

78A Great South Road, Papakura property information

Property summary

1. The council owned property at 78A Great South Road, Papakura is a vacant commercial site that was acquired for stormwater infrastructure works. These works are currently been undertaken. The rationalisation process was undertaken while these works are underway to establish the future of this site following the completion of these works. Consultation with council and its CCOs, iwi authorities and the Papakura Local Board about this property has been undertaken. No alternative service uses were identified through the internal consultation or iwi consultation.
2. The Papakura Local Board is not opposed to the disposal of 78A Great South Road, Papakura but would like a public access way through the site to support a potential pedestrian linkage to the Papakura town centre. This pedestrian linkage would dependent upon a new rail crossing being established on an adjacent property. The proposed railway crossing and has not yet been investigated, planned or funded. The Papakura Local Board does not wish to submit a business case for part of the site to be retained or for an easement to be registered over part of the site. The subsequent development restrictions and loss of amenity that would result from a public right of way easement over part of the site would impact upon the value of the site. As there is currently no established rationale for registering a public right of way easement against the title of this site, we recommend that the entire site be divested without an easement. If it is established in the future that there is a need for a public right of way easement over part of this site, council has the ability to register such an easement.

Property information

3. 78A Great South Road, Papakura is a 610m² commercial property. The property was acquired by the Papakura District Council in 2008 for use during the construction of the Artillery Drive Stormwater Truck Pipeline. The building located on the site was removed, and the stormwater work is currently been undertaken. It is due to be completed in late 2017.
4. The Auckland Unitary Plan zoning of the site is Business - Metropolitan Centre. It has a 2014 capital value of \$490,000.
5. 78A Great South Road, Papakura is subject to the offer back obligations set out in section 40 of the Public Works Act 1981.

Consideration

Internal consultation

6. The rationalisation process for this property commenced in May 2015. Consultation has now taken place with council and its CCOs. No alternative service uses or issues were identified for this property.

Local board views and implications

7. At its 17 February 2016 meeting, the Papakura Local Board endorsed the disposal of 78A Great South Road, Papakura, subject to a right of way easement along the line of the Artillery Drive Stormwater Truck Pipeline in order to safeguard a potential pedestrian link to Papakura town centre. The draft Papakura Local Board Greenways Network Plan proposes this pedestrian linkage to link Coles Crescent and Old Waiora Road, Papakura.

8. The linkage is dependent on a new crossing being established over or under the rail corridor adjacent to the property. The Papakura Local Board has funded investigation works for the proposed crossing from their Auckland Transport 2016-2019 Local Board Transport Capital Fund allocation. The results of that investigation are not available and the board has yet to confirm or identify funding required for design, consenting and implementation. The proposed crossing is not identified as a current funded project in the Auckland Transport Regional Land Transport Plan.
9. The Papakura Local Board has confirmed that it does not wish to submit a business case for part of the site to be retained or for an easement to be established over part of the site.

Iwi feedback

10. Ten iwi authorities were contacted regarding the potential sale of 78A Great South Road, Papakura. The following feedback was received:
 - a) **Te Kawerau-ā-Maki**
No feedback received for this site.
 - b) **Ngāi Tai ki Tāmaki**
No feedback received for this site.
 - c) **Ngāti Tamaoho**
No feedback received for this site.
 - d) **Te ākitai Waiohua**
Te ākitai Waiohua has confirmed they have no cultural notes to make nor any commercial interest in this site.
 - e) **Ngāti Te Ata Waiohua**
No site specific feedback received for this site; however Ngāti Te Ata has expressed general cultural interest across Tāmaki Makaurau, has potential commercial interest in any council owned land that comes available for sale in their rohe and notes specific association with the south western area of Auckland, focusing around Manukau and the western coastline.
 - f) **Ngāti Paoa**
No feedback received for this site.
 - g) **Ngaati Whanaunga**
No feedback received for this site.
 - h) **Ngāti Maru**
No feedback received for this site.
 - i) **Ngāti Tamaterā**
No feedback received for this site.
 - j) **Waikato-Tainui**
Waikato-Tainui confirms they have no right of first refusal agreements over this site but reinforce their desire to be kept in the loop for property disposals.

Panuku's independent commercial advice

11. The results of the rationalisation process show that this property is not required for planned or funded current or future service requirements. As such we recommend that it be divested following the completion of the stormwater works.
12. We note the views of the Papakura Local Board, and note that Council can register an easement for public access against the title for 78A Great South Road, Papakura prior to the investigatory works for potential rail crossing adjacent to this property being confirmed.

However, the subsequent development restrictions and loss of amenity that would result are expected to impact on a valuation, should 78A Great South Road, Papakura be approved for disposal.

13. Given that the proposed railway crossing and pedestrian linkage has not yet been investigated, planned or funded, we propose that the whole of the site be disposed of. Should part of this site be identified as being required for the proposed pedestrian linkage in the future, Council has the ability to register a public right of way easement against the title of 78A Great South Road, Papakura if required. Alternatively, Council also has the ability to acquire any land it requires for a public work in accordance with the Public Works Act 1981.
14. Should a resolution be obtained from the Finance and Performance Committee to dispose of the subject property, we will work through the Public Works Act 1981 obligations and explore disposal options for this site which provide an optimal return to council.

Images of 78A Great South Road, Papakura



Note, images are historical, physical works for stormwater infrastructure are currently underway.