

58/7 Rowlands Avenue, Mt Wellington

Property summary

1. 58/7 Rowlands Avenue, Mt Wellington is a privately owned unit that is part of council's "Own Your Own" scheme. This provides eligible people with the ability to purchase residential dwellings for 20% less than market value on the proviso that the dwellings be sold back to council at the same discount. Council maintains a covenanted option to repurchase the unit when the owner wishes to sell. Council no longer wishes to maintain an interest in the units located at 7 Rowlands Avenue, Mt Wellington and has sold five of the seven units located at 7 Rowlands Avenue to HNZ. HNZ owns the neighbouring parcel of land and intends to undertake a comprehensive redevelopment of the land in due course. The owner of 58/7 Rowlands Avenue, Mt Wellington has consented to council transferring its covenanted rights to HNZ. The rationalisation process commenced in July 2017. Consultation with council departments and its CCOs, iwi authorities and the Maungakiekie-Tāmaki Local Board has now taken place. No issues were raised regarding the proposed transfer through the rationalisation process. As such, Panuku recommends the transfer of the option to purchase the property to HNZ.

Property information

2. 58/7 Rowlands Avenue, Mt Wellington is a privately owned single story residential dwelling with a one seventh share of a 1581m² site.
3. In total, seven units are on the cross-leased site of which HNZ currently owns the freehold and leasehold interests of five. Unit 55/7 and Unit 58/7 are both still in private ownership.
4. The units at 7 Rowlands Avenue were all part of a council residential "Own Your Own" scheme. Council no longer wishes to maintain an interest in the units at 7 Rowlands Avenue and has recently sold five dwellings on this site to HNZ. It is councils desire that its covenanted option to purchase in the remaining two units also be transferred to HNZ.
5. There is no indication that the remaining private owners intend to sell in the foreseeable future, so Panuku on behalf of council has negotiated the transfer of its covenanted option to purchase with HNZ, subject to Finance and Performance Committee approval. The owner of 58/7 Rowlands Avenue, Mt Wellington has given its consent to the transfer.
6. The Auckland Unitary Plan zoning is Terrace Housing and Apartment Buildings. 58/7 Rowlands Avenue, Mt Wellington has a 2017 capital value of \$430,000.
7. There is no requirement for the property to be offered back to the former owners under section 40 of the Public Works Act 1981.

Consideration

Internal consultation

8. The internal consultation for this site commenced in July 2017. No issues were raised regarding the proposed transfer of the option to purchase the property to HNZ.

Local board views and implications

9. The Maungakiekie-Tāmaki Local Board endorsed the recommendation to transfer council's covenanted option to acquire 58/7 Rowlands Avenue, Mt Wellington to HNZ at its 24 October 2017 meeting.

Iwi feedback

10. 15 mana whenua iwi authorities were contacted regarding the transfer of the option to purchase the property from council to HNZ for 58/7 Rowlands Avenue, Mt Wellington. 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) Te Kawerau a Maki

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 expressed interest in the property as a cultural/social opportunity. Should the transfer from council to HNZ be approved, Panuku can provide advice to Ngaati Whanaunga to facilitate subsequent discussions with HNZ.

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 there are no issues regarding the proposed transfer of council's option to acquire the property. As such, Panuku recommend the transfer of council's covenanted option to buy back 58/7 Rowlands Avenue, Mt Wellington to HNZ. HNZ own the adjoining land and in time intend to undertake a comprehensive redevelopment.
12. At the date of settlement, council and HNZ have agreed to a transfer value of 20% of the agreed property valuation.

13. A resolution from the Finance and Performance Committee approving the transfer of council's covenanted option to acquire to HNZ is required.

Images of 58/7 Rowlands Avenue, Mt Wellington



Figure 1: Geomaps aerial of property; Unit 58/7 - subject property is highlighted in light green; Units 52/7, 53/7, 54/7, 56/7 and 57/7 are owned by HNZ – in red; Unit 55/7 - privately owned highlighted in light blue.

