
570 Great South Road, Papatoetoe

Property summary

1. The council owned site at 570 Great South Road, Papatoetoe is an off street car park that has been identified as potentially surplus to council requirements through a review process. Consultation with council departments and its CCOs, iwi authorities and the Ōtara-Papatoetoe Local Board has now taken place. As no alternative service uses have been identified and the feedback received has been supportive of the proposed divestment of this site, Panuku recommend the divestment of the site.

Property information

1. 570 Great South Road, Papatoetoe is an off street car park comprising 812m². It was acquired by the former City of Papatoetoe for carpark purposes in 1978.
2. In 2015 Auckland Transport (AT) released the property as not required for future infrastructure requirements. It was subsequently transferred to Panuku for rationalisation. AT intend to legalise approximately 26m² as road. The remaining 786m² is the subject of the rationalisation process.
3. The property has a 2014 capital value of \$445,000. The Unitary Plan zoning is Mixed Housing Suburban.

Internal consultation

4. The internal consultation commenced in July 2017. No expressions of interest were received.

Consideration

Local board views and implications

5. Panuku provided an information memorandum to the Ōtara-Papatoetoe Local Board advising of the proposed disposal of 570 Great South Road, Papatoetoe. The board provided informal advice that there are long standing concerns regarding anti-social behaviour and crime associated with the property and requested more information relating to AT's assessment criteria in releasing the property from service and if the site was suitable for a potential community centre.
6. Panuku liaised with AT to respond to the concerns raised by the board and advised that AT undertook the Parking Properties Project in early 2015, which identified properties formed as car parks for transfer to Auckland Council. This process evaluated all off-street car parks owned and/or operated by AT against several criteria in the AT Parking Policy. 570 Great South Road, Papatoetoe was reviewed and was found to have no current or planned strategic transport use and that the property could be transferred to Council to be used for another public purpose or for release. Advice was also given that that it is not part of AT's strategy to provide public parking to a small number of dominant businesses or their staff.
7. The board were also provided advice that council's Community Services and Community Facilities departments do not support retaining the site for a proposed future community facility or community house, skills shed youth centre etc.

Iwi feedback

8. 11 mana whenua iwi authorities were contacted regarding the potential sale of 570 Great South Road, Papatoetoe. The following feedback was received.

a) Te Kawerau a Maki

No feedback received for this site.

b) Ngai Tai ki Tamaki

No feedback received for this site.

c) Ngāti Tamaoho

Ngāti Tamaoho has advised that the site is of cultural and commercial significance and expressed interest to be involved in future development of the site. Panuku have sought clarification from Ngāti Tamaoho regarding further site specific issues, including kaitiaki recommendations around future management of the land, acknowledgements or other outcomes that council needs to consider as part of a decision to approve the sites for disposal. No response has been received, so Panuku will follow up again if approved for disposal.

d) Te ākitai - Waiohua

No feedback received for this site.

e) Ngāti Te Ata – Waiohua

No feedback received for this site.

f) Te Ahiwaru

No feedback received for this site.

g) Ngati Paoa

No feedback received for this site.

h) Ngaati Whanaunga

Ngaati Whanaunga has expressed commercial interest. If approved for disposal, Panuku will follow up on potential commercial opportunities.

i) Ngati Maru

No feedback received for this site.

j) Ngati Tamatera

No feedback received for this site.

k) Waikato Tanui

No feedback received for this site.

Implementation

9. 570 Great South Road, Papatoetoe was purchased from a registered company that no longer exists so it is not practicable to offer the land back to the former owner under section 40 of the Public Works Act 1981.

Images of 570 Great South Road, Papatoetoe



