That the Finance and Performance Committee:

a) approve, subject to the satisfactory conclusion of any required statutory processes the disposal of:
   i) approximately 458m² of land known as the Waitakere Plaza located at 2-4 and 6 Henderson Valley Road, Henderson (part Lot 2 Deposited Plan 370255);
   ii) the airspace above approximately 2067m² of the Henderson station platform airspace located at 6 Henderson Valley Road, Henderson (part Lot 2 Deposited Plan 370255);

b) agree that final terms and conditions be approved under the appropriate delegations.

Horopaki
Context

7. The properties located at 2-4 and 6 Henderson Valley Road were acquired by the Waitakere City Council for the development of Civic Offices and residential accommodation. In May 2017, the Finance and Performance Committee approved the sale of 2-4 Henderson Valley Road as part of the Panuku led Unlock Henderson programme. Panuku was given the mandate to revitalise the Henderson Town Centre area through its Unlock Henderson programme. The project commits to increasing the quantity, quality and variety of housing, and to improve transport and greenspaces connections in Henderson. The programme has a strong focus on actively celebrating and implementing the Henderson community’s vision of turning it into an eco-urban centre.

8. Subsequently, in May 2018 the Finance and Performance Committee approved the Corporate Property Portfolio Strategy. The Corporate Property Portfolio Strategy will develop a more efficient and operationally effective corporate property network for Auckland Council. It will undertake a self-funding programme of works which utilises the capital receipts from the divestment of seven properties around the region that are surplus to the requirements of the corporate property office network. The proceeds of sale from these surplus corporate property offices will be ring-fenced to undertake a programme of works that includes three new hubs, 25 spokes, four new local board spaces, seven new customer service spaces and refreshed leisure centres, library back office spaces and customer service centres.

9. Approximately 7,200m² of the corporate accommodation property at 6 Henderson Valley Road, Henderson is one of the seven properties that was surplus to council requirements and approved for disposal as part of the Corporate Property Portfolio Strategy. It was agreed that Council will retain ownership of the balance of the site, including the Civic building and the Japanese gardens. It will also retain land within the site to accommodate the additional platforms for Henderson station expansion as well as any land required for internal roading and open space purposes.

10. Panuku is negotiating with a potential partner to redevelop the portions of 2-4 and 6 Henderson Valley Road that were approved for disposal. The proposed redevelopment involves a mixed-use transit-oriented development, providing high quality, medium density residential dwellings for Henderson. Given the strategic location of 2-4 and 6 Henderson Valley Road and its proximity to the Henderson transport options, the site is considered to be an ideal site for a transit-oriented development. However, the current land configuration and areas approved for disposal limits the development outcomes which can be achieved. By including the proposed disposal of the Waitakere plaza and the airspace above the planned station platform, the sites can be redeveloped more efficiently as a transport-orientated development with the provision of increased residential dwellings. This is illustrated in Attachment 1.
Tātaritanga me ngā tohutohu
Analysis and advice

Waitakere Plaza
11. Arising from the discussions between Panuku and a potential development partner, the opportunity to include approximately 458m² of the Waitakere Plaza into the adjoining development site was identified. The Waitakere Plaza is a concrete, outdoor public space that is located at 2-6 Henderson Valley Road. This proposal would allow for a better designed development scheme and a higher housing yield. Should the proposed 458m² of the Waitakere Plaza not be included with the land that is currently approved for sale, council will be left with a portion of land that will have limited value, use and development potential.

12. To compensate for the loss of the Waitakere Plaza, Panuku will provide approximately 480m² of new greenway to the northern portion of 2-4 Henderson Valley Road as part of the Opanuku Link which the Henderson-Massey Local Board is co-funding. This will offset the loss of public space resulting from the proposed disposal of the plaza and create a more pleasant open space that provides an improved connection from the Opanuku Reserve to the Japanese garden.

13. As part of the wider development plan for 2-4 and 6 Henderson Valley Road, a portion of the Waitakere Plaza is planned to be retained and utilised as on-street car parking to support the on-going use of the Civic building.

Airspace above planned Henderson train platforms
14. Part of 6 Henderson Valley Road, Henderson has been retained to accommodate the third and fourth train platforms required for the future upgraded Western Line. The site is zoned Metropolitan Zone in the Auckland Unitary Plan, which allows for intensive development of up to 72.5m high. Panuku is currently negotiating the sale of 2-6 Henderson Valley Road with a potential partner who has expressed an interest in purchasing the airspace above the new platform with a view to developing apartments above the future station platform at a future date.

15. The implementation of a transport-orientated development on the subject land would optimise the land usage and assist in significantly transforming the area surrounding the station into a high-profile hub. It would provide an example of a transit-oriented development which could be replicated on a larger scale in other town centre areas.

16. It is reasonable to consider a development proposal for the airspace above the railway corridor on the basis that the extension and the safety of the railway corridor are not compromised.

17. City Rail Link Limited (CRL) is responsible for the future upgraded Western Line railway corridor, including acquisition of land required for railway purposes and for construction. Any proposed airspace development above the subject land may interfere with the railway construction corridor by CRL. Therefore, any developer partner must work closely with CRL during the planning and construction stage to ensure that construction of both the railway and the airspace development align. Panuku has advised CRL of the proposed disposal of the airspace for development and CRL has indicated that it is willing to consider the proposal.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera
Council group impacts and views
18. Auckland Transport (AT) owns and operates passenger trains within the rail corridor. There is the risk that any incident caused by any unauthorised activity above the railway platforms may result in interruption of the train service operations. AT has been briefed on the proposed sale of the airspace to enable a transit-orientated development. AT has indicated its willingness to work with the relevant parties in progressing this.
19. Council’s Corporate Property team currently manages the Waitakere Plaza and the carpark site that services the administration building. The Corporate Property team is supportive of the proposed disposal the Waitakere Plaza and the airspace above future platforms as it will achieve the joint aspirations and strategic outcomes of both the Corporate Property Portfolio Strategy and the Unlock Henderson programme.

20. Parks and Recreation Policy and Community Facilities’ teams are supportive of the planned greenway in the Opanuku link and the upgrade of the Japanese bell house as an amenity enhancement and gesture for the sister city. Community Facilities has confirmed that it will manage and maintain this future greenway asset and the Japanese bell house.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe
Local impacts and local board views
21. The Henderson-Massey Local Board formally endorsed the proposed disposal of Waitakere Plaza and the above station airspace in at the local board meeting held on 19 March 2019.

Ngā whakaaro ake o ngā kaikaunihera ā-rohe
Ward councillor views
22. The Waitakere ward councillors receive monthly briefings on all project briefings relating to the Unlock Henderson programme. As part of these briefings the ward councillors have been advised on a range of matters relating to 2-6 Henderson Valley Road, including this proposal.

Tauākī whakaaweawe Māori
Māori impact statement
23. 11 mana whenua iwi authorities were contacted regarding the potential sale of 6 Henderson Valley Road, Henderson on 4 December 2017 as part of the Corporate Property Portfolio Strategy. The following site specific 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 expressed significant cultural and commercial interests in the site and provided feedback that it opposed the original proposal for disposal as the Civic building houses carved sacred pou and cultural designs. This feedback was acknowledged by the Corporate Property team, which changed its original strategy and the planned subdivision layout to enable the retention of the Civic building located onsite.
   Te Kawerau ā Maki have subsequently been advised of the proposed disposal of the Waitakere Plaza and airspace above the proposed platform and have not raised any issues with this proposal.
Panuku staff continue to meet with Te Kawerau ā Maki on a regular basis and address how its cultural values can be acknowledged through the Unlock Henderson programme. Te Kawerau ā Maki have helped identify a programme level artist who provides advice on public realm projects. The subdivision concept has been generated from a reference to Te Kawerau ā Maki cultural narrative which relates to the nearby Opanuku Stream. The project strengthens the relationship of the council Civic chambers and the Opanuku stream by “drawing in the green of the stream to meet the building”, which was a key outcome sought by the Te Kawerau ā Maki artist Saul Roberts.

2.

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.

24. Ongoing mana whenua engagement has also taken place as part of the Henderson High Level Project Plan regarding both the disposal strategy and the subdivision design for the precinct. This engagement has influenced the design and subdivision concept, the stormwater design, the approach to stormwater management and the cultural narrative integration through the planned subdivision, public realm projects, greenway outcomes and spatial connectivity to the Opanuku Stream.

