

# Allotments 136, 137, 138, 139, 140 and 141 Ahuroa Parish and 147 Kourawhero Parish, Woodcocks Road, Woodcocks property information

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## Property summary

1. The council owned sites at Allotments 136, 137, 138, 139, 140 and 141 Ahuroa Parish and 147 Kourawhero Parish, Woodcocks Road, Woodcocks are parcels of stopped road. Consultation with council and its CCOs, iwi authorities and the Rodney Local Board about these sites has been undertaken. No alternative service uses were identified for the subject sites through the rationalisation process and the feedback received was supportive of the proposed disposal of the sites.

## Property information

2. In 1975 the former Rodney County Council undertook a realignment of Woodcocks Road, which resulted in 21 separate parcels of road being stopped. 11 of these parcels were subsequently sold to adjoining landowners owners, whilst the other 10 remained in Auckland Council ownership.
3. Allotments 136, 137, 138, 139, 140 and 141 Ahuroa Parish and 147 Kourawhero Parish, Woodcocks Road, Woodcocks are individual parcels of land that were formed following the road stopping process. Site specific detail of each site is set out below:

Legal Description	Title	Area
Allotment 136 Ahuroa Parish	NA28A/1422	981m <sup>2</sup>
Allotment 137 Ahuroa Parish	NA28A/1423	1461m <sup>2</sup>
Allotment 138 Ahuroa Parish	NA28A/1424	4127m <sup>2</sup>
Allotment 139 Ahuroa Parish	NA28A/1425	3,465m <sup>2</sup>
Allotment 140 Ahuroa Parish	NA28A/1426	837m <sup>2</sup>
Allotment 141 Ahuroa Parish	NA28A/1427	1042m <sup>2</sup>
Allotment 147 Kourawhero Parish	NA28A/1412	43m <sup>2</sup>

4. Allotments 136, 138, 140 and 141 Ahuroa Parish all adjoin land held in a single title and the adjoining owner wishes to purchase them. Allotment 137 is on the opposite side of the road but adjoins a severance of the same title. The adjoining landowner is constructing a house and informal approval has been given to the owners to site a driveway on Allotment 137 in anticipation of the titles ultimately being amalgamated.
5. Given Allotments 136, 137, 138, 140 and 141 Ahuroa Parish, Woodcocks Road were being rationalised following the enquiry from the adjoining landowner about purchasing the parcels of land, Panuku and Community Facilities' Stakeholder and Land Advisory team decided to also rationalise Allotments 139 Ahuroa Parish and 147 Kourawhero Parish to ascertain if they could also potentially be disposed of.
6. The Auckland Unitary Plan zoning for the subject sites is vacant land. The subject sites have a combined 2014 capital value of \$180,000.
7. The offer back obligations set out in section 40 of the Public Works Act 1981 do not apply to the subject sites as they are parcels of stopped road.

## Consideration

### Internal consultation

8. The internal consultation for these sites commenced in June 2016. No alternative service uses were identified for the sites.

### Local board views and implications

9. At its 16 March 2017 meeting, the Rodney Local Board endorsed the proposed disposal of the subject sites.

### Iwi feedback

10. 14 mana whenua iwi authorities were contacted regarding the potential sale of Allotments 136, 137, 138, 139, 140 and 141 Ahuroa Parish and 147 Kourawhero Parish, Woodcocks Road, Woodcocks. The following feedback was received:

**a) Ngāti Wai**

No feedback received for the sites.

**b) Ngāti Manuhiri**

No feedback received for the sites.

**c) Te Runanga o Ngāti Whatua**

Te Runanga has confirmed their interest in the area of proposed development. No site specific feedback received for the sites, 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.

**d) Te Uri o Hau**

No feedback received for the sites.

**e) Ngāti Whatua o Kaipara**

Ngāti Whatua o Kaipara has confirmed potential commercial interest in the sites, particularly for 139 Woodcocks Road. Ngāti Whatua o Kaipara have expressed an interest in discussing potential purchase of this property when and if it may become available for sale.

**f) Ngāti Whatua o Orakei**

No feedback received for the sites.

**g) Te Kawerau a Maki**

No feedback received for the sites.

**h) Ngāi Tai ki Tāmaki**

Ngāi Tai ki Tāmaki has confirmed they have no further interest in the Woodcocks Road properties.

**i) Te Akitai-Waiohua**

No feedback received for the sites.

**j) Ngāti Te Ata-Waiohua**

Ngāti Te Ata has expressed general cultural interest across Tāmaki Makaurau, has potential 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.

**k) Ngāti Paoa**

Ngāti Paoa has reinforced their desire to be kept in the loop for property disposals.

**l) Ngāti Whanaunga**

No feedback received for the sites.

**m) Ngāti Maru**

No feedback received for the sites.

**n) Ngāti Tamatera**

No feedback received for the sites.

**Panuku independent commercial advice**

11. The outcome of the rationalisation process is that the subject sites are not required for current or future service requirements. As such, we recommend that the council owned Allotments 136, 137, 138, 139, 140 and 141 Ahuroa Parish and 147 Kourawhero Parish, Woodcocks Road, Woodcocks be divested.
12. Due to the size, shape and nature of the subject sites there are limited possibilities to utilise them for other purposes, and if they were to be divested, they could likely only be sold to an adjoining landowner. An adjoining land owner has registered an interest in acquiring most of the subject sites should they be cleared for disposal. This can be explored further should the properties be approved for disposal by the Finance and Performance Committee.

**Images of Allotments 136, 137, 138, 139, 140 and 141 Ahuroa Parish and 147 Kourawhero Parish, Woodcocks Road, Woodcocks**



