

9 Matama Road, Glen Eden

Property summary

1. 9 Matama Road, Glen Eden is a narrow reserve subject to the Reserves Act 1977. It was reviewed following an enquiry from the adjoining landowners seeking to purchase the site. Consultation about the proposed reserve revocation and disposal of this property was undertaken with council departments and its CCOs, iwi authorities and the Waitākere Ranges 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 property.

Property information

2. 9 Matama Road, Glen Eden is a narrow 80m² strip of land that was retained by the former Glen Eden Borough Council upon disposal of the adjoining land in 1984 to provide a pedestrian access way to proposed future housing developments. It is an access way reserve subject to the Reserves Act 1977. The access way became redundant when a road was formed to access the adjacent developed land in 2003.
3. 9 Matama Road, Glen Eden is formed and maintained as part of the road berm, but Auckland Transport has advised it will not declare it legal road. The subject site, being the full length of the adjoining property at 7 Matama Road, Glen Eden prevents legal access to that property which for all intents and purposes is a corner lot.
4. The Unitary Plan zoning of the subject site is Mixed Housing Suburban. 9 Matama Road, Glen Eden has a 2017 capital value assessment of \$18,000.
5. 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.

Consideration

Internal consultation

6. The internal consultation for this site commenced in April 2017. No expressions of interest were received during the internal consultation process and no issues were raised.

Local board views and implications

7. The Waitākere Ranges Local Board endorsed the proposed reserve revocation and disposal of 9 Matama Road, Glen Eden at its 26 October 2017 business meeting.

Iwi feedback

8. Nine mana whenua iwi authorities were contacted regarding the potential divestment and reserve revocation of 9 Matama Road, Glen Eden. The following feedback was received:
 - a) **Te Runanga o Ngāti Whatua**
No site specific feedback received for this site.
 - b) **Ngāti Whatua o Kaipara**
No feedback received for this site.
 - c) **Ngāti Whatua o Ōrakei**
No feedback received for this site.
 - d) **Te Kawerau a Maki**
No feedback received for this site.

e) Ngāti Tamaoho

No feedback received for this site.

f) Te ākitai - Waiohua

No feedback received for this site.

g) Ngāti Te Ata – Waiohua

No feedback received for this site.

h) Ngaati Whanaunga

Ngaati Whanaunga expressed potential commercial interest. If approved for disposal, Panuku will follow up with Ngaati Whanaunga advising that due to the configuration of this property, it could likely only be sold to the adjoining property owner.

i) Waikato Tanui

No feedback received for this site.

Panuku's independent commercial advice

9. The results of the rationalisation process are that this property is not required for current or future service requirements. As such, we recommend that 9 Matama Road, Glen Eden be divested.
10. Should a resolution be obtained from the Finance and Performance Committee approving the divestment of this site, we will undertake a disposals process that provides an optimal return to council. The adjoining landowner has registered interest in acquiring this site.
11. 9 Matama Road, Glen Eden is an access way reserve subject to the Reserves Act 1977. If approval is obtained to dispose of it, the reserve status would need to be revoked. 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 9 Matama Road, Glen Eden