Ngā ritenga ā-pūtea
Financial implications

25. The proposed disposal of the Waitakere Plaza and the airspace above the planned Henderson platform will positively contribute to the wider sale of 2-4 and 6 Henderson Valley Road to a potential development partner. The Waitakere Plaza has an indicative valuation of $250,000. The airspace above the proposed platform has an indicative valuation of $500,000. This is based on the sale of air rights elsewhere generally being approximately 30% of the land value. Should the Finance and Performance Committee approve this recommended divestment, the final sale price will be subject to negotiation with the interested party. Final terms and conditions of sale would be approved under appropriate delegations.
26. As part of the Corporate Property Portfolio Strategy, the Finance and Performance Committee approved the ring-fencing of the capital receipts from the divestment of surplus corporate properties to be reinvested into a programme of works to create a fit-for-purpose and future-proofed corporate property network for Auckland Council (resolution number FIN/2018/73). As this property is part of the corporate property network, the proceeds of sale will be refenced for reinvestment in accordance with the Corporate Property Portfolio Strategy.

Ngā raru tūpono me ngā whakamaurutanga

Risks and mitigations

27. No risks have been identified with respect to the proposed disposal of approximately 458m² of the Waitakere Plaza.

28. The potential development of the airspace above approximately 2067m² of the platform may not eventuate due to the costs and complexity of the development given the health and safety measures required to protect the Western Line railway corridor.

29. Panuku will ensure that any development partner works closely with CRLL during the planning and construction stage to ensure that construction of the railway and the proposed airspace development are aligned and meet all required health and safety measures. While CRLL, KiwiRail and AT have signalled willingness to consider development of the airspace, all risks would sit with the development partner to negotiate support for any future proposal.

Ngā koringa ā-muri

Next steps

30. Should the Waitakere Plaza and airspace above the proposed platform be approved for sale, Panuku will include these parcels in the on-going negotiations which are taking place with the interested party on the disposal of the 2-4 and 6 Henderson Valley Road. The final terms and conditions of the sale for 2-4 and 6 Henderson Valley Road, Henderson will be approved by the Panuku board in accordance with appropriate delegations following completion of the wider negotiations.

31. Should the Waitakere Plaza and airspace above the platform not be approved for sale, the negotiations with the interested party will continue for the balance of the site already approved for sale.

Ngā tāpirihanga

Attachments

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Images of 2-6 Henderson Valley Road, Henderson</td>
<td>67</td>
</tr>
</tbody>
</table>

Ngā kaihaina

Signatories

Authors

Letitia Edwards – Team Leader Portfolio, Panuku Development Auckland
Richard Davison – Senior Project Planning Leader, Panuku Development Auckland

Authorisers

Rod Aitken – Head of Corporate Property, Corporate Property and Finance
Marian Webb - Manager Portfolio Strategy and Business Development, Panuku Development Auckland
Matthew Walker - Group Chief Financial Officer
Images of 2-6 Henderson Valley Road, Henderson

Proposed land disposal of part of 2-4 and 6 Henderson Valley Road, Henderson
Item 11

Attachment A

Proposed land disposal of part of 2-4 and 6 Henderson Valley Road, Henderson
Te take mō te pūrongo

Purpose of the report

1. To provide an update on two earlier reports on the council's response to the PricewaterhouseCoopers (PwC) Assessment of expenditure incurred by Auckland Council on projects to deliver Māori outcomes – 13 November 2017 (the assessment). This assessment was commissioned by the Independent Māori Statutory Board (IMSB).

Whakarāpopototanga matua

Executive summary

2. The PwC assessment of expenditure (Attachment A) included two main topic areas; those being the:
   - allocation of budgets and improving reporting (findings 7, 10, 11, 12)
   - transition of Te Toa Takitini (findings 3, 4, 13)

3. The council group has made good progress against the findings in the report. It has clear priority outcomes for Te Toa Takitini initiatives that were developed for the 10-year Budget 2018-2028 (the budget). Since the approval of the budget, which included an allocation of $150 million towards the achievement of Māori outcomes, it has also developed new funding allocation processes and reporting processes to focus on achieving those priority outcomes.

4. The $150 million (over 10 years) is held in a centralised fund, and projects/programmes from across the council group can apply for resources. Any underspend from this budget is automatically carried forward to future years, i.e. there is no loss of funding to other council outcomes.

5. A cross-council Māori Outcomes Steering Group (MOSG) was established early in 2018 to:
   - progress the assessment's findings and provide advice to Te Toa Takitini Executive Leadership Group
   - develop the necessary processes for the allocation of budget to projects that would achieve on the priority outcomes
   - improve performance reporting.

6. MOSG is made up of representatives from across the council group and IMSB staff. It meets regularly to ensure collaboration and joined-up programmes of work.

7. MOSG has nearly completed the development of the processes needed to improve budget allocation and accuracy of outcome reporting. Roles and responsibilities of key staff are also currently being reviewed as the focus shifts towards improving the pipeline of projects and supporting cross-council collaboration.

Ngā tūtohunga

Recommendation/s

That the Finance and Performance Committee:

a) note the progress of council's response to the assessment

b) note that a final report will be provided to the Finance and Performance Committee, or its equivalent, in December 2019.
8. On 12 December 2017, the Independent Māori Statutory Board presented PwC’s independent assessment of expenditure incurred by Auckland Council to the Finance and Performance Committee meeting.

9. The assessment had 13 findings contained in the table below.

<table>
<thead>
<tr>
<th>Framework Element</th>
<th>Finding</th>
<th>Priority Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expenditure assessment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Expenditure assessment</td>
<td>1 Underspending of Māori related outcomes in FY 2015/2016 and FY 2016/2017</td>
<td>Significant</td>
</tr>
<tr>
<td></td>
<td>2 Inaccuracies in reporting for FY 2016/2017</td>
<td>High</td>
</tr>
<tr>
<td>Portfolio management, project initiation and project management</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Purpose and scope</td>
<td>3 The function, role and governance of Te Toa Takitini needs to be clarified.</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td>4 More focus on project/activity outcomes is needed, rather than spend.</td>
<td>Significant</td>
</tr>
<tr>
<td>Strategic Alignment</td>
<td>5 The strategic vision and priorities for Māori need to be better aligned through plans, activities and reports.</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td>6 Further guidance should be developed to provide clarity on the four whai strategy and Māori Responsiveness Framework outcomes</td>
<td>Significant</td>
</tr>
<tr>
<td>Governance and oversight</td>
<td></td>
<td>High</td>
</tr>
<tr>
<td>Roles and responsibilities</td>
<td>8 Watercare’s Māori Responsiveness Plan needs to be finalised.</td>
<td>Moderate</td>
</tr>
<tr>
<td></td>
<td>9 A performance management framework for Māori outcomes is required.</td>
<td>High</td>
</tr>
<tr>
<td>Processes and reporting</td>
<td>10 Potential of smaller-funded and business-as-usual projects to achieve Māori outcomes should be considered.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>11 Improvements to project reporting processes and report quality are required.</td>
<td>High</td>
</tr>
<tr>
<td>People and capability</td>
<td>12 Guidelines for budget allocations should be developed.</td>
<td>Moderate</td>
</tr>
<tr>
<td></td>
<td>13 Project management capability, and processes require improvement.</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

10. A council response to the assessment was provided at the Finance and Performance Committee on 20 March 2018. This response included a specific reply to finding 1. Findings 2-13 were grouped into three topics, as outlined below:
11. A progress update on the ‘Strategic alignment’ topic (findings 5, 6, 8, 9) was provided to the Finance and Performance Committee on 17 October 2018.

12. This progress report provides an update to the topics ‘Allocating budgets and improving reporting’ (findings 7, 10, 11, 12) and the ‘Transition of Te Toa Takitini’ (findings 3, 4, 13).

13. In council’s initial response, it was estimated that it would take eighteen months to achieve the necessary changes to processes, reporting systems and the development of new performance measures across the council group. Council is on track to achieve that timeframe.

**Tātaritanga me ngā tohutohu**

**Analysis and advice**

**Allocating budgets and improving reporting**

14. Council’s response to the assessment outlined that findings 7, 10, 11 and 12 were focused on improving criteria and processes for the allocation of budgets. They were also focused on improving reporting against budgets and outcomes. The following paragraphs detail steps council has taken to address these findings.

