

Memo

17 January 2020

To: Finance & Performance Committee, Henderson-Massey Local Board
cc: Executive Leadership Team, Waitākere Ranges Local Board
From: Rod Aitken

Subject: Unconditional agreement signed for sale of Henderson buildings

Panuku Development Auckland, on behalf of Auckland Council, have entered an unconditional agreement with Laidlaw College to sell a portion of the Henderson council offices and adjoining land at 2-4 and 6 Henderson Valley Road.

The sale includes the Administration building and Central One, plus the adjacent land surrounding these two buildings. *Refer map page two for more detail.*

Auckland Council will retain the Civic building, which will provide a significant workspace for staff along with space for Henderson-Massey Local Board and the Service Centre. We will be leasing back any additional workspace required until some teams are relocated to the new office at Albany in 2023.

The proceeds of the sale will be reinvested into our Corporate Property network - one that is better aligned to council's service to local communities and will deliver safe, healthy and more productive work environments for staff. This includes investment in the Civic Building to provide fit-for-purpose spaces that enhance this significant building.

Releasing this site will enable a key part of Panuku's Unlock Henderson urban regeneration programme which aims to boost numbers and business in the town centre significantly sparking further regeneration and support for development in Henderson. It will also progress Panuku's urban eco centre vision and enable the continuation of this area becoming one of New Zealand's first Green Star Communities.

This has been a highly collaborative process between Auckland Council, Panuku and Laidlaw College to realise great outcomes for the community, council and local iwi. The attached joint media release from Laidlaw and Panuku provides more detail on these outcomes.

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

Rod Aitken
Head of Corporate Property

Map of 2-4 and 6 Henderson Valley Road

Areas included in the sale agreement are the areas identified in pink.

The sale excludes:

- the Civic building, and chamber (blue)
- Japanese garden (green)
- reserved City Rail Link land (grey)
- internal road and greenway currently under construction (green).

