

2A Stokes Road, Mt Eden property information

Whakarāpopototanga matua / Executive summary

1. The council owned site at 2A Stokes Road, Mt Eden has been identified as potentially surplus to council requirements through a review process. The rationalisation process commenced in December 2016. Consultation with council departments and its CCOs, iwi authorities and the Albert-Eden Local Board has now taken place. No alternative service uses were identified through the rationalisation process and feedback received was supportive of the proposed disposal. As such we recommend that it be divested.

Tātaritanga me ngā tohutohu / Analysis and advice

Property information

2. 2A Stokes Road, Mt Eden is a 149m² site that was purchased by the former Mount Eden Borough Council in 1951 under the Public Works Act 1928 for the purpose of public conveniences.
3. The rear of the site has no legal access, as the toilets occupy the whole width of the site. Only the vacant area of approximately 110m² behind the toilet block is subject to a Panuku led rationalisation process. The toilet block is being retained by council.
4. The Auckland Unitary Plan zoning is Business - Local Centre, the total area of 2A Stokes Road, Mt Eden has a 2017 land valuation of \$500,000.
5. 2A Stokes Road, Mt Eden is likely to be subject to offer back obligations to the former owner under section 40 of the Public Works Act 1981.

Internal consultation

6. The internal consultation for 2A Stokes Road, Mt Eden commenced in December 2016. No alternative service uses were identified.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

7. The Albert-Eden Local Board endorsed the proposed disposal of 2A Stokes Road, Mt Eden at its 22 November 2017 business meeting.

Mana Whenua engagement

8. 14 iwi authorities were contacted regarding the potential sale of 2A Stokes Road, Mt Eden. The following feedback was received.
 - a) **Ngai Tai ki Tāmaki**
No feedback was received regarding the subject site.
 - b) **Ngāti Tamaoho**
No feedback was received regarding the subject site.
 - c) **Te Akitai - Waiohua**
No feedback was received regarding the subject site.
 - d) **Ngāti Te Ata - Waiohua**
No feedback was received regarding the subject site.
 - e) **Te Ahiwaru**
No feedback was received regarding the subject site.
 - f) **Ngāti Paoa**

No feedback was received regarding the subject site.

g) Ngaati Whanaunga

No feedback was received regarding the subject site.

h) Ngāti Maru

No feedback was received regarding the subject site.

i) Ngāti Tamaterā

No feedback was received regarding the subject site.

j) Waikato-Tainui

No feedback was received regarding the subject site.

k) Te Rūnanga o Ngāti Whātua

No feedback was received regarding the subject site.

l) Ngāti Whatua o Kaipara

No feedback was received regarding the subject site.

m) Ngāti Whatua o Orakei

Ngāti Whatua o Orakei advised it does not have commercial or cultural interests in the subject site.

n) Te Kawerau a Maki

No feedback was received regarding the subject site.

Ngā koringa ā-muri / Next steps

9. The results of the rationalisation process are that the subject site is not required for current or future service requirements. As such, we recommend that the vacant area of approximately 110m² at 2A Stokes Road, Mt Eden be divested.
10. The adjoining land owner has registered interest in purchasing the subject site. This can be explored further should the Finance and Performance Committee approve the proposed disposal.
11. If approved for disposal, the subject portion of land will need to be sub-divided from the toilet block that will be retained in council's ownership.

Images



Green hatched area is the subject of rationalisation.

