

3/136B Mt Wellington Highway, Mt Wellington property information

Property summary

1. 3/136B Mt Wellington Highway, Mt Wellington is a residential property 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. 3/136B Mt Wellington Highway, Mt Wellington comprises a 1/3 share of a 1507m² site with a single story residential dwelling located on it.
3. The former Auckland City Council acquired the property 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.
4. The Auckland Transport Board resolved in 2015 that 3/136B Mt Wellington Highway, Mt Wellington was no longer required for its current or future transport related purposes. 3/136B Mt Wellington Highway, Mt Wellington was subsequently transferred to Panuku.
5. The Unitary Plan zoning of 3/136B Mt Wellington Highway, Mt Wellington is mixed housing suburban. It has a 2014 capital value of \$495,000.

Consideration

Internal consultation

6. The internal consultation for the property commenced in December 2016. No expressions of interest were received during the internal consultation process and no issues were raised.

Local board views and implications

7. The Maungakiekie-Tamaki Local Board endorsed the proposed disposal of 3/136B Mt Wellington Highway, Mt Wellington at its 28 March 2017 business meeting.

Iwi feedback

8. 15 iwi authorities were contacted regarding the potential sale of 3/136B Mt Wellington Highway, Mt Wellington. The following feedback was received:

a) Te Rūnanga o Ngāti Whātua

Te Rūnanga o Ngāti Whātua have advised 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 Kaipara

No feedback was received regarding this property.

c) Ngāti Whatua o Orakei

No cultural or commercial interest in this property.

d) Te Kawerau a Maki

No feedback was received regarding this property.

e) Ngai 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.

f) Ngāti Tamaoho

No feedback was received regarding this property.

g) Te Akitai - Waiohua

No feedback was received regarding this property.

h) Ngāti Te Ata - Waiohua

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

i) Te Ahiwaru

No feedback was received regarding this property.

j) Ngāti Paoa

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

k) Ngāti Whanaunga

No feedback was received for this property.

l) Ngāti Maru

No feedback was received for this property.

m) Ngāti Tamaterā

No feedback was received for this property.

n) Patukirikiri

No feedback was received for this property.

o) Waikato-Tainui

Waikato-Tainui signalled an interest in all properties identified for disposal and recommend development align with the Waikato-Tainui Environmental Plan including consultation with marae.

Implementation

9. 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

10. The results of the rationalisation process are that this property is not required for current or future service requirements. As such, we recommend that 3/136B Mt Wellington Highway, Mt Wellington be divested.
11. Should a resolution be obtained from the Finance and Performance Committee approving the divestment of this property, we will undertake a disposals process which provides an optimal return to council and ideally ensures this property remains as housing stock.

12. There has been registered interest from Housing New Zealand and iwi housing agencies in acquiring the subject property. This interest can be explored further should the property be approved for disposal by the Finance and Performance Committee.

Images of 3/136B Mt Wellington Highway, Mt Wellington

