
Section 1 SO 375381, adjacent to 493 State Highway 16, Kumeu

Property summary

1. The subject site is a large, vacant parcel of land that was acquired by the legacy Rodney District Council for a proposed future cemetery. There was community opposition to this proposal and subsequent assessments found that this site is not suitable for a cemetery. Consultation with council and its CCOs, iwi authorities and the Rodney Local Board has now taken place. No alternative funded service use has been identified for this site. No alternative service uses have been identified for this property through the rationalisation process. Due to this, Panuku recommends disposal of the site.

Property information

2. The subject property is a vacant, flat, 2.6118 hectare site. The site was acquired by the Rodney District Council in 2006 for the purpose of establishing a council owned and managed cemetery in the Huapai/Kumeu area. The site originally included a residential house and section that was subsequently subdivided from the subject site and disposed of in 2007. The subject property was set apart for a cemetery in 2007, by way of gazette notice. The property has been leased to the neighbouring property owner since 2007.
3. The submission process to the variation of the Rodney District Plan to allow this land to be developed and operated as a cemetery clearly indicated that the community did not support the proposal. However, there were limited alternative sites available for cemetery purposes in the Kumeu-Huapai area at the time. Following amalgamation of the legacy councils, the Regional and Specialist Parks team assessed this site and found that it is not of the size and scale required for a new cemetery in the North-West Auckland region and not required by Regional and Specialist Parks property portfolio.
4. The current zoning for this property is General Rural. The Auckland Unitary Plan zoning is Rural. The property has a 2014 capital value of \$500,000. The subject property is exempt from section 40, Public Works Act 1981 offer back requirements. This site is not one of council's strategic assets to which the Significance Policy applies.

Consideration

Internal consultation

5. The rationalisation process for this property commenced in 2012. No alternative service uses were identified for this site during the internal consultation process.
6. The Heritage Unit was invited prior to the internal consultation process to raise any archaeological issues. The internal consultation process also provided the Maori Strategy Relations team the opportunity to flag any issue that is of particular relevance to Maori. No issues were raised.

Local board views and implications

7. Panuku (previously Auckland Council Property Limited) first consulted with the Rodney Local Board regarding this property in 2012. The previous Rodney Local Board initially commissioned The Property Group Limited to determine if there was a reasonable requirement to retain this site and other sites that were going through the rationalisation process in the Rodney Local Board area. Following the completion of the review by The Property Group Limited, the Rodney Local Board requested the proposed divestment of this site be put on hold until the Regional and Specialist Parks team prepared a demand analysis and report regarding a regional approach to the provision of cemeteries. This report was

presented to the Regional Strategy and Policy Committee in February 2015. The regional analysis of cemetery provision found that there is sufficient burial capacity available in the overall Rodney Local Board area, and it is not an area where there is an immediate capacity issue. The Regional and Specialist Parks team (which manages regional cemeteries) engaged with all local boards in 2015 as part of the development of the Cemeteries Network Development Plan, to assess future cemetery provision across the region to guide future suitable land acquisitions.

8. Following the cemeteries report being presented to the Regional Policy and Strategy Committee, Panuku attended a workshop with the Rodney Local Board in August 2015 regarding this site.
9. At its 15 February 2016 meeting, the Rodney Local Board resolved that it did endorse the sale of the land until such time as a structure plan or area plan for the area has been completed as well as the Transport for Future Urban Growth (TFUG) consultation and planning completed.
10. Panuku were informed in late 2016 that the transport and community planning work for the wider Huapai/Kumeu area undertaken has not identified this site as required for the growth planning for the area and provided this advice to the Rodney Local Board at a workshop in February 2017.
11. This report provides the Rodney Local Board with an opportunity to formalise its views.

Iwi feedback

12. Fourteen iwi authorities were contacted around the potential sale of 493 State Highway 16, Kumeu. The following feedback was received.
 - a) **Ngati Manuhiri**

Ngati Manuhiri expressed potential commercial interest in this property and in any council owned properties in the Rodney district that may become available for sale.
 - b) **Te Runanga o Ngati Whatua**

Te Runanga o Ngati Whatua confirmed they may have potential commercial interest in any council owned properties that become available for sale. They further confirm that any site specific cultural significance issues will be raised at hapu level via the representatives for Te Uri o Hau, Ngati Whatua o Orakei or Ngati Whatua o Kaipara respectively, as appropriate.
 - c) **Te Uri o Hau**

Te Uri o Hau confirms they have no site specific cultural significance issues to raise in respect of this property.
 - d) **Ngati Whatua o Kaipara**

Ngati Whatua o Kaipara has no site specific cultural significance issues to raise in respect of these properties and but may have commercial interest.
 - e) **Ngati Whatua o Orakei**

Ngati Whatua o Orakei has no site specific cultural significance issues to raise in respect of this property and has no commercial interest.
 - f) **Te Kawerau a Maki**

Te Kawerau a Maki has potential commercial interest in any properties that council deems surplus to service requirements.
 - g) **Ngati Paoa**

Ngati Paoa has potential commercial interest in any properties that council deems surplus to service requirements.

h) **Te Ara Ranatu o Te Iwi o Ngati Te Ata Waiohua Incorporated**

The Ngati Te Ata contacts state that they are unhappy with council process/policies in that council owned properties are considered outside of treaty settlement processes and requests some attention be given to redressing treaty violations, possibly via preferential sale agreements at reduced rates.

Images of section 1 SO 375381, Kumeu