15. At the time of finalising the 10-year Budget 2018-2028, council completed a clear set of priority outcomes that form the basis of criteria for allocation of funding towards the Māori outcomes. During that budget process, $150 million was allocated for Māori outcomes.
16. The priority outcome areas are:
   - Māori business tourism and employment (economic development)
   - Marae development
   - Reo Māori
   - Kaitiakitanga outcomes (specifically Water)
   - Māori identity and culture
   - Realising Rangatahi potential
   - Papakaianga and Māori housing
   - An empowered organisation
   - Effective Māori participation.

17. The $150 million towards Māori outcomes is held in a centralised fund, and projects/programmes from across the council group can apply for resources from it. Any underspend from this budget is automatically carried forward to future years, i.e. there is no loss of funding to other council outcomes.

18. Te Toa Takitini Executive Leadership Group (made up of chief executives of the Auckland Council group and the IMSB secretariat) has provided additional focus by agreeing that the council group will prioritise efforts in the first three years of the budget, on the following four of those priorities:
   - Māori business, tourism and employment
   - Marae development
   - Reo Māori
   - Kaitiakitanga outcomes (specifically water).

19. The assessment criteria and process for projects seeking funding through the Māori outcomes budget are being finalised by MOSG. The assessment criteria and application process are being ‘live tested’ on incoming funding applications to check that they give rise to the agreed priority outcomes, and that initiatives are working collaboratively across the council group. The criteria process will be finalised by the end of June 2019.

20. Te Waka Anga Mua ki Uta and MOSG have also improved and streamlined the reporting system for Māori outcomes. The quarterly performance reporting template (which draws on information provided from quarterly performance reports from council-controlled organisations) has been updated to include a focus on reporting against the budget’s strategic outcomes and priorities, rather than only focusing on spend. This was a key finding of the PwC assessment.

21. Te Waka Anga Mua ki Uta is also preparing a report detailing Māori outcomes activity for year one of the budget. This report will provide an outcomes-based picture of council’s delivery and will focus on reporting against the four priorities identified above. It is expected that this report will be tabled at the joint meeting of the Governing Body and the Independent Māori Statutory Board in September 2019.

**Transition of Te Toa Takitini**

22. Te Toa Takitini is a collaboration of the council group and the IMSB and emerged early in the life of the newly amalgamated council. It has focussed on ensuring good outcomes for and with Māori that are within the responsibility of Auckland Council. The collaboration effort included oversight from senior executives of the council group and the IMSB secretariat (the Executive Leadership Group) who currently meet quarterly, and a small support team within Te Waka Anga Mua ki Uta (Te Toa Takitini team).
23. Council’s response to the PwC assessment were that findings 3, 4, and 13 were particularly focused around transitioning Te Toa Takitini, including updating its:
   - terms of reference
   - function and purpose
   - roles and responsibilities
   - scope
   - governance structure
   - engagement protocols.

24. The paragraphs below provide an update on how the assessment findings are being addressed.

25. Following the adoption of the 10-year Budget with its Māori outcomes and priorities, Te Toa Takitini framework has transitioned from a ‘four whai’ structure to using the nine priority outcomes as the central organising feature. Instead of the work being solely led out of Te Waka Anga Mua ki Tai, it is now also significantly progressed through the work of MOSG.

26. In addition to refining the criteria for funding and the application process, MOSG are also working on building an ‘investment approach’ to funding applications with appropriate levels of investment allocated over 10 years for each priority outcome area.

27. To further help with project management and governance, the roles and responsibilities of the small Te Toa Takitini team is also under consideration by Te Waka Anga Mua ki Uta / Māori Strategy and Relations department.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera
Council group impacts and views

28. Given the cross-council nature of this work, it has wide-ranging impacts for council group. One of the roles of the MOSG is to oversee and coordinate the council group’s response to the PwC assessment and any reporting updates. As such, this update summarises the work going on at a council-group level.

29. Individual council-controlled organisations and divisions of council also have their own separate programmes of work in their core areas of responsibility that advance the priority outcome areas for Māori. Regular updates on these can be found in council-controlled organisation quarterly reports and council quarterly performance reporting.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe
Local impacts and local board views

30. As this report responds to matters which are directed at management activity, the views of local boards have not been sought.

31. Externally focused work that advances Māori outcomes and that impacts or involves local boards or impacts their local areas will be subject to separate engagement.

Tauākī whakaaweawe Māori
Māori impact statement

32. This report relates to matters that will impact on Māori. It provides an update on the PwC assessment which was intended to help improve council group’s systems and processes for identifying, managing, delivering, monitoring and reporting transformational projects for Māori in Tāmaki Makaurau.
Ngā ritenga ā-pūtea
Financial implications

33. No additional resource has been utilised to implement the assessment findings. Instead, staff have taken up findings from the assessment whilst utilising, or seeking to modify, existing resources and practices. This enables maximum expenditure to be directed towards activity that directly benefits Māori.

Ngā raru tūpono me ngā whakamaurutanga
Risks and mitigations

34. Four risks were identified in the initial response report which are still of note. Updated mitigations are provided below:

<table>
<thead>
<tr>
<th>Risk</th>
<th>Mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Loss of buy-in from key people across the council group through complex collaboration processes</td>
<td>Te Toa Takitini Executive Leadership Group oversight and support of key messages outlining the proposed response and actions will be communicated to the appropriate council group staff. These key messages will be agreed through the Executive Leadership Group. Māori Outcomes Steering Group - improving cross-council collaboration, coordination and buy-in.</td>
</tr>
<tr>
<td>2. Loss of alignment and visibility of existing and future budget allocations for Māori outcomes during the 10-year Budget 2018-2028 process</td>
<td>Funding applications and reporting templates refined to focus on delivery of outcomes and priorities identified through the 10-year Budget 2018-2028. Māori Outcomes Steering Group has nearly completed the funding application process and terms of reference to give clarity to allocation of funding against agreed outcomes. These are being tested to ensure any learnings captured at this early stage are fed through into criteria and process refinements.</td>
</tr>
<tr>
<td>3. Duplication of target outcomes across council group of same/similar initiatives. Identification of these is not always undertaken prior to project commencement</td>
<td>Māori Outcomes Steering Group established - improving cross-council collaboration, coordination. Māori Outcomes Steering Group Terms of Reference to give clarity to level of decision-making around investment decisions. Improvements to project initiation and project assessment are in active development - to retain focus on outcomes.</td>
</tr>
<tr>
<td>4. The rigour of the (council-only) ‘Investment Group’ process is causing decline in projects entering Te Toa Takitini programme</td>
<td>This risk has already declined, and there is now a significant increase in the number and quality of projects coming through for funding. Better communication of Māori Outcomes budget purpose and process needs to be developed. This work will commence within the period June-December 2019.</td>
</tr>
</tbody>
</table>
Ngā koringa ā-muri

Next steps

35. Te Toa Takitini Executive Leadership Group will work through the Māori Outcomes Steering Group to continue developing the progress outlined in this report and will provide the final report on council’s response to the PwC assessment in December 2019.

Ngā tāpirihanga

Attachments

There are no attachments for this report.

Ngā kaihaina

Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Theresa Roigard - Head of Māori Strategy, Policy and Effectiveness</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>Carol McKenzie-Rex – General Manager Māori Responsiveness and Relationships</td>
</tr>
<tr>
<td></td>
<td>Phil Wilson - Governance Director</td>
</tr>
<tr>
<td></td>
<td>Matthew Walker - Group Chief Financial Officer</td>
</tr>
</tbody>
</table>
Purpose of the report

1. To note the progress on the forward work programme appended in Attachment A.

Executive summary

2. This is a regular information-only report which aims to provide greater visibility of information circulated to committee members via memo-briefing or other means, where no decisions are required.

