

## Property Report, 35 Coles Crescent, Papakura

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### 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 which includes the council-owned property at 35 Coles Crescent, Papakura.
2. Consultation with impacted council departments, Papakura Local Board, Panuku Development Auckland and iwi authorities has now taken place. The Papakura Local Board did not endorse 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 1,663m<sup>2</sup> of office accommodation, local board offices and a customer service centre on a 5,059m<sup>2</sup> 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'. The trust deed requires the property to remain in council's ownership for this purpose for a period of 99 years from 1922. In 2021, on expiry of the covenant, council can dispose of the property should it wish to do so.
6. 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

7. The Papakura Local Board have been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 35 Coles Crescent, Papakura at two workshops and a formal report was subsequently prepared for the local board business meeting so that their views could be formalised. Further discussions at a meeting with the local board on 24 April 2018 were had to identify any conditions under which the local board could support the proposed disposal of 35 Coles crescent, Papakura. The Papakura Local Board issued a memo on 30 April 2018 to clarify their position.
8. In the memo dated 30 April 2018, the Papakura Local Board noted that they cannot endorse the proposed disposal of 35 Coles Crescent, Papakura and noted the following points. The Corporate Property team's response to these points and any proposed actions are noted alongside:

	<b>Local Board Feedback</b>	<b>Corporate Property and Panuku Response / Action</b>
	<b>BACKGROUND</b>	
1	<p>On 28 March 2018 the Papakura Local Board resolved (PPK/2018/11) that it does not endorse the Corporate Property team's recommendation to the Finance and performance Committee to dispose of 35 Coles Crescent. The board's key concerns were:</p> <ul style="list-style-type: none"> <li>• the property was gifted to the council and has a significant historic connection with the community</li> <li>• the board's plan to optimise the property and create a civic heart in the location</li> <li>• any prejudice a depleted property portfolio will have to a future "unlock" designation by Panuku</li> <li>• the significant importance the playground, green space and the 100-year time capsule has to the Board and the community.</li> </ul>	Noted
2	The site cannot be sold until 2021 when the condition of the deed of gift that the property be retained in public ownership for 99 years expires.	Noted
3	The board and key community stakeholders are part of the Papakura Commercial Project Group which is tasked with supporting the development of the Papakura Town Centre into a metropolitan centre.	Noted

	The Commercial Project Group has a keen interest in the future of the site.	
4	The board met with the Corporate Property team and Panuku on 24 April to discuss the proposed disposal further and identify any conditions under which the board could support the proposed disposal, prior to the proposal being considered by the Finance and Performance Committee in May 2018.	Noted
5	The purpose of this memo is to outline the board's position further.	Noted
6	The board understands and agrees with the desire to make the corporate property portfolio efficient, fit for purpose and future proofed. The board also acknowledges the need for certainty on the future of Coles Crescent, so staff can begin the process of rationalisation and plan for future accommodation requirements.	It was also discussed and agreed that the existing council buildings on the site (excluding Centennial House) were in relative disrepair and were not part of the board's consideration.
	<b>POSITION OF THE PAKAKURA LOCAL BOARD</b>	
7	The board remains concerned about the proposed disposal of the 35 Coles Crescent site and cannot endorse the disposal at this stage. The Board asks that staff and councillors postpone the decision on the future of the site until August 2018.	<ul style="list-style-type: none"> <li>Whilst the programme has a six-year time frame, it is imperative that council progresses the strategy due to the financial, programme and operational factors set out in the Corporate Accommodation Disposal Recommendation report.</li> <li>The Corporate Property team believe that the local board's remaining concerns can be addressed during the disposal process as noted in response to item numbers 8 &amp; 9.</li> </ul>
8	We believe this short delay will not have a material impact on planning for future corporate accommodation needs and will have the following additional benefits:	
	I. The future of the site can be considered alongside any consideration of Papakura being included in Panuku's development strategy as a potential 'unlock' location.	Panuku have advised that the sale of 35 Coles Crescent as part of the Corporate Property Portfolio Strategy will not impact the evaluation of Papakura as an "unlock" location.

	<p>II. The postponement will allow the board, the Papakura Commercial Project group and staff to identify all options for the site that meets multiple needs rather than the single focus on disposal to release capital.</p>	<p>The Corporate Property team propose working with Panuku to establish a development framework in support of a future use for the portion of the site currently used as council offices and proposed to be sold. This development framework will be communicated to the local board for their feedback and input.</p>
	<p>III. The disposal of the site is likely to cause significant community concern as a loss of Papakura’s civic history and identity. The board and the governing body need to be confident that all options for the site have been considered prior to any decision to dispose of the site.</p>	<p>As part of the disposal process, Panuku work through their normal considerations for the site to ensure the optimal outcome is achieved.</p>
<p>9</p>	<p>The board’s current position is to retain the land in public ownership in recognition of the gift, the historical and current identity of the site as Papakura’s civic heart, to use the site to optimise council services in the future, and to use the site to leverage the future development of the Papakura Town Centre.</p>	<p>The Corporate Property team are recommending that:</p> <ul style="list-style-type: none"> <li>• the site be sub-divided to separate the park, playground, time capsule and historic rest rooms from the remainder of the site and vested with council (refer attached marked up map).</li> <li>• a commemoration of the historic gifting of the location be made on the portion of the site vested with council to reflect its historic and continued status as the “civic heart” of Papakura</li> <li>• Panuku will develop a development framework for the site with the Corporate Property team that facilitates future development on the site as part of the disposal process including local board feedback and input.</li> </ul>
<p>10</p>	<p>The current site also has significant advantages such as its central location and ample parking for the public.</p>	<p>Noted</p>
<p>11</p>	<p>The August timeframe is subject to staff from Corporate Property and Panuku being available to work with the board and the Papakura Commercial Project Steering Group to identify options for the future development of the site.</p>	<p>Noted</p>



<b>Photo</b>	<b>Description</b>
 A circular, dark, reflective time capsule is set in a brick-paved area. The capsule is a dark, metallic ring with a flat, reflective top surface that shows the sky and surrounding trees. It is surrounded by a circular pattern of bricks.	Time capsule
 A brick building with 'PAPAKURA CENTENNIAL 1840-1940' and 'ST. PETER' inscribed on the wall. The building is a two-story brick structure with a gabled roof. The inscription 'PAPAKURA' is on the left side, 'CENTENNIAL 1840-1940' is in the center, and 'ST. PETER' is on the right. There are several windows with white frames and a small porch on the right side.	Historic rest rooms – Centennial House

## **Tauākī whakaaweawe Māori / Māori impact statement**

9. 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.

## **Ngā raru tūpono / Risks**

10. The property has been assessed against council's Significance and Engagement policy and it was determined that a decision on the proposed disposal is not “significant” as referenced in the policy. The operational impacts are below the quantitative thresholds for significance. The disposal enables the council to continue to deliver on the well-being of the local area and region and does not negatively impact service levels. However, the council may still choose to consult on sites where there is an intrinsic link to the land.

## **Ngā koringa ā-muri / Next steps**

11. If this site is approved for sale, Panuku will negotiate the disposal of the property on behalf of the Corporate Property team. The final terms and conditions would be approved under the appropriate delegations.