

Units 1-4, 26 Waipuna Road, Mt Wellington property information

Property summary

1. 26 Waipuna Road, 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. 26 Waipuna Road, Mt Wellington is a 1,368m² site holding four, single-story residential units held in fee simple titles.
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 26 Waipuna Road, Mt Wellington was no longer required for current or future transport related purposes. 26 Waipuna Road, Mt Wellington was subsequently transferred to Panuku.
5. The Unitary Plan zoning of 26 Waipuna Road, Mt Wellington is terrace housing and apartment buildings. It has a combined 2014 capital value of \$1,520,000.

Consideration

Internal consultation

6. The internal consultation for this property 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

7. The Maungakiekie-Tamaki Local Board endorsed the proposed disposal of Units 1-4, 26 Waipuna Road, Mt Wellington at its 28 March 2017 business meeting.

Iwi feedback

8. 14 iwi authorities were contacted regarding the potential sale of Units 1-4, 26 Waipuna Road, Mt Wellington. The following feedback was received:
 - a) **Te Rūnanga o Ngāti Whātua**
Te Runanaga o Ngāti Whatua has expressed a commercial interest in the property 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 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 Tamaki has expressed commercial interest in the property 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 property.

g) **Te Akitai - Waiohua**

No feedback was received for this property.

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 become available for sale.

i) **Te Ahiwaru**

Te Ahiwaru has advised that Waipuna Road is a fully developed area and 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 this property be approved for divestment.

j) **Ngāti Paoa**

No feedback was received for this property.

k) **Ngāti Whanaunga**

No feedback was received for this property.

l) **Ngāti Maru**

Ngāti Maru has expressed commercial interest in this property and is seeking to coordinate with Panuku Development Auckland to provide project support and facilitation to projects on Council land.

m) **Ngāti Tamaterā**

No feedback was received for this property.

n) **Patukirikiri**

No feedback was received for this property.

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 vendors of the four separate titles signed Deeds of Waiver agreeing not to require their property to be offered back.

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 Units 1-4, 26 Waipuna Road, 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 Units 1-4, 26 Waipuna Road, Mt Wellington

