

21 November 2017

Carl May
Panuku Development Auckland
PO Box 90343
Victoria St West
AUCKLAND 1142

Dear Carl

Re: Proposed Revocation of Reserve at 129R Bairds Road, Otara (Kew Lane)

I am writing to acknowledge receipt of your email dated 8 November 2017 asking OBA to remove their objection to the proposal listed above.

To this end we advise that this matter was discussed at our meeting dated 22 September 2017 and our Executive made the following decision.

Recommendation:

That the Otara Business Association withdraw their objection to the revocation of status of 129R Bairds Rd (Kew Lane) provided that Panuku agree to support their efforts to retain this land.

Moved: Kanti Vallabh

Seconded: Amandeep Parmar

Motion Carried

We look forward to hearing from you in the near future with regard to the decision from the Environment and Community meeting. Can you advise if we are able to attend that meeting to hear the discussion on this matter? Thanking you for your support on this matter.

Yours faithfully

Rana Judge
Centre Manager

6 September 2017

Carl May
Panuku Development Auckland
PO Box 90343
Victoria St West
AUCKLAND 1142

Dear Carl

Re: Proposed Revocation of Reserve at 129R Bairds Road, Otara (Kew Lane)

I am writing firstly to thank you for visiting Otara Town Centre giving me the opportunity of explaining why our Business Association is objecting to the proposed change of status of the above property.

As requested we are providing the attached summary of Issues and also Financial Data relating to the management and sustainability of Kew Lane as discussed at our meeting.

- I. We discussed our Rubbish Collection Project which is currently underway to deal with the over abundance of small skips in the area. Our proposal will remove 26 small skips and 12 cardboard cages, replacing them with 1 large skip and 1 large cardboard cage which will cope with the 22 tons of rubbish collected weekly currently. We are working alongside a Community Group (Roots) to look into a zero waste solution for our Town Centre also. This has been stalled for the moment as we have had difficulty in getting skips removed and will need to seek legal advice on the matter. This project hinges on the decision regarding the disposal of this land.
- II. Another matter we discussed was regarding the future planning for the Town Centre. There is some gentrification happening already in Otara and we feel there needs to be some real improvement or re-investment into the area to bring the facility up to a reasonable standard in order to service that growth. Retaining Kew Lane would be very advantageous if we were able to interest an investor in doing a major upgrade in the Centre. It would both increase in value and also assist an easier transformation possibly into an enclosed Mall which is more desirable than the current open Town Centre which is harder to monitor for crime and safety.
- III. The Otara Papatoetoe Local Board made the decision to dispose of this land because of the description of the property being 129R Bairds Rd, Otara. They did not understand that this was the 'infamous' Kew Lane and therefore didn't understand their decision was crucial to the smooth running of this area which provides stock, rubbish collection and parking for 70% of the businesses in the Town Centre. Members have apologized to us for this oversight.

IV. Carpark Income & Expenditure for 2016/17

Paid Carparking 24 @ \$250.00	6000.00
R&M Gate	(4500.00)
License Fee	(500.00)
	<hr/>
Surplus	<u>\$1000.00</u>

Surplus is for ongoing repairs on gate. Unfortunately not all damages
Can be claimed back from offenders who cause the damages.

- V. As you pointed out, no matter what the result is the 'Carpark Reserve' status will need to be removed. We do understand your point but would need some assurances as to the future use of the property before we can give full agreement.

I hope I have adequately outlined our position on behalf of the Otara Town Centre and would ask once again for your support with the Governing Body in relation to NOT selling the property. The future of our Centre is dependent on the outcome of this decision.

Yours faithfully



Rana Judge
Centre Manager

2/46 Fair mall Town Centre Otara
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Otara Business Association
Town Centre Otara



2 August 2017



Chief Executive
Auckland Council
Private Bag 92-300
AUCKLAND 1142

Dear Mr Town

Re: Proposed Revocation of Reserve at 129R Bairds Road, Otara (Kew Lane)

I am writing on behalf of the Otara Town Centre Business Improvement District (BID) to raise our objection to the proposed revocation of the Reserve status on Kew Lane Otara.

- I. Firstly our organization has a signed a 3 year lease with Panuku on 24/8/2016 and the first time we heard about this happening was when we read the Public Notice in the Manukau Courier 13 July 2017.
- II. The OBA has invested a lot of time and money into cleaning this area up. Historically Councils have been unable to achieve this. We have maintained the gate at great expense and are now supplying a clean, safe space for Retailers to park and store their rubbish items in an acceptable manner. Things have never been better for us in this area.
- III. The area is at the rear of 70% of the mostly Food Retail Outlets in the Otara Town Centre. They require access to their rear doors for delivery of their goods by vehicles of all sizes. The only other alternative is the frontage of their businesses in the Auckland Transport Public Carpark and Footpath which would cause much disruption to the general Public. I believe there would also be serious health & safety issues caused by using the frontage of businesses because of the crates and other packaging items used to carry their goods. Also large vehicles would be very disruptive in the Public Carpark because of their size.
- IV. Retailers currently have small rubbish skips and oil drums at the rear of their shops in Kew Lane. If the area is sold, they would have nowhere to store these essential resources needed to run their day to day business except within their small premises which is impossible for most because they are food outlets and produce more rubbish than most shops and this would be a health hazard also.
- V. In relation to rubbish collection the OBA is currently setting up a new rubbish collection system which would entail installing 1 large skip and employing a rubbish collector to empty wheelie bins every day. We have already advised the owners of the small skips and the Retailers to have those small bins removed so that the new collection system can be put in place. We now have this on hold until further notice.

Our BID is very fortunate to be receiving an annual operational grant from the Otara Papatoetoe Local Board to assist us in making our Town Centre a Clean and Safe Environment for all. Unfortunately they have been indicating that we may not be able to rely on this funding in the future. With this in mind, we set up Kew Lane Carparks to generate some income to help both with the maintenance of the area and also to help our organization become sustainable. The loss of this income would be another disadvantage for our organization.

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In discussions with Panuku and previously Auckland Transport who previously owned this land we understand that Auckland Council have no further use for this land and both organisations wanted to dispose of it. Currently we have this area under really good control and wonder whether there is any chance that if we are unsuccessful in our bid to stop this action that Auckland Council may look to work with our BID to purchase the land at a very favourable price thus solving all our potential issues. We have attached a petition from all the affected Retailers in the Kew Lane area.

If there is any opportunity for me to present our objection in person can you please advise me of the details. I look forward to your response and if you require any further information please contact the writer.

Yours faithfully



Rana Judge
CENTRE MANAGER