



**Kaipara District Council**



# Property Sales

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4 February 2018



## Council Ownership of Land

- Council is the owner or administrator of a large number (over 300) pieces of land of various sizes and values.
- Not all of these holdings are currently utilised by Council for the delivery of services or its core functions.
- Council also has numerous sections of unformed legal (paper) roads that aren't utilised as part of its roading network.
- There is substantial value in these holdings the following values:

– Non Activity Land & Buildings	\$11.5 M
– Reserves	\$18.9 M
– Roads & Footpaths	\$477.3 M

## Council resolutions to sell land



- *At its meeting of 24 March 2010, Council resolved the sale the properties identified as surplus Council-owned land, subject to legal clearance*
- *At its meeting of 27 October 2015, in relation to the 417m<sup>2</sup> of land at 65 Normanby Street*
- *At its meeting of 26 September 2017, in relation to the Catchment and Glinks Gully Forests*

## Land currently held for sale



Arapohue Rd	0105004901	30/06/2014	1,940.00
Avoca Rd	0101008700	30/06/2014	4,850.00
Beach Rd, Dargaville	0096014002	30/06/2014	970.00
Central Rd, Taipuha	0110011001	30/06/2014	582.00
89 Logan St, Dargaville	0096019200	30/06/2014	6,014.00
Marine Drv Nth, Glinks Gully	0109000576	30/06/2014	80,510.00
Pouto Rd, Pouto Peninsula	0107023800	30/06/2014	3,589.00
Roberts West Rd., Pukehuia	0106001100	30/06/2014	4,365.00
65 Normanby Street, Dargaville	0095075702	30/06/2013	25,000.00
Catchment Forestry- Waipara Rd	100016900		242,000.00
Redhills - Glinks Gully Forests	107011600		170,000.00



## Commentary

- 89 Logan Street- Has been offered to multiple parties but appears to have limited appeal due to it being located near the Dargaville Stock saleyards
- Marine Drive, Glinks Gully- Has been listed with agents but limited interest in this property to date due to having only beach access and being steep.
- 65 Normanby Street- Details provided to agents but limited interest in this property to date.
- Catchment Forestry- Sale to Holyoake industries was unable to be finalised due to issues with lease of adjoining Maori Freehold land, which provides physical access to the Catchment land. Staff working on resolving this with the land's Trustee's.
- Redhill Forestry- Any sale was to be in conjunction with sale of catchment



## Policy/legal considerations

- **Council's Treasury Policy:**
  - Council's overall objective is to only own property that is necessary to achieve its strategic objectives. As a general rule, Council will not maintain a property investment where it is not essential to the delivery of relevant services, and property is only retained where it relates to a primary output of Council"
- **The Property Sales and Acquisition Policy:**
  - Portfolio should be regularly reviewed to ensure that the purpose for which the property is held remains valid and the property continues to be fit for purpose.
- **Section 77 (1) of the Local Government Act 2002:**
  - involves a significant decision in relation to land or a body of water, take into account the relationship of Māori
- **Other:**
  - Public Works Act, Reserves Act, LGA Endowment considerations

