

Adjacent 18 Parrs Cross Road, Henderson property information

Whakarāpopototanga matua / Executive summary

1. Lot 9 DP 71587, Parrs Cross Road, Henderson (aka adjacent 18 Parrs Cross Road, Henderson) 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 of the site be revoked and it be divested.

Tātaritanga me ngā tohutohu / Analysis and advice

Property information

2. Adjacent 18 Parrs Cross Road, Henderson is a 656m² vacant site that was vested upon subdivision with the former County of Waitemata in 1974. It is road reserve subject to the Reserves Act 1977.
3. AT advised it has no strategic requirement for the subject site to be retained. Council's Parks department also advised there is no requirement to use the subject site for open space purposes. Panuku subsequently commenced the rationalisation process.
4. The site has a 2017 capital valuation of \$440,000. The Auckland Unitary Plan zoning is Single House.
5. Adjacent 18 Parrs Cross Road, Henderson 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.

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

8. Adjacent 18 Parrs Cross Road, Henderson 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 18 Parrs Cross Road, Henderson at its 20 March 2018 business meeting.

Mana Whenua engagement

10. Ten mana whenua iwi authorities were contacted regarding the potential sale of adjacent 18 Parrs Cross Road, Henderson. 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 18 Parrs Cross Road, Henderson is not required for current or future service requirements. As such, we recommend that the reserve status be revoked and it be divested.

12. The adjoining landowner has expressed interest in purchasing adjacent 18 Parrs Cross Road, Henderson should it be approved for sale. There is also expressed commercial interest from one iwi entity. These will be explored further should the Finance and Performance Committee approve the proposed disposal.

13. Adjacent 18 Parrs Cross Road, Henderson is a 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.

Images

