
134A Mt Wellington Highway, Mt Wellington

Property summary

1. 134A Mt Wellington Highway, Mt Wellington was acquired for transport purposes. The property is no longer required for this purpose. The rationalisation process for 134A Mt Wellington Highway, Mt Wellington commenced in June 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. 134A Mt Wellington Highway, Mt Wellington is a vacant 1,223m² site acquired by the former Auckland City Council 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.
3. The Auckland Transport Board resolved in 2015 that 134A Mt Wellington Highway, Mt Wellington was no longer required for current or future transport related purposes. 134A Mt Wellington Highway, Mt Wellington was subsequently transferred to Panuku.
4. The property is not subject to offer back obligations pursuant to section 40(2)(a) of the Public Works Act 1981 as the vendor signed a waiver acknowledging there was no compulsion to sell to the council and agreeing not to require the property to be offered back to them if no longer required by the council.
5. The Unitary Plan zoning of 134A Mt Wellington Highway, Mt Wellington is mixed house suburban. It has a 2014 capital value of \$810,000.

Consideration

Local board views and implications

6. Panuku attended a workshop with the Maungakiekie-Tamaki Local Board in January 2017. The Maungakiekie-Tamaki Local Board provided informal feedback that the subject site should be further assessed and potentially retained as an ecological buffer/open space due to its proximity to Vandamme's Lagoon.
7. At the board's request, Panuku liaised with Council's park and biodiversity teams to assess 134A Mt Wellington Highway, Mt Wellington Panuku in terms of current ecological value and the potential to provide ecological value in relation to Van Dammes Lagoon, including cost to restore the site.
8. When assessed against the ecological priorities identified for parks open space acquisition, 134A Mt Wellington Highway in its current state is not a priority and does not contain ecological value. The full ecological assessment was forwarded to the Maungakiekie-Tamaki Local Board in February 2017 and is included as Appendix A to this property summary.

Iwi feedback

9. 14 iwi authorities were contacted regarding the potential sale of 134A Mt Wellington Highway, Mt Wellington. 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.

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**

Te Akitai - Waiohua has advised the site is close to Panmure basin (Te Kopua Kai a Hiku) a wāhi tapu for strategic position, transportation and fishing/resources.

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**

No feedback was received for this site.

