

I hereby give notice that an ordinary meeting of the Franklin Local Board will be held on:

Date: Tuesday, 22 July 2014
Time: 9.30am
Meeting Room: Local Board Chambers
Venue: Pukekohe Service Centre
82 Manukau Road
Pukekohe

Franklin Local Board

OPEN ADDENDUM AGENDA

MEMBERSHIP

Chairperson	Andrew Baker
Deputy Chairperson	Jill Naysmith
Members	Malcolm Bell
	Alan Cole
	Brendon Crompton
	Angela Fulljames
	Sarah Higgins
	Murray Kay
	Dr Lyn Murphy

(Quorum 5 members)

Gaylene Harvey
Democracy Advisor

18 July 2014

Contact Telephone: (09) 237 1310
Email: Gaylene.Harvey@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

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Auckland Council Property Limited : Site for proposed divestment

File No.: CP2014/16169

Purpose

1. This report seeks the Franklin Local Board's (FLB) endorsement for Auckland Council Property Limited (ACPL) to recommend for disposal the site at 8 John Street, Patumahoe.

Executive summary

2. The council-owned property at 8 John Street, Patumahoe has been identified as potentially surplus to council requirements through a review process.
3. The Franklin District Council (FDC) successfully applied for the sale of 8 John Street, Patumahoe due to unpaid rates, and the property was declared abandoned in 1991. This site is a 278m² (limited as to parcels), vacant, industrial section.
4. ACPL commenced the rationalisation process for this property in mid-2013. Consultation within council and its CCOs, Iwi Authorities and the Franklin Local Board has now taken place.
5. The Franklin Local Board has provided informal feedback that it is supportive of the proposed disposal of this site.
6. A resolution for the sale of the site is required from the Finance and Performance Committee before any disposal can be progressed.

Recommendation/s

That the Franklin Local Board endorses ACPL's recommendation to the Finance and Performance Committee to dispose of 8 John Street, Patumahoe.

Comments

7. ACPL and ACPD work jointly on comprehensively reviewing the council's property portfolio. One of the outcomes of the review process is to identify properties in the council portfolio that are potentially surplus to service requirements and that may be suitable to sell. The subject site was identified as potentially saleable through the review process.
8. Once a site is identified as potentially surplus, ACPL then engages with council and CCO's through an Expression of Interest (EOI) process, to establish whether the property is needed for a future funded project, or whether it must be retained for a strategic purpose.
9. The subject site is a 278m² (limited as to parcels), vacant, industrial section. It has a rating valuation of \$35,000. It is currently zoned Village Business and the proposed Unitary Plan zone is Neighbourhood Centre.
10. The FDC successfully applied for the sale of this site due to unpaid rates, and the property was declared abandoned in 1991. The FDC unsuccessfully attempted to sell this property to the adjoining landowner who had been utilising the site. Following flooding in the area the FDC placed a kerb and channel through a section of both this site and the adjoining property. To compensate the owner of the adjoining property for this, the FDC resolved in 1996 that the land at 8 John Street not vested as road be amalgamated with the adjoining property. Plans to amalgamate the properties and vest the kerb and channel as road were prepared in 1997 but were not deposited and the matter has remained unresolved.
11. The EOI process commenced in August 2013. An expression of interest was received from Community Policy and Planning, proposing that the site be retained to allow the entrance of John Street to be widened as it is the main vehicle access entrance into Patumahoe Sports Park. Feedback was sought from both Auckland Transport and Regional Policy and Planning, who confirmed that they do not have any current or future plans involving this site.

12. The EOI process provided the Maori and Strategy Relations team the opportunity to flag any issue that is of particular relevance to Maori. The Heritage Unit was also invited through the EOI process to flag any particular issues. Neither party has raised any relevant issues.
13. This property is not subject to the Public Works Act 1981 offer back requirements. This property is not one of Council's Strategic Assets to which the Significance Policy would apply.

Consideration

Local board views and implications

14. ACPL first engaged with the FLB regarding this site in May 2014. The FLB verbally acknowledged that it endorsed the disposal of this site in principle but wished to pass a formal resolution.
15. The Franklin Local Board's resolution will be included in the report to the Finance & Performance Committee.

Maori impact statement

16. Eleven iwi authorities were contacted around the potential sale of 8 John Street, Patumahoe. The following feedback was received.
 - a) **Ngati Whatua o Orakei**

Ngati Whatua o Orakei has no commercial interest in this property.
 - b) **Te Akitai Waiohua**

Te Akitai Waiohua has potential commercial interest in any properties that council deems surplus to service requirements.
 - c) **Ngati Tamaoho**

Ngati Tamaoho expressed the general cultural significance of the Patumahoe area to their iwi. They identify the locality as being within the confiscation area where Ngati Tamaoho had large tracts of land taken. They also note that accounts refer to unmarked urupa (grave sites) throughout the area. The representative indicated they have had some preliminary discussions with Waikato-Tainui around this site and other land in their rohe that is going through the Rationalisation Process. They indicated that despite the property being in an awkward position they have made an effort to canvas their members for interest in the site.

The outcome of that discussion was received on 3 February 2014 with Ngati Tamaoho confirming no further interest in 8 John Street, Patumahoe.

A meeting was scheduled for 12 December 2013 to discuss Ngati Tamaoho interests in property in general. However the meeting was cancelled by Ngati Tamaoho due to timing issues. ACPL has been actively pursuing further engagement since that time and hopes to have a meeting date set in the near future.
 - d) **Ngati Te Ata Waiohua**

Ngati Te Ata Waiohua has potential commercial interest in any properties that council deems surplus to service requirements. Their representative has additionally stated that due to the cost of land in Auckland it would be important for council to consider discounted rates for land sales to iwi to enable displaced iwi to live in their rohe.

e) **Waikato-Tainui**

Waikato-Tainui confirms this land does not hold any specific cultural significance to Waikato-Tainui. They confirm potential commercial interest in any properties that council deems surplus to service requirements. They additionally note that they support the settlement aspirations of Ngati Tamaoho and Te Akitai.

Implementation

17. Should a resolution to divest this property be obtained from the Finance and Performance Committee, ACPL will in the first instance address the historical issues and the FDC's 1996 resolution to amalgamate this site with the adjoining property.

Attachments

No.	Title	Page
A	Site Map	9

Signatories

Authors	Gaylene Harvey - Democracy Advisor
Authorisers	Teresa Turner - Relationship Manager

Images of 8 John Street, Patumahoe



Item 29

Attachment A