

41 Cheshire Street, Parnell

Property summary

1. 41 Cheshire Street, Parnell is a narrow, vacant site that was reviewed following an enquiry from Summerset Group Holdings Limited, the neighbouring property owner, seeking to purchase this site. The rationalisation process commenced in July 2017. Consultation with council and its CCOs, iwi authorities and the Waitemata Local Board has now taken place. No planned and funded alternative service uses were identified for this site through the rationalisation process. As such we recommend that the site be divested.

Property information

2. 41 Cheshire Street, Parnell comprises 348m². The site is vacant land remaining from land acquired by the former Auckland City Council as part of a larger 6,160m² block in 1925 for the purpose of a council works depot.
3. In 1955 approximately 4,490m² was removed for railway purposes, and in 1978 the residue was subdivided into three lots. One was formed as road, a second parcel sold, and the third, being the subject site, retained in council ownership.
4. In October 2016 following the enquiry from Summerset Group Holdings Limited, council's Community Facilities department reviewed 41 Cheshire Street, Parnell and found it had no future service use requirements for the site. The property was subsequently transferred to Panuku for rationalisation.
5. The Auckland Unitary Plan zoning is Public open space – informal recreation. It has a 2017 capital value of \$185,000.
6. 41 Cheshire Street, Parnell is not subject to offer back obligations to the former owners under section 40 of the Public Works Act 1981.

Consideration

Internal consultation

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

Local board views and implications

8. The Waitemata Local Board endorsed the proposed disposal of 41 Cheshire Street, Parnell at its 17 October 2017 business meeting, subject to disposal negotiations including easements to provide pedestrian and cycling access for connections from Stanley Street through to the old Parnell rail tunnel; Parnell train station to the Domain; and Parnell Town Centre to Parnell train station.
9. Panuku liaised with council departments to confirm there are discussions underway with the wider council group and Summerset Group Holdings Limited regarding an easement to provide access to the Parnell train station and pedestrian routes/cycle ways adjacent to the rail corridor. Panuku will work with Council's Stakeholder and Land Advisory team in any subsequent negotiations with the proposed purchaser regarding easements for pedestrian and cycling access.

Iwi feedback

10. 14 mana whenua iwi authorities were contacted regarding the potential sale of 41 Cheshire Street, Parnell. The following feedback was received.

a) Te Runanga o Ngāti Whatua

No site specific feedback received for this site.

b) Ngāti Whatua o Kaipara

No feedback received for this site.

c) Ngāti Whatua o Ōrakei

No feedback received for this site.

d) Ngai Tai ki Tamaki

No feedback received for this site.

e) Ngāti Tamaoho

No feedback received for this site.

f) Te ākitai - Waiohua

No feedback received for this site.

g) Ngāti Te Ata – Waiohua

No feedback received for this site.

h) Te Ahiwaru

No feedback received for this site.

i) Ngati Paoa

No feedback received for this site.

j) Ngaati Whanaunga

Ngaati Whanaunga advised that the site is of cultural significance and expressed potential commercial interest should the site be approved for disposal. Panuku have sought clarification from Ngaati Whanaunga regarding further site specific issues, including kaitiaki recommendations around future management of the land, acknowledgements or other outcomes that council needs to consider as part of a decision to approve the sites for disposal. No response has been received. If approved for disposal, Panuku will follow up with Ngaati Whanaunga advising that due to the configuration of this property, it could likely only be sold to the adjoining property owner.

k) Ngati Maru

No feedback received for this site.

l) Ngati Tamatera

No feedback received for this site.

m) Patukirikiri

No feedback received for this site.

n) Waikato Tanui

No feedback received for this site.

Panuku's independent commercial advice

11. The results of the rationalisation process are that this property is not required for current or future service requirements. As such, we recommend that 41 Cheshire Street, Parnell be divested. Due to the configuration of this property, it could likely only be sold to the adjoining property owner, Summerset Group Holdings Limited, who wish to purchase the land to include in its planned retirement village on the adjoining land. This can be explored further while giving regard to the negotiations around access to the Parnell train station and land adjacent to the rail corridor should the Finance and Performance Committee approve the proposed disposal.

Images of 41 Cheshire Street, Parnell

