

132 Green Lane East, Greenlane property information

Whakarāpopototanga matua / Executive summary

1. 132 Green Lane East, Greenlane is an off-street car park that has been identified through the rationalisation process with development potential for an intensified mixed use housing and urban renewal development given its size, location and proximity to the public transport nodes. Consultation with council departments and CCOs, iwi authorities and the Albert-Eden Local Board has now taken place. The board previously resolved that its preferred outcome was to retain the site for future town centre development and requested first right of refusal provisions to iwi. Following further consultation with the board to address the issues raised in its resolution, the board has since advised that it will not oppose the proposed development and disposal when the site is presented to the Finance and Performance Committee. Panuku recommends that the Committee approve the disposal of the site with appropriate controls to achieve strategic housing and urban renewal purposes with predetermined development outcomes in line with the Panuku SOI development objectives.

Tātaritanga me ngā tohutohu / Analysis and advice

Property information

2. 132 Green Lane East, Greenlane is a 722m² commercially leased car park. It was acquired by the former Auckland City Council in 1964. The site is subject to a transport designation.
3. The site was used as an off-street carpark for general use, and then used as a public carpark subject to a license for access to the neighbouring property until 2014. In 2014 AT and a third party entered into an agreement to lease the carpark for use in connection with the adjacent retail premises at 136 Green Lane East. There is no obligation for council to maintain access through the subject site to the rear of the adjacent property at 136 Green Lane East.
4. In 2016 AT undertook a review of the site for its strategic and operational value to deliver transport infrastructure, services or activities. The review found that 132 Green Lane East, Greenlane is not suitable for a park and ride facility for the Greenlane Rail Station and is no longer required for transport infrastructure purposes. The site was subsequently transferred to Panuku in 2017 for rationalisation.
5. This site has a December 2017 market valuation of \$2,845,000. The Auckland Unitary Plan zoning is Business – Mixed Use.

Internal consultation

6. The internal consultation for this property commenced in July 2017. There were no alternative service uses identified or issues raised by council departments or CCOs through the expressions of interest process.
7. Panuku undertook a high level development assessment of the site and determined that the site has strategic value for housing and urban renewal purposes given its size, location and proximity to public transport nodes. This aligns with strategic objectives in the Panuku SOI to catalyse urban redevelopment, accommodate growth and strategically create value from assets, which in turn contributes to the Auckland Plan transformational shift to radically improve the quality of urban living.

8. Advice from the Panuku development directorate is that disposal with appropriate legal controls to achieve strategic housing and urban renewal development outcomes should be pursued given that no alternative service use was identified.

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

9. 132 Green Lane East, Greenlane is not specifically mentioned in the Albert-Eden Local Board Plan. Existing or proposed priority connector or feeder routes identified in the Albert-Eden Greenways Plan 2013 are adjacent to, but do not include the subject site.
10. The Albert-Eden Local Board considered the proposed disposal of 132 Green Lane East, Greenlane at its 28 February 2018 business meeting. The board resolved that its preferred outcome is to land bank the site for future town centre development as identified in the Auckland Unitary Plan, and that right of first refusal be given to iwi entities that have expressed commercial interest in the site.
11. In response, Panuku reconfirmed previous advice given to the board that council cannot hold land when there is no identified future strategic purpose to retain or a planned or funded council service use. The board was also informed that council's Chief Planning Office was consulted during the rationalisation process and it did not identify a requirement to retain the site in council ownership. Retained council ownership of the site is not necessary to achieve the development outcomes identified in the Auckland Plan and Unitary Plan; this can be achieved by a disposal with appropriate legal controls.
12. Advice was also given to the Albert-Eden Local Board that council owned property is not subject to right of first refusal provisions in accordance with Treaty settlements, and if approved for disposal/development Panuku will follow up with iwi groups on potential commercial opportunities.
13. The Albert-Eden Local Board subsequently advised that it will not oppose the proposed disposal of the 132 Green Lane East, Greenlane when it is presented to the Finance and Performance Committee.

Mana Whenua engagement

14. 14 mana whenua iwi authorities were contacted regarding the potential sale of 132 Green Lane East, Greenlane. The following feedback was received.
 - a) **Te Runanga o Ngāti Whatua**
No feedback received for this site.
 - b) **Ngāti Whatua o Kaipara**
No feedback received for this site.
 - c) **Ngāti Whatua o Ōrakei**
No feedback received for this site.
 - d) **Te Kawerau Maki**
No feedback received for this site.
 - e) **Ngāi Tai Ki Tamaki**
No feedback received for this site.

f) Ngāto Tamaoho

No feedback received for this site.

g) Te Akitai - Waiohua

No feedback received for this site.

h) Ngāti Te Ata – Waiohua

No feedback received for this site.

i) Te Ahiwaru

No feedback received for this site.

j) Ngāti Paoa

Ngāti Paoa did not provide feedback specific to the property, however it has previously reinforced its desire to be kept in the loop for property disposals. If approved for disposal, Panuku will follow up with Ngāti Paoa on potential commercial opportunities.

k) Ngaati Whanaunga

Ngaati Whanaunga expressed commercial interest. If approved for disposal, Panuku will follow up with Ngaati Whanaunga on potential commercial opportunities.

l) Ngāti Maru

Ngāti Maru expressed commercial interest. If approved for disposal, Panuku will follow up with Ngāti Maru on potential commercial opportunities.

m) Ngāti Tamatera

No feedback received for this site.

n) Waikato-Tainui

No feedback received for this site.

Ngā koringa ā-muri / Next steps

15. Should the Finance and Performance Committee approve the proposed disposal of 132 Green Lane East, Greenlane for strategic housing and urban renewal purposes with predetermined development outcomes, Panuku will pursue options that include an intensified mixed use housing and urban renewal development in line with the Panuku SOI objectives and the Auckland Plan.
16. Iwi authorities that have expressed a cultural or commercial interest in the site will be updated with any opportunities.
17. AT will uplift the transport designation for 132 Green Lane East, Greenlane if the site is approved for development and disposal by the Finance and Performance Committee.

Images

