

45 Oraha Road, Huapai property information

Property summary

1. Approximately 1,268m² of the council owned site at 45 Oraha Road, Huapai 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. 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 at market value.

Property information

2. 45 Oraha Road, Huapai is a 4,109m² vacant land site. It was acquired by the former Rodney District Council in 2004 for stormwater purposes, which is a public work in accordance with the Public Works Act 1981.
3. An area of 1,268m² of 45 Oraha Road, Huapai was subject to rationalisation in 2015, with the remainder of the site to be retained by Council as open space.
4. The Unitary Plan zoning of 45 Oraha Road, Huapai is single house. The subject 1,268m² area has a desktop valuation of \$120,000.

Consideration

Internal consultation

5. The internal consultation for this site commenced in 2015. Watercare identified that it required the subject parcel of 1,268m² 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

6. Informal engagement with the Rodney Local Board was undertaken in December 2015. Informal feedback received was that the board wished for the subject 1,268m² parcel be retained as open space.
7. In June 2017, Panuku advised the Rodney Local Board that the subject portion of 45 Oraha Road is required by Watercare. No issues were raised regarding the proposed transfer to Watercare.

Iwi feedback

8. 14 mana whenua iwi authorities were contacted regarding the potential sale of the subject 1,268m² portion of 45 Oraha Road, Huapai. The following feedback was received.
 - a) **Ngāti Wai**
No concerns or issues were raised about the proposed disposal.
 - b) **Ngāti Manuhiri**
No concerns or issues were raised about the proposed 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. The site is outside the area of interest.

e) Ngāti Whātua o Kaipara

Ngāti Whātua o Kaipara advised that the property would seem to border the upper reaches of the stream which feeds to the Kaipara. This was the northern end of the portage from Riverhead and so is part of a historical connection of great traditional and cultural importance. They would be interested in discussing how they might potentially secure the property as a footprint along that ancient (pre-car) 'highway' that joined Kaipara and the Waitemata.

f) Ngāti Whātua o Ōrākei

Ngāti Whātua o Ōrākei registered commercial interest should the site be approved for disposal.

g) Te Kawerau ā Maki

Te Kawerau ā Maki advised that the property holds cultural significance as it is adjacent to Kumeu River at the site known as Turaki-awatea (Huapai) and request that any future development on the eastern side of property/along river margins incorporate robust treatment train approach to stormwater and native plantings.

h) Ngāi Tai ki Tāmaki

No concerns or issues were raised about the proposed disposal.

i) Te ākitai - Waiohua

Te ākitai – Waiohua registered commercial interest should the site be approved for 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 45 Oraha Road, Huapai to Watercare.

Panuku's independent commercial advice

10. The result of the rationalisation process is that the subject portion of 45 Oraha Road, Huapai is required by Watercare for wastewater purposes. As such, Panuku recommend that approximately 1,268m² of 45 Oraha Road, Huapai be transferred to Watercare's fixed asset register subject to a valuation which more accurately reflects the land value.

Images of 45 Oraha Road, Huapai

