

Section 1 SO 69059, East Coast Road, Redvale property information

Property summary

1. The council owned site at Section 1 SO 69059, East Coast Road, Redvale is an unformed stopped road surrounded by the neighbouring rural block. Consultation about this site has been undertaken with council and its CCOs, iwi authorities and the Hibiscus and Bays Local Board. No alternative service uses were identified through the rationalisation process and the feedback received was supportive of the proposed disposal of this site.

Property information

2. Section 1 SO 69059, East Coast Road, Redvale is a 6,521m² council owned site resulting from the former Rodney District Council agreeing to stop an unformed road that passed through the property now shown as 1575 East Coast Road, Redvale in 1988. The neighbouring property owner had sought consent to subdivide its land and proposed to form a new road with an improved alignment.
3. The planned subdivision and disposal did not proceed and Section 1 SO 69059, East Coast Road, Redvale has continued to be occupied as part of the surrounding rural block. The subject site has remained as council freehold land and is not fenced off from the surrounding private land.
4. The Unitary Plan zoning of Section 1 SO 69059, East Coast Road, Redvale is countryside living. It has a 2014 capital value of \$29,000.
5. There is no requirement for a stopped road to be offered back to the former owners under section 40 of the Public Works Act 1981.

Consideration

Internal consultation

6. The internal consultation for this site commenced in February 2016. No alternative service uses were identified for this property.

Local board views and implications

7. The Hibiscus and Bays Local Board endorsed the disposal of Section 1 SO 69059, East Coast Road, Redvale at its 15 March 2017 meeting.

Iwi feedback

8. Twelve iwi authorities were contacted regarding the potential sale of Section 1 SO 69059, East Coast Road, Redvale. The following feedback was received:
 - a) **Te Runanga o Ngāti Whatua**
No feedback received for this site.
 - b) **Ngāti Whatua o Kaipara**
No feedback received for this site.
 - c) **Ngāti Whatua o Ōrākei**
No feedback received for this site.

d) Te Kawerau a Maki

No feedback received for this site.

e) Ngāi Tai ki Tāmaki

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.

h) Ngāti Paoa

No feedback received for this site.

i) Ngaati Whanaunga

No feedback received for this site.

j) Ngāti Maru

No feedback received for this site.

k) Ngāti Tamatera

No feedback received for this site.

l) Patukirikiri

No feedback received for this site.

Panuku's independent commercial advice

9. The results of the rationalisation process are that Section 1 SO 69059, East Coast Road, Redvale is not required for current or future service requirements. As such, we recommend that it be divested.
10. Due to the nature of the site, it could only be sold to the adjoining owner of the surrounding land. The adjoining land owner has registered an interest in acquiring the subject site, should it be approved for disposal.

Images of Section 1 SO 69059, East Coast Road, Redvale



View towards Section 1 SO 69059, East Coast Road, Redvale from East Coast Road.



View towards Section 1 SO 69059, East Coast Road, Redvale from East Coast Road.