

Property Report, 35 Graham Street, Auckland

Whakarāpopototanga o ngā kōrero ā-rawa / 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 35 Graham Street, Auckland has been identified as no longer required for council's requirements as part of the review undertaken during the Corporate Property Portfolio Strategy.
2. Consultation with impacted council departments, Panuku Development Auckland, iwi authorities and the Waitematā Local Board has now taken place. The Waitematā Local Board acknowledged the proposed disposal of the site and have raised some points that have raised some points that are noted in the "*Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local Impacts and Local Board views*" section of this report along with Corporate Property's consideration of these points.

Pārongo mō ngā rawa / Property Information

3. 35 Graham Street, Auckland comprises a four storey office building including one level of basement parking. The property provides 10,292m² of office accommodation and basement storage on a 4,841m² site.
4. The legal description of 35 Graham Street, Auckland, comprises an estate in fee simple more or less being Lot 1 DP 47079 and Lot 1 DP 68194 and Part Allotment 9-10 Section 20 Suburbs of Auckland, contained in computer freehold register NA97B/101.
5. The property was purchased by Auckland City Council in 1996 where it operated until amalgamation. After amalgamation the site has been operated as an Auckland Council regulatory space and customer service centre. Both of these operations are proposed to be relocated to Bledisloe House
6. The Auckland Unitary Plan zoning is Business – City Centre Zone. It has a 2017 capital valuation of \$52,000,000.
7. The council-owned site at 35 Graham Street, Auckland 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 Waitematā Local Board have been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 35 Graham Street, Auckland 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 Waitematā Local Board acknowledged the proposed disposal of 35 Graham Street, Auckland at its 20 March 2018 business meeting but noted the following points:

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- Corporate Property should investigate if the Ministry of Education is interested in the site for a new city centre public school and establishing a disposal process that facilitates the government's purchase of 35 Graham Street for that purpose.
 - Corporate Property should take steps to ensure the continued protection of the heritage mural and seawall before any disposal.
10. Corporate Property has considered these points and have addressed these as follows:
- Corporate Property will work with Panuku to investigate if the Ministry of Education is interested in the site for a new city centre public school.
 - Corporate Property will work with Panuku to understand how we can take steps to ensure the continued protection of the heritage mural and seawall before any disposal.

Tauākī whakaaweawe Māori / Māori impact statement

11. 15 mana whenua iwi authorities were contacted regarding the potential sale of 35 Graham Street, Auckland Central on 4 December 2017. The following feedback was received.

a) **Te Runanga o Ngāti Whatua**

No feedback received for this site.

b) **Ngāti Whatua o Kaipara**

No feedback received for this site.

c) **Ngāti Whatua Ōrākei**

Ngāti Whatua Ōrākei has expressed potential commercial interest in this property.

d) **Te Kawerau a Maki**

No feedback received for this site.

e) **Ngāi Tai ki Tāmaki**

No feedback received for this site.

f) **Ngāti Tamaoho**

No feedback received for this site.

g) **Te Ākitai - Waiohua**

No feedback received for this site.

h) **Ngāti Te Ata - Waiohua**

No feedback received for this site.

i) **Te Ahiwaru**

No feedback received for this site.

j) **Ngāti Paoa**

No feedback received for this site.

k) **Ngāti Whanaunga**

No feedback received for this site.

l) **Ngāti Maru**

No feedback received for this site.

m) **Ngāti Tamatera**

No feedback received for this site.

n) **Te Patukirikiri**

No feedback received for this site.

o) **Waikato-Tainui**

No feedback received for this site.