

32 Harbour View Road, Te Atatu Peninsula property information

Property summary

1. 32 Harbour View Road, Te Atatu Peninsula is a vacant site that was reviewed by Council's Parks and Recreation Policy team and found to have little quality open space potential and no strategic purpose to retain. Consultation about the proposed disposal of this site has been undertaken with council and its CCOs, iwi authorities and the Henderson-Massey Local Board. No alternative service uses were identified through the rationalisation process and the feedback received was supportive of the proposed disposal.

Property information

2. 32 Harbour View Road, Te Atatu Peninsula is a vacant 600m² site that was transferred from the Crown to the former Waitakere City Council (WCC) in 1996 upon subdivision. It was subsequently declared a recreation reserve subject to the Reserves Act 1977.
3. The former WCC agreed to divest 32 Harbour View Road, Te Atatu Peninsula prior to the local authority amalgamation in 2010, with the disposal having been endorsed by the former Henderson Community Board. However the disposal and reserve revocation process was not able to be completed in accordance with the transition arrangements prior to 1 November 2010.
4. Council's Parks and Recreation Policy team have assessed 32 Harbour View Road, Te Atatu Peninsula as no longer being required for open space purposes, as there is adequate open space within the existing area.
5. The Unitary Plan zoning of 32 Harbour View Road, Te Atatu Peninsula is public open space – informal recreation. It is subject to airspace restriction designations for defence purposes – protection of approach and departure paths. 32 Harbour View Road, Te Atatu Peninsula has a 2014 capital value of \$310,000.

Consideration

Internal consultation

6. The internal consultation for this site commenced in February 2016. No expressions of interest were received during the internal consultation process and no issues were raised.

Local board views and implications

7. The Henderson-Massey Local Board endorsed the proposed disposal of 32 Harbour View Road, Te Atatu Peninsula at its 21 March 2017 business meeting.

Iwi feedback

8. Seven mana whenua iwi authorities were contacted regarding the proposed divestment of 32 Harbour View Road, Te Atatu Peninsula. The following feedback was received:

a) Te Runanga o Ngāti Whatua

No site specific feedback received for this site, noting that as per earlier conversations with Te Runanga representatives, any cultural significance considerations will be raised at hapū level and that all Ngāti Whatua hapū have been contacted about properties in their rohe.

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 site specific feedback received for this site; however Ngāti Te Ata has expressed general cultural interest across Tāmaki Makaurau, has potential commercial interest in any council owned land that comes available for sale in their rohe and notes specific association with the south western area of Auckland, focusing around Manukau and the western coastline.

Implementation

9. There is no requirement for land vested as recreation reserve in connection with a subdivision to be offered back to the former owners under section 40 of the Public Works Act 1981.
10. As the subject site is a reserve subject to the Reserves Act 1977, should the land be sold the reserve status would have to be revoked. It is a Department of Conservation requirement (in accordance with the Reserves Act 1977) that the sale proceeds from reserves are placed in reserve accounts so that funds can be used to acquire other land for reserve purposes or for maintenance of existing reserves.

Panuku's independent commercial advice

11. The results of the rationalisation process are that this site is not required for current or future service requirements. As such, we recommend that 32 Harbour View Road, Te Atatu Peninsula be divested. Should a resolution be obtained from the Finance and Performance Committee approving the divestment of this site, we will undertake a disposals process for this site that provides an optimal return to our shareholder.
12. There has been interest registered in acquiring the subject site. This can be explored further should this site be approved for disposal by the Finance and Performance Committee.

Images of 32 Harbour View Road, Te Atatu Peninsula