3. The following memos were circulated to members:

<table>
<thead>
<tr>
<th>Date</th>
<th>Subject</th>
</tr>
</thead>
<tbody>
<tr>
<td>16/5/2019</td>
<td>Memo from Stephen Town, Chief Executive regarding the Venue Development Strategy, Western Springs Speedway and Colin Dale Park – Attachment B</td>
</tr>
<tr>
<td>20/5/2019</td>
<td>Memo from Jacques Victor, General Manager, Auckland Plan, Strategy and Research – Local Government (Community Well-being) Amendment Act 2018 – Attachment C</td>
</tr>
<tr>
<td>26/5/2019</td>
<td>Email from Sarah Holdem, Principal Advisor - CCO Governance and External partnerships – Evaluation for Watercare Board – no attachment</td>
</tr>
<tr>
<td>6/6/2019</td>
<td>Memo from Rod Aitken, Head of Corporate Property – North/West hub EOI – Attachment D</td>
</tr>
</tbody>
</table>

4. The following workshops/briefings have taken place:

<table>
<thead>
<tr>
<th>Date</th>
<th>Workshop/Briefing</th>
</tr>
</thead>
<tbody>
<tr>
<td>13/5/2019</td>
<td>Annual Budget 2019/2020 (Joint workshop with Tūpuna Maunga Authority) – Attachment F</td>
</tr>
<tr>
<td>13/5/2019</td>
<td>Annual Budget 2019/2020 (Budget Discussions – Part 1) - Confidential Workshop - no attachment</td>
</tr>
<tr>
<td>15/5/2019</td>
<td>Annual Budget 2019/2020 (Budget Discussions – Part 2) - Confidential Workshop - no attachment</td>
</tr>
<tr>
<td>21/5/2019</td>
<td>Annual Budget 2019/2010 (Mayoral Proposal) – Confidential Workshop – no attachment</td>
</tr>
</tbody>
</table>
5. This document can be found on the Auckland Council website, at the following link:

   http://infocouncil.aucklandcouncil.govt.nz/

   - at the top left of the page, select meeting/Te hui “Finance and Performance Committee” from the drop-down tab and click “View”;
   - under ‘Attachments’, select either the HTML or PDF version of the document entitled ‘Extra Attachments’.

6. Note that, unlike an agenda report, staff will not be present to answer questions about the items referred to in this summary. Committee members should direct any questions to the authors.

**Ngā tūtohunga**

**Recommendation/s**

That the Finance and Performance Committee:

a) note the progress on the forward work programme

b) receive the Summary of Finance and Performance Committee information memorandum and briefings – 21 May 2019.

**Ngā tāpirihanga**

**Attachments**

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Finance and Performance Committee Work Programme 2019/2010</td>
<td>79</td>
</tr>
<tr>
<td>B</td>
<td>Memo from Stephen Town, Chief Executive regarding the Venue Development Strategy, Western Springs Speedway and Colin Dale Park <em>(Under Separate Cover)</em></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Memo from Jacques Victor, General Manager, Auckland Plan, Strategy and Research – Local Government (Community Well-being) Amendment Act 2018 <em>(Under Separate Cover)</em></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>Memo from Rod Aitken, Head of Corporate Property – North/West hub EOI <em>(Under Separate Cover)</em></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>Annual Budget 2019/2010 (Local Board feedback and Advocacy) Workshop <em>(Under Separate Cover)</em></td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Annual Budget 2019/2020 (Joint workshop with Tūpuna Maunga Authority) <em>(Under Separate Cover)</em></td>
<td></td>
</tr>
</tbody>
</table>

**Ngā kaihaina**

**Signatories**

<table>
<thead>
<tr>
<th>Author</th>
<th>Sandra Gordon - Senior Governance Advisor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authoriser</td>
<td>Matthew Walker - Group Chief Financial Officer</td>
</tr>
</tbody>
</table>
Komiti ā Pūtea, ā Mahi Hoki  
Finance and Performance Committee  
FORWARD WORK PROGRAMME TO 30 JUNE 2019

The purpose of the Committee is to control and review expenditure across the Group to improve value for money; to monitor the overall financial management and performance of Auckland Council parent and Auckland Council Group; to make financial decisions required outside the annual budgeting processes and to perform the responsibilities of another committee, where it is necessary.

Priorities for 2018/19 will be on initiatives which:
1. Planning and Funding
2. Reporting and Performance
3. Value for money
4. Operational

The work of the committee will:
1. approve the Annual Plan 2019/2020 including financial policy, the consultation document and supporting information for recommendation to the Governing Body
2. monitor achievement of financial and other measures of performance and services levels and recommend the Annual Report to the Governing Body
3. approve acquisition and disposal of property related to the Committee’s responsibilities.
4. review and approve financial policy and non-budgeted expenditure.

<table>
<thead>
<tr>
<th>Lead</th>
<th>Area of work</th>
<th>Reason for work</th>
<th>Finance and Performance Committee role - decision or direction</th>
<th>Expected timeframes</th>
</tr>
</thead>
</table>
| GM Financial Strategy & Planning | Annual Budget (includes a decision on carry forwards for 2018/2019) | Statutory process | Decision to agree to the Consultation items (including Possible LTP amendment on transfer of legal ownership of properties within the council group)  
Adopt Consultation Document to consult with Public Consultation runs  
Hear feedback and deliberate budget scenarios  
Decisions made for Annual Budget  
Adopt final Annual Budget | Q3 Jan-Mar  
13 Feb  
19 Feb  
19 Mar  
20 Mar  
Q4 Apr-Jun  
16 Apr  
21 May  
18 June  
19 June  |
| GM Financial Strategy & Planning | Budget Update (as required). This includes significant unbudgeted one-off expenditure. | Financial management | Decision to agree recommended budget changes outside of AP/LTP budgeting cycle | Q1 Jul-Sept  
23 July  
20 Aug  
11 Sept  
17 Sept |
| GM Financial Strategy & Planning | Development contributions policy | Statutory requirement to have a DC policy  
• Review and update for adjustments to DC policy  
• Review for amendments to LGA regarding community wellbeing | The GB has Adopted the Development Contribution policy (13 December 2018) | Q2 Oct-Dec  
TBA |
<table>
<thead>
<tr>
<th>Item 13</th>
<th>Lead</th>
<th>Area of work</th>
<th>Reason for work</th>
<th>Finance and Performance Committee role - decision or direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>GM Financial Strategy &amp; Planning</td>
<td>Rating Policy and process</td>
<td>Rating</td>
<td><strong>Workshop</strong> on approach to rating religious properties. Refer to this matter considered as part of the Annual Budget 2019/2020</td>
<td>13 Feb, May</td>
</tr>
<tr>
<td>GM Financial Strategy &amp; Planning</td>
<td>Infrastructure funding and financing work with Treasury</td>
<td>Financial Management</td>
<td><strong>Discuss</strong> ongoing work with central government on Crown Infrastructure Partners and Special Purpose Vehicles for major infrastructure projects – timing for committee as required</td>
<td></td>
</tr>
<tr>
<td>GM Financial Strategy &amp; Planning and Treasurer and GM Financial Transactions</td>
<td>Treasury and debt management</td>
<td></td>
<td><strong>Briefing</strong> on council debt</td>
<td></td>
</tr>
<tr>
<td>GM Corporate Finance and Property</td>
<td>Weathertightness issues and provision</td>
<td>To provide an update on changes implemented to reduce the future risk of weathertightness claims as well as a summary of how the liability is calculated for accounting purposes</td>
<td><strong>Review</strong> information. Workshop held 6 March 2019</td>
<td>19 Mar, 19 June, Nov/Dec</td>
</tr>
<tr>
<td>Auckland Investment Office</td>
<td>Colin Dale Park</td>
<td>Report on progress of the investigation and negotiations for Speedway (run by Springs Promotions Ltd) to move from Western Springs to Colin Dale Park.</td>
<td><strong>Decisions</strong> relating to Colin Dale Park. Note – Venue Development Strategy is being considered at the Planning Committee. Refer also to aspects of this matter being considered as part of the Annual Budget 2019/2020</td>
<td></td>
</tr>
<tr>
<td>Chief Financial Officer</td>
<td>Eden Park</td>
<td>Report on progress regarding the loan guarantee and grant funding</td>
<td><strong>Review</strong> information and make decisions on the loan guarantee. Progress update in July 2019</td>
<td>13 Feb, 19 Mar, July</td>
</tr>
<tr>
<td>Chief Financial Officer</td>
<td>City Rail Link Limited</td>
<td>Update on financial matters relating to City Rail Link Limited</td>
<td><strong>Review</strong> information and make decisions, as required. Note – this item will be reported to the Governing Body</td>
<td>Feb, Apr</td>
</tr>
<tr>
<td>Te Waka Anga Mua ki Uta</td>
<td>Māori Transformational Activity and Expenditure Report</td>
<td>To monitor progress on expenditure and delivery of Māori transformational activity (includes Te Toa Takitini) and on projects to deliver Māori outcomes. This reporting will be carried out bi-annually</td>
<td><strong>Receive</strong> generally no decisions</td>
<td>20 Mar, 18 June, Nov/Dec</td>
</tr>
<tr>
<td></td>
<td>Te Tiriti O Waitangi Audit Response Work Programme</td>
<td>To monitor progress in responding to 3 yearly Te Tiriti O Waitangi audit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lead</td>
<td>Area of work</td>
<td>Reason for work</td>
<td>Finance and Performance Committee role - decision or direction</td>
<td>Expected timeframes</td>
</tr>
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<td>---------------------------------------------------------------</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Sept</td>
</tr>
</tbody>
</table>

