

## 30R Birmingham Road, Ōtara property information

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### Whakarāpopototanga matua / Executive summary

1. 30R Birmingham Road, Ōtara is vacant land that was reviewed following a purchaser enquiry. The site is a recreation reserve subject to the Reserves Act 1977. The rationalisation process commenced in December 2017. Consultation with council departments 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 that the reserve status be revoked and that the site be divested.

### Tātaritanga me ngā tohutohu / Analysis and advice

#### Property information

2. 30R Birmingham Road, Ōtara is 1,072m<sup>2</sup> of vacant land in a light industrial zone area. It was vested as a reserve upon subdivision with the former Manukau City Council in 1967. The site is a recreation reserve subject to the Reserves Act 1977. The site is currently used as an informal car and truck park by adjacent businesses.
3. Following an enquiry from a member of the public seeking to purchase the site, council's Parks department advised there is no requirement to use the site for open space purposes. Panuku subsequently commenced the rationalisation process for 30R Birmingham Road, Ōtara.
4. 30R Birmingham Road, Ōtara is not subject to offer back obligations to the former owner in accordance with section 40 of the Public Works Act 1981.

#### Internal consultation

5. The internal consultation with all council business units and CCOs for this site commenced in December 2017. No alternative service uses were identified.
6. 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 not a priority for retention, as it is 200 metres from East Tamaki Reserve, which provides a wide range of recreation activities, that the site does not connect to existing open space and it does not improve the open space value of existing parks and open space.
7. The site was not identified in the Ōtara-Papatoetoe Greenways - Local Paths Plan as providing connections to existing or proposed priority routes.

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

8. 30R Birmingham Road, Ōtara is not specifically mentioned in the Ōtara-Papatoetoe Local Board Plan.
9. The Ōtara-Papatoetoe Local Board endorsed the proposed reserve revocation and disposal of 30R Birmingham Road, Ōtara at its 15 May 2018 business meeting.

### Mana Whenua engagement

10. 11 mana whenua iwi authorities were contacted regarding the potential sale of 30R Birmingham Road, Ōtara. The results of the consultation are as follows.

- a) **Te Kawerau a Maki**  
No feedback was received regarding the subject site.
- b) **Ngāi Tai ki Tāmaki**  
No feedback was received regarding the subject site.
- c) **Ngāti Tamaoho**  
No feedback was received regarding the subject site.
- d) **Te Ākitai - Waiohua**  
No feedback was received regarding the subject site.
- e) **Ngāti Te Ata - Waiohua**  
No feedback was received regarding the subject site.
- f) **Te Ahiwaru**  
No feedback was received regarding the subject site.
- g) **Ngāti Paoa**  
No feedback was received regarding the subject site.
- h) **Ngaati Whanaunga**  
No feedback was received regarding the subject site.
- i) **Ngāti Maru**  
No feedback was received regarding the subject site.
- j) **Ngāti Tamatera**  
No feedback was received regarding the subject site.
- k) **Waikato-Tainui**  
No feedback was received regarding the subject site.

## Ngā koringa ā-muri / Next steps

11. The results of the rationalisation process are that 30R Birmingham Road, Ōtara 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 an adjacent land owner regarding 30R Birmingham Road, Ōtara. This will be explored further should the Finance and Performance Committee approve the proposed disposal.
13. 30R Birmingham Road, Ōtara is a recreation 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 Business – Light Industry will be undertaken concurrently as the reserve revocation to align the zoning with the surrounding area.

## Images

