

139 Kolmar Road, Papatoetoe property information

Whakarāpopototanga matua / Executive summary

1. 139 Kolmar Road, Papatoetoe is an off-street car park released by AT as not required for its future service purposes and having no strategic purpose to retain. The rationalisation process commenced in April 2017. Consultation with council departments and CCOs, iwi authorities, the Ōtara-Papatoetoe Local Board has now taken place. No planned and funded alternative service uses were identified for this site through the rationalisation process. As such we recommend that it be divested.

Tātaritanga me ngā tohutohu / Analysis and advice

Property information

2. 139 Kolmar Road, Papatoetoe is an off street car park comprising 685m² remaining from land acquired by the former Papatoetoe City Council for future car park development purposes in 1982. 139 Kolmar Road, Papatoetoe is subject to car parking designation ID 1818.
3. In 2015 the AT Board released 139 Kolmar Road, Papatoetoe as not required for future service needs and having no strategic purpose requiring retention. It was subsequently transferred to Panuku for rationalisation.
4. This site has a 2017 capital valuation of \$1.4 million. The Auckland Unitary Plan zoning is Business Town Centre.
5. 139 Kolmar Road, Papatoetoe is subject to offer back obligations to the former owners under section 40 of the Public Works Act 1981.

Internal consultation

6. The internal consultation for 139 Kolmar Road, Papatoetoe commenced in April 2017. No alternative service uses were identified.

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

7. The Ōtara-Papatoetoe Local Board endorsed the proposed disposal of 139 Kolmar Road, Papatoetoe at its 21 November 2017 business meeting.

Mana Whenua engagement

8. 11 mana whenua iwi authorities were contacted regarding the potential sale of 139 Kolmar Road, Papatoetoe. The following feedback was received.

a) Te Kawerau a Maki

No feedback was received for the subject site.

b) Ngāi Tai ki Tāmaki

Ngāi Tai ki Tamaki advised it has commercial interest in the subject site and signaled an increased interest in council owned property that may come available for sale in their rohe. If approved for disposal, Panuku will follow up with Ngāi Tai ki Tamaki on potential commercial opportunities.

c) Ngāti Tamaoho

No feedback was received for the subject site.

d) Te Akitai - Waiohua

No feedback was received for the subject site.

e) Ngāti Te Ata - Waiohua

No feedback was received for the subject site.

f) Te Ahiwaru

No feedback was received for the subject site.

g) Ngāti Paoa

No feedback was received for the subject site.

h) Ngaati Whanaunga

Ngaati Whanuanga advised it has commercial interest in the subject site. If approved for disposal, Panuku will follow up with Ngaati Whanuanga on potential commercial opportunities.

i) Ngāti Maru

No feedback was received for the subject site.

j) Ngāti Tamaterā

No feedback was received for the subject site.

k) Waikato-Tainui

No feedback was received for the subject site.

Ngā koringa ā-muri / Next steps

9. The results of the rationalisation process are that 139 Kolmar Road, Papatoetoe is not required for current or future service requirements. As such, we recommend it be divested.
10. There was interest registered from an adjoining land owner in developing the subject site prior to the rationalisation process commencing. There has also been commercial interest registered from two iwi entities in acquiring 139 Kolmar Road, Papatoetoe.
11. Should the Finance and Performance Committee approve the proposed disposal, Panuku will explore disposal options that best deliver development outcomes in line with the Auckland Unitary Plan and which are commercially viable.
12. AT will remove car parking designation ID 1818 from the subject site if it is approved for disposal.

Images

