

The following excerpt from the **Finance and Performance Committee** Meeting held on **wed, 16 April 2014**

- **Some of our Q&A group have added some comments and questions in blue...**
- **Key points have been highlighted in yellow**

You can view the full minutes from that meeting here;

http://infocouncil.aucklandcouncil.govt.nz/Open/2014/04/FIN_20140416_AGN_4755_AT_SUP_WEB.HTM

24-26 Racecourse Parade, Avondale

Summary

108. The subject sites cumulatively comprise a 3498m² section that is adjacent to Avondale Racecourse (refer to images in Attachment A). **24 Racecourse Parade** is a narrow, rectangular shaped front lot. Improvements include a freestanding 1920s bungalow, a garage and a shed to the rear of the dwelling. **26 Racecourse Parade** adjoins Avondale Central Reserve and is a narrow, rectangular shaped front lot with a slightly angled rear boundary. Improvements include a cobbled front yard and a **1920s building that was rebuilt and extended during the 1970s and 1980s and houses clubrooms and changing rooms.**

These buildings are currently leased by the Village Trust. Where will this Community resource be relocated to? Will it be relocated?

109. Auckland City Council (“ACC”) resolved to acquire these sites from Suburbs Rugby Football Club (“SRFC”) in September 2010. **The intended purpose in acquiring these sites was for town centre car parking, development of the site with the adjoining Housing New Zealand (“HNZ”) block of terraced houses, retaining the site for future urban development opportunities or using the site for active recreation purposes by amalgamating with the netball court land and possibly the Avondale racetrack land.**

Why has the site not been developed as for the original purpose of acquiring the site? It was bought for these purposes but then no money was made available to actually develop it?

Who’s financial responsibility is it to do this development as per intended purpose when purchased by council? Council?

How can ACPL justify selling these plots of public land taking into consideration that Avondale Town centre is a regeneration area which has been publicized (Avondale Advance)? view link here;

<http://www.aucklandcouncil.govt.nz/EN/newseventsculture/OurAuckland/News/Pages/plansforavondaleadvance.aspx>

110. A sale and purchase agreement dated 14 October 2010 was entered into between SRFC and ACC. The settlement date set out in this agreement was 20 working days after the agreement became unconditional. On 1 November 2010, Auckland Council replaced the existing ACC and seven other legacy councils and the new Auckland Council was operational at the time

of settlement. Given the timeframes in which settlement occurred, ACC's decision to purchase these sites was confirmed by the Auckland Transition Authority on 12 October 2010. The sale and purchase agreement entered into between SRFC and ACC stated that these sites were not being acquired for any public work purpose, and accordingly a deed of waiver was entered into between the parties whereby SRFC waived its rights under s40 of the Public Works Act.

111. The rationalisation process commenced in February 2013. No EOI's were received.

Are we assuming right that no works or plans of work could have started until it was sure there were no EOIS?

If yes, that means that the Whau local board have had the opportunity to advocate for this land to be developed only after feb. 2013?

112. The EOI process provided the Maori and Strategy Relations team the opportunity to flag any issue that is of particular relevance to Maori. The Heritage Unit was also invited through the EOI process to flag any particular archaeological merit. Neither party has flagged any relevant issues.

113. The results of the rationalisation process indicate that this property is not required for current or future service requirements and as such we recommend that these sites be sold.

What is exactly meant by service requirements?

The community consultation that the Whau Local board have undertaken with the Avondale residents has not been finalized. The outcome of these consultations may very well indicate that this land is indeed needed for public service/facilities. Especially taking the future growth of Avondale as a Town centre in the new Unitary plan into account and also taking into account the fact that Avondale is recognized as a regeneration area we should have the public land available for these changes.

The Whau Local Board have proposed plans to rebuild a new Community centre/Recreation area on the Netball courts grounds. Could this be compromised by selling off this land adjacent. The new owners could oppose building of a new Community centre next door?

114. While these sites have been taken through the rationalisation process, our Development team has simultaneously undertaken work on the development potential of these sites. The Avondale Town Centre Action Plan and a master planning exercise identified these sites for higher density housing. Our Development team's preference was to undertake a housing development in conjunction with the redevelopment of the adjacent Housing New Zealand ("HNZ") site. However, in October 2013 HNZ decided not to support the redevelopment of their adjacent site. Given the viability of using these sites for housing, our Development team is continuing to progress their plans for the sites. The Development team has subsequently initiated a revised strategy that sees the development of these sites for terraced housing. The Development team consider this may act as a catalyst that encourages further development around the Avondale town centre.

Local Board Views

115. The Whau Local Board are opposed to the proposed disposal of this site pending consideration of the service needs for the community centre, library, open space, leisure activities and roading network through the Avondale Transformation Programme and the Whau community and recreation facility needs assessment.

116. ACPL's response to the WLB's feedback is set out below.

i) ACPL sought EOIs from a wide stakeholder audience across council and the CCOs to establish if these properties are needed for a future funded project or must be retained for a strategic purpose. No EOIs were received which indicates council departments do not support these properties being retained for future service needs or a strategic purpose.

ii) The Avondale Town Centre Action Plan and a master planning exercise identified these sites for higher density housing. Alternative sites nearby were identified for service purposes.

Who are the stakeholders across council that have been consulted? The community, the biggest stakeholder have not been consulted.

iii) There is no funding available for additional services on these sites.

These sites are currently zoned for business. In the unitary plan, which is not yet actioned, its town centre. which means mixed use NOT high density housing.

iv) The sale and purchase agreement between ACC and SRFC acknowledged these sites would not be used for a public works purpose.

What are public works?

Maori Impact Statement

117. Six iwi authorities were contacted around the potential sale of 24 - 26 Racecourse Parade, Avondale. The following feedback was received.

i) Ngati Whatua o Orakei

Ngati Whatua o Orakei expressed potential commercial interest in this property.

ii) Ngati Whatua o Kaipara

Ngati Whatua o Kaipara expressed potential commercial interest in all properties with residential development potential.

iii) Te Kawerau a Maki

Te Kawerau a Maki has expressed potential commercial interest in any properties that council deems surplus to service requirements.

iv) Te Akitai - Waiohua

Te Akitai Waiohua has expressed potential commercial interest in any properties that council deems surplus to service requirements.

v) Ngati Te Ata Waiohua

Ngati Te Ata Waiohua has potential commercial interest in any properties that council deems surplus to service requirements. Their representative has additionally stated that due to the cost of land in Auckland it would be important for council to consider discounted rates for land sales to iwi to enable displaced iwi to live in their rohe.

General

118. Given a deed of waiver was entered into between the parties whereby SRFC waived its rights under s40 of the Public Works Act 1981, these sites are not subject to s40 Public Works Act 1981 offer back requirements.

119. These properties are not one of council's strategic assets to which the significance policy would apply.

120. Capital receipts from the sale and redevelopment of these properties will contribute towards council's budget for asset sales that is incorporated into the council's debt and interest projections. If the council's asset sales budgets are not met, then debt and interest costs will increase relative to budget.

Implementation Issues

121. Once the resolution to sell is confirmed the next phase of the development process is to prepare the land for development. This will involve ACPL's Development team arranging for the procurement and demolition of the existing buildings on the sites to enable the site to be cleared. Following this, ACPL's Development team will go out to the market for Expressions of Interest and Requests for Proposals. ACPL will keep the WLB informed as this is progressed.

When is the resolution to sell going to be confirmed?

The buildings are 1920S. Are they not part of the pre 1944 heritage buildings to be preserved? How can we keep them?