

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. The council-owned property at 82 Manukau Road, Pukekohe has been identified as no longer required for council's requirements as part of the review undertaken as part of the Corporate Property Portfolio Strategy.
2. Consultation with impacted council departments, Panuku Development Auckland, iwi authorities and the Franklin Local Board 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 Corporate Property's 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* likely to be subject to offer back obligations to the former owner 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 2 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 and noted the following points:
 - 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

- 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
- 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
- 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.

10. Corporate Property has considered this point and has addressed this as follows:

- Corporate Property will consult with the local board regarding the new location for the service centre and local board office
- We will engage with Auckland Transport about the feasibility of a proposed park and ride on part of site
- Corporate Property will work with Panuku Development Auckland to develop an appropriate disposal strategy that contemplates strategic outcomes
- The Corporate Property Portfolio Strategy includes for new Service Centre, a new Franklin Local Board office and a Pukekohe Spoke.

Tauākī whakaaweawe Māori / Māori impact statement

11. Manukau Road is not expected to have a particular impact on Māori. Staff contacted Ngāi Tai ki Tāmaki, Ngāti Tamaoho, Te Ākitai-Waiohua, Ngāti Te Ata – Waiohua, Te Ahiwaru, Ngāti Paoa, Ngaati Whanaunga, Ngāti Maru, Ngati 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.