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## Units 1-4, 26 Waipuna Road, Mt Wellington

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### Property summary

1. 26 Waipuna Road, Mt Wellington, comprises four units held in fee simple titles. The entire site was acquired for transport purposes, however it is no longer required for this purpose. The rationalisation process for 26 Waipuna Road, Mt Wellington commenced in January 2016. Consultation with council and its CCOs, iwi authorities and the Maungakiekie-Tāmaki Local Board has now taken place. As no alternative service uses have been identified and the feedback received has been supportive of the proposed divestment of this site, Panuku recommends it be divested.

### Property information

2. 26 Waipuna Road, Mt Wellington is a 1368m<sup>2</sup> site with a four single story residential units held in fee simple titles.
3. The former Auckland City Council acquired the subject site in 2007 for the Auckland Manukau Eastern Transport Initiative (AMETI). However the route was not designated and Auckland Council and Auckland Transport subsequently decided not to proceed with the Mount Wellington Highway/Waipuna Road route.
4. The Auckland Transport Board resolved in 2015 that 26 Waipuna Road, Mt Wellington was no longer required for current or future transport related purposes. 26 Waipuna Road, Mt Wellington was subsequently transferred to Panuku.
5. The property is not subject to offer back obligations pursuant to section 40(2)(a) of the Public Works Act 1981 as the vendors of the four separate titles signed Deeds of Waiver agreeing not to require their property to be offered back.
6. The Unitary Plan zoning of 26 Waipuna Road, Mt Wellington is terrace housing and apartment buildings. It has a combined 2014 capital value of \$1,520,000.

### Consideration

#### Local board views and implications

7. Panuku attended a workshop with the Maungakiekie-Tamaki Local Board in January 2017. The Maungakiekie-Tamaki Local Board provided informal feedback that it was supportive of the proposed disposal of the subject site.

#### Iwi feedback

8. 14 iwi authorities were contacted regarding the potential sale of Units 1-4, 26 Waipuna Road, Mt Wellington on 10 June 2016. The following feedback was received.
  - i) **Te Rūnanga o Ngāti Whātua**  
Te Runanaga o Ngāti Whatua has expressed a commercial interest in the property and stated their desire to be kept in the loop on the outcome of the disposal process.
  - ii) **Ngāti Whatua o Kaipara**  
No feedback was received regarding this site.
  - iii) **Ngāti Whatua o Orakei**  
No cultural or commercial interest in this property.
  - iv) **Te Kawerau a Maki**  
No feedback was received regarding this site.

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v) **Ngai Tai ki Tāmaki**

Ngāi Tai ki Tamaki has expressed commercial interest in the property and signaled an increased interest in council owned property that may come available for sale in their rohe.

vi) **Ngāti Tamaoho**

No feedback was received for this site.

vii) **Te Akitai - Waiohua**

No feedback was received for this site.

viii) **Ngāti Te Ata - Waiohua**

Ngāi Te Ata has confirmed general cultural interest in the area and expressed an interest in discussing potential purchase of any council properties that may come available for sale.

ix) **Te Ahiwaru**

Te Ahiwaru has advised that Waipuna Road is a fully developed area and has significantly reduced the potential for archaeological discoveries. However, developments and associated new earthworks will open up opportunities for self-sustainable environmental practices supportive of Te Ahiwaru Kaitiakitanga value. Panuku will follow this feedback up should the property be approved for divestment.

x) **Ngāti Paoa**

No feedback was received for this site.

xi) **Ngāti Whanaunga**

No feedback was received for this site.

xii) **Ngāti Maru**

Ngāti Maru has expressed commercial interest in the property and is seeking to coordinate with Panuku Development Auckland to provide project support and facilitation to projects on council land.

xiii) **Ngāti Tamaterā**

No feedback was received for this site.

xiv) **Patukirikiri**

No feedback was received for this site.

# Images of Units 1-4, 26 Waipuna Road, Mt Wellington

