

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 which includes the council-owned property at 4 Osterley Way, Manukau (Kotuku House).
2. Consultation with impacted council departments, Ōtara-Papatoetoe Local Board, Panuku Development Auckland and iwi authorities 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 subject to offer back obligations 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 two 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 business meeting and noted the following points. The Corporate Property team's response to these points and any proposed actions are noted alongside:

	Local Board Feedback	Corporate Property and Panuku Response / Action
1	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	The Corporate Property Portfolio Strategy includes the South Hub at Manukau Civic including funding for the Manukau Civic extension building fitout. In addition, the Ōtara-Papatoetoe Local Board office is to be re-freshed and the Kotuku House Service Centre will be relocated to the new South Hub. These projects will ensure that all funds raised from this disposal are reinvested in the local area.

Tauākī whakaaweawe Māori / Māori impact statement

10. 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.
- 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**
 - e) Te Ākitai has expressed potential commercial interest in this property. If this property is approved for sale, Panuku will contact Te Ākitai – Waiohua regarding any potential commercial opportunities
 - f) **Ngāti Te Ata - Waiohua**
 - g) 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. If this property is approved for sale, Panuku will contact Ngāti Te Ata – Waiohua regarding any potential commercial opportunities
 - h) **Te Ahiwaru**
No feedback received for this site.
 - i) **Ngāti Paoa**
No feedback received for this site.
 - j) **Ngaati Whanaunga**
No feedback received for this site.
 - k) **Ngāti Maru**
No feedback received for this site.
 - l) **Ngāti Tamatera**
No feedback received for this site.
 - m) **Waikato-Tainui**
No feedback received for this site.

Ngā raru tūpono / Risks

11. The property has been assessed against council's Significance and Engagement policy and it was determined that a decision on the proposed disposal is not “significant” as referenced in the policy. The operational impacts are below the quantitative thresholds for significance. The disposal enables the council to continue to deliver on the well-being of the local area and region and does not negatively impact service levels.

Ngā koringa ā-muri / Next steps

12. If this site is approved for sale, Panuku will negotiate the disposal of the property on behalf of the Corporate Property team ensuring that the Corporate Strategy and Transform Manukau objectives are achieved respectively. The final terms and conditions would be approved under the appropriate delegations.