

66R Hallberry Road, Mangere East property information

Whakarāpopototanga matua / Executive summary

1. 66R Hallberry Road, Mangere East is vacant land that was reviewed following an enquiry from a member of the public seeking to purchase the subject site. It is a reserve subject to the Reserves Act 1977. The rationalisation process commenced in April 2017. Consultation with council and its CCOs, iwi authorities and the Ōtara-Papatoetoe Local Board has now taken place. No planned and funded alternative service uses were identified for this site through the rationalisation process. As such we recommend it be divested.

Tātaritanga me ngā tohutohu / Analysis and advice

Property information

2. 66R Hallberry Road, Mangere East is a 551m² vacant 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.
3. Following an enquiry from a member of the public seeking to purchase 66R Hallberry Road, Mangere East, AT confirmed that it has no strategic transport purpose for the site. Council's Parks and Recreation Policy team also confirmed that there is no requirement to retain it for open space purposes. The subject site was subsequently transferred to Panuku for rationalisation.
4. The Unitary Plan zoning is Mixed Housing Suburban. It has a 2017 capital valuation of \$220,000.
5. 66R Hallberry Road, Mangere East is not subject to offer back obligations in accordance with section 40 of the Public Works Act 1981.

Internal consultation

6. The internal consultation for 66R Hallberry Road, Mangere East commenced in April 2017. No alternative service uses were identified.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

7. The Ōtara-Papatoetoe Local Board endorsed the proposed reserve revocation and disposal of 66R Hallberry Road, Mangere East at its 21 November 2017 business meeting.

Mana Whenua engagement

8. 11 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 the subject site.
 - b) **Ngāi Tai ki Tāmaki**

Ngāi Tai ki Tamaki advised it has commercial interest in this site 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 with Ngāi Tai ki Tamaki on potential commercial opportunities.
 - c) **Ngāti Tamaoho**

No feedback was received for the subject site.
 - d) **Te Akitai - Waiohua**

No feedback was received for the subject site.

e) Ngāti Te Ata - Waiohua

No feedback was received for the subject site.

f) Te Ahiwaru

No feedback was received for the subject site.

g) Ngāti Paoa

No feedback was received for the subject site.

h) Ngaati Whanaunga

Ngaati Whanuanga advised it has commercial interest in the subject site. If approved for disposal, Panuku will follow up with Ngaati Whanuanga on potential commercial opportunities.

i) Ngāti Maru

No feedback was received for the subject site.

j) Ngāti Tamaterā

No feedback was received for the subject site.

k) Waikato-Tainui

No feedback was received for the subject site.

Ngā koringa ā-muri / Next steps

9. The results of the rationalisation process are that 66R Hallberry Road, Mangere East is not required for current or future service requirements. As such, we recommend that the reserve status be revoked and it be divested.
10. 66R Hallberry Road, Mangere East is a local purpose (road) reserve subject to the Reserves Act 1977. Accordingly the reserve status will need to be revoked under section 24 of the Reserves Act 1977 before any proposed disposal could be completed.
11. There has been registered interest from a member of the public in purchasing the subject site for housing purposes should it be approved for sale. There has also been commercial interest registered from two iwi entities in acquiring 66R Hallberry Road, Mangere East. These can be explored further should the Finance and Performance Committee approve the proposed disposal.

Images

