

# 70R Tidal Road, Māngere property information

---

## Property summary

1. 70R Tidal Road, Māngere is a small, triangular shaped parcel of land that an adjoining landowner is partially encroached on. The rationalisation process for this site commenced in December 2015. Consultation with council and its CCOs, iwi authorities and the Māngere-Ōtāhuhu Local Board has now taken place. No alternative service uses have been identified for this site through the rationalisation process and the feedback received has been supportive of the proposed divestment. Due to this, we recommend this site be divested.

## Property information

2. This site is a vacant, triangular shaped, 296m<sup>2</sup> parcel of land. The land was vested in the former Manukau City Council pursuant to s352(5) of the Municipal Corporations Act 1954 in lieu of reserves in 1969. It was not vested as a reserve subject to the Reserves and Domains Act 1953. An adjoining landowner is partially encroached on the site.
3. This site was reviewed by the Parks Sports and Recreation department in 2015, which found that it was no longer required for Park's service requirements as it is not serving or likely to serve a park function and does not contain any unique features or connect to any existing open spaces.
4. This site has a 2014 council valuation of \$15,000. The Proposed Auckland Unitary Plan zoning of this site is Public Open Space – Information Recreation.

## Consideration

### Internal consultation

5. The internal consultation for this site commenced in December 2015. No alternative service uses were identified for this site during the internal consultation.

### Local board views and implications

6. The Māngere-Ōtāhuhu Local Board endorsed the proposed disposal of this site at its July 2016 business meeting.

### Iwi feedback

7. 13 mana whenua iwi authorities were contacted regarding the potential sale of 70R Tidal Road, Māngere. The following feedback was received.
  - a) **Te Runanga o Ngāti Whatua**  
No site specific feedback received for this site, noting that as per earlier conversations with Te Runanga representatives, it is understood that any cultural significance considerations will be raised at hapū level and that all Ngāti Whatua hapū have been contacted about properties in their rohe.
  - b) **Ngāti Whatua Ōrākei**  
Ngāti Whatua Ōrākei has confirmed they have no commercial interest in this property but confirmed they have a cultural interest in the property as it is located near many Archeological recorded sites and lava caves.
  - c) **Te Kawerau a Maki**  
No feedback received for this site.

- d) **Ngāi Tai ki Tamaki**  
No feedback received for this site.
- e) **Ngāti Tamaoho**  
No feedback received for this site.
- f) **Te ākitai - Waiohua**  
Te ākitai has confirmed they have both a cultural and commercial interest in this property. Te ākitai noted the site is close to a site of significance Ngā Kapua Kohuora (Crater Hill) and a historical waka portage route, Tidal Road is off Waokauri Place and Portage Road named after the creek and related portage.
- g) **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.
- h) **Te Ahiwaru**  
No feedback received for this site.
- i) **Ngāti Paoa**  
Ngāti Paoa has reinforced their desire to be kept in the loop for property disposals.
- j) **Ngaati Whanaunga**  
No feedback received for this site.
- k) **Ngāti Maru**  
No feedback received for this site.
- l) **Ngāti Tamatera**  
No feedback received for this site.
- m) **Waikato-Tainui**  
Waikato-Tainui has reinforced their desire to be kept in the loop for property disposals and noted that as a matter of principal all lands are culturally important, should they fall within their tribal rohe.

### **Technical Considerations**

- 8. 70R Tidal Road, Māngere is not subject to the offer back requirements set out in section 40 of the Public Works Act 1981.
- 9. The subject site is not one of council's strategic assets to which the Significance Policy applies.

### **Panuku's independent commercial advice**

- 10. The results of the rationalisation process are that 70R Tidal Road, Māngere is not required for current or future service requirements. As such, we recommend that it be divested. Should a resolution be obtained from the Finance and Performance Committee approving the divestment of this site, it could only be able to be sold to an adjoining landowner due to the size and shape of this property. The adjoining landowner who is encroached on this property has expressed interest in purchasing the site. Should approval be obtained to dispose of this site, we will undertake a disposals process which provides an optimal return to council.

# Images of 70R Tidal Road, Māngere

