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Property Rationalisations Tranche 19

For decision:

For noting:

Ngā tūtohunga / Recommendations

That the Auckland Transport Board (board):

- a) Approves the transfer to Auckland Council (AC) of 4 separate properties listed in Tranche 19, with a current book value of \$7,305,527 as at 24 November 2020.
 - i. 1 Levene Place, Mount Wellington
 - ii. 2 Levene Place, Mount Wellington
 - iii. 162 Mount Wellington Highway, Mount Wellington
 - iv. 535 Ellerslie-Panmure Highway, Panmure
- b) Notes that the transfer of 162 Mount Wellington Highway, Mount Wellington is subject to Auckland Transport (AT) completing the legalisation of a section of land required for future transport purposes.

Te whakarāpopototanga matua / Executive summary

1. Under the AT Delegation Manual, DFA 4.2 approval is required from the board for disposal of land with book value greater than \$100,000.
2. Properties are assessed for strategic and operational value to AT in delivery of transport infrastructure, services or activities. Each property is assessed as to whether it is required for a funded or future planned transport project or programme. If a property is not required for a funded or future planned transport project or programme, it is recommended for transfer to AC.
3. AT may also recommend transfer of property subject to certain conditions, such as protection of a transport infrastructure asset that exists on the land.
4. AT recommends the transfer to AC of 4 separate properties listed in Tranche 19, with a current book value of \$7,305,527, as at 24 November 2020.

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5. Since formation of AT the total book value of property approved for transfer is \$203,338,038.

Ngā tuhinga ō mua / Previous deliberations

6. There have been no previous board deliberations for the proposed Tranche 19 property transfers in this paper.

Te horopaki me te tīaroaro rautaki / Context and strategic alignment

7. AT's property inventory and rationalisation process enables the divestment of assets and contributes to AC's funding sources if the property is sold.
8. Three of the properties recommended for transfer in Tranche 19 have been requested by Panuku Development Auckland (Panuku) to help facilitate emergency budget funds in response to the financial impact of the COVID-19 pandemic across AC. Properties requested for transfer to AC as part of the emergency budget will be used to generate capital funds upon sale or development.

Ngā matapakinga me ngā tātaritanga / Discussion and analysis

9. The nineteenth tranche is as follows:

Ref	Property Name	Book value as at 24 November 2020	Comments
1	1 Levene Place, Mount Wellington	\$1,610,000.00	4,026 sqm (Attachment 1). Vacant land. This property is proposed for sale by Panuku Development Auckland (Panuku) as part of the AC emergency budget. AT recommends that the property be transferred to AC.
2	2 Levene Place, Mount Wellington	\$1,280,000.00	3,772 sqm (Attachment 2). Vacant land. This property is proposed for sale by Panuku as part of the AC emergency budget. AT recommends that the property be transferred to AC.

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Ref	Property Name	Book value as at 24 November 2020	Comments
3	162 Mount Wellington Highway, Mount Wellington	\$305,000.00	1,012 sqm (Attachment 3). Vacant residential land. This property is proposed for sale by Panuku as part of the AC emergency budget. AT recommends that the property be partially transferred to AC subject to approximately 78 sqm of land under designation 1657 on the property being legalised as road.
4	535 Ellerslie-Panmure Highway, Panmure	\$4,110,527.10	5,249 sqm (Attachment 4). Vacant industrial land. This property is proposed for sale by Panuku as part of the AC emergency budget. AT recommends that the property be transferred to AC.
	Total	\$7,305,527.10	

Ngā tūraru matua / 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.

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

10. The properties approved for transfer to AC will transfer from the AT Fixed Asset Register to the AC Fixed Asset Register at book value.

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

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

Ngā reo o mana whenua rātou ko ngā mema pooti, ko ngā roopu kei raro i te maru o te Kaunihera, ko ngā hāpori katoa / Voice of mana whenua, elected members, Council Controlled Organisations, customer and community

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

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

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

Ā muri ake nei / Next steps





14. Subject to Board approval and any required legalisations, the 5 properties (Attachments 1-4) with a current book value of \$7,305,527 as at 24 November 2020 are to transfer to AC.

Ngā whakapiringa / Attachments

Attachment number	Description
1	GIS Map showing 1 Levene Place, Mount Wellington
2	GIS Map showing 2 Levene Place, Mount Wellington
3	GIS Map showing 162 Mount Wellington Highway, Mount Wellington
4	GIS Map showing 535 Ellerslie-Panmure Highway, Panmure

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Te pou whenua tuhinga / Document ownership

Submitted by	Emma Cheetham Property Optimisation Manager	
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Approved for submission		