

Part Allotment 13, Bombay Road, Bombay

Property summary

1. Part Allotment 13, Bombay Road, Bombay is a reserve subject to the Reserves Act 1977 that has been identified as potentially surplus to council requirements through a review process. Consultation about the proposed reserve revocation and disposal of this property was undertaken with council departments and its CCOs, iwi authorities and the Franklin Local Board. No alternative service uses were identified through the rationalisation process and the feedback received was supportive of the proposed reserve revocation and disposal of this site.

Property information

2. Part Allotment 13, Bombay Road comprises 465m². The site is vacant land that was vested as an unclassified local purpose reserve in 1983.
3. Consultation with Council's Parks Policy department has confirmed that this land is not required for parks services, as the size of the site limits the ability to establish a range of open space experiences and formal and informal recreation opportunities that better serve the local area exist in close proximity.
4. The Unitary Plan zoning of Part Allotment 13, Bombay Road, Bombay is Public Open Space – Informal Recreation. It has a 2014 capital value of \$46,000.

Consideration

Internal consultation

5. The internal consultation for this site commenced in December 2016. No expressions of interest were received during the internal consultation process and no issues were raised.

Local board views and implications

6. The Franklin Local Board endorsed the proposed reserve revocation and disposal of Part Allotment 13, Bombay Road, Bombay at its 18 April 2017 business meeting.

Iwi feedback

7. Ten iwi authorities were contacted regarding the potential sale of Part Allotment 13, Bombay Road, Bombay. The following feedback was received.
 - i) **Ngai Tai ki Tāmaki**
No feedback was received regarding this site, however Ngāi Tai ki Tāmaki has drawn attention to their recent settlement and signalled an increased interest in council owned property that may come available for sale in their rohe.
 - ii) **Ngāti Tamaoho**
No feedback was received regarding this site.
 - iii) **Te Akitai - Waiohua**
No feedback was received regarding this site.
 - iv) **Ngāti Te Ata - Waiohua**
No feedback was received regarding this site.
 - v) **Te Ahiwaru**
No feedback was received regarding this site.

vi) **Ngāti Paoa**

No feedback was received regarding this site, however Ngāti Paoa has reinforced their desire to be kept in the loop for property disposals.

vii) **Ngāti Whanaunga**

No feedback was received for this site.

viii) **Ngāti Maru**

No feedback was received for this site.

ix) **Ngāti Tamaterā**

No feedback was received for this site.

x) **Waikato-Tainui**

No feedback was received for this site, however Waikato-Tainui has signalled an interest in all sites identified for disposal and recommend development align with the Waikato-Tainui Environmental Plan including consultation with marae.

Implementation

8. As the subject site is a local purpose reserve subject to the Reserves Act 1977, the reserve status would need to be revoked if approval is obtained to divest it. Final revocation of the reserve status will be subject to completing the statutory requirements of the Reserves Act 1977 and Local Government Act 2002, including public advertising.
9. There is no requirement for land vested as reserve in connection with a subdivision to be offered back to the former owners under section 40 of the Public Works Act 1981.

Panuku's independent commercial advice

10. The results of the rationalisation process are that this property is not required for current or future service requirements. As such, we recommend that Part Allotment 13, Bombay Road, Bombay be divested.
11. 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 provides an optimal return to council.

Images of Part Allot 13 Mangatawhiri Parish-Local Purpose Reserve, Bombay Road, Bombay