### Reporting and Performance

**GM Corporate Finance and Property**
- Annual Report
  - Statutory requirement
  - NZX Announcement and release
  - Draft annual report and Summary on Performance - Sept
  - Interim audit report – Feb
  - Receive Annual report
  - Recommend to Governing Body for adoption
  - Note:
    - NZX announcements are presented to the Audit and Risk Committee
    - There is a delegation from the Committee to Chair and Deputy Chair of Finance and Performance to recommend to the Mayor and CE to release the preliminary results to the NZ Stock Exchange so that Council can meet NZX reporting deadlines.
    - Formal adoption of annual report is by the Governing Body

**GM Corporate Finance and Property**
- Half-yearly report
  - NZX listing requirement
  - Receive Half-yearly report
  - Approve for release
  - Note:
    - NZX announcements are presented to the Audit and Risk Committee
    - There is a delegation from the Committee to Chair and Deputy Chair of Finance and Performance to recommend to the Mayor and CE to release the preliminary results to the NZ Stock Exchange so that Council can meet NZX reporting deadlines.
    - Document will be sent to committee members once it has been reported to the NZX on 28 February 2019

**CCO/External Partnerships**
- CCO Statements of Intent and POAL Statement of Corporate Intent
  - Shareholder feedback on draft SOIs – Aug
  - Letters of Expectation for 2019/2020 SOIs – Nov
  - Shareholder comments on draft 2019/2020 SOIs – Apr
  - POAL draft Statement of Corporate Intent - Aug
  - Agree 2019/2010 Letters of Expectation
  - Approve 2019/2020 CCO Statements of Intent and PAL Statement of Corporate Intent

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*Summary of Finance and Performance Committee information memorandum and briefings - 18 June 2019*
<table>
<thead>
<tr>
<th>Item 13</th>
<th>Lead</th>
<th>Area of work</th>
<th>Reason for work</th>
<th>Finance and Performance Committee role - decision or direction</th>
<th>Expected timeframes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Manager Corporate &amp; Local Board Performance</td>
<td>Performance Reporting quarterly - parent</td>
<td>To monitor council parent financial and non-financial performance results</td>
<td>Receive generally no decisions</td>
<td>20 Mar 19 Jun 17 Sept Nov/Dec</td>
</tr>
<tr>
<td></td>
<td>GM Financial Strategy &amp; Planning</td>
<td>Consideration and adoption of Group policy relating to Business Cases</td>
<td></td>
<td></td>
<td>July</td>
</tr>
<tr>
<td></td>
<td>GM Corporate Finance and Property</td>
<td>Property portfolio</td>
<td>To provide an update on progress of the Corporate Property Portfolio roll out and where required seek approval for any property transactions</td>
<td>Regular reporting</td>
<td>19 Mar 18 Jun</td>
</tr>
<tr>
<td>Lead</td>
<td>Area of work</td>
<td>Reason for work</td>
<td>Finance and Performance Committee role - decision or direction</td>
<td>Expected timeframes</td>
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<td>Q3 Jan-Mar Q4 Apr-Jun Q1 Jul-Sept Q2 Oct-Dec</td>
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<td>20 Mar 19 June 17 Sept</td>
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<tr>
<td>Engineering &amp; Technical</td>
<td>Consideration and adoption of Group policies for Performance Bonds</td>
<td>Mayoral Office request</td>
<td>Decide whether to amend current policy</td>
<td></td>
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<tr>
<td>Services / Treasury &amp; Financial Transactions / Procurement</td>
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<tr>
<td>CCO/External Partnerships</td>
<td>Funding and Levies (including Auckland Regional Amenities, MOTAT and Auckland War Memorial Museum)</td>
<td>Statutory process</td>
<td>Decision to approve submission on draft Funding Plan</td>
<td>Q3 Jan-Mar 19 Feb 19 Mar 20 Mar</td>
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<tr>
<td></td>
<td></td>
<td>• RFA respond to draft levy for MOTAT and AWMM (on behalf of council)</td>
<td>Decision to approve levies</td>
<td></td>
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<td>• December F&amp;P - approve council submission to draft ARAFB Funding Plan</td>
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<td>• March F&amp;P – approve annual funding levies for ARAFB, MOTAT, AWMM</td>
<td>19 Mar</td>
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<td>• March F&amp;P – approve ARAFB draft</td>
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<td></td>
<td>• May and June 2019 - nine amenities present to F&amp;P committee</td>
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<tr>
<td>Parks, Sports and Recreation</td>
<td>Loan restructuring (committee dates as required)</td>
<td>Responding to proposals and recommendations</td>
<td>Decision to approve proposed restructuring</td>
<td>May/18 June</td>
<td></td>
</tr>
<tr>
<td>GM Financial Strategy &amp; Planning</td>
<td>Local Government finance and funding</td>
<td></td>
<td>Approve submission to the Productivity Commission</td>
<td>19 Feb Aug</td>
<td></td>
</tr>
</tbody>
</table>
## Preparation of the 2019/20 Annual Budget

### Planning and Funding

**Lead**

**Area of work**

**Finance and Performance Committee role - decision or direction**

**Detailed decisions**

<table>
<thead>
<tr>
<th>Lead</th>
<th>Area of work</th>
<th>Finance and Performance Committee role - decision or direction</th>
<th>Detailed decisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>GM Financial Strategy &amp; Planning</td>
<td>Annual Budget</td>
<td><strong>Decision to agree to the Consultation items</strong>&lt;br&gt;<strong>Adopt</strong> Consultation Document to consult with Public Consultation runs&lt;br&gt;<strong>Hear</strong> feedback and deliberate budget scenarios&lt;br&gt;<strong>Decisions</strong> made for Annual Budget&lt;br&gt;<strong>Adopt</strong> final Annual Budget</td>
<td>For information on the previous long-term/annual plan processes, please refer to the table at the end of this document.</td>
</tr>
<tr>
<td>GM Financial Strategy &amp; Planning</td>
<td>Budget Update (as required). This includes significant unbudgeted one-off expenditure.</td>
<td><strong>Decision to agree recommended budget changes outside of AP/LTP budgeting cycle</strong></td>
<td>For information on previous decisions, please refer to the table at the end of this document.</td>
</tr>
<tr>
<td>GM Financial Strategy &amp; Planning</td>
<td>Development contributions policy</td>
<td>Note that the Governing Body has <strong>agreed</strong> to consult on the proposed DC policy (18 October 2018). The GB has <strong>consulted</strong> on draft Development Contribution policy (19 October 2018 – 15 November 2018). The GB will <strong>adopt</strong> the Development Contribution policy (13 December 2018)</td>
<td>Reporting dates:&lt;br&gt;31/5/18 – <strong>Contributions Policy</strong> FIN/2018/90&lt;br&gt;Adopted by the Governing Body: 31/5/18  GB/2018/91&lt;br&gt;10/9/18 – <strong>Workshop on Development Contributions</strong></td>
</tr>
<tr>
<td>Lead</td>
<td>Area of work</td>
<td>Finance and Performance Committee role - decision or direction</td>
<td>Detailed decisions</td>
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</tr>
<tr>
<td>GM Financial Strategy &amp; Planning and Treasurer and GM Financial Transactions</td>
<td>Treasury and debt management</td>
<td>Briefing on council debt</td>
<td>21/11/18 – <a href="#">Workshop on Debt Management Strategy</a></td>
</tr>
<tr>
<td>Auckland Investment Office</td>
<td>Dividend reinvestment plan</td>
<td>Decision to agree required to approve Dividend Reinvestment Plan</td>
<td></td>
</tr>
<tr>
<td>GM Corporate Finance and Property</td>
<td>Weathertightness issues and provision</td>
<td>Review information</td>
<td>7/319 – Confidential workshop held</td>
</tr>
<tr>
<td>Executive Director, Auckland Investment Office</td>
<td>Colin Dale Park</td>
<td>Endorse the Heads of Agreement and Approve to development costs.</td>
<td>20/11/18 – <a href="#">Update on Speedway Relocation</a> FIN/2018/184 and FIN/2018/185</td>
</tr>
<tr>
<td>Chief Financial Officer</td>
<td>Eden Park</td>
<td>Report on progress regarding the loan guarantee</td>
<td>13/2/19 – Confidential workshop held 19/3/19 – <a href="#">Eden Park Trust loan guarantee</a> FIN/2019/26 and 27</td>
</tr>
<tr>
<td>Chief Financial Officer</td>
<td>City Rail Link Limited</td>
<td>Update on financial matters relating to City Rail Link Limited</td>
<td>19/2/19 – Confidential briefing held</td>
</tr>
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</table>
## Item 13

