

CONFIDENTIAL

Property Rationalisations – Tranche 24

For decision: For noting:

Ngā tūtohunga / Recommendations

That the Auckland Transport Board (board):

- a) Approves the transfer to Auckland Council (AC) of the four (4) properties listed in Tranche 24, with a current book value of \$4,848,987.47 as at 14 January 2022:
 - i. 1 & 3 Roulston Street, Pukekohe.
 - ii. 29A Edinburgh Street, Pukekohe.
 - iii. 2/6 Dillimore Avenue, Pakuranga.
 - iv. 2/10 Waipuna Road, Mount Wellington.
- b) Notes that the transfer of 2/6 Dillimore Avenue is subject to Auckland Transport (AT) completing required legalisation works.
- c) Notes the Eke Panuku Unlock Pukekohe Programme Masterplan Update February 2022, refer Attachment 1.

Te whakarāpopototanga matua / Executive summary

1. Under the AT Delegation Manual, DFA 4.2 approval is required from the board for disposal of strategic assets.
2. Management recommends the transfer to AC of four (4) properties listed in Tranche 24, with a current book value of \$4,848,987.47 as at 14 January 2022.
3. The properties 1 & 3 Roulston Street and 29A Edinburgh Street are at grade off-street car parks in Pukekohe and are earmarked for future redevelopment within the draft Eke Panuku Unlock Pukekohe Programme Masterplan.
4. 2/6 Dillimore Avenue was acquired for the Eastern Busway 1 Project (EB1). EB1 works on this property have been completed and subject to legalisation works, the property is no longer required for any other transport purposes. This property is partially designated under AT designation 1716 for EB1. The designation affecting the property will be uplifted once EB1 project works are completed.
5. 2/10 Waipuna Road was originally acquired for the AMETI – Mount Wellington Highway Improvements Project for the proposed widening of Waipuna Road. The property is not designated by AT and there are no current transport projects which require this property.

CONFIDENTIAL

Ngā tuhinga ō mua / Previous deliberations

6. The board previously approved the transfer of 39 EB1 properties with a book value of \$33,460,771 to Auckland Council in Tranche 22 on 30 September 2021 and Tranche 23 on 9 December 2021. 2/6 Dillimore Avenue was not included in these previous tranches.
7. The board has previously approved the transfers of 22, 24, 1-4/26, 27B, 28A, 1/77 and 93 Waipuna Road in Tranche 3 on 28 September 2015 and Tranche 10 on 10 July 2018.

Te horopaki me te tīaroaro rautaki / Context and strategic alignment

8. AT's property inventory and rationalisation process provides an opportunity to contribute to the sources of funds required for AC's operation.
9. Transfer of property to AC enables the divestment of assets and contributes to AC's funding sources if the property is sold.
10. Properties are assessed for strategic and operational value to AT in delivery of transport infrastructure, services or activities. Each property is assessed against the criteria that they are required for a funded or future planned transport project. If a property is not required for a funded or future planned transport project, it is recommended for transfer to AC.
11. AT may also recommend transfer of property subject to certain conditions, such as provision of public parking in an eventual integrated development or protection of transport infrastructure that exists on the land by legalisation.
12. AT has undertaken a Parking and Transport Assessment in accordance with the draft Comprehensive Parking Management Plan framework and draft Parking Strategy and confirmed that the transfer of 1 & 3 Roulston Street and 29A Edinburgh Street will not compromise parking and transport outcomes for Pukekohe Town Centre.
13. 1 & 3 Roulston Street and 29A Edinburgh Street form part of the "Edinburgh Street Superblock" identified in the Eke Panuku Unlock Pukekohe Programme Masterplan Update February 2022. The Pukekohe Masterplan aims to: encourage new growth by enhancing and place-shaping the town centre using properties in AC's portfolio to respark regeneration; improve access to the town centre; attract new businesses and services; and enhance local community identity.
14. Eke Panuku's objectives for the Edinburgh Street Superblock are to improve access to the town centre and to create higher density development. Eke Panuku envisions a comprehensive development opportunity for new commercial, retail and residential space.
15. Eke Panuku is currently seeking feedback from AT on the draft Pukekohe Masterplan and has programmed to commence community consultation in June/July 2022.