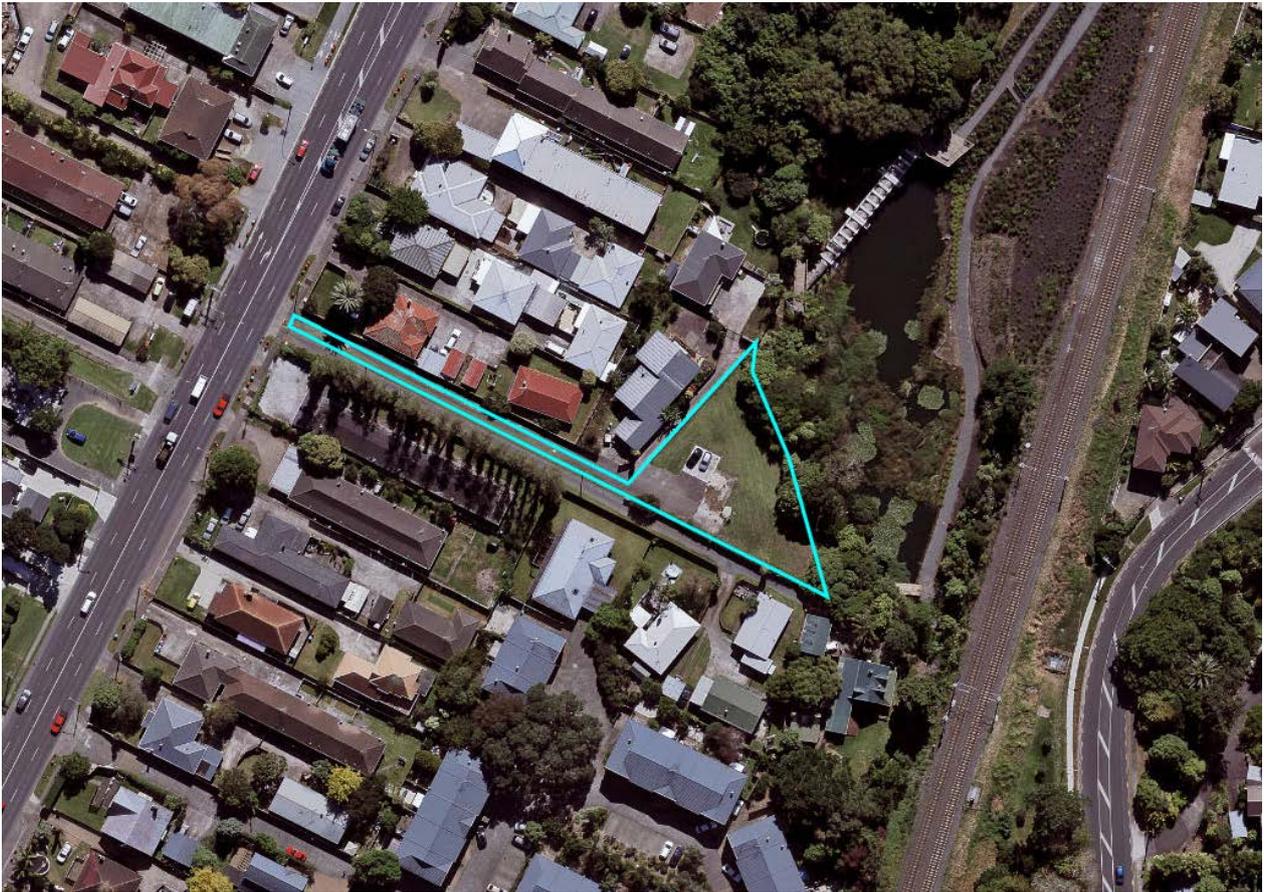
xiii) **Ngāti Tamaterā**

No feedback was received for this site.

xiv) **Patukirikiri**

No feedback was received for this site.

Images of 134A Mt Wellington Highway, Mt Wellington





Appendix A: Review of ecological values at 134A Mt Wellington Highway, Mt Wellington

1. Introduction

This assessment is based on local site knowledge, Council GIS images and databases to determine the ecological values in relation to retaining 134A Mt Wellington Highway, adjacent to Van Dammes Lagoon.

2. Site description

The site is located down a long driveway off the main highway, and it is understood that all buildings have been removed. All that remains is the concrete driveway and mown lawn.

The property shares a boundary with the local park Van Dammes lagoon. This reserve is an interesting site that has historically been planted with numerous exotic trees. For the last 16 years, Van Dammes lagoon has been subject to ecological restoration efforts by way of environmental weed control and native revegetation. Native revegetation has seen a mix of both wetland and common colonising native tree species planted.

Short fin eels (*Anguilla australis*) can be found in the water way. It is unlikely that other fish species reside in the pond or stream due to fish barriers further downstream.

3. Assessment of ecological values

The empty section itself at 134A Mt Wellington Highway is of low ecological value in its current form.

If planted with native vegetation however, it could provide some ecological value by way of:

- A buffer to the adjacent Van Dammes Lagoon, reducing the edge effects to approximately 50m of Van Dammes Lagoons boundary. The edge effects reduced could extend to things such as weed re-invasion, wind damage and light levels.
- Increasing the local roosting and feeding habitat for local bird and invertebrate populations. Over time this would extend to potential habitat for local copper skink populations.
- The presence of native vegetation in highly urbanised environments provide important 'green corridors' and habitat for native wildlife movement and survival when considered as a whole.
- Some slope stability may be provided for the steep bank below.

If planted it would be important to ensure that the correct species were used. Native colonising species should be used, and planted at 1m spacing across the entire site to ensure an effective canopy cover is established quickly. The site was likely to historically be covered in WF7 – Puriri, taraire forest, so any plantings should reflect this.

Plantings would need to be maintained regularly (at least 4 visits per year), and all pest plant species would also need to be controlled on an ongoing basis (likely to require 4 site visits per year).

Due to the surrounding landscape, (i.e. the ongoing risk of reinvasion) it is unlikely to be of benefit to attempt animal pest control in the area.

When assessed against the ecological priorities identified for Parks acquisition as per Table 1, the site in its current state is not a priority. The site does not contain ecological value.

Table 1: Acquisition criteria 3: Protecting and restoring Auckland's unique features and meanings

Prioritisation: protecting and restoring Auckland's unique features and meanings	
High priority	Land containing or protecting rare or threatened indigenous ecological values Land containing historic heritage or cultural value, including taonga of significance to Mana Whenua, of regional significance or greater and that has public open space values ¹³ Land of geological or landscape value of regional significance or greater and that has public open space values
Medium priority	Land containing representative ecological values Land with historic heritage or cultural value of sub-regional or local significance that has public open space values Land of geological or landscape value of sub-regional or local significance that has public open space values Land identified in a council endorsed ecological restoration plan, or open space network plan, to enhance and restore ecological values.
Not a priority	Land with low, common or no ecological, historic heritage, landscape, geological or cultural values Land with heritage value that does not have public open space values (e.g. buildings)

Should native revegetation go ahead the following costs have been estimated. Note that this is an estimate only, and it is strongly recommended that the work be quoted should an accurate cost estimate be required.

The site measures at approximately 1,000m² therefore at 1m spacings, the costs have been calculated assuming that 1,000 plants will be used. No site preparation has been allowed for e.g. removal of concrete.

Planting costs (spraying out of lawn, planting labour and supply of plants): \$15,000.00
 Ongoing weed control and planting maintenance:
 \$7,000.00 per year.