

Property Report, 35 Coles Crescent, Papakura

Whakarāpopototanga o ngā kōrero ā-rawa / Property Summary

1. Auckland Council's Corporate Property team has developed a Corporate Property Portfolio Strategy which seeks to contribute to a more efficient and operationally effective Corporate Property network. This is a self-funding programme of works, which utilises the capital receipts from the divestment of properties that are no longer required for the Corporate Property network. The council-owned property at 35 Coles Crescent, Papakura has been identified as surplus to council's requirements as part of the review undertaken as part of the Corporate Property Portfolio Strategy.
2. Consultation with impacted council departments, Panuku Development Auckland, iwi authorities and the Papakura Local Board has now taken place. The Papakura Local Board oppose the proposed disposal of the site and have raised some points that are noted in the "*Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local Impacts and Local Board views*" section of this report along with Corporate Property's consideration of these points.

Pārongo mō ngā rawa / Property Information

3. 35 Coles Crescent, Papakura comprises a two storey building that provides 1,663m² of office accommodation, local board offices and a customer service centre on a 5,059m² site.
4. The legal description of 35 Coles Crescent, Papakura, comprises an estate in fee simple more or less being Allotment 3-4 and Allotment 4A Section 2 Village of Papakura, contained in computer freehold register NA521/186.
5. The property was vested in trust in the members of the Town Board of Papakura on 25 January 1922 and was to be held on trust to erect and maintain 'public building or buildings and library to be called the Town Hall Buildings for public and charitable and recreative purposes' and was not "*saleable*" for a period of 99 years.
6. We have received legal advice from external advisors that from 2021 the property would be "*saleable*".
7. The Auckland Unitary Plan zoning for the site is part Metropolitan Centre Zone and part Public Open Space - Informal Recreation Zone. It has a 2017 capital valuation of \$3,850,000.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

8. The Papakura Local Board have been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 35 Coles Crescent, Papakura at 2 workshops and a formal report was subsequently prepared for the local board business meeting so that their views could be formalised.
9. The Papakura Local Board opposed the proposed disposal of 35 Coles Crescent, Papakura at its 28 March 2018 business meeting and noted the following points:

- 35 Coles Crescent was gifted for civic use and has significant historic connection with the community
- the sale of the property will limit the ability to optimise or co-locate in the future other council services for a Papakura cultural civic heart. For example, co-locating the Library, Art Gallery, Museum, service centre and local board office into one location
- the sale of this property will deplete the number of council owned properties in Papakura, which will undermine the ability for Papakura to become a Panuku “unlock” location in the future to fully realise the Metropolitan Centre zoning status
- the playground and reserve that form part of the property title, are being well-used by the local community and the board would like them to be retained
- there is a 100-year time capsule buried in the reserve area, creating a special historical connection to the site, in both the Māori and European context
- Centennial House was gifted to the community and must be retained on the current site for community use
- further investigation is required and options for the site must be identified and analysed such as the retention of the land on a lease-hold basis
- a new location has not been identified for a service centre and local board office meaning the board cannot evaluate at present, the impact of the disposal of the site on its community. Raised concerns over Regulatory staff moving out of the Papakura site
- request that the Governing Body postpone a decision on the disposal of 35 Coles Crescent until such time that options for the site have been fully investigated and analysed, and potential future sites for the service centre and local board office have been developed, noting that a sale cannot proceed until 2021.
- request the Chairperson, Deputy Chairperson and Member George Hawkins to attend the April Finance and Performance Committee meeting to present the board’s case for the need to retain and optimise the 35 Coles Crescent property.

10. Corporate Property has considered these points and have addressed these as follows:

- Corporate Property acknowledge that 35 Coles Crescent was gifted for civic use and has significant historic connection with the community
- There are currently no plans or funding set aside to co-locate council services for a Papakura cultural civic heart such as the Library.
- The Corporate Property Portfolio Strategy includes for the playground and reserve that form part of the property title will be sub-divided and the title vested with council and its organisations
- Corporate Property and Panuku will investigate how the 100-year time capsule buried in the reserve area can be protected
- Corporate Property and Panuku will investigate if Centennial House can be retained on for community use
- Corporate Property will investigate as part of the disposal strategy the long-term benefits and costs of leasing land and the net present value of selling the land
- Corporate Property will consult with the local board regarding the new location for the service centre and local board office

Tauākī whakaaweawe Māori / Māori impact statement

11. Staff contacted Ngāi Tai ki Tāmaki, Ngāti Tamaoho, Te Ākitai – Waiohua, Ngāti Te Ata – Waiohua, Te Ahiwaru, Ngāti Paoa, Ngaati Whanaunga, Ngāti Maru, Ngāti Tamatera and Waikato-Tainui regarding the potential sale of 35 Coles Crescent on 4 December 2017. None of the iwi authorities provided feedback specifically in relation to the sale of 35 Coles Crescent.