

MEDIA RELEASE

01st June 2016

Rangatira Road/Kia Ora Road Connection Investigated For Sale

John Gillon – Member of the Kaipatiki Local Board

Kaipatiki Local Board member John Gillon is appalled that Panuku Development Auckland is actively seeking interest in the purchase of a piece of public reserve land in Beach Haven, before consulting with the Kaipatiki Local Board or wider public.

John Gillon has obtained a letter sent from Panuku Development Auckland to neighbours of Lot 21 DP 39841 (R121 Rangatira Road) that actively seeks expressions of interest for purchasing the land, and outlines some associated costs.

Lot 21 DP 39841 is a 357m² strip of land running between Rangatira Road and Kia Ora Road in Beach Haven.

“This piece of land could be developed into valuable walking/cycling link that would provide a shortcut to Kauri Park Kindergarten and Kauri Park School and a safer journey for the walking school bus,” said Kaipatiki Local Board member John Gillon.

“Panuku Development is again wasting valuable time and money investigating the sale of a future walking/cycling route in the Kaipatiki Local Board area, without first consulting elected members or the wider public,” said Kaipatiki Local Board member John Gillon.

The investigation of this piece of land by Panuku Development Auckland follows hot on the heels of another potential walking/cycling route - Lot 6 D P29629 (R 24 Tarahanga Street), part of Onepoto Domain. That parcel of land was also investigated for sale to neighbours prior to approaching the Kaipatiki Local Board and may still be going to the Governing Body of Councillors to approve the sale in the next few months.

Letter from Panuku Development Auckland attached, dated 18 May 2016.

For further information, contact:

John Gillon: john.gillon@aucklandcouncil.govt.nz, 021 286-2288

NOTE: This is a media release from John Gillon and does not necessarily reflect the view of the Kaipatiki Local Board.

18 May 2016

[REDACTED]
[REDACTED]
Beach Haven
AUCKLAND 0626

Dear [REDACTED],

Re: possible sale of council owned land on Rangatira Road, Beach Haven.

Auckland Council is the owner of a small section of land, adjacent to your property at 1/9 Kia Ora Road. Please see the attached aerial photograph depicting the location of the section in relation to your property. This council-owned land is described as Lot 21 DP 39841 and is 357 m² in area.



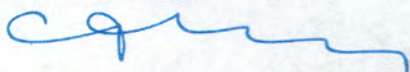
The council is reviewing the service requirements of this site. As an adjoining owner you are invited to register your interest in purchasing. Where such a strip of land has more than one adjoining owner, the council will approach each adjoining owner in regard to that part of the land immediately adjacent to their property.

If the land were to be approved for disposal then any potential purchaser should be aware that in addition to its market value the following costs will be incurred:

1. If the land is held under the **Reserves Act 1977** this reserve status will need to be revoked in order for the land to be sold. The process is time consuming and requires public consultation. This involves valuation/advertising/LINZ agent and processing fees, and the possible cost of a public hearing, should there be any objection. If the council cannot readily resolve an objection, then it is likely that the reserve status will remain and the land cannot be sold.
2. **Valuation** fees – in order to determine the current market value of the land and set the sale price, the council can only proceed on the basis of independent valuation advice.
3. **Survey/legal** costs – the council will likely require that the land be surveyed and amalgamated with the purchaser's title. In the event this work is undertaken directly by the purchaser, there will be a balance of costs for council legal staff to prepare an agreement for sale and purchase and to deal with settlement.

As an indication, the valuation, legal and survey fees for each adjoining owner could range from \$3,000 to \$6,000 or more, depending on complexity. There would be additional costs associated with the lifting of the reserve status. If you would like to discuss this further, please contact me.

Yours sincerely,



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Acquisitions and Disposals Advisor

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