

134A Mt Wellington Highway, Mt Wellington property information

Property summary

1. 134A Mt Wellington Highway, Mt Wellington is a vacant site that was released by Auckland Transport as it was no longer required for its future service needs and had no strategic purpose to retain. Consultation about the proposed disposal of this property was undertaken with Council and its CCOs, iwi authorities and the Maungakiekie-Tamaki Local Board. No alternative service uses were identified through the rationalisation process and the feedback received was supportive of the proposed disposal of this property.

Property information

2. 134A Mt Wellington Highway, Mt Wellington is a vacant 1,223m² site acquired by the former Auckland City Council in 2007 for the Auckland Manukau Eastern Transport Initiative (AMETI). However the route was not designated and Auckland Council and Auckland Transport subsequently decided not to proceed with the Mount Wellington Highway/Waipuna Road route.
3. The Auckland Transport Board resolved in 2015 that 134A Mt Wellington Highway, Mt Wellington was no longer required for current or future transport related purposes. 134A Mt Wellington Highway, Mt Wellington was subsequently transferred to Panuku.
4. The Unitary Plan zoning of 134A Mt Wellington Highway, Mt Wellington is mixed housing suburban. It has a 2014 capital value of \$810,000.

Consideration

Internal consultation

5. The internal consultation for this site commenced in May 2016. No expressions of interest were received during the internal consultation process and no issues were raised.

Local board views and implications

6. The Maungakiekie-Tamaki Local Board endorsed the proposed disposal of 134A Mt Wellington Highway, Mt Wellington at its 28 March 2017 business meeting.

Iwi feedback

7. 14 iwi authorities were contacted regarding the potential sale of 134A Mt Wellington Highway, Mt Wellington. The following feedback was received.

a) Te Rūnanga o Ngāti Whātua

Te Runanaga o Ngāti Whatua has expressed a commercial interest in this site and stated their desire to be kept in the loop on the outcome of the disposal process.

b) Ngāti Whatua o Kaipara

No feedback was received regarding this site.

c) Ngāti Whatua o Orakei

No cultural or commercial interest in this site.

d) Te Kawerau a Maki

No feedback was received regarding this site.

e) Ngai Tai ki Tāmaki

Ngāi Tai ki Tamaki has expressed commercial interest in this site and signalled an increased interest in Council owned property that may come available for sale in their rohe.

f) Ngāti Tamaoho

No feedback was received for this site.

g) Te Akitai - Waiohua

Te Akitai - Waiohua has advised that this site is close to the Panmure basin (Te Kopua Kai a Hiku) a wāhi tapu for strategic position, transportation and fishing/resources.

h) Ngāti Te Ata - Waiohua

Ngāi Te Ata has confirmed general cultural interest in the area and expressed an interest in discussing the potential purchase of any Council properties that may come available for sale.

i) Te Ahiwaru

Te Ahiwaru has advised that Waipuna Road is a fully developed area which has significantly reduced the potential for archaeological discoveries. However, developments and associated new earthworks will open up opportunities for self-sustainable environmental practices supportive of Te Ahiwaru Kaitiakitanga value. Panuku will follow this feedback up should the property be approved for divestment.

j) Ngāti Paoa

No feedback was received for this site.

k) Ngāti Whanaunga

No feedback was received for this site.

l) Ngāti Maru

No feedback was received for this site.

m) Ngāti Tamaterā

No feedback was received for this site.

n) Patukirikiri

No feedback was received for this site.

Implementation

8. The property is not subject to offer back obligations pursuant to section 40(2)(a) of the Public Works Act 1981 as the vendor signed a waiver acknowledging there was no compulsion to sell to the Council and agreeing not to require the property to be offered back to them if it was no longer required by the council.

Panuku's independent commercial advice

9. The results of the rationalisation process are that this site is not required for current or future service requirements. As such, we recommend that 134A Mt Wellington Highway, Mt Wellington be divested.
10. Should a resolution be obtained from the Finance and Performance Committee approving the divestment of this site, we will undertake a disposals process which provides an optimal return to council.
11. There has been registered interest from Housing New Zealand and iwi housing agencies in acquiring the subject site. This interest can be explored further should the site be approved for disposal by the Finance and Performance Committee.

Images of 134A Mt Wellington Highway, Mt Wellington



