

28 Lockwood Road, Papakura property information

Whakarāpopototanga matua / Executive summary

1. Lot 1 DP 198461 Block II Opaheke, Papakura (aka 28 Lockwood Road, Papakura) is a residential property that is the residue from land originally acquired for a works depot, parks staff residence and bulk-water supply. Council's Regional Parks team has reviewed the property and consider it is no longer required for open space purposes or as a regional park asset. The Finance and Performance Committee deferred a decision at its 24 October 2017 meeting in order for Panuku to formulate an appropriate response to feedback received from Te Akitai Waiohua during iwi consultation undertaken in 2016. Panuku subsequently followed up with Te Akitai Waiohua and the interest has been withdrawn. As no alternative service uses were identified through the rationalisation process and the feedback previously received was supportive of the proposed disposal, Panuku recommends it be divested.

Tātaritanga me ngā tohutohu / Analysis and advice

Property information

2. 28 Lockwood Road, Papakura is a 4,598m² property originally acquired from the Crown in two separate lots in the 1960s for a works depot, parks staff residence and bulk-water supply. A residential dwelling with detached garage is now located on the property.
3. Council's Regional Parks team has reviewed the property and consider it is no longer required for open space purposes or as a regional park asset. The property is adjacent to an existing regional parks ranger depot. An open space assessment from the Local Parks team indicates there is adequate open space in the Hunua township, which has an existing local park that provides passive open space, bowling club, sports fields and tennis courts.
4. The property has a 2017 capital valuation of \$690,000. The Auckland Unitary Plan zoning is Rural and Coastal Settlement.
5. 28 Lockwood Road, Papakura is not 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 this property commenced in May 2016. No expressions of interest were received during the internal consultation process and no issues were raised.

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

7. 28 Lockwood Road, Papakura is not specifically mentioned in the Franklin Local Board Plan.
8. The Franklin Local Board endorsed the proposed disposal of 28 Lockwood Road, Papakura at its 18 April 2017 business meeting.

Mana Whenua engagement

9. 12 iwi authorities were contacted regarding the potential sale of 28 Lockwood Road, Papakura. The following feedback was received:
 - a) **Te Kawerau a Maki**

No feedback was received regarding the specific property.
 - b) **Ngai Tai ki Tāmaki**

Ngai Tai ki Tāmaki advised it has commercial interest regarding this property. If approved for disposal, Panuku will follow up with Ngai Tai ki Tāmaki on potential commercial opportunities.

c) Ngāti Tamaoho

No feedback was received regarding the specific property.

d) Te Akitai - Waiohua

Te Akitai - Waiohua advised it has cultural interest and provided advice that the subject property is associated with the broad area of Te Ruahine, a Te Ākitai Waiohua settlement. Panuku followed up with Te Akitai Waiohua seeking further clarification on site specific issues, including kaitiaki recommendations around future management of the land, acknowledgements or other outcomes that Council needs to consider as part of a decision to approve the site for disposal. Te Akitai Waiohua have since advised that its interest has been withdrawn as the property is of low cultural and commercial interest to it.

e) Ngāti Te Ata - Waiohua

Ngāi Te Ata Waiohua previously advised it has a general cultural interest in the area and expressed an interest in discussing potential purchase of any council properties that may come available for sale. No specific detail around preferred outcomes in relation to a disposals process, including kaitiaki recommendations around future management of the land was received. If approved for disposal, Panuku will follow up with Ngāti Te Ata – Waiohua on potential commercial opportunities.

f) Te Ahiwaru

No feedback was received for the specific property.

g) 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.

h) Ngāti Whanaunga

No feedback was received for the specific property.

i) Ngāti Maru

No feedback was received for the specific property.

j) Ngāti Tamaterā

No feedback was received for the specific property.

k) Patukirikiri

No feedback was received for the specific property.

l) Waikato-Tainui

No feedback was received for the specific property.

Ngā koringa ā-muri / Next steps

10. The results of the rationalisation process are that 28 Lockwood Road, Papakura is not required for current or future service requirements. As such, Panuku recommend that it be divested.
11. There has been commercial interest expressed from a number of iwi entities and from the current tenant in acquiring 28 Lockwood Road, Papakura. These will be explored further should the Finance and Performance Committee approve the proposed disposal.

Images