### Lead

<table>
<thead>
<tr>
<th>Area of work</th>
<th>Finance and Performance Committee role - decision or direction</th>
<th>Detailed decisions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Reporting and Performance</strong></td>
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</tr>
</tbody>
</table>

#### GM Corporate Finance and Property

**Annual Report**
- **Receive** Annual report
- **Recommend** to Governing Body for adoption

**Note:**
- NZX announcements are presented to the Audit and Risk Committee
- There is a delegation from the Committee to Chair and Deputy Chair of Finance and Performance to recommend to the Mayor and CE to release the preliminary results to the NZ Stock Exchange so that Council can meet NZX reporting deadlines.
- Formal adoption of annual report is by the Governing Body

- **13/12/2016** - Delegation for approval of releasing interim and full year group results to New Zealand Stock Exchange  FIN/2016/168
- **18/9/18** – Approval of and recommendation for adoption of the 2017/2018 Annual Report for Auckland Council and Group (confidential)

#### GM Corporate Finance and Property

**Half-yearly report**
- **Receive** Half-yearly report
- **Approve** for release

**Note:**
- NZX announcements are presented to the Audit and Risk Committee
- There is a delegation from the Committee to Chair and Deputy Chair of Finance and Performance to recommend to the Mayor and CE to release the preliminary results to the NZ Stock Exchange so that Council can meet NZX reporting deadlines.

- **20/3/19** – Auckland Council Group and Auckland Council quarterly performance reports to 31 December 2018  FIN/2019/29

#### CCO/External Partnerships

**Statements of Intent**
- **Agree** 2019/2010 Letters of Expectation

**Notes:**
- **15/8/17** – Approval of 2017/2020 Statements of Intent  FIN/2017/111
- **19/9/17** – Approval of Watercare Services Limited Statement of Intent 2017-20  FIN/2017/122
- **20/3/18** – Letters of Expectation for 2018-2021
- **17/4/18** – proposed shareholder comments on Draft Council-controlled organisation statements of intent  FIN/2018/64
- **21/8/18** – Council-controlled Organisations – Approval of 2018-2021 Statements of Intent  FIN/2018/118
- **21/8/18** – Ports of Auckland Limited – proposed shareholder feedback on the draft Statement of Corporate Intent  FIN/2018/119
- **23/10/18** – Shareholder approval of Ports of Auckland Limited’s final statement of Corporate Intent 2018-2021  FIN/2018/156
- **23/10/18** – Workshop on Council Controlled Organisations letters of expectation, statements of intent and quarterly reporting.
- **22/11/18** - 22/11/18 – Proposed priorities for the 2019 letters of expectation to substantive council-controlled organisations  FIN/2018/173
- **19/2/19** – Terms of Reference for Statement of Intent Review  FIN/2019/9
<table>
<thead>
<tr>
<th>Lead</th>
<th>Area of work</th>
<th>Finance and Performance Committee role - decision or direction</th>
<th>Detailed decisions</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Finance and Performance Committee role - decision or direction</td>
<td>19/2/19 – Letters of expectation – Auckland Transport; Auckland Tourism, Events and Economic Development Limited; Panuku Developments Limited; Regional Facilities Auckland; Watercare Services Limited  FIN/2019/11</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Receive validate/challenge</td>
<td></td>
</tr>
<tr>
<td>Finance and Performance Committee</td>
<td>Performance Reporting quarterly - parent</td>
<td></td>
<td>13/12/16 - Auckland Council organisation report for the period 1 July 2016 to 30 September 2016  FIN/2016/158</td>
</tr>
<tr>
<td></td>
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<td>21/2/17 - Auckland Council organisation performance report for the period 1 July 2016 to 31 December 2016  FIN/2017/9</td>
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<td>26/5/17 - Auckland Council organisation performance report for the period 1 July 2016 to 31 March 2017  FIN/2017/68</td>
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<td>21/09/17 - Organisation Performance 1 July 2016 – 30 June 2017  FIN/2017/133</td>
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<td>24/11/17 - 1 July 2017 – 30 September 2017  FIN/2017/177</td>
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<td>12/03/18 - 1 July 2017 – 31 December 2017  FIN/2018/34</td>
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<td>17/10/18 – Auckland Council parent performance report for the period 1 July 2017 to 30 June 2018  FIN/2018/169</td>
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<td>14/11/18 – Auckland Council Group, the Council entity and CCO quarterly performance reports to 30 September 2018  FIN/2018/169</td>
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<td>20/3/19 – Auckland Council Group and Auckland Council quarterly performance reports to 31 December 2018  FIN/2019/29</td>
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<tr>
<td>Manager Corporate &amp; Local Board Performance</td>
<td>Performance Reporting quarterly - CCOs</td>
<td></td>
<td>13/12/16 - Council-controlled organisations first quarter report for 30 September 2016  FIN/2016/158</td>
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<tr>
<td></td>
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<td>11/4/17 – CCOs second quarter report for 31 December 2017  FIN/2017/69</td>
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<td>26/5/17 – Council-controlled organisations third quarter report for 31 March 2017  FIN/2017/69</td>
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<td>21/09/17 - Fourth quarter report for 30 June 2017 (public excluded)  FIN/2017/130</td>
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<td>24/11/17 - First quarter report for 30 September 2017  FIN/2017/178</td>
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<td>12/03/18 – Second quarter report ending 31 December 2017  FIN/2018/18</td>
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<td>31/5/18 – Approval of council-controlled organisations accountability policy  FIN/2018/91</td>
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<td>17/10/18 – Council-controlled organisation fourth quarter report ending 30 June 2018  FIN/2018/169</td>
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<td>23/10/18 – Workshop on Council Controlled Organisations letters of expectation, statements of intent and quarterly reporting.  FIN/2018/169</td>
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<td>4/11/18 – Auckland Council Group, the Council entity and CCO quarterly performance reports to 30 September 2018  FIN/2018/169</td>
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<td>20/3/19 – Auckland Council Group and Auckland Council quarterly performance reports to 31 December 2018  FIN/2019/29</td>
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<tr>
<td>Lead</td>
<td>Area of work</td>
<td>Finance and Performance Committee role - decision or direction</td>
<td>Detailed decisions</td>
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<tr>
<td>GM Financial Strategy &amp; Planning</td>
<td>Performance Reporting quarterly - group</td>
<td>Receive generally no decisions</td>
<td>13/12/16 - Auckland Council Group first quarter financial results to 30 September 2016 FIN/2016/161</td>
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<td>21/3/17 - Auckland Council Group quarterly financial report and financial results to 31 December 2016 FIN/2017/28</td>
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<td>26/5/17 - Auckland Council Group quarterly financial report and financial results to 31 March 2017 FIN/2017/70</td>
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<td>24/11/17 - Quarterly financial report and financial results to 30 September 2017 FIN/2017/176</td>
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<td>12/03/2018 - Six monthly financial results to 31 December 2017 FIN/2018/32</td>
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<td>6/6/18 - Auckland Council Group quarterly financial report and financial reports to 31 March 2018 FIN/2018/95</td>
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<td>17/10/18 - Auckland Council and group financial performance for the year ended 30 June 2018</td>
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<td>20/3/19 - Auckland Council Group and Auckland Council quarterly performance reports to 31 December 2018 FIN/2019/29</td>
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<tr>
<td>GM Financial Strategy &amp; Planning</td>
<td>Consideration and adoption of Group policy relating to Business Cases</td>
<td>Decision on whether to adopt a new policy</td>
<td>19/9/17 – Approval of Group Policies FIN/2017/121</td>
</tr>
<tr>
<td>Panuku Development Auckland</td>
<td>Recommended disposals or acquisitions. These reports are as required, but generally monthly.</td>
<td>Decision to proceed with recommended disposals or acquisitions.</td>
<td>Note: A full list of properties to be disposed or acquired is included at the end of this document.</td>
</tr>
<tr>
<td>GM Corporate Finance and Property</td>
<td>Property portfolio</td>
<td>Regular reporting</td>
<td>29/3/18 – Workshop on corporate property strategy</td>
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<tr>
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<td>17/4/18 – Corporate Accommodation Disposal Recommendation, Corporate Property Portfolio Strategy FIN/2018/58</td>
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<td>15/5/18 – Corporate Accommodation Disposal Recommendation, Corporate Property Portfolio Strategy FIN/2018/73</td>
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<td>20/11/18 – Disposal of Corporate Accommodation, Corporate Property Portfolio Strategy FIN/2018/188</td>
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<td>7/3/19 – Corporate Property Portfolio Strategy Quarterly Update</td>
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<td>19/3/19 – Auckland Council Green Bond Activities and Green Bond Pledge FIN/2019/17</td>
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<td>Area of work</td>
<td>Finance and Performance Committee role - decision or direction</td>
<td>Detailed decisions</td>
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<td><strong>Decision</strong> to approve levies</td>
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<tr>
<td>Parks, Sports and Recreation</td>
<td>Loan restructuring (committee dates as required)</td>
<td><strong>Decision</strong> to approve proposed restructuring</td>
<td></td>
</tr>
<tr>
<td>GM Financial Strategy &amp; Planning</td>
<td>Local Government finance and funding</td>
<td><strong>Approve</strong> submission to the Productivity Commission</td>
<td>19/2/19 – Submission to Productivity Commission on Local Government Funding and Financing FIN/2019/10</td>
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</table>
### Previous annual/long-term plan processes

