

8 Hiwi Crescent, Stanmore Bay property information

Whakarāpopototanga matua / Executive summary

1. 8 Hiwi Crescent, Stanmore Bay is vacant land that was acquired for transport purposes. The site is no longer required for this purpose. The rationalisation process for 8 Hiwi Crescent, Stanmore Bay commenced in May 2016. Consultation with council departments and its CCOs, iwi authorities and the Hibiscus and Bays Local Board has now taken place. The board requested the allocation of sale proceeds for transport purposes. In response advice was provided that such an allocation would not be in accordance with council financial policy. As no alternative service uses were identified through the rationalisation process and the feedback received was supportive of the proposed disposal, Panuku recommends it be divested.

Tātaritanga me ngā tohutohu / Analysis and advice

Property information

2. 8 Hiwi Crescent, Stanmore Bay is a 809m² vacant site acquired by the former Rodney District Council in 1998 for the purpose of the Whangaparāoa Road widening project. The widening of Whangaparāoa Road remains a "live project" but this site is not included in the Whangaparāoa Road upgrade project (between Hibiscus Coast Highway to Red Beach Road).
3. The AT Board resolved in November 2015 that 8 Hiwi Crescent, Stanmore Bay was no longer required for current or future transport related purposes. It was subsequently transferred to Panuku for rationalisation.
4. The site has a 2017 capital valuation of \$530,000. The Auckland Unitary Plan zoning is Residential - Single House.
5. 8 Hiwi Crescent, Stanmore Bay is subject to offer back obligations to the former owners under section 40 of the Public Works Act 1981.

Internal consultation

6. The internal consultation with all council departments and CCOs for this site commenced in May 2016. No alternative service uses were identified.
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 8 Hiwi Crescent, Stanmore Bay as not a priority for retention, as it is in close proximity (100m) to Francis Avenue Reserve, a local 997m² pocket park.

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

8. 8 Hiwi Crescent, Stanmore Bay is not specifically mentioned in the Hibiscus and Bays Local Board Plan.
9. The Hibiscus and Bays Local Board endorsed the proposed disposal of 8 Hiwi Crescent, Stanmore Bay at its 16 May 2018 business meeting. The board also requested that any sale proceeds be allocated to a relevant Weiti Crossing (Penlink) transport infrastructure budget, as the property was originally acquired for transport purposes. The board has advised that it will request the allocation of sale proceeds for this purpose when the site is presented to the Finance and Performance Committee.
10. In response, advice was provided to the board that in accordance with council's Revenue and Financing Policy 2017, proceeds from asset sales will be generally used to repay council debt or fund investment in another priority strategic asset.

Mana Whenua engagement

11. 14 mana whenua iwi authorities were contacted regarding the potential sale of 8 Hiwi Crescent, Stanmore Bay. The results of the consultation are as follows.

- a) **Ngāti Wai**
No feedback received for the subject site.
- b) **Ngāti Manuhiri**
No feedback received for the subject site.
- c) **Te Runanga o Ngāti Whatua**
No feedback received for the subject site.
- d) **Ngāti Whatua o Kaipara**
No feedback received for the subject site.
- e) **Ngāti Whatua o Ōrākei**
No feedback received for the subject site.
- f) **Te Kawerau a Maki**
No feedback received for the subject site.
- g) **Ngāi Tai ki Tāmaki**
No feedback received for the subject site.
- h) **Te Akitai - Waiohua**
No feedback received for the subject site.
- i) **Ngāti Te Ata - Waiohua**
No feedback received for the subject site.
- j) **Ngāti Paoa**
No feedback received for the subject site.
- k) **Ngaati Whanaunga**
No feedback received for the subject site.
- l) **Ngāti Maru**
No feedback received for the subject site.
- m) **Ngāti Tamatera**
No feedback received for the subject site.
- n) **Patukirikiri**
No feedback received for the subject site.

Ngā koringa ā-muri / Next steps

- 12. The results of the rationalisation process are that 8 Hiwi Crescent, Stanmore Bay is not required for current or future service requirements. As such, Panuku recommend that it be divested.
- 13. There has been interest expressed from a neighbouring property owner in acquiring 8 Hiwi Crescent, Stanmore Bay. This will be explored further should the Finance and Performance Committee approve the proposed disposal.

Images

