



Cabinet

Minute of Decision

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Acquisition of Unitec Land for Housing Development

Portfolio **Housing and Urban Development**

On 5 March 2018, Cabinet:

- 1 **noted** that the Crown has conditional agreement to acquire 29.3 hectares of land in Mt Albert, Auckland from Unitec Institute of Technology for State housing purposes;
- 2 **noted** that comprehensive master planning and due diligence on the site's housing potential has been completed, and that this indicates the site is appropriate for residential development of at least 2,675 homes;
- 3 **noted** that the conditional compensation for the site is \$134 million, based on an up-front settlement of [REDACTED] s 9(2)(i) in progress payments deferred until vacant possession is achieved;
- 4 **noted** that the purchase price of \$134 million reflects fair market value based on the Ministry of Business, Innovation and Employment (MBIE), Homes, Land, Community (HLC), and commercial property experts' review of the comprehensive master planning and due diligence;
- 5 **noted** that agreement to the final terms of the acquisition come within the approved delegation to Joint Ministers (the Minister of Finance and the Minister of Housing and Urban Development) [CAB-17-SUB-0057], and within the scope of the Vacant or Underutilised Crown Land Programme appropriation;
- 6 **noted** that the intended development on the site is a public sector-led residential development programme, which includes public good outcomes and social objectives relating to housing;
- 7 **noted** that the Minister of Housing and Urban Development has recently engaged with iwi of Ngā Mana Whenua o Tāmaki Makaurau on the potential acquisition of the site;
- 8 **noted** that decisions will be made in due course on the most appropriate development model to progress housing and associated services on the site, including to ensure consistency with the Crown's Treaty settlement commitments to Ngā Mana Whenua o Tāmaki Makaurau;
- 9 **agreed in principle** to Joint Ministers approving the acquisition of 29.3 hectares of land in Mt Albert, Auckland for \$134 million from Unitec Institute of Technology for State housing purposes (noting that final settlement is subject to the necessary technical steps relating to land acquisition occurring prior to settlement on 30 March 2018, the approval of Joint Ministers, and the approval of the Unitec Council and the Secretary of Education);

- 10 **invited** the Minister of Housing and Urban Development to report back to the Cabinet Economic Development Committee to seek agreement to the next steps, including any financial implications of the development of the site, following further engagement with Ngā Mana Whenua o Tāmaki Makaurau and relevant Ministerial colleagues;
- 11 **noted** that following acquisition, MBIE will seek to conclude as soon as possible an agreement with the Waitemata District Health Board for the transfer of 2.8 hectares on appropriate terms to allow for the expansion of the Mason Clinic, unless a suitable future alternative site for the functions of the Mason Clinic can be found.

Michael Webster
Secretary of the Cabinet

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