

15R First View Avenue, Beachlands property information

Executive summary

1. 15R First View Avenue, Beachlands is a narrow strip of land that has been identified as potentially surplus to council requirements following a purchaser enquiry from the neighbouring property owner. The rationalisation process commenced in November 2017. Consultation with council departments and its CCOs, iwi authorities and the Franklin Local Board has been undertaken. No current or future public work use has been identified for the site through the rationalisation process and the feedback received has been supportive of the proposed disposal. Accordingly, 15R First View Avenue is recommended for disposal.

Property information

2. 15R First View Avenue is a narrow 123m² strip of land remaining from land vested in the Crown in 1925 as a reserve upon subdivision. The site was later vested with the former Manukau County Council in 1963 as an access way reserve.
3. The reserve status of 15R First View Avenue was revoked by the former Manukau City Council in 1977 for the purposes of sale but no disposal was ever completed.
4. A review was undertaken by Panuku following a purchaser enquiry from the adjoining landowner. It was found that both adjoining landowners have encroached on this site.
5. Council's Parks and Recreation Policy (PRP) team undertook a review of 15R First View Avenue against council's open space acquisition policy and open space provision policy. PRP also assessed that this site does not contribute to meeting community open space needs, does not connect to existing open space, nor is there any potential for it to provide a connection. There are no known heritage, cultural or natural values, and the site is not suitable for open space purposes. The rationalisation process subsequently commenced.
6. The AUP zoning is public open space-informal recreation. It has a 2019 desktop valuation of \$10,000.
7. 15R First View Avenue is not subject to offer back obligations to the former owners in accordance with section 40 of the Public Works Act 1981.

Internal consultation

8. The rationalisation process for this site commenced in November 2017.
9. Council's Heritage Team advised there are no built heritage issues associated with the site. Council's Geotechnical and Geological team (previously the Contaminated Land and Closed Landfill team) advised there are no known pollution incidents associated with the site.
10. No alternative council service uses were identified through the internal consultation and the proposed disposal is supported by the council group.

Local board engagement

11. The Franklin Local Board endorsed the disposal of 15R First View Avenue at its 25 June 2019 business meeting.

Mana Whenua engagement

12. 10 mana whenua iwi authorities were contacted regarding the potential sale of 15R First View Avenue, Beachlands. The following feedback was received:
 - a) **Ngāi Tai ki Tāmaki**
No feedback received for this site.
 - b) **Ngāti Tamaoho**
No feedback received for this site.
 - c) **Te Ākitai - Waiohua**
No feedback received for this site.
 - d) **Ngāti Te Ata - Waiohua**
No feedback received for this site.
 - e) **Te Ahiwaru**
No feedback received for this site.
 - f) **Ngāti Paoa**
No feedback received for this site.
 - g) **Ngaati Whanaunga**
Ngaati Whanaunga advised that it has a commercial interest in the site, specifically that the site could be an opportunity for a future “Kokiri” development.

Panuku replied to Ngaati Whanaunga confirming its interests had been noted on the property file and advised that the subject site has limited development potential due its size. No further response has been received. If approved for disposal, Panuku will follow up with Ngaati Whanaunga.
 - h) **Ngāti Maru**
No feedback received for this site.
 - i) **Ngāti Tamatera**
No feedback received for this site.
 - j) **Waikato-Tainui**
No feedback received for this site.

Next steps

13. Should the Finance and Performance Committee approve the disposal of 15R First View Avenue, Panuku will undertake a plan change seeking to change the AUP Zoning from open space - informal recreation to residential – single house.
14. There is interest from both adjoining landowners in purchasing the site should it be approved for sale. This will be explored further should the Finance and Performance Committee approve the proposed disposal.

Images

Figure 1. Property outlined in blue.



Subject site