

28 Lockwood Road, Papakura

Property summary

1. Lot 1 DP 198461 Block II Opaheke, Papakura (aka 28 Lockwood Road, Papakura) is a residential property that is the residue from land originally acquired for a works depot, parks staff residence and bulk-water supply. Council's Regional Parks team have reviewed the property and consider it is no longer required for open space purposes or as a regional park asset. Consultation about the proposed disposal of this property was undertaken with council departments and its CCOs, iwi authorities and the Franklin Local Board. No alternative service uses were identified through the rationalisation process and the feedback received has been supportive of the proposed disposal of this property.

Property information

2. 28 Lockwood Road, Papakura is a 4,598m² site originally acquired from the Crown in two separate lots in the 1960s for a works depot, parks staff residence and bulk-water supply. A residential dwelling with detached garage is now located on the property.
3. The Regional Parks team have reviewed the property and consider it is no longer required for open space purposes or as a regional park asset. The subject site is adjacent to an existing regional parks ranger depot. An open space assessment from the Local Parks team indicates there is adequate open space in the Hunua township, which has an existing local park that provides passive open space, bowling club, sports fields and tennis courts.
4. The Unitary Plan zoning of 28 Lockwood Road, Papakura is rural and coastal settlement. It has a 2014 capital value of \$465,000.

Consideration

Internal consultation

5. The internal consultation for this site commenced in May 2016. No expressions of interest were received during the internal consultation process and no issues were raised.

Local board views and implications

6. The Franklin Local Board endorsed the proposed disposal of 28 Lockwood Road, Papakura at its 18 April 2017 business meeting.

Iwi feedback

7. 12 iwi authorities were contacted regarding the potential sale of 28 Lockwood Road, Papakura. The following feedback was received:
 - i) **Te Kawerau a Maki**
No feedback was received regarding this site.
 - ii) **Ngai Tai ki Tāmaki**
Ngai Tai ki Tāmaki has confirmed commercial interest regarding this site should it be approved for disposal.
 - iii) **Ngāti Tamaoho**
No feedback was received regarding this site.
 - iv) **Te Akitai - Waiohua**
Te Akitai - Waiohua confirmed cultural interest and provided advice that the subject site is associated with the broad area of Te Ruahine, a Te Ākitai Waiohua settlement.

v) **Ngāti Te Ata - Waiohua**

Ngāi Te Ata has confirmed general cultural interest in the area and expressed an interest in discussing potential purchase of any council properties that may come available for sale.

vi) **Te Ahiwaru**

No feedback was received for this site.

vii) **Ngāti Paoa**

No feedback was received for this specific site, however Ngāti Paoa has reinforced their desire to be kept in the loop for property disposals.

viii) **Ngāti Whanaunga**

No feedback was received for this site.

ix) **Ngāti Maru**

No feedback was received for this site.

x) **Ngāti Tamaterā**

No feedback was received for this site.

xi) **Patukirikiri**

No feedback was received for this site.

xii) **Waikato-Tainui**

No feedback was received for this specific site, however Waikato-Tainui has signalled an interest in all sites identified for disposal and recommend development align with the Waikato-Tainui Environmental Plan including consultation with marae.

Implementation

8. There is no requirement for the property to be offered back to the former owners under section 40 of the Public Works Act 1981.

Panuku's independent commercial advice

9. The results of the rationalisation process are that this property is not required for current or future service requirements. As such, we recommend that 28 Lockwood Road, Papakura be divested.
10. Should a resolution be obtained from the Finance and Performance Committee approving the divestment of this site, we will undertake a disposals process for this site that provides an optimal return to council and ideally delivers a housing outcome.

Images of 28 Lockwood Road, Papakura

