

Property Report, 82 Manukau Road, Pukekohe

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 82 Manukau Road, Pukekohe.
2. Consultation with impacted council departments, Franklin Local Board, Panuku Development Auckland and iwi authorities has now taken place. The Franklin Local Board acknowledged 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 the Corporate Property teams consideration of these points.

Pārongo mō ngā rawa / Property Information

3. 82 Manukau Road, Pukekohe comprises a single/double storey office building. The Property provides 2,157m² of office accommodation, local board office and customer service centre on a 13,090m² site.
4. The legal description of 82 Manukau Road, Pukekohe comprises an estate in fee simple more or less being Lot 1 DP 99706, contained in computer freehold register NA54B/1241.
5. The property was purchased by Franklin County Council in 1978 from private entities.
6. The Auckland Unitary Plan zoning is Business - Mixed Use Zone. It has a 2017 capital valuation of \$7,200,000.
7. The council-owned site at 82 Manukau Road, Pukekohe is not subject to offer back obligations under section 40 of the Public Works Act 1981.

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

8. The Franklin Local Board have been consulted regarding the Corporate Property Portfolio Strategy and the proposed sale of 82 Manukau Road, Pukekohe at two workshops and a formal report was subsequently prepared for the local board business meeting so that their views could be formalised.
9. The Franklin Local Board acknowledged the proposed disposal of 82 Manukau Road, Pukekohe at its 27 March 2018 business meeting and noted the following points. The Corporate Property team's response to these points and any proposed actions are noted alongside:

	Local Board Feedback	Corporate Property and Panuku Response / Action
1	The Franklin Local Board request that the disposal of 82 Manukau Road Pukekohe only be undertaken upon agreement of a site for viable alternative accommodation for council services within Pukekohe, which can cater for the town's growth and future needs	The Corporate Property Portfolio Strategy includes for a new service centre, a new Franklin Local Board office and a Pukekohe Spoke.
2	The Franklin Local Board request that negotiation and preferably agreement for the disposal of 82 Manukau Road Pukekohe include a caveat that any future development incorporates a multi-storey car park with the ability to provide capacity for a park and ride facility	The Corporate Property team will consult with the Franklin Local Board regarding the new location for the customer service centre and local board office to ensure the new location meets the needs of the community and the local board.
3	The Franklin Local Board request that the Finance and Performance Committee seek the optimum development use for the land at 82 Manukau Road Pukekohe, recognising its strategic location between the town centre and the train station and the Franklin Local Board Plan's two strategic outcomes of a thriving local economy and growth is dealt with effectively	The Corporate Property team and Panuku will proactively engage with Auckland Transport to review the Franklin Local Board's proposal for a park and ride facility on part of site.
4	The Franklin Local Board note that the corporate policy requires the proceeds from sale of 82 Manukau Road Pukekohe to be re-invested in the corporate accommodation portfolio and therefore requests that the local board is engaged in any future policy review to ensure that the proceeds of council asset sales are retained in the local area	Pukekohe has been identified as a priority development location in the "support" category. Accordingly, Panuku and the Corporate Property team will develop an appropriate disposal strategy that contemplates strategic development outcomes.

Tauākī whakaaweawe Māori / Māori impact statement

10. 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 82 Manukau Road, Pukekohe on 4 December 2017. None of the iwi authorities provided feedback specifically in relation to the potential sale of 82 Manukau Road, Pukekohe.

Ngā raru tūpono / Risks

11. 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 wellbeing of the local area and region and does not negatively impact service levels.

Ngā koringa ā-muri / Next steps

12. 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.