<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>Subject</th>
<th>Reference</th>
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<tbody>
<tr>
<td>13/12/16</td>
<td>Annual Budget 2017/18 – Mayoral Proposal on items for Public Consultation</td>
<td>FIN/2016/173</td>
</tr>
<tr>
<td>1/6/17</td>
<td>Annual Budget 2017/2018 - Overview to decision-making</td>
<td>FIN/2017/73</td>
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<td>Annual Budget 2017/2018 - Local Board budget update</td>
<td>FIN/2017/74</td>
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<td>Annual Budget 2017/2018 – Local Board Feedback</td>
<td>FIN/2017/75</td>
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<td>31/5/18</td>
<td>10-year Budget</td>
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<td>31/5/18 – 10-year Budget  2018-2018 Mayor’s final proposal</td>
<td>FIN/2018/77-84</td>
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<td>31/5/18 – Proposal for One Local Initiatives</td>
<td>FIN/2018/85</td>
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<td>Rodney Local Board Targeted Rate: Rodney Local Board Decision</td>
<td>FIN/2018/87</td>
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<td>31/5/18 – Fees, charges and other rating matters</td>
<td>FIN/2018/89</td>
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<td>31/5/18 – Adoption of the Rates Remission and Postponement Policy</td>
<td>FIN/2018/92</td>
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<td>31/5/18 – Contributions Policy</td>
<td>FIN/2018/90</td>
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<td>Adopted by the Governing Body: 31/5/18</td>
<td>GB/2018/91</td>
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<td>Regional Fuel Tax</td>
<td>GB/2018/90</td>
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<td>13/2/19</td>
<td>Annual Budget 2019/2010</td>
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<td>13/2/19 – Transfer of legal ownership of properties within the council group</td>
<td>FIN/2019/2</td>
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<td></td>
<td>Adopted by Governing Body</td>
<td>GB/2019/1</td>
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<td>13/2/19 – Adoption of Consultation Material: Annual Budget 2019/2020</td>
<td>FIN/2019/3</td>
</tr>
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<td></td>
<td>Adopted by Governing Body</td>
<td>GB/2019/2-5</td>
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<td>13/2/19 – Amendments to the Revenue and Financing Policy and Rates Remission and Postponement Policy</td>
<td>FIN/2019/4</td>
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<tr>
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<td>Adopted by Governing Body</td>
<td>GB/2019/6</td>
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<tr>
<td></td>
<td>Adopted by Governing Body</td>
<td>GB/2019/8</td>
</tr>
<tr>
<td></td>
<td>22/5/19 – Overview of decision making for the Annual Budget 2019/2020 and the proposed amendment to the 10-year Budget 2018-2028</td>
<td>FIN/2019/51</td>
</tr>
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<td></td>
<td>22/5/19 - Annual Budget 2019/2020 - local board feedback and advocacy</td>
<td>FIN/2019/52</td>
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<td>22/5/19 - Annual Budget 2019/2020 - Mayor's final proposal</td>
<td>FIN/2019/53</td>
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<tr>
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<td>22/5/19 – Land transfers within the council group</td>
<td>FIN/2019/54</td>
</tr>
<tr>
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<td>22/5/19 – Rates and fee issues for Annual Budget 2019/2020</td>
<td>FIN/2019/55</td>
</tr>
<tr>
<td></td>
<td>22/5/19 - Adoption of the recommendations of the 22 May 2019 Finance and Performance Committee's Annual Budget 2019/2020 and the proposed amendment to the 10-year Budget 2018-2028</td>
<td>GB/2019/40</td>
</tr>
<tr>
<td>Meeting Date</td>
<td>Property Address</td>
<td>Resolution</td>
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<tr>
<td>13/12/16</td>
<td>Report Units 1-28/150 Mt Wellington Highway, Mt Wellington; and 1/16 Sarona Avenue, Glen Eden</td>
<td>FIN/2018/157</td>
</tr>
<tr>
<td>21/2/17</td>
<td>Report 523a Ellerslie-Panmure Highway, Mt Wellington; and 525-529 Ellerslie-Panmure Highway, Mt Wellington</td>
<td>FIN/2017/3</td>
</tr>
<tr>
<td>21/2/17</td>
<td>Report Land up to 9ha to NZTA for the Northern Corridor Improvements Project</td>
<td>FIN/2017/7</td>
</tr>
<tr>
<td>21/2/17</td>
<td>Report Statutory land exchange process – Rosedale Park</td>
<td>FIN/2017/8</td>
</tr>
<tr>
<td>21/3/17</td>
<td>Report Part of 770R Great South Road, Manukau</td>
<td>FIN/2017/25</td>
</tr>
<tr>
<td>11/4/17</td>
<td>Report 19 Anzac Road, Browns Bay (deferred); 6 Butler Avenue, Papatoetoe; part of 129R Bairds Road, Otara; 315A Glengarry Road, Glen Eden; Section 1 East Coast Road, Redvale; 78a Great South Road, Papakura; Section 1 493 State Highway 16, Kumeu; Allotment 137 Ahuroa Parish, Woodcocks Road, Woodcocks; Allotment 138 Ahuroa Parish, Woodcocks Road, Woodcocks; Allotment 139 Ahuroa Parish, Woodcocks Road, Woodcocks; Allotment 140 Ahuroa Parish, Woodcocks Road, Woodcocks; Allotment 141 Ahuroa Parish, Woodcocks Road, Woodcocks; and Allotment 147 Ahuroa Parish, Woodcocks Road, Woodcocks</td>
<td>FIN/2017/49, FIN/2017/50</td>
</tr>
<tr>
<td>23/5/17</td>
<td>Report 3 Memorial Drive, New Lynn</td>
<td>FIN/2017/57</td>
</tr>
<tr>
<td>26/7/17</td>
<td>Report 55a Alnwick Street, Warkworth; 45 Orahia Road, Huapai; 32 Harbourview Road, Te Atatu’ 145a West Tamaki Road, Glen Innes; 343 Swanson Road, Ranui; 26 Waipuna Road, Mt Wellington; 27b Waipuna Road, Mt Wellington; 1/77 Waipuna Road, Mt Wellington; 93 Waipuna Road, Mt Wellington; 134a Waipuna Road, Mt Wellington; and 3/136b Waipuna Road, Mt Wellington</td>
<td>FIN/2017/97</td>
</tr>
<tr>
<td>17/4/18</td>
<td>Report – Unlock Panmure - 59 Mountain Road, Mount Wellington; 59a Mountain Road, Mount Wellington; 3 Mountwell Crescent, Mount Wellington; 7 Mountwell Crescent, Mount Wellington; 3 Kings Road, Panmure; 15 Forge Way, Mount Wellington; 7 and 9 Jellicoe Road, Mount Wellington; 30-34 Potake Lane, Panmure; 486-492 Ellerslie-Panmure Highway, Mount Wellington; 516 Ellerslie-Panmure Highway, Mount Wellington; Former 528 Ellerslie-Panmure Highway, Mount Wellington; 530 Ellerslie-Panmure Highway, Mount Wellington; 532-534 Ellerslie-Panmure Highway, Mount Wellington; 535 Ellerslie-Panmure Highway, Mount Wellington; 536 Ellerslie-Panmure Highway, Mount Wellington; 7-11 Queens Road, Panmure; 39-41 Queens Road, Panmure; 20 Lagoon Drive, Panmure; 22 Lagoon Drive, Panmure; 26 Lagoon Drive, Panmure; 28 Lagoon Drive, Panmure; 30 Lagoon Drive, Panmure; 32-34 Lagoon Drive, Panmure; 1-19/10 Basin View Lane, Panmure; 23 Domain Road, Panmure; and 28-30 Pilkington Road, Mount Wellington.</td>
<td>FIN/2018/59</td>
</tr>
<tr>
<td>15/8/17</td>
<td>Report 187 Flat Bush School Road, Flat Bush;</td>
<td>FIN/2017/108</td>
</tr>
<tr>
<td></td>
<td>Report Unlock Old Papatoetoe - 17 St George Street, Papatoetoe; part 27 St George Street, Papatoetoe; 104 St George Street, Papatoetoe; and 109 St George Street, Papatoetoe</td>
<td>FIN/2017/109</td>
</tr>
<tr>
<td></td>
<td>Report 31-35 Mill Road, Helensville</td>
<td>FIN/2017/110</td>
</tr>
<tr>
<td>24/10/17</td>
<td>Report 19 Anzac Avenue, Browns Bay; 10 Felton Matthew Avenue, St Johns; and part Bombay Road, Bombay</td>
<td>FIN/2017/144, FIN/2017/145</td>
</tr>
<tr>
<td>12/12/17</td>
<td>Report 80 Vincent Street, Howick (motion lost); 41 Cheshire Street, Parnell; 108 Hepburn Street, Freemans Bay; 9 Matama Street, Glen Eden; and 58/7 Rowlands Road, Mt Wellington</td>
<td>FIN/2017/104</td>
</tr>
<tr>
<td></td>
<td>Report Land exchange at Hillary Crescent, Belmont and Northboro Reserve – Recommendation from the Environment and Community Committee</td>
<td>FIN/2017/207</td>
</tr>
<tr>
<td>27/2/18</td>
<td>Report 61-117 Clark Road, Hobsonville; and 37 New Windsor Road, Avondale (SPO)</td>
<td>FIN/2018/8, FIN/2018/11</td>
</tr>
<tr>
<td>20/3/18</td>
<td>Report 3.8ha of reserve land in Upper Harbour Local Board for New Zealand Transport Agency Northern Corridor Improvements</td>
<td>FIN/2018/18</td>
</tr>
<tr>
<td>17/4/18</td>
<td>Report – 156 Blockhouse Bay, Avondale; 2a Stokes Road, Mt Eden; 570 Great South Road, Papatoetoe; 139 Kolmar Road, Papatoetoe; and 66R Hallberry Road, Mangere East</td>
<td>FIN/2018/60</td>
</tr>
<tr>
<td>24/7/18</td>
<td>Report – 132 Green Lane East, Greenlane; 28 Lockwood Road, Papakura; Adjacent to 1/18 Edwin Freeman Place Ranui; and Adjacent 18 Parrs Cross Road, Henderson.</td>
<td>FIN/2018/113</td>
</tr>
</tbody>
</table>
## Attachment A

### Item 13

#### Meeting Date | Property Address | Resolution
--- | --- | ---
18/9/18 | Report – 30R Birmingham Road, Otara; and 8 Hiwi Crescent, Stanmore Bay | FIN/2018/136
11/12/18 | Report – 26-32 O’Shanneesey Street, Papakura; 36 Coles Crescent, Papakura; 22 and 26A Waipuna Road, Mt Wellington; and 5Z Butler Avenue, Papatoetoe | FIN/2018/178

#### Budget Update:

<table>
<thead>
<tr>
<th>Date</th>
<th>Property address(es)</th>
<th>Resolution</th>
</tr>
</thead>
<tbody>
<tr>
<td>13/12/16</td>
<td>Report Additional OPEX budget of up to $104,000 to conduct a by-election for a Howick Local Board Member; and release of $2.7m from existing budget for Putney Way streetscape upgrade, ahead of the Transform Manukau business case</td>
<td>FIN/2016/164</td>
</tr>
<tr>
<td>21/3/17</td>
<td>Report Additional CAPEX budget of $980,000 to complete Freyberg Place upgrade; new OPEX budget of $80,000 for Karangahape Road destination marketing; contribution of $300 to the city feature lighting project (led by Heart of the City) – both funded from the City Centre Targeted Rate reserve.</td>
<td>FIN/2017/29</td>
</tr>
<tr>
<td>20/6/17</td>
<td>Report Conversion of $3.1m CAPEX budget for multi-purpose community facility in Takapuna</td>
<td>FIN/2017/90</td>
</tr>
<tr>
<td>26/7/17</td>
<td>Report Purchase of additional trains (rescinded 24/10/17 FIN/2017/189)</td>
<td>FIN/2017/98</td>
</tr>
<tr>
<td>19/9/2017</td>
<td>Report Release and allocate Takapuna off-street car park reserve fund $4,269611 to the Gasometer public car park project; release $6.1m form existing Transform Manukau $2.6 CAPEX and $2m OPEX and Transform Onehunga $1.5 OPEX.</td>
<td>FIN/2017/123</td>
</tr>
<tr>
<td>24/10/17</td>
<td>Report Approve procurement of 15 3-car electric multiple units of $133m; release of Franklin Parking Reserve Fund ($128,214) for upgrade of carpark at Kitchener Road, Waiuku; OPEX of $828,000 for two by-elections; OPEX budget of $115,400 for by-election for Waitemata Local Board.</td>
<td>FIN/2017/141</td>
</tr>
<tr>
<td>12/12/17</td>
<td>Report Update on the purchase of additional trains for Metro Rail</td>
<td>FIN/2017/205</td>
</tr>
<tr>
<td>27/2/18</td>
<td>Report Up to $3.2m CAPEX for fit-out for ATEED office and up to $0.8m OPEX for make good of current head office; $3.85m CAPEX for Rawene remedial works; updated city centre targeted rate-funded work programme; and property acquisitions at 155-167 Fanshawe Street and 100 Halsey Street, Auckland</td>
<td>Resolutions - FIN/2018/17, FIN/2018/18</td>
</tr>
<tr>
<td>17/4/18</td>
<td>Report Up to $740,000 of additional expenditure ($655,000 OPEX and $85,000 CAPEX) to manage kauri dieback; two additional FTE employees and out-sourced contractors to manage the closures and noting additional expenditure to be prioritised for kauri dieback work such as track improvements, upgrades, landowner support, hygiene station upgrades and washdown facilities.</td>
<td>FIN/2018/65</td>
</tr>
<tr>
<td>11/12/18</td>
<td>Confidential Budget Update report</td>
<td></td>
</tr>
</tbody>
</table>
Exclusion of the Public: Local Government Official Information and Meetings Act 1987

That the Finance and Performance Committee

a) exclude the public from the following part(s) of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

<table>
<thead>
<tr>
<th>Reason for passing this resolution in relation to each matter</th>
<th>Particular interest(s) protected (where applicable)</th>
<th>Ground(s) under section 48(1) for the passing of this resolution</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1 Insurance Renewal - Indicative Council Group Programme for 2019/2020 Period</td>
<td>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.</td>
<td>s7(2)(h) - The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities. In particular, the report contains details of the proposed insurance strategy, policies and programme for which terms and costings are being sought from and negotiated with the insurance market. 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.</td>
</tr>
<tr>
<td>C2 CONFIDENTIAL: ATEED shareholder approval for a major transaction (Covering report)</td>
<td>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.</td>
<td>s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information. s7(2)(h) - The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities. 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.</td>
</tr>
<tr>
<td>Reason for passing this resolution in relation to each matter</td>
<td>Particular interest(s) protected (where applicable)</td>
<td>Ground(s) under section 48(1) for the passing of this resolution</td>
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<tr>
<td>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 commercial information that is subject to negotiation and could impact ATEED and Council's negotiating position, particularly in regards to the negotiation of lease arrangements with third parties. In addition, information contained in this report was provided by a third party and the disclosure of this information could prejudice its commercial position.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>