

Property Report, 4 Osterley Way, Manukau

Whakarāpopototanga o ngā kōrero ā-raw / Property Summary

1. Auckland Council's Corporate Property team has developed a Corporate Property Portfolio Strategy which seeks to contribute to a more efficient and operationally effective Corporate Property network. This is a self-funding programme of works, which utilises the capital receipts from the divestment of properties that are no longer required for the Corporate Property network. The council-owned property at 4 Osterley Way, Manukau (Kotuku House) has been identified as no longer required for council's requirements as part of the review undertaken as part of the Corporate Property Portfolio Strategy.
2. Consultation with impacted council departments, Panuku Development Auckland, iwi authorities and the Ōtara-Papatoetoe Local Board has now taken place. The Ōtara-Papatoetoe Local Board endorse the proposed disposal.

Pārongo mō ngā rawa / Property Information

3. 4 Osterley Way, Manukau comprises a five story building and provides 5,080m² of office accommodation and Customer Service Centre on a 910m² site.
4. The legal description of 4 Osterley Way, Manukau comprises an estate in fee simple more or less being Part Lot 47 DP 69242, contained in computer freehold register NA67C/986.
5. The property was purchased by Auckland Council's predecessors in 1941 (part site) and 1963 (part site).
6. The Auckland Unitary Plan zoning is Metropolitan Centre Zone. It has a 2017 capital valuation of \$12,300,000.
7. The council-owned site at 4 Osterley Way, Manukau is not likely to be subject to offer back obligations to the former owner under section 40 of the Public Works Act 1981.

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

8. The Ōtara-Papatoetoe Local Board have been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 4 Osterley Way, Manukau at 2 workshops and a formal report was subsequently prepared for the local board business meeting so that their views could be formalised.
9. The Ōtara-Papatoetoe Local Board endorsed the proposed disposal of 4 Osterley Way, Manukau at its 20 March 2018 and noted the following points:
 - Requested that all funds from this disposal are invested back into the proposed extension of Manukau Civic Building, 31-33 Manukau Station Road, Manukau, and any surplus applied to other projects in the area. The local board requested further information on the full financial implications of the strategy
10. Corporate Property has considered this point and has addressed this as follows:
 - The Corporate Property Portfolio Strategy includes the South Hub at Manukau Civic, the Ōtara-Papatoetoe Local Board office is to be re-freshed and the Kotuku House Service Centre will be relocated to a new location. These projects will ensure that all funds raised from this disposal are reinvested in the local area.

Tauākī whakaaweawe Māori / Māori impact statement

11. 11 mana whenua iwi authorities were contacted regarding the potential sale of 4 Osterley Way, Manukau on 4 December 2017. The following feedback was received; noting that some feedback received is commercially sensitive and cannot be included in this report.
- a) **Te Kawerau a Maki**
No feedback received for this site.
 - b) **Ngāi Tai ki Tāmaki**
No feedback received for this site.
 - c) **Ngāti Tamaoho**
No feedback received for this site.
 - d) **Te Ākitai - Waiohua**
Te Ākitai has expressed potential commercial interest in this property.
 - e) **Ngāti Te Ata - Waiohua**
Ngāti Te Ata has expressed a potential commercial interest and a desire to develop the property noting its close proximity to AUT and the train station.
 - f) **Te Ahiwaru**
No feedback received for this site.
 - g) **Ngāti Paoa**
No feedback received for this site.
 - h) **Ngaati Whanaunga**
No feedback received for this site.
 - i) **Ngāti Maru**
No feedback received for this site.
 - j) **Ngāti Tamatera**
No feedback received for this site.
 - k) **Waikato-Tainui**
No feedback received for this site.