

343 Swanson Road, Ranui property information

Property summary

1. 343 Swanson Road, Ranui 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 potential disposal of this property 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. 343 Swanson Road, Ranui comprises 1,094m². The site is vacant land that is the residue of land that was vested in the former WCC in 1988 as a recreation reserve in connection with a subdivision. It is formed as two lots. Lot 1 comprises 57m² and Lot 3 comprises 1037m².
3. The reserve status of 343 Swanson Road, Ranui was revoked by WCC in 2007 for the purposes of sale for part of the original site, now known as 155 Waitemata Drive, Ranui. The balance of the land forms the subject site and is no longer subject to section 77 of Reserve Act 1977. However, it has remained an informal reserve known as 'Waitemata corner'. In October 2015, Council's Parks and Recreation Policy team advised that it no longer required the site, as formal and informal recreation opportunities that better serve the local area exist in close proximity.
4. The Unitary Plan zoning of 343 Swanson Road, Ranui is public open space – informal recreation. It has a 2014 capital value of \$190,000.

Consideration

Internal consultation

5. The internal consultation for this site commenced in November 2015. No expressions of interest were received during the internal consultation process and no issues were raised.

Local board views and implications

6. The Henderson-Massey Local Board endorsed the proposed disposal of 343 Swanson Road, Ranui at its 21 March 2017 business meeting.

Iwi feedback

7. Seven mana whenua iwi authorities were contacted regarding the proposed divestment of 343 Swanson Road, Ranui. 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

8. 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.

Panuku's independent commercial advice

9. The results of the rationalisation process are that 343 Swanson Road, Ranui is not required for current or future service requirements. As such, we recommend that it 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 which provides an optimal return to our shareholder.
10. There has been registered interest from an adjoining land owner 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 343 Swanson Road, Ranui



