

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 which includes the council-owned property at 35 Graham Street, Auckland.
2. Consultation with impacted council departments, Waitemātā Local Board, Panuku and iwi authorities and the 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. 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 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 Waitemātā Local Board have been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 35 Graham Street, Auckland 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 Waitemātā Local Board acknowledged the proposed disposal of 35 Graham Street, Auckland at its 20 March 2018 business meeting but 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 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.	The Corporate Property team will work with Panuku to investigate if the Ministry of Education is interested in the site for a new city centre public school.
2	The Corporate Property team should take steps to ensure the continued protection of the heritage mural and seawall before any disposal.	The Corporate Property team 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

10. 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**
 - 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 any 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**
No feedback received for this site.
 - j) **Te Ahiwaru**
No feedback received for this site.
 - k) **Ngāti Paoa**
No feedback received for this site.
 - l) **Ngaati Whanaunga**
No feedback received for this site.
 - m) **Ngāti Maru**
No feedback received for this site.
 - n) **Ngāti Tamatera**
No feedback received for this site.
 - o) **Te Patukirikiri**
No feedback received for this site.
 - p) **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. The final terms and conditions would be approved under the appropriate delegations.