

108 Hepburn Street, Freemans Bay

Property summary

1. 108 Hepburn Street, Freemans Bay is vacant land that was reviewed following an enquiry from a neighbouring property owner seeking to purchase the 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. The 188m² site at 108 Hepburn Street, Freemans Bay is the residual land from property acquired by the former Auckland City Council during 1963-1969 for a subdivision/development. It is comprised of two lots; Lot 1, being more or less 22m² is subject to an easement in favour of The Auckland Electric Power Board. Lot 2, being more or less 166m² is vacant land.
3. 108 Hepburn Street, Freemans Bay was reviewed by council's Parks and Recreation Policy team following the enquiry from the adjoining landowner. The Parks and Recreation Policy team found that the subject site does not support quality public open space provision in the area and while located adjacent to a private reserve, it does not provide links to public open space.
4. The Auckland Unitary Plan zoning is Residential -Terrace Housing and Apartment Buildings Zone and it has a 2017 capital value of \$240,000.
5. 108 Hepburn Street, Freemans Bay is not subject to offer back obligations to the former owners under section 40 of the Public Works Act 1981.

Consideration

Internal consultation

6. 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

7. The Waitemata Local Board endorsed the proposed disposal of 108 Hepburn Street, Freemans Bay at its 17 October 2017 business meeting.

Iwi feedback

8. 14 mana whenua iwi authorities were contacted regarding the potential sale of 108 Hepburn Street, Freemans Bay. 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

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 108 Hepburn Street, Freemans Bay be divested. Should a resolution be obtained from the Finance and Performance Committee approving the divestment of this site, we will undertake a disposals process for this site that provides an optimal return to council.
10. Due to the size and shape of this property, it could only be sold to an adjoining land owner, who has registered interest in acquiring this site. This can be explored further should the Finance and Performance Committee approve the proposed disposal.

Images of 108 Hepburn Street, Freemans Bay

