

63 Flanshaw Road, Te Atatu South

Property Description

1. 63 Flanshaw Road is a long, narrow strip of level contour situate between Flanshaw Road Primary School and Te Atatu South Catholic Church. The property has a street frontage of 9 metres, and a total area of 584 m. It was vested in trust in the Waitemata City Council by the Housing Corporation of New Zealand in 1982 for a local purpose (parking) reserve, but was never developed or used as such.
2. The property is zoned *Residential – Mixed Housing Urban* under the Auckland Unitary Plan (operative in part). It has a 2017 capital value of \$510,000 though this is not a reliable indication of the current market value.



Resolution to dispose

3. The Regional Strategy and Policy Committee approved the disposal of this site on 1 September 2016 – subject to the satisfactory conclusion of any required statutory processes – on the basis that the site is not serving a park or open space function and is not required for council's current or future service requirements (REG/2016/91).

Notification Process and Responses

Iwi notification

4. Iwi notification commenced on 10 July 2017 and ended on 26 September 2017. The following Mana Whenua iwi authorities were notified of the proposal to revoke the reserve status of the property:
 - a) **Ngāti Whātua o Kaipara**
Detailed letter sent to iwi on 10 July 2017. Iwi advised they had no issues in relation to the proposed revocation.
 - b) **Ngāti Whātua o Ōrākei**
Detailed letter sent to iwi on 10 July 2017. Iwi advised they had no objections in relation to the proposed revocation.
 - c) **Ngai Tai Ki Tamaki**
Detailed letter sent to iwi on 10 July 2017. Iwi advised they had no issues in relation to the proposed revocation.

d) **Te Kawerau a Maki**

Detailed letter sent to iwi on 10 July 2017, follow up e-mails sent on 8 August 2017 and again on 23 August 2017. No response was received.

e) **Te Akitai Waiohua**

Detailed letter sent to iwi on 10 July 2017, follow up e-mails sent on 8 August 2017 and again on 23 August 2017. No response was received.

f) **Ngati Te Ata Waiohua**

Detailed letter sent to iwi on 10 July 2017, follow up e-mails sent on 8 August 2017 and again on 23 August 2017. No response was received.

g) **Ngati Paoa**

Detailed letter sent to iwi on 10 July 2017, follow up e-mails sent on 8 August 2017 and again on 23 August 2017. No response was received.

h) **Ngati Maru**

Detailed letter sent to iwi on 10 July 2017, follow up e-mails sent on 8 August 2017 and again on 23 August 2017. No response was received.

i) **Ngati Tamatera**

Detailed letter sent to iwi on 10 July 2017, follow up e-mails sent on 8 August 2017 and again on 23 August 2017. No response was received.

Public notification

5. A public notice was placed in the Western Leader on 26 September 2017 and the notification period ran through to the 31 October 2017. A notice was also placed on the council's website and remained on the website until the closure of the notification period.
6. One submission has been received from the public. On 7 October 2017, Ms Sandra Flood submitted an objection to the revocation proposal. Her concern is that the property should be kept for future use by the adjoining Ministry of Education site, Flanshaw Road Primary School.
7. Panuku Development Auckland has previously approached the Ministry of Education in October 2016 to invite interest in acquiring 63 Flanshaw Road in order to augment the school site. Following internal consultation the Ministry confirmed that it has no interest in acquiring the property. On 3 November, the Ministry confirmed it had no interest in acquiring the property.
8. In follow up telephone conversations with Ms Flood, Panuku explained the Ministry's decision and invited her to withdraw her objection, which she declined.
9. On 16 November 2017, Panuku sent a letter to Ms Flood outlining the process to date and confirming that her submission will be considered by the Environment and Community Committee.

Adjoining Owners

10. The adjoining owners are the Ministry of Education and the Roman Catholic Bishop of Auckland.
11. A letter was sent to the Roman Catholic Bishop of Auckland on 26 September 2017. No response was received.
12. A letter was sent to the Ministry of Education on 27 September 2017. The ministry advised that they have no interest in acquiring the property.