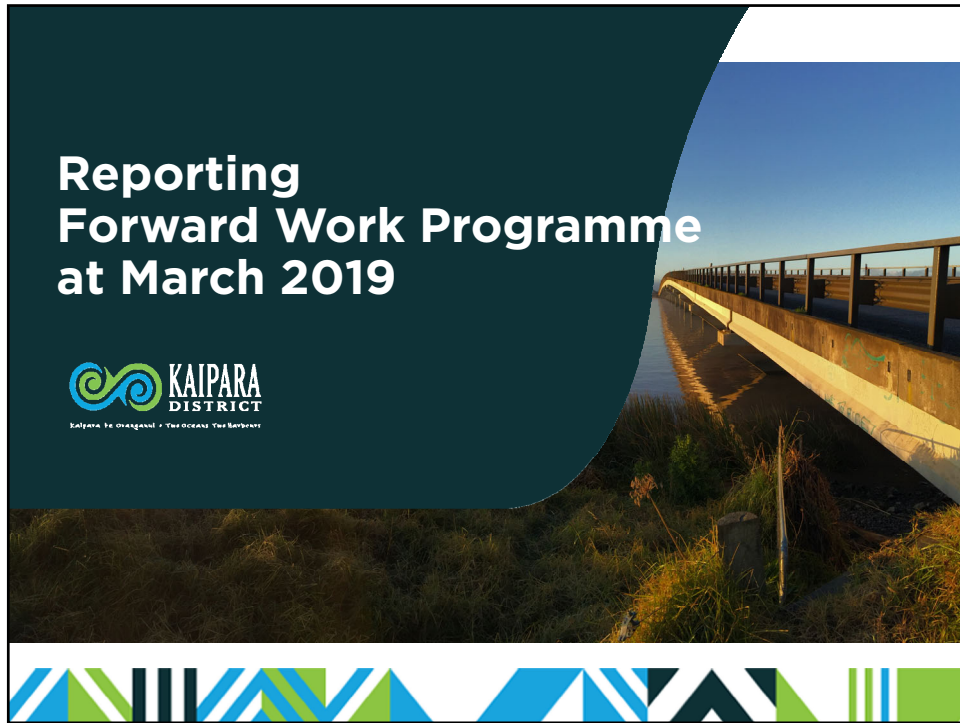
## Current property investigation work streams



- Lot 33 Heights, Greenview (adjoins Mangawhai Golf Course)
- Lot 6 DP54024 NA 1864/16 (LP Reserve adjoins 3 Furlongs Hotel, Kaiwaka)
- 97 Wintle Street, Mangawhai Heads (ULR and LP Reserve)
- Murray Road, Tangowahine (12.5 Ha of ULR)

## Questions





### CONTEXT

- To provide elected members with advanced knowledge of the work for the remainder of the term
- First step in coordinating a structured work plan for governance decision-making
- Is draft and is a current snapshot in time only, things will be added, deleted, adjusted.

Staff want to deliver		
Excellent reports	on time	for quality decision making

The slide has a dark teal header with the word 'CONTEXT' in white. Below the header is a list of three bullet points. At the bottom, there is a diagram with three colored boxes (blue, green, orange) under the heading 'Staff want to deliver'. The slide concludes with the Kaipara District logo and a decorative geometric border.

RISK, IT & FINANCE


Meeting	Month	Report
TDGC	Every meeting	Finance report
RDC	Every meeting	Finance report
ARF	Every meeting	Legal compliance update
		Quarterly finance report
		Treasury management
Council	March	Civic Buildings Strategy
		Reserve Contributions allocations
Briefing	April	Draft Annual Plan – progress report
Council	April (02/05)	Forecast 2 and carryforwards - adopt
		Pensioner housing
		Legislative Compliance Policy

RISK, IT & FINANCE

Meeting	Month	Report
Briefing	June	Draft Annual Plan
ARF	June	Draft Annual Plan
		New Risk Framework
		Committee Forward Work Programme
		Audit scope
		Bills in Parliament
		New risk framework
Council	June	Annual Plan - adopt
		Rates resolution
Council	July	Carryovers


RISK, IT & FINANCE

Meeting	Month	Report
ARF	September	Recommends to Council to receive audit opinion for Annual Report
		Receives Audit Management Report
		Annual Report – recommend to Council to receive audit opinion
		Risk register
Council	September	Annual Report - adopt
		Procurement and Contract Management Manual
ARF	December	Receive Audit Constructive Management Report
		Forecast One




REGULATORY, PLANNING & POLICY

Meeting	Month	Report
Briefing	April	Plan Change 4 – transition options
		Internal & Independent Commissioner Policy
		Reserves and Open Spaces Strategy
		Rates Remission for environmental benefit purposes
		District Plan - update
		Tradewaste Bylaw
		Treaty negotiations - workshop
		Springs Street wastewater review




REGULATORY, PLANNING & POLICY

Meeting	Month	Report
Council	April (02/05)	Plan Change 4 – transition options
		Internal & Independent Commissioner Policy - adopt
		Taharoa Domain Bylaw – adopt
		Reserves and Open Spaces Strategy – adopt for consultation
		Treaty settlement – business case
		Spring Street wastewater proposal
		Armourguard shared services agreement
Briefing	May	Stormwater Bylaw – discussion
		Freedom camping position
TBC	May	Fees and charges hearing
		Fees and charges deliberations



REGULATORY, PLANNING & POLICY

Meeting	Month	Report
TDGC	May	Research programme
		Bees - options
RDC	May	Stormwater Bylaw - discussion
Council	May	Preferred freedom camping position - adopt
Briefing	June	Dogs Policy & Bylaw
		Tradewaste Bylaw
		Resource consents – statutory timeframes and cost to Council
Council	June	Fees and charges - adopt
		Dogs Policy & Bylaw - adopt
		Tradewaste Bylaw – adopt for consultation
		General Consolidated Bylaw - adoption
Briefing	July	District Plan – update
		Digital Strategy – update






REGULATORY, PLANNING & POLICY

Meeting	Month	Report
Council	July	Stormwater Bylaw – adopt for consultation ROSS - adopt
Briefing	August	Children’s Wellbeing Policy Positive Ageing Policy Freshwater Management Policy
Council	August	EQPB update
Briefing	September	S17a review for animal, noise and parking contract
Council	September	S19 Sale & supply of alcohol report to ARLA S10 Dog Control Act report to IA S17a Review for animal, noise and parking contract



INFRASTRUCTURE & ROADING

Meeting	Month	Report
Council	March	MAZ LTO variation 3 waters operations & maintenance contract 798 MCWWS amended & restated project deed Baylys Coast Road watermain renewal contract Tomarata Bridge – award contract Dargaville Vet Run/Walk 2019 – road closure
Briefing	April	Solid waste delivery review – consultation document
Council	April (02/05)	Solid waste delivery review – adopt for consultation MCP shared path and intersection – award contract
Briefing	May	MCWWS – long term disposal
Council	May	Hakaru leachate management project
Council	July	Water and sanitation assessment
Council	September	Solid waste contract – litterbins and collection



**INFRASTRUCTURE & ROADING**


Meeting	Month	Report
ARF	Every meeting	Contract monitoring
Raupo	Every meeting	Operations report
	Every meeting	Finance report
	Every meeting	Murphy Bowers Stopbank update
MCPGC	Every meeting	Operations report
	April	Resource Consent report – vegetation removal and wetlands
PTTR/HP	Every meeting	Operations report
	September	Mountain bike trail project – scoping
TDGC	Every meeting	Ops report
	May	Camping facilities – options
	August	Biosecurity

**GOVERNANCE, STRATEGY & DEMOCRACY**

Meeting	Month	Report
CCS Funding	March	18/19 Round 2 applications
		Committee membership - process for the next triennium
Council	March	Order of candidate names
		Crown Manager 6-monthly report
		Constituent Engagement Policy
Briefing	April	Elected member remuneration review
CGC	April (tbc)	Community Assistance Policy – LTO review
Council	April (02/05)	Delegations register update
		Elected member remuneration review (possible)
		Representation review - outcome
		Raupo Drainage Committee elections timeline
		Community Assistance Policy – LTO review
		Awakino Hall LTO


GOVERNANCE, STRATEGY & DEMOCRACY

Meeting	Month	Report
Briefing	May	Pre-election period/protocols and what this means for existing elected members
Rem	May	Draft induction approach for new Council
RTF Funding	May	18/19 Round 2 applications
		Committee membership - process for the next triennium
RDC	May	RDC elections timeline 2019
Council	May	Quarterly performance measures
		Strategic plan update
ARF	June	Policy Register 6-monthly update
CAC	June	2019 nominations
Council	July	Crown manager 6-monthly report
Briefing	August	Sport Northland report




GOVERNANCE, STRATEGY & DEMOCRACY

Meeting	Month	Report
MELA	August	19/20 applications
CGC	August	19/20 applications
RCC	August	To be confirmed
Council	August	Quarterly performance measures
		Strategic plan update
RTF Funding	September	19/20 Round 1 applications
Council	September	Delegation for interregnum period
CCS Funding	October	19/20 Round 1 applications



PEOPLE & CAPABILITY

Meeting	Month	Report
Briefing	April	KDC team to Australasian team management challenge
		CE performance objectives & measures
ARF	Every meeting	Health & safety update
Rem	Every meeting	CE objectives/performance review



QUESTIONS?

