

315A Glengarry Road, Glen Eden property information

Property summary

1. The council owned property at 315A Glengarry Road, Glen Eden is vacant land that was reviewed by Council's Parks department and determined as having little quality open space potential and no strategic purpose to retain. Consultation with council and its CCOs, iwi authorities and the Waitākere Ranges Local Board about this property has been undertaken. No alternative service uses were identified through the rationalisation process. The Waitākere Ranges Local Board does not support the proposed disposal of this site on the basis that it should be retained for recreational purposes.

Property information

2. 315A Glengarry Road, Glen Eden is a 4,105m² site that was vested in the Crown as road reserve upon subdivision of the original parcel of land in 1926. It was subsequently vested in Auckland Council pursuant to successive legislation. As a reserve, the site is subject to the Reserves Act 1977.
3. 315A Glengarry Road, Glen Eden was held by the Parks Sports and Recreation department, which reviewed the site and found it had little quality open space potential. Auckland Transport also advised that the property is not required for Auckland Transport service requirements. The site was subsequently transferred to Auckland Council Property Limited (now Panuku) for rationalisation.
4. The Auckland Unitary Plan zoning of this site is Public Open Space – Informal Recreation. It has a 2014 capital value of \$425,000.
5. 315A Glengarry Road, Glen Eden is not subject to the offer back requirements set out in section 40 of the Public Works Act 1981.

Consideration

Internal consultation

6. The internal consultation for this site commenced in May 2015. No alternative service uses were identified for this property.

Local board views and implications

7. At its 23 February 2017 meeting, the Waitākere Ranges Local Board resolved that it is opposed to the proposed disposal of 315A Glengarry Road, Glen Eden on the basis that the land should be retained and developed as a local park; that Glen Eden is identified for intensification and under supplied with parks; and that the land would be suitable for community gardens and orchards, play equipment, other recreational activities and potentially a walkway.

Iwi feedback

8. Seven mana whenua iwi authorities were contacted regarding the proposed divestment of 315A Glengarry Road, 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

No feedback received for this site.

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.

Panuku's independent commercial advice

9. The results of the rationalisation process are that this property is not required for current or future service requirements. As such, we recommend that 315A Glengarry Road, Glen Eden be divested. Should a resolution be obtained from the governing body approving the divestment of this site, we will undertake a disposals process for this site that provides an optimal return to council.
10. As 315A Glengarry Road, Glen Eden is road reserve subject to the Reserves Act 1977, the reserve status would have to be revoked in under section 24 of the Reserves Act 1977 before any proposed disposal could be completed. A new title for the fee simple land would also need to be issued. It is a Department of Conservation requirement (in accordance with the Reserves Act 1977) that the sale proceeds from reserves are placed in reserve accounts so that funds can be used to acquire other land for reserve purposes or for maintenance of existing reserves.

Images of 315A Glengarry Road, Glen Eden



