

201 Murphys Road, Flat Bush property information

Property summary

1. 201 Murphys Road, Flat Bush is a residential property with a vacant, residential dwelling located on it. It was acquired in 2011 for roading works that have now been completed. The rationalisation process for this property commenced in December 2015. Consultation has been undertaken with council and its CCOs, iwi authorities and the Howick Local Board. No alternative service uses have been identified for this site and the feedback received has been supportive of the proposed divestment. As such, we recommend this property be divested.

Property information

2. 201 Murphys Road, Flat Bush is a 1,368m² residential property with a vacant dwelling located on it. This property is currently vacant as the dwelling is considered to be in an untenable condition.
3. This property was acquired by Auckland Transport in 2011 for the Murphys Road/Flatbush School Road intersection upgrade. In 2014, an area of 632m² of the original parcel acquired was vested as road, pursuant to section 114 of the Public Works Act 1981. Following completion of the roading works for which this property was acquired, Auckland Transport reviewed this site in 2015 and declared it surplus to its infrastructure and roading requirements. The property was subsequently transferred to Panuku for rationalisation.
4. The Auckland Unitary Plan zoning of this property is Business - Neighbourhood Centre. It has a 2014 capital value of \$1,000,000.

Consideration

Internal consultation

5. The internal consultation process for 201 Murphys Road commenced in December 2015. No expressions of interest were received during internal consultation.

Local board views and implications

6. The Howick Local Board endorsed the proposed disposal of 201 Murphys Road, Flat Bush at its July 2016 business meeting.

Iwi feedback

7. 10 mana whenua iwi authorities were contacted regarding the potential sale of 201 Murphys Road, Flat Bush. The following feedback was received.
 - a) **Te Kawerau a Maki**
No feedback was received for this site.
 - b) **Ngāi Tai ki Tamaki**
Ngāi Tai ki Tāmaki has drawn attention to their recent settlement and signalled an increased interest in council owned property that may come available for sale in their rohe.
 - c) **Ngāti Tamaoho**
No feedback was received for this site.
 - d) **Te ākitai - Waiohua**
No feedback was received for this site.

e) **Ngāti Te Ata - Waiohua**

No site specific feedback received for this site; however Ngāti Te Ata has expressed general cultural interest across Tāmaki Makaurau, has potential commercial interest in any council owned land that comes available for sale in their rohe and notes specific association with the south western area of Auckland, focusing around Manukau and the western coastline.

f) **Ngāti Paoa**

Ngāti Paoa has reinforced their desire to be kept in the loop for property disposals.

g) **Ngaati Whanaunga**

No feedback was received for this site.

h) **Ngāti Maru**

No feedback was received for this site.

i) **Ngāti Tamatera**

No feedback was received for this site.

j) **Te Patukirikiri**

No feedback was received for this site.

Technical Considerations

8. 201 Murphys Road is exempt from the offer back obligations to the former owners set out in section 40 of the Public Works Act 1981.
9. The subject property is not one of council's strategic assets to which the Significance Policy applies.

Panuku's independent commercial advice

10. The results of the rationalisation process are that 201 Murphys Road is not required for current or future service requirements. As such, Panuku recommends that this property be divested. Should a resolution be obtained from the Finance and Performance Committee approving the divestment of this property, Panuku will undertake a disposals process that seeks to provide an optimal return to council.

Images of 201 Murphys Road, Flat Bush



