

Memo

2 August 2019

To: Finance & Performance Committee

cc: Executive Leadership Team; and Henderson-Massey, Waitākere Ranges, Hibiscus & Bays, Rodney, Upper Harbour, Kaipatiki, Devonport-Takapuna Local Boards

From: Rod Aitken

Subject: **North/West hub to be located in Albany**

Following on from the memo sent on 6 June informing you about the commencement of an Expressions of Interest process for our North/West office hub, I want to update you on the process to-date.

The EOI closed on 26 June, and we received submissions for developments in locations including Silverdale, Smales Farm, Westgate, New Lynn and Albany. Respondents to the EOI were asked to provide information relating to design, developer track record and commercial readiness, local amenities, connectivity to motorway infrastructure and distance to a major public transport hub. Representatives of Regulatory Services, the division in council that has most office staff in the North/West that would relocate to the North/West hub, and Corporate Property reviewed the EOIs and attended site walkthroughs before making their recommendation.

The quality of the EOIs was extremely high. It proved to be a difficult decision; however, the selected short-listed sites are all in Albany. Albany already has an existing park and ride; the Northern busway is being extended and the work on the Northern Corridor will also be completed by the time the Hub is ready in mid-2022.

Following this review of the submitted Expressions of Interest (EOI), the Executive Lead Team has endorsed the decision for our new North/West Hub to be located in Albany.

Next steps in the process

- A Request for Proposal process will now commence for the short-listed sites in Albany
- Selection of the preferred developer/site in 3rd quarter 2019
- F&P Committee approval of lease in 4th quarter of this year.

Colliers International has been instructed by Panuku to act for Auckland Council in this process to identify and secure the office space required for the North/West hub.

Colliers will act as our single point of contact into the property market and will source and analyse property options and negotiate terms. The lease is likely to commence during 2022, which is aligned with the time council intends to vacate both its Orewa (Tasman and Pacific) and Henderson Admin buildings. A reminder that the customer service centres in both Orewa and Henderson will remain in those locations.

This advice is for your information and visibility. Please advise if you require any further information.

Rod Aitken

Head of Corporate Property