

Adjacent 1/18 Edwin Freeman Place, Ranui property information

Whakarāpopototanga matua / Executive summary

1. Lot 95 DP 104330, Edwin Freeman Place, Ranui (aka adjacent 1/18 Edwin Freeman Place, Ranui) is road reserve that has been identified as potentially surplus to council requirements through a review process. The rationalisation process commenced in July 2017. Consultation with council and its CCOs, iwi authorities and the Henderson-Massey 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 that the reserve status be revoked and that the site be divested.

Tātaritanga me ngā tohutohu / Analysis and advice

Property information

2. Adjacent 1/18 Edwin Freeman Place, Ranui is a 583m² vacant site that was vested upon subdivision with the former Waitemata City Council in 1985. It is local purpose (road) reserve subject to the Reserves Act 1977.
3. AT advised it has no strategic requirement for the site to be retained. Council's Parks department also advised there is no requirement to use the site for open space purposes. Panuku subsequently commenced the rationalisation process.
4. The site has a 2017 capital valuation of \$430,000. The Auckland Unitary Plan zoning is Open Space – Informal Recreation.
5. Adjacent 1/18 Edwin Freeman Place, Ranui is not subject to offer back obligations to the former owner in accordance with section 40 of the Public Works Act 1981.

Internal consultation

6. The internal consultation for this property commenced in July 2017. No expressions of interest were received during the internal consultation process and no issues were raised.
7. A review by the Parks and Recreation Policy team against council's Parks and Open Space Acquisition Policy and Open Space Provision Policy assessed the site as being in an area with adequate levels of open space provision, not providing connections to other open space in the area, having no known heritage, cultural or natural values of significance, and not providing contiguous access to the wider open space network. The site was also not identified in the Henderson-Massey Open Space Network Plan as a prioritisation action area for open space.

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

8. Adjacent 1/18 Edwin Freeman Place, Ranui is not specifically mentioned in the Henderson-Massey Local Board Plan.
9. The Henderson-Massey Local Board endorsed the proposed reserve revocation and disposal of adjacent 1/18 Edwin Freeman Place, Ranui at its 20 March 2018 business meeting.

Mana Whenua engagement

10. Ten mana whenua iwi authorities were contacted regarding the potential sale of adjacent 1/18 Edwin Freeman Place, Ranui. The following feedback was received.

a) Te Runanga o Ngāti Whatua

No feedback was received for this site.

b) Ngāti Whatua o Kaipara

No feedback was received for this site.

c) Ngāti Whatua o Ōrakei

No feedback was received for this site.

d) Te Kawerau a Maki

No feedback was received for this site.

e) Te Akitai - Waiohua

No feedback was received for this site.

f) Ngāti Te Ata – Waiohua

No feedback was received for this site.

g) Ngāti Paoa

No feedback was received for this site.

h) Ngaati Whanaunga

Ngaati Whanaunga advised that the site is of cultural significance and expressed potential commercial interest should the site be approved for disposal. Panuku replied to Ngaati Whanaunga confirming its interests had been noted on the property file and sought clarification regarding further site-specific issues, including kaitiaki recommendations around future management of the land, acknowledgements or other outcomes that Auckland Council needs to consider as part of a decision to approve the sites for disposal. No further response has been received and the subject was not raised as an issue during other discussions between Ngaati Whanaunga and Panuku. If approved for disposal, Panuku will follow up with Ngaati Whanaunga.

i) Ngāti Maru

No feedback was received for this site.

j) Ngāti Tamatera

No feedback was received for this site.

Ngā koringa ā-muri / Next steps

11. The results of the rationalisation process are that adjacent 1/18 Edwin Freeman Place, Ranui is not required for current or future service requirements. As such, we recommend that the reserve status be revoked and it be divested.
12. There has been commercial interest from one iwi group regarding adjacent 1/18 Edwin Freeman Place, Ranui. This will be explored further should the Finance and Performance Committee approve the proposed disposal.
13. Adjacent 1/18 Edwin Freeman Place, Ranui 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. A plan change seeking to change the Auckland Unitary Plan zoning from Open Space – Informal Recreation to Residential – Mixed Housing Suburban will be undertaken concurrently as the reserve revocation in order to accommodate the maximum number of dwellings permitted on the site.

Images

