

1/16 Sarona Avenue, Glen Eden property information

Property summary

1. 1/16 Sarona Avenue, Glen Eden is a vacant, landlocked parcel of land that comprises 957m² of the total land area of 1467m². It was acquired in 1981 for Wairau Creek Catchment remedial works which have now been completed. Consultation has been undertaken with council and its CCOs, iwi authorities and the Waitākere Ranges Local Board. No alternative service uses have been identified for this site. As such, we recommend this property be divested.

Property information

2. The subject site comprises 957m² of the total land area of 1467m² at 16 Sarona Avenue, Glen Eden. It was acquired pursuant to the Public Works Act 1981 by the former Waitākere City Council in 1995 for the purpose of the Wairau Creek Catchment remedial works.
3. These remedial works have now been completed and the Healthy Waters unit has advised it has no strategic reason to retain this site. However an easement is required to protect the flood plain and prevent a dwelling being erected in it.
4. The Auckland Unitary Plan zoning of this site is Mixed Housing Urban. It has a 2014 capital value of \$300,000.

Consideration

Internal consultation

5. The rationalisation process for this site commenced in December 2015. No alternative uses were identified for 1/16 Sarona Avenue, Glen Eden.

Local board views and implications

6. The Waitākere Ranges Local Board endorsed the proposed disposal of 1/16 Sarona Avenue, Glen Eden at its September 2016 business meeting.

Iwi feedback

7. Seven mana whenua iwi authorities were contacted regarding the potential divestment of 1/16 Sarona Avenue, Glen Eden. 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 o Kaipara**

No feedback received for this site.
 - c) **Ngāti Whatua o Ōrakei**

Ngāti Whatua o Ōrakei has expressed a potential commercial interest in this property.
 - d) **Te Kawerau a Maki**

No feedback received for this site.
 - e) **Ngāti Tamaoho**

No feedback received for this site.

f) **Te Ākitai - Waiohua**

No feedback received for this site.

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.

Technical Considerations

8. 1/16 Sarona Avenue, Glen Eden was acquired and held for a public work, being stormwater remedial work purposes. If it is no longer required to be held for a public work, it must be offered back to the former owners or their immediate successors in accordance with section 40 of the Public Works Act 1981.
9. 1/16 Sarona Avenue, Glen Eden 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 this site 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, we will undertake a disposals process for this site that takes account of any offer back obligations to the former owners in accordance with section 40 of the Public Works Act 1981, and provides an optimal return to council.

Images of 1/16 Sarona Avenue, Glen Eden



Note. Street view is front of property (16 Sarona Avenue, Glen Eden).