

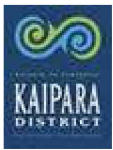
Linda Osborne

From: Administration Requests
Sent: Thursday, 7 February 2019 3:23 PM
To: [REDACTED]
Cc: Administration Requests
Subject: FW: Concerns regarding Value and Property

Hi Charlotte

Thank you for your request for information relating to value and property. Council's response to your questions are below in red.

Regards Linda



Linda Osborne | Administration Manager
Kaipara District Council, Private Bag 1001, Dargaville 0340
Freephone: 0800 727 059 | 09 439 3123
council@kaipara.govt.nz | www.kaipara.govt.nz

From: Administration Requests
Sent: Tuesday, 18 December 2018 9:48 a.m.
To: [REDACTED]
Cc: Administration Requests <administrationrequests@kaipara.govt.nz>
Subject: RE: Concerns regarding Value and Property

Morning Charlotte

Thank you for your email received 17 December which has been passed onto me for a response. Your request will be responded to under the Local Government Official Information and Meetings Act 1987. Pursuant to the Act you will receive a response within 20 working days. Due to the holiday period your response is due 5 February however I will endeavour to get this to you sooner.

Regards Linda



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From: Charlotte Wilson <[REDACTED]>
Sent: Monday, 17 December 2018 1:12 PM
To: Mayor Dr Jason Smith <Mayor@kaipara.govt.nz>
Subject: Concerns regarding Value and Property

Hi Jason,

I have two major concerns as to activities in Managwhai that have happened this year:

1. Waterfront Property sold for \$125,000 by the Council, marketed by Barfoot and Thompson at 20 Tomarata Road, loss to ratepayers/council potentially \$250,000 to \$350,000

Council obtained a registered valuation prior to the sale process commencing which indicated the value of the land was \$60,000. The site has considerable constraints from a planning perspective and Council believes the value achieved reflected these constraints.

Council received multiple offers in a deadline sale process which resulted in the accepted offer of \$125,000 being the highest. One of our Acting Chief Executives, Peter Tynan approved the sale as he had delegated responsibility by Council.

If that person who approved it for sale has not been fired yet I would like to know why, and secondly since that sale what minimum 3 Real Estate Agencies have Council appointed to provide appraisals for proper analysis as should be the minimum requirement when selling Council land? I have held back going to the newspapers about that incompetency as I am in the industry.

2. **Who approved putting a second hand relocatable dwelling on the Waterfront at 2 Mangawhai Heads Road. That our Council would approve this on Multi-Million Dollar Land is totally unbelievable, someone has lost their mind!**

There is currently a lease agreement between Council and the Campground Manager. The lease was approved by the Commissioners who were appointed by central government to govern Kaipara, and part of this lease allows for a further dwelling.

There are rules around second hand dwellings relating to building reports and recladding the outside within certain time frames. Council cannot deem a dwelling to be a disgrace to the future value, rather if it is unsanitary or unsafe it can issue a notice to fix.

Would love for you to check them out... on 2. above at least put in a clause in the Consent process that if Council deem a build to be a disgrace to the future value and look and feel of this town they can squash a consent.....Imagine that building on the beach in Omaha!!!

Cheers
Charlotte Wilson