

# 156 Blockhouse Bay Road, Avondale property information

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## Whakarāpopototanga matua / Executive summary

1. The council owned site at 156 Blockhouse Bay Road, Avondale is a narrow, vacant site that has been identified as potentially surplus to council requirements through a review process. The rationalisation process commenced in July 2017. Consultation with council and its CCOs, iwi authorities and the Whau 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 it be divested.

## Tātaritanga me ngā tohutohu / Analysis and advice

### Property information

2. 156 Blockhouse Bay Road, Avondale is a narrow 103m<sup>2</sup> strip of land remaining from a larger section that was acquired by the former Auckland City Council in 1950 for street widening purposes and to prevent building which would obstruct visibility at the intersection.
3. In 2015 AT released 156 Blockhouse Bay Road, Avondale as not required for its future service needs and having no strategic purpose requiring retention. It was subsequently transferred to Panuku for rationalisation.
4. The Auckland Unitary Plan zoning of 156 Blockhouse Bay Road, Avondale is Terrace Housing and Apartment Buildings. It has a 2017 capital valuation of \$65,000.
5. 156 Blockhouse Bay Road, Avondale is not subject to offer back obligations to the former owners under section 40 of the Public Works Act 1981.

### Internal consultation

6. The internal consultation for 156 Blockhouse Bay Road, Avondale commenced in July 2017. No alternative service uses were identified.

## Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

7. The Whau Local Board endorsed the proposed disposal of 156 Blockhouse Bay Road, Avondale at its 13 December 2017 business meeting.

## Mana Whenua engagement

8. 14 mana whenua iwi authorities were contacted regarding the potential sale of 156 Blockhouse Bay Road, Avondale. The following feedback was received.
  - a) **Te Runanga o Ngāti Whatua**  
No feedback was received for the subject site.
  - b) **Ngāti Whatua o Kaipara**  
No feedback was received for the subject site.
  - c) **Ngāti Whatua o Orakei**  
No feedback was received for the subject site.
  - d) **Te Kawerau ā Maki**  
No feedback was received for the subject site.
  - e) **Ngāi Tai ki Tāmaki**  
No feedback was received for the subject site.
  - f) **Ngāti Tamaoho**

No feedback was received for the subject site.

**g) Te ākitai - Waiohua**

No feedback was received for the subject site.

**h) Ngāti Te Ata - Waiohua**

No feedback was received for the subject site.

**i) Te Ahiwaru**

No feedback was received for the subject site.

**j) Ngāti Pāoa**

No feedback was received for the subject site.

**k) Ngaati Whanaunga**

Ngaati Whanaunga advised it has commercial interest in the subject site. If approved for disposal, Panuku will follow up with Ngaati Whanaunga.

**l) Ngāti Maru**

No feedback was received for the subject site.

**m) Ngāti Tamaterā**

No feedback was received for the subject site.

**n) Waikato-Tainui**

No feedback was received for the subject site.

## **Ngā koringa ā-muri / Next steps**

9. The results of the rationalisation process is that 156 Blockhouse Bay Road, Avondale is not required for current or future service requirements. As such, we recommend it be divested.
10. There has been registered interest from the adjoining property owner should 156 Blockhouse Bay Road, Avondale be approved for sale. There is also registered commercial interest from one iwi entity regarding the subject site. These interests can be explored further should the Finance and Performance Committee approve the proposed disposal.

# Images

