
66R Hallberry Road, Mangere East

Property summary

1. The council owned site at 66R Hallberry Road, Mangere East is vacant land that has been identified as potentially surplus to council requirements through a review process. Consultation with council departments and its CCOs, iwi authorities and the Ōtara-Papatoetoe Local Board has now taken place. As no alternative service uses have been identified and the feedback received has been supportive of the proposed divestment of this site, Panuku recommend the divestment of the site. A resolution approving the divestment of this site is required from the Finance and Performance Committee before the proposed reserve revocation and disposal can be progressed.

Property information

1. 66R Hallberry Road, Mangere East is a 551m² vacant land site vested as road reserve upon subdivision with the former Manukau City Council in 1961. It is a local purpose (road) reserve subject to the Reserves Act 1977.
2. Auckland Transport has confirmed that it has no strategic transport purpose for this property. Council's Parks and Recreation Policy team has confirmed that there is no requirement to retain this site for open space purposes.
3. The property has a 2014 capital valuation of \$119,000. The Unitary Plan zoning is Mixed Housing Suburban.

Internal consultation

4. The internal consultation commenced in April 2017. No expressions of interest were received.

Consideration

Local board views and implications

5. Panuku attended a workshop with the Ōtara-Papatoetoe Local Board regarding the rationalisation of the subject site in May 2017. The board questioned if the site was suitable for a pocket park or a community garden.
6. Panuku liaised with council's Parks and Recreation Policy and Parks Operations department to respond to the query raised by the board about if this site was suitable for a community garden. These departments did not support retaining 66R Hallberry Road, Mangere East for a pocket park or playground location, as the size of 551m² is below the 1000-1500m² typical for a pocket park in council's Open Space Provision Policy.
7. Panuku liaised with council's Parks and Recreation Policy, Parks Operations and Arts Culture and Events departments about if this site was suitable to be retained as community gardens. It was noted that there are existing community gardens located at Centre Park, approximately 2km away. Council's preference is for existing community garden facilities to be utilised where appropriate as they are costly to establish and can be difficult to maintain. Both Parks and Arts Culture and Events were not aware of demand for community garden space in this area.

Iwi feedback

8. Eleven iwi authorities were contacted regarding the potential sale of 66R Hallberry Road, Mangere East. The following feedback was received.
 - a) **Te Kawerau a Maki**

No feedback was received for this site.

b) **Ngai Tai ki Tāmaki**

Ngāi Tai ki Tamaki has expressed commercial interest in the property and signaled an increased interest in council owned property that may come available for sale in their rohe. If approved for disposal, Panuku will follow up on potential commercial opportunities.

c) **Ngāti Tamaoho**

No feedback was received for this site.

d) **Te Akitai - Waiohua**

No feedback was received for this site.

e) **Ngāti Te Ata - Waiohua**

No feedback was received for this site.

f) **Te Ahiwaru**

No feedback was received for this site.

g) **Ngāti Paoa**

No feedback was received for this site.

h) **Ngāti Whanaunga**

Ngāti Whanuanga has expressed commercial interest. If approved for disposal, Panuku will follow up on potential commercial opportunities.

i) **Ngāti Maru**

No feedback was received for this site.

j) **Ngāti Tamaterā**

No feedback was received for this site.

k) **Waikato-Tainui**

No feedback was received for this site.

Implementation

9. The property is not subject to the offer back obligations set out in section 40 of the Public Works Act 1981.
10. 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.

Images of 66R Hallberry Road, Mangere East

