

15 Waitai Road, Waiheke Island property information

Property summary

1. 15 Waitai Road, Waiheke Island was acquired by the legacy Auckland City Council (ACC) for wastewater purposes relating to an adjoining pensioner housing complex at 18 Belgium Street. The adjoining housing complex was subsequently transferred to Housing New Zealand (HNZ). 15 Waitai Road was inadvertently omitted from the transfer, and HNZ now wish to acquire the site as it is required to service its housing complex at 18 Belgium Street. The rationalisation process for 15 Waitai Road commenced in December 2015. Consultation has been undertaken with council and its CCOs and iwi authorities, and informal consultation has been undertaken with the Waiheke Local Board. No alternative service uses have been identified for this site. As such, we recommend this site be sold to HNZ to enable it to continue to be used for the public work for which it was acquired.

Property information

2. 15 Waitai Road is a 1,062m² wastewater disposal field. It was acquired by ACC in 1994 to provide a wastewater disposal field to an adjoining pensioner housing complex at 18 Belgium Street. At the time 15 Waitai Road was acquired, the pensioner housing complex was owned by ACC. The pensioner housing complex was subsequently transferred to HNZ in 2003. However 15 Waitai Road remained in ACC ownership after it was inadvertently omitted from the sale of 18 Belgium Street and has continued to be used as a wastewater disposal field for the pensioner housing units at 18 Belgium Street.
3. The omission was discovered in or about 2006, when HNZ applied to the Auckland Regional Council (ARC) to discharge additional septic tank material onto 15 Waitai Road, and ARC requested that ACC be consulted as the owner of 15 Waitai Road. ACC then investigated the circumstances of the sale and determined that the property had been omitted in error from both the transfer schedule and the valuation. HNZ now seek to acquire 15 Waitai Road as it remains in use as a wastewater disposal field and is required to service the pensioner housing complex at 18 Belgium Street.
4. The Proposed Auckland Unitary Plan zoning of this site Public Open Space – Informal Recreation. It has a 2014 capital value of \$220,000.00

Consideration

Internal consultation

5. The internal consultation for 15 Waitai Road, Waiheke Island commenced in December 2015. No alternative service uses were identified for this site during the internal consultation.

Local board views and implications

6. The Waiheke Local Board endorsed the proposed disposal of 15 Waitai Road, Waiheke Island at its July 2016 business meeting.

Iwi feedback

7. Seven mana whenua iwi authorities were contacted regarding the potential sale of 15 Waitai Road, Waiheke. The following feedback was received.
 - a) **Ngāi Tai ki Tamaki**
No feedback received for this site.

b) **Ngāti Te Ata - Waiohua**

No site specific feedback received for this site; however Ngāti Te Ata has expressed general cultural interest across Tāmaki Makaurau, has potential commercial interest in any council owned land that comes available for sale in their rohe and notes specific association with the south western area of Auckland, focusing around Manukau and the western coastline.

c) **Ngāti Paoa**

Ngāti Paoa has reinforced their desire to be kept in the loop for property disposals.

d) **Ngaati Whanaunga**

No feedback received for this site.

e) **Ngāti Maru**

No feedback received for this site.

f) **Ngāti Tamatera**

No feedback received for this site.

g) **Te Patukirikiri**

No feedback received for this site.

Technical Considerations

8. 15 Waitai Road was acquired for a public work in accordance with the Public Works Act 1981. However the offer back obligations to the former owners set out in section 40 of the Public Works Act 1981 will not apply if this site is still required for the public work for which it was acquired. 15 Waitai Road can therefore be sold to HNZ in accordance with section 50 of the Public Works Act 1981, which provides for the transfer of existing public works.
9. The subject property is not one of council's strategic assets to which the Significance Policy applies.

Panuku's independent commercial advice

10. The results of the rationalisation process are that 15 Waitai Road, Waiheke Island is not required for current or future council service requirements. However, it is still required as a wastewater disposal field for HNZ's adjoining housing complex. As such, we recommend that the site be transferred to HNZ at market value for it to continue to be used for wastewater purposes.

Images of 15 Waitai Road, Waiheke

