

Property Report, 50 Centreway Road, Orewa

Whakarāpopototanga o ngā kōrero ā-rawa / Property Summary

1. Auckland Council's Corporate Property team has developed a Corporate Property Portfolio Strategy which seeks to contribute to a more efficient and operationally effective Corporate Property network. This is a self-funding programme of works, which utilises the capital receipts from the divestment of properties that are no longer required for the Corporate Property network. The council-owned property at 50 Centreway Road, Orewa (known as Orewa Pacific and Tasman buildings) has been identified as no longer required for council's requirements as part of the review undertaken as part of the Corporate Property Portfolio Strategy.
2. Consultation with impacted council departments, Panuku Development Auckland, iwi authorities and the Hibiscus and Bays Local Board has now taken place. The Hibiscus and Bays Local Board oppose the proposed disposal of the site and have raised some points that are noted in the "*Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local Impacts and Local Board views*" section of this report along with Corporate Property's consideration of these points.

Pārongo mō ngā rawa / Property Information

3. 50 Centreway Road, Orewa comprises two buildings known as Pacific and Tasman buildings. The property provides 7,876m² of office accommodation, Local Board offices and Customer Service Centre on a 19,305m² site.
4. The legal description of 50 Centreway Road, Orewa, comprises an estate in fee simple more or less being Lot 1 DP 147350, contained in computer freehold register NA87D/294.
5. The property was purchased by Rodney County Council in 1974 from the Crown.
6. We have received legal advice from external advisors that, "*The Property is subject in part (being that part of the land that was formerly held in certificate of title NA75D/681 (Lot 1 DP 129390 and part Allotment 672 Parish of Waiwera)) to section 27B of the State-Owned Enterprises Act 1986 which:*
 - *provides for the resumption of land on the recommendation of the Waitangi Tribunal; and*
 - *does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation.*"
7. Further advice in mitigation of this from our legal advisors was that, "*We expect the risk of the land being acquired and transferred to Maori is likely to be low.*"
8. The Auckland Unitary Plan zoning is Mixed Use Zone. It has a 2017 capital valuation of \$28,800,000.
9. The council-owned site at 50 Centreway Road, Orewa is *not* likely to be subject to offer back obligations to the former owner under section 40 of the Public Works Act 1981.

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

10. The Hibiscus and Bays Local Board have been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 50 Centreway Road, Orewa at 2 workshops and a formal report was subsequently prepared for the local board business meeting so that their views could be formalised.
11. The Hibiscus and Bays Local Board opposed the proposed disposal of 50 Centreway Road, Orewa at its 21 March 2018 and noted the following points:
 - The local board requested further information on the full financial implications of the strategy
 - Hibiscus and Bays Local Board wanted confirmation that a purpose built local board office/service centre in the Hibiscus and Bays Local Board area will be operational prior to any sale
 - Any location options will be fully discussed with the local board and will meet the local board's operational requirements and needs of servicing the local community prior to any final decision
 - Contact should be made with the Waitemata District Health Board regarding the sale
 - Funds received from this disposal will be spent in the local board area
 - Disposal timing is for a five to six year time period and the disposal strategy is being unduly rushed without all the information being available
12. Corporate Property has considered these points and have addressed these as follows:
 - The full financial implications are subject to the net disposal proceeds received information contained in the business case is commercially sensitive and confidential which makes it difficult to share this information in a public forum.
 - The Corporate Property Portfolio Strategy includes the relocation of the Rodney Local Board from Orewa to Warkworth to a location yet to be agreed with the local board. The Hibiscus and Bays Local Board office is to be re-freshed and dependent on the final selected location for the proposed Orewa spoke, we will aim to accommodate facilities for local board meetings as an alternate location to the Hibiscus and Bays Local Board office.
 - All location options will be fully discussed with the local board.
 - We will make contact with the Waitemata District Health Board should the property be approved for sale to ascertain if it is interested in purchasing the property.
 - Funds received from the disposal will be spent implementing the wider Corporate Property Portfolio Strategy. This includes spending in the Hibiscus and Bays Local Board area for a new local board location for Rodney, a re-fresh of the Hibiscus and Bays Local Board space, new Spoke(s) (drop in spaces), and a re-fresh of the many neglected Library and Leisure Centre back of house spaces.
 - Whilst the programme has a six year time frame, it is imperative that we act quickly due to the financial, programme and operational factors set out in the Context section of the Corporate Accommodation Disposal Recommendation report.

Tauākī whakaaweawe Māori / Māori impact statement

13. Fourteen mana whenua iwi authorities were contacted regarding the potential sale of 50 Centreway Road, Orewa on 4 December 2017. The following feedback was received.
 - a) **Ngāti Wai**
No feedback received for this site.

- b) **Ngāti Manuhiri**
No feedback received for this site.
- c) **Te Runanga o Ngāti Whatua**
No feedback received for this site.
- d) **Ngāti Whatua o Kaipara**
No feedback received for this site.
- e) **Ngāti Whatua Ōrākei**
Ngāti Whatua Ōrākei has expressed potential commercial interest in this property.
- f) **Te Kawerau a Maki**
No feedback received for this site.
- g) **Ngāi Tai ki Tāmaki**
No feedback received for this site.
- h) **Te Ākitai - Waiohua**
No feedback received for this site.
- i) **Ngāti Te Ata - Waiohua**
Ngāti Te Ata has expressed a potential commercial interest and a desire to develop the property noting its close proximity to the beach, park, supermarkets and other amenities.
- j) **Ngāti Paoa**
No feedback received for this site.
- k) **Ngaati Whanaunga**
No feedback received for this site.
- l) **Ngāti Maru**
No feedback received for this site.
- m) **Ngāti Tamatera**
No feedback received for this site.
- n) **Te Patukirikiri**
No feedback received for this site.