

2R Carolyn Street, Papatoetoe property information

Property summary

1. 2R Carolyn Street, Papatoetoe is vacant land that was identified by Council's Community Facilities department as not having a strategic purpose to retain. Consultation with council and its CCOs, iwi authorities and the Ōtara-Papatoetoe Local Board about this site has been undertaken. No alternative service uses were identified for the subject portion of land through the rationalisation process and the feedback received was supportive of the proposed disposal of this site.

Property information

2. 2R Carolyn Street, Papatoetoe comprises 212 m². The property is currently formed as vacant land in two lots (Lot 18 and Lot 19). The subject site was acquired by the former Papatoetoe City Council in fee simple on subdivision in 1968 by the former owners for the purpose of spite strip for disposal to cover roading costs.
3. Lot 18 adjoins the property at 521 Great South Road and is the subject of this rationalisation process. Lot 19 adjoins the properties at 1A and 1B Carolyn Street and will be legalised by Auckland Transport as part of its road network.
4. The site has a 2014 rating valuation of \$60,000. The Unitary Plan zoning of the subject property is Business – Mixed Housing Suburban; Single House.
5. Council's Community Facilities department has confirmed that the land is not required for its future service needs and that it holds no strategic purpose to retain the site as the size and configuration limits the range of recreational experiences that could be achieved on the site.
6. There is no requirement for the subject site to be offered back to the former owners under section 40 of the Public Works Act 1981.

Consideration

Internal consultation

7. The internal consultation for this site commenced in December 2015. No expressions of interest were received during the internal consultation process and no issues were raised for 2R Carolyn Street, Papatoetoe.

Local board views and implications

8. The Ōtara-Papatoetoe Local Board endorsed the proposed disposal of 2R Carolyn Street, Papatoetoe at its 13 December 2016 business meeting.

Iwi feedback

9. Ten mana whenua iwi authorities were contacted regarding the potential sale of 2R Carolyn Street, Papatoetoe. The following feedback was received.
 - a) **Te Kawerau ā Maki**
No concerns or issues were raised about the proposed disposal.
 - b) **Ngāi Tai ki Tāmaki**
No concerns or issues were raised about the proposed disposal.
 - c) **Ngāti Tamaoho**
No concerns or issues were raised about the proposed disposal.

d) Te ākitai - Waiohua

No concerns or issues were raised about the proposed disposal.

e) Ngāti Te Ata - Waiohua

No site specific feedback received for this site; however Ngāti Te Ata has expressed general cultural interest across Tāmaki Makaurau, has potential commercial interest in any council owned land that comes available for sale in their rohe and notes specific association with the south western area of Auckland, focusing around Manukau and the western coastline.

f) Ngāti Pāoa

No concerns or issues were raised about the proposed disposal.

g) Ngāti Whanaunga

No concerns or issues were raised about the proposed disposal.

h) Ngāti Maru

No concerns or issues were raised about the proposed disposal.

i) Ngāti Tamaterā

No concerns or issues were raised about the proposed disposal.

j) Waikato-Tainui

No concerns or issues were raised about the proposed disposal.

Panuku's independent commercial advice

10. The results of the rationalisation process are that this site is not required for current or future service requirements. As such, we recommend that it be divested. Due to the size and shape of this property, it could only be sold to the adjoining landowner, who has expressed an interest in acquiring this property. Should a resolution be obtained from the Finance and Performance Committee approving the divestment of this site, we will undertake a disposals process for this site that provides an optimal return to council.

Images of 2R Carolyn Street, Papatoetoe



*Towards 2R Carolyn Street, Papatoetoe (Lot 18).