

55A Alnwick Street, Warkworth property information

Property summary

1. 55A Alnwick Street, Warkworth is a vacant council owned site that has been identified through the internal consultation process as required by Watercare for wastewater infrastructure purposes. Consultation about the proposed disposal of this site was undertaken with council and its CCOs, iwi authorities and the Rodney Local Board about the property. No other alternative service uses were identified for the subject site through the rationalisation process. As such, we recommend that the site be transferred to Watercare.

Property information

2. 55A Alnwick Street, Warkworth is a 3.16 hectare vacant land site. It was acquired by the former Rodney District Council in 1994 for sanitary purposes, which is a public work in accordance with the Public Works Act 1981.
3. There is a designation over the site and the adjoining sewage treatment plant for sewage treatment and disposal purposes. Plans to create a sludge-drying facility and/or a wetland to support the adjoining sewage treatment plant did not eventuate.
4. In 2010, following amalgamation of the legacy councils, the treatment plant was transferred to Auckland Council. At the time Watercare advised that it had no use for the subject site and in 2014 ACPL commenced the rationalisation of the site.
5. The Unitary Plan zoning of 55A Alnwick Street, Warkworth is mixed use: light industry and single house. It has a registered valuation of \$2.15 million.

Consideration

Internal consultation

6. The internal consultation for this site commenced in in 2014. Watercare identified that it required the subject site for a wastewater pump station. No other alternative service uses were identified for the subject site through the rationalisation process.

Local board views and implications

7. The Rodney Local Board was advised that the subject site is required by Watercare. It did not raise any issues regarding the proposed transfer.

Iwi feedback

8. 14 mana whenua iwi authorities were contacted regarding the potential sale of 55A Alnwick Street, Warkworth. The following feedback was received.
 - a) **Ngāti Wai**
No concerns or issues were raised about the proposed disposal.
 - b) **Ngāti Manuhiri**
Ngāti Manuhiri registered commercial interest should the site be approved for disposal.
 - c) **Te Rūnanga o Ngāti Whātua**
No concerns or issues were raised about the proposed disposal.
 - d) **Te Uri o Hau**

No concerns or issues were raised about the proposed disposal.

e) Ngāti Whātua o Kaipara

No concerns or issues were raised about the proposed disposal.

f) Ngāti Whātua o Ōrākei

No concerns or issues were raised about the proposed disposal.

g) Te Kawerau ā Maki

No concerns or issues were raised about the proposed disposal.

h) Ngāi Tai ki Tāmaki

No concerns or issues were raised about the proposed disposal.

i) Te ākitai - Waiohua

No concerns or issues were raised about the proposed disposal.

j) 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.

k) Ngāti Pāoa

No concerns or issues were raised about the proposed disposal.

l) Ngāti Whanaunga

No concerns or issues were raised about the proposed disposal.

m) Ngāti Maru

No concerns or issues were raised about the proposed disposal.

n) Ngāti Tamaterā

No concerns or issues were raised about the proposed disposal.

Implementation

9. In accordance with section 50 of the Public Works Act 1981 and section 60 of the Local Government Act 2009, Auckland Council may transfer or dispose of 55A Alnwick Street, Warkworth to Watercare.

Panuku's independent commercial advice

10. The result of the rationalisation process is that 55A Alnwick Street, Warkworth is required by Watercare for wastewater purposes. As such, Panuku recommend that it be transferred to Watercare's fixed asset register at current market value in line with the Auckland Council disposals policy.

Images of 55A Alnwick Street, Warkworth



View from Shipwright Place towards 55A Alnwick Street