

Property Report, 4-10 Mayoral Drive, Auckland

Whakarāpopototanga o ngā kōrero ā-rawa / Property Summary

1. Auckland Council's Corporate Property team have 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 4-10 Mayoral Drive (Bledisloe Carpark), Auckland.
2. Consultation with impacted council departments, Waitemātā Local board, Panuku Development Auckland and iwi authorities has now taken place. The Waitemātā Local Board acknowledged the proposed disposal of the site and 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. 4-10 Mayoral Drive (Bledisloe Car Park) comprises 4,238m² of on grade car parking.
4. The legal description of 4-10 Mayoral Drive, Auckland, comprises an estate in fee simple more or less being the following:
 - 4-8 Mayoral Drive: Lot 15, Lot 18 and Lots 23-25 DP 21520 and Part Lot 21 DP 212520, contained in computer freehold register NA1589/36
 - 10 Mayoral Drive: Section 1 Survey Office Plan 54203, contained in computer freehold register NA75B/323.
 - 10A Mayoral Drive: Allotment 26-27 Section 31 City of Auckland, contained in computer freehold register NA1193/78.
5. Auckland City Council purchased the land from G.P.S Investment Limited and G.P.S Mayoral Drive Limited in 1994.
6. The land is subject to Section 27B of the State-Owned Enterprises Act 1986 (the Act) as it was originally vested in G.P.S Investment Limited and G.P.S Mayoral Drive Limited by the Crown. Section 27B of the Act provides the Crown with the option to reclaim the land for the purpose of settling a Treaty of Waitangi claim should it need to. Legal advice received considers it unlikely for the Crown to proceed with this option.
7. The Auckland Unitary Plan zoning is Business – City Centre Zone. It has a 2017 capital valuation of \$28,000,000.
8. 4-10 Mayoral Drive, Auckland (Bledisloe Car Park) 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

9. The Waitematā Local Board have been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 4-10 Mayoral Drive, Auckland at two workshops and a formal report was subsequently prepared for the Waitematā Local Board business meeting so that their views could be formalised.
10. The Waitematā Local Board acknowledged the proposed disposal of 4-10 Mayoral Drive, Auckland 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 | The Corporate Property team should develop an appropriate development framework for the site | The Corporate Property team will work with Panuku to develop an appropriate development strategy for the site. The development strategy will ensure council and public requirements are integrated to achieve best outcomes for the public realm, the Aotea Precinct framework, and CRLL requirements for the Aotea station. |
| 2 | The development framework should ensure the laneway beside Bledisloe House (between Wellesley Street and Aotea Square) is of sufficient width and is retained | Auckland Transport has obtained a resource consent to future proof the foundations of Aotea station for future development. This resource consent includes public thoroughfares that align with the Aotea Quarter Framework recommendations. The Corporate Property team and Panuku will work with the Waitematā Local Board and the Auckland Design Office to ensure that the development strategy has appropriate consideration for the laneway beside Bledisloe House (between Wellesley Street and Aotea Square) so that it is of sufficient width and retains public access |
| 3 | The Corporate Property team should confirm that no part of the site is needed for the City Rail Link or high quality public realm outcomes and amenities | We understand that there is a process agreed with CRLL for the stratum title required for Aotea station which in part covers the site. There is also a license agreement for CRLL to use the whole site for the duration of the construction project as a construction yard. We are not aware of any other requirements of the site for CRLL |
| 4 | The Corporate Property team should investigate the long-term benefits and costs of leasing land and the net present value of selling the land now or after the City Rail Link is completed. | The Corporate Property team will investigate as part of the development strategy the long-term benefits and costs of leasing land and the net present value of selling the land now or after the City Rail Link is completed |

Tauākī whakaaweawe Māori / Māori impact statement

11. 15 mana whenua iwi authorities were contacted regarding the potential sale of the Bledisloe site, Auckland Central on 5 April 2018. 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**
 - d) Ngāti Whatua Ōrākei has expressed potential commercial interest in this property. If this property is approved for sale. Panuku will contact Ngāti Whatua Ōrākei regarding potential development opportunities
 - e) **Te Kawerau a Maki**
No feedback received for this site.
 - f) **Ngāi Tai ki Tāmaki**
No feedback received for this site.
 - g) **Ngāti Tamaoho**
No feedback received for this site.
 - h) **Te Ākitai - Waiohua**
No feedback received for this site.
 - i) **Ngāti Te Ata - Waiohua**
 - j) Ngāti Te Ata has expressed a potential commercial interest and a desire to develop the property noting its close proximity to the city centre and future Aotea train station. Panuku will contact Ngāti Te Ata - Waiohua regarding potential development opportunities
 - k) **Te Ahiwaru**
No feedback received for this site.
 - l) **Ngāti Paoa**
No feedback received for this site.
 - m) **Ngaati Whanaunga**
No feedback received for this site.
 - n) **Ngāti Maru**
No feedback received for this site.
 - o) **Ngāti Tamatera**
No feedback received for this site.
 - p) **Patukirikiri**
No feedback received for this site.
 - q) **Waikato-Tainui**
No feedback received for this site.

Ngā raru tūpono / Risks

12. 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

13. If this site is approved for sale, Panuku will negotiate the disposal of the property on behalf of the Corporate Property team. The final terms and conditions would be approved under the appropriate delegations.