

1 Victoria Street, Ōtāhuhu property information

Property summary

1. 1 Victoria Street, Ōtāhuhu is formed as an at grade car park. It was reviewed by Auckland Transport and identified as no longer being required for car parking purposes. The rationalisation process for this site commenced in 2015. Consultation with council and its CCOs, iwi authorities and the Māngere-Ōtāhuhu Local Board has now taken place. No alternative service uses were identified for this site through the rationalisation process and the feedback received has been supportive of the proposed divestment of this site. Due to this, we recommend that this site be divested.

Property information

2. The subject site comprises 1,093m² and is formed and utilised as a car park. The site consists of two lots that were both acquired by the Ōtāhuhu Borough Council in 1971 for off-street car parking purposes.
3. This property was held by Auckland Transport. In 2015, Auckland Transport's Board declared this property no longer required for its purposes. It was subsequently transferred to Auckland Council Property Limited (now Panuku).
4. This site has a 2014 rating valuation of \$460,000. The Auckland Unitary Plan zoning of one of the lots is Mixed Housing Suburban; the other lot is zoned Single House.

Consideration

Internal consultation

5. The internal consultation for 1 Victoria Street, Ōtāhuhu commenced in August 2015. No alternative service uses were identified for this site during the internal consultation.

Local board views and implications

6. The Māngere-Ōtāhuhu Local Board endorsed the proposed disposal of 1 Victoria Street, Ōtāhuhu at its July 2016 business meeting.

Iwi feedback

7. 13 iwi authorities were contacted regarding the potential sale of 1 Victoria Street, Ōtāhuhu. The following feedback was received.
 - a) **Te Runanga o Ngāti Whatua**

No site specific feedback received for this site, noting that as per earlier conversations with Te Runanga representatives, it is understood that any cultural significance considerations will be raised at hapū level and that all Ngāti Whatua hapū have been contacted about properties in their rohe.
 - b) **Ngāti Whatua o Ōrākei**

Ngāti Whatua Ōrākei has confirmed they have no commercial interest in the site.
 - c) **Te Kawerau a Maki**

Te Kawerau a Maki has confirmed they have no commercial interest in the site.
 - d) **Ngāi Tai ki Tāmaki**

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.

- e) **Ngāti Tamaoho**
No feedback received for this site.
- f) **Te ākitai - Waiohua**
Te ākitai has expressed potential commercial interest in this site. They noted the site has no specific cultural significance but lies within 200m of Te Tapuwau a Mataaoho (Sturges Park or Mt Robertson).
- g) **Ngāti Te Ata - Waiohua**
No site specific feedback was 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.
- h) **Te Ahiwaru**
No feedback received for this site.
- i) **Ngāti Paoa**
Ngāti Paoa has reinforced their desire to be kept informed regarding property disposals.
- 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**
Waikato-Tainui has reinforced their desire to be kept in the loop for property disposals.

Technical Considerations

- 8. 1 Victoria Street, Ōtāhuhu was acquired for a public work in accordance with the Public Works Act 1981. It is likely to be required to be offered back to the former owners in accordance with section 40 of the Public Works Act unless one of the exceptions apply.
- 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 this site is not required for current or future service requirements. As such, we recommend that it be divested. Should a resolution be obtained from the Finance and Performance Committee approving the divestment of this site, we will undertake a disposals process for this site that takes account of any offer back obligations to the former owners in accordance with section 40 of the Public Works Act 1981, and provides an optimal return to council.

Images of 1 Victoria Street, Ōtāhuhu

