

10 Felton Mathew Avenue, St Johns

Property summary

1. 10 Felton Mathew Avenue, St Johns is vacant land released by Auckland Transport as not required for future service needs and having no strategic purpose to retain. Consultation about the proposed disposal of this property was undertaken with council departments and its CCOs, iwi authorities and the Ōrakei Local Board. No alternative service uses were identified through the rationalisation process and the feedback received was supportive of the proposed disposal of this property.

Property information

2. 10 Felton Mathew Avenue, St Johns is a 1158m² site originally acquired by the Auckland Regional Authority in 1972 for the purpose of a future South-Eastern Motorway. Although the original designation over the land was removed in the 1980's, the property continued to be retained for future roading purposes.
3. In 2015, the subject site was considered by Auckland Transport and the New Zealand Transport Agency as an additional access point to the Glen Innes to Tamaki Drive Shared Path project. In February 2017, the Auckland Transport Board resolved that it was no longer required for Auckland Transport's infrastructure purposes. 10 Felton Mathew Avenue, St Johns was subsequently transferred to Panuku for rationalisation.
4. The Unitary Plan zoning of 10 Felton Mathew Avenue, St Johns is residential mixed housing suburban. It has a 2014 capital value of \$900,000.

Consideration

Internal consultation

5. The internal consultation for this site commenced in March 2017. No expressions of interest were received during the internal consultation process and no issues were raised.

Local board views and implications

6. The Ōrakei Local Board endorsed the proposed disposal of 10 Felton Mathew Avenue, St Johns at its 17 August 2017 business meeting.

Iwi feedback

7. 15 mana whenua iwi authorities were contacted regarding the potential sale of 10 Felton Mathew Avenue, St Johns. The following feedback was received.
 - a) **Patukirikiri**
No feedback received for this site.
 - b) **Waikato**
No feedback received for this site.
 - c) **Te Runanga o Ngāti Whatua**
Te Runanga has referred this property given its location to Ngāti Whatua o Orakei for consideration.
 - d) **Te Ahiwaru**
No feedback received for this site.
 - e) **Ngāti Whatua o Kaipara**
No feedback received for this site.

f) Ngāti Whatua o Orakei

Ngāti Whatua o Orakei has confirmed a strong commercial interest in the property.

g) Te Kawerau a Maki

No feedback received for this site.

h) Ngāi Tai ki Tāmaki

Ngāi Tai ki Tāmaki has drawn attention to their recent settlement and signalled an increased interest in council owned property that may come available for sale in their rohe.

i) Te Akitai-Waiohua

No feedback received for this site.

j) Ngāti Te Ata-Waiohua

Ngāti Te Ata has expressed a strong commercial interest in the property.

k) Ngāti Paoa

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

l) Ngāti Whanaunga

No feedback received for this site.

m) Ngāti Maru

Ngāti Maru have not opposed or flagged any interest in the property.

n) Ngāti Tamatera

No feedback received for this site.

o) Ngāti Tamaoho

No feedback received for this site.

Implementation

8. 10 Felton Mathew Avenue, St Johns is likely to be subject to the offer back obligations to the former owners in accordance with section 40 of the Public Works Act 1981 if it is no longer required for a public work.

Panuku's independent commercial advice

9. The results of the rationalisation process are that this site is not required for current or future service requirements. As such, we recommend that 10 Felton Mathew Avenue, St Johns be divested.
10. As the Tamaki Regeneration Company (TRC) is one of Auckland Council's key urban regeneration partners, should the site be approved for sale, Panuku can negotiate the disposal of this site to TRC, subject to the outcome of the offer back obligations in accordance with section 40 of the Public Works Act 1981.
11. If approved for sale, Panuku will undertake a disposals process for this site that provides an optimal return to council.

Images of 10 Felton Mathews Avenue, St Johns

