

## 36 Coles Crescent, Papakura property information

---

### Whakarāpopototanga matua / Executive summary

1. 36 Coles Crescent, Papakura is an off-street car park that has been identified through the rationalisation process with development potential for housing and urban renewal development. The rationalisation process commenced in November 2017. Consultation with council departments and CCOs, iwi authorities and the Papakura Local Board has now taken place. Given that no public work requirement has been identified by the council, Panuku recommends the disposal of this site with appropriate legal controls to achieve housing and urban renewal purposes with predetermined development outcomes in line with the Panuku SOI development objectives.
2. 36 Coles Crescent is subject to the Reserves Act 1977. If approval is obtained to dispose of the site, the reserve status would need to be revoked. Final revocation of the reserve status will be subject to completing the statutory requirements of the Reserves Act 1977 and Local Government Act 2002, including public advertising.

### Tātaritanga me ngā tohutohu / Analysis and advice

#### Property information 36 Coles Crescent, Papakura

3. 36 Coles Crescent, Papakura is a 3,586m<sup>2</sup> site that comprises of five separate parcels that are local purpose (parking) reserves, and two that are local purpose (service lane) reserves subject to the Reserves Act 1977.
4. The seven parcels were acquired by the former Papakura Borough Council and former Papakura District Council between 1953 and 1983 for parking and service lane purposes.
5. Another service lane reserve adjoins the northern boundary of the site. That 97m<sup>2</sup> site is also included as part of the council rationalisation process, as the service lane provides access to the rear of three privately owned properties and it would not be appropriate to remove that access unless it is provided by other means.
6. Following an enquiry from a member of the public seeking to purchase the site, a review established there is no requirement to use the site for transport purposes. Panuku subsequently commenced the rationalisation process for 36 Coles Crescent.
7. The Auckland Unitary Plan zoning of 36 Coles Crescent and the adjoining service lane is Metropolitan Centre. The combined parcels have a 2017 capital valuation of \$1.7 million.
8. The entirety of 36 Coles Crescent is subject to the Reserves Act 1977. Accordingly the reserve status of the parcels will need to be revoked under section 24 of the Reserves Act 1977 before any proposed disposal could be completed.

#### Internal consultation

9. The rationalisation process commenced in November 2017. No alternate service uses for the subject site were identified during the internal consultation.

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

10. In response to the concerns raised by the Papakura Local Board regarding the proposed disposal of 26-32 O'Shannessey Street, Panuku agreed in November 2017

to explore potential development options for the site at 36 Coles Crescent in conjunction with the development investigations at 26-32 O'Shannessey Street. This would potentially align with the outcomes of the planning work currently being undertaken by the Papakura Commercial Group.

11. At a workshop held on 23 May 2018, Panuku informed the local board of the potential to enter into development agreements with a potential development partner on this site. The local board provided informal feedback that supported preserving the existing access-way and parking for the adjacent pre-school facility. It also indicated that it was not opposed to the proposal for 16 residential units.

## Mana Whenua engagement

12. Ten mana whenua iwi authorities were contacted regarding the potential sale of 36 Coles Crescent, Papakura. The following feedback was received.

- a) **Ngāi Tai ki Tāmaki**

No feedback was received for this site.

- b) **Ngāti Tamaoho**

Ngāti Tamaoho advised that Papakura is of high cultural significance to Ngāti Tamaoho, who occupied the area for centuries. It is currently the single location with the highest population of those who identify with Tamaoho. Panuku responded and advised Ngāti Tamaoho that the information would be considered by council's Finance and Performance Committee when making a decision on the future of the site.

Ngāti Tamaoho also expressed commercial interest, as the site enables it to partly provide a presence in the community and also to provide a base from which to promote economic activity and if possible, support community service delivery. If approved for disposal, Panuku will follow up with Ngāti Tamaoho on potential commercial opportunities.

- c) **Te Akitai - Waiohua**

No feedback was received for this site.

- d) **Ngāti Te Ata - Waiohua**

No feedback was received for this site.

- e) **Te Ahiwaru**

No feedback was received for this site.

- f) **Ngāti Paoa**

No feedback was received for this site.

- g) **Ngaati Whanaunga**

No feedback was received for this site.

- h) **Ngāti Maru**

No feedback was received for this site.

- i) **Ngāti Tamatera**

No feedback was received for this site.

- j) **Waikato-Tainui**

No feedback was received for this site.

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

13. Should the Finance and Performance Committee approve the proposed disposal of 36 Coles Crescent, Panuku will explore disposal options to ensure outcomes in line with the Panuku SOI development objectives, specifically town centre regeneration and housing outcomes.

# Images



Figure 1: GIS aerial of property; subject area is highlighted in light-blue. **Yellow-grid - adjoining service lane (97m2).**