CONFIDENTIAL

Ngā matapakinga me ngā tātaritanga / Discussion and analysis

16. The twenty-fourth tranche is as follows:

Property Name	Book Value as at 14 January 2022	Comments
1 & 3 Roulston Street, Pukekohe	1 Roulston St: \$859,000.00 3 Roulston St: \$1,694,000.00 Total site: \$2,553,000.00	Land area of approximately 543 sqm (1 Roulston) and 1037 sqm (3 Roulston) (Attachment 2). At grade sealed car parks comprising approximately 61 parking spaces.
29A Edinburgh Street, Pukekohe	\$1,518,000.00	Land area of approximately 1,012 sqm (Attachment 2). At grade sealed car park of approximately 48 parking spaces.
2/6 Dillimore Avenue, Pakuranga	\$531,409.44 Approximate apportioned book value of residual land to be transferred once legalised: \$514,782.91	Half share of land area of approximately 831 sqm (Attachment 3). One of two units in a residential cross-lease. AT Recommends that the property is partially transferred to AC subject to legalisation of the land required for EB1 works.
2/10 Waipuna Road, Mount Wellington	\$263,204.56	Half share of land area of approximately 675 sqm (Attachment 4). One of two units in a residential cross-lease.
Total	\$4,848,987.47	<i>Note: apportioned book values of residual land to be transferred is to be determined following legalisation works and is confirmed by AT Fixed Assets upon transfer to AC.</i>

Ngā tūraru ma tua / Key risks and mitigations

Key risk	Mitigation
Elected-Member considerations	AT recommends that AC actively consults with elected members, such as local boards, to promote the context and strategic alignment of rationalisations, AT will actively participate in this process to ensure an aligned partnership approach.

CONFIDENTIAL

Ngā ritenga-ā-pūtea me ngā rauemi / Financial and resource impacts

17. The recommended transfer of 1 & 3 Roulston Street and 29A Edinburgh Street, Pukekohe carparks does not affect parking revenue as no parking fees are currently charged on these sites.
18. The properties approved for transfer to AC will transfer from the AT Fixed Asset Register to the AC Fixed Asset Register at book value.

Ngā whaiwhakaaro ō te taiao me te panonitanga o te āhuarangi / Environment and climate change considerations

19. There are no perceived environmental or climate change considerations associated with the transfer of these properties.

Ngā whakaaweawe me ngā whakaaro / Impacts and perspectives

Mana whenua

20. There is no perceived mana whenua impacts associated with this matter. The AT Māori Engagement team are consulted as part of the Property Optimisation Process.

Ngā mema pōti / Elected members

21. The AT Elected Member Liaison Team are consulted as part of the Property Optimisation Process.

Ngā rōpū kei raro i te Kaunihera / Council Controlled Organisations

22. AT has informed/will inform Eke Panuku of this tranche. AC are consulted as part of the Property Optimisation Process.

Ngā kiritaki / Customers

23. There are no perceived customer impacts associated with the transfer of these properties.

Ngā whaiwhakaaro haumaruru me ngā whaiwhakaaro hauora / Health, safety and wellbeing considerations

24. There are no perceived health, safety and wellbeing considerations associated with the transfer of these properties.

CONFIDENTIAL



Ā muri ake nei / Next steps

25. Subject to board approval, the four (4) Tranche 24 properties listed in this paper will be transferred to AC.

Ngā whakapiringa / Attachments

Attachment number	Description
1	Eke Panuku Unlock Pukekohe Programme Masterplan Update February 2022
2	GIS Map Showing 1 & 3 Roulston Street and 29A Edinburgh Street, Pukekohe
3	GIS Map Showing 2/6 Dillimore Avenue, Pakuranga
4	GIS Map Showing 2/10 Waipuna Road, Mt Wellington

Te pou whenua tuhinga / Document ownership

Submitted by	Jane Small Group Manager Property and Planning	
Recommended by	Mark Lambert Executive General Manager Integrated Networks	
Approved for submission	Shane Ellison Chief Executive	