

# COUNCIL PROPERTY VIEWER & REVIEW

Strategic Property

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## BUSINESS ISSUE

No 'source of truth'

- Council property is much more complex than other property
  - Many without title
  - Multiple predecessors
  - Changing legislation
  - Expertise required to confirm land status
- Data not managed consistently
- Lack of clarity about the portfolio of land Council owns and administers

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<b>VISIBILITY</b>	Of the portfolio of land Council owns and administers
<b>CONSIDERED</b>	Approach, with the ability to make more strategic property decisions
<b>SYSTEMATIC</b>	Data capture and management in Council Systems
<b>BEST PRACTICE</b>	Best practice, effective and efficient property management

# ASPIRATIONS

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## WHERE DID WE COME FROM?

Information inaccurate, hard to find and dispersed

Land status reports for some of the portfolio held in hard copy and PDF  
Internal reliance on RID

Combine information from RID and LINZ information to identify gaps and collate a register

Develop the register to meet organisational needs e.g. type of tenure, department, JMA

Mapped it (temporarily)

Seeking organisational feedback

**PRESENT**

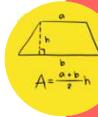
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# PORTFOLIO INSIGHTS

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## 1,664 PARCELS OF LAND

- 750+ properties
- 259 parcels are owned by the Crown or have a reversionary interest
- 30% don't have a record of title
- 32 have known endowment considerations
- Only 926 of the parcels in Waikato District Council's name



60% of the land parcels don't have a 'Survey Area' in LINZ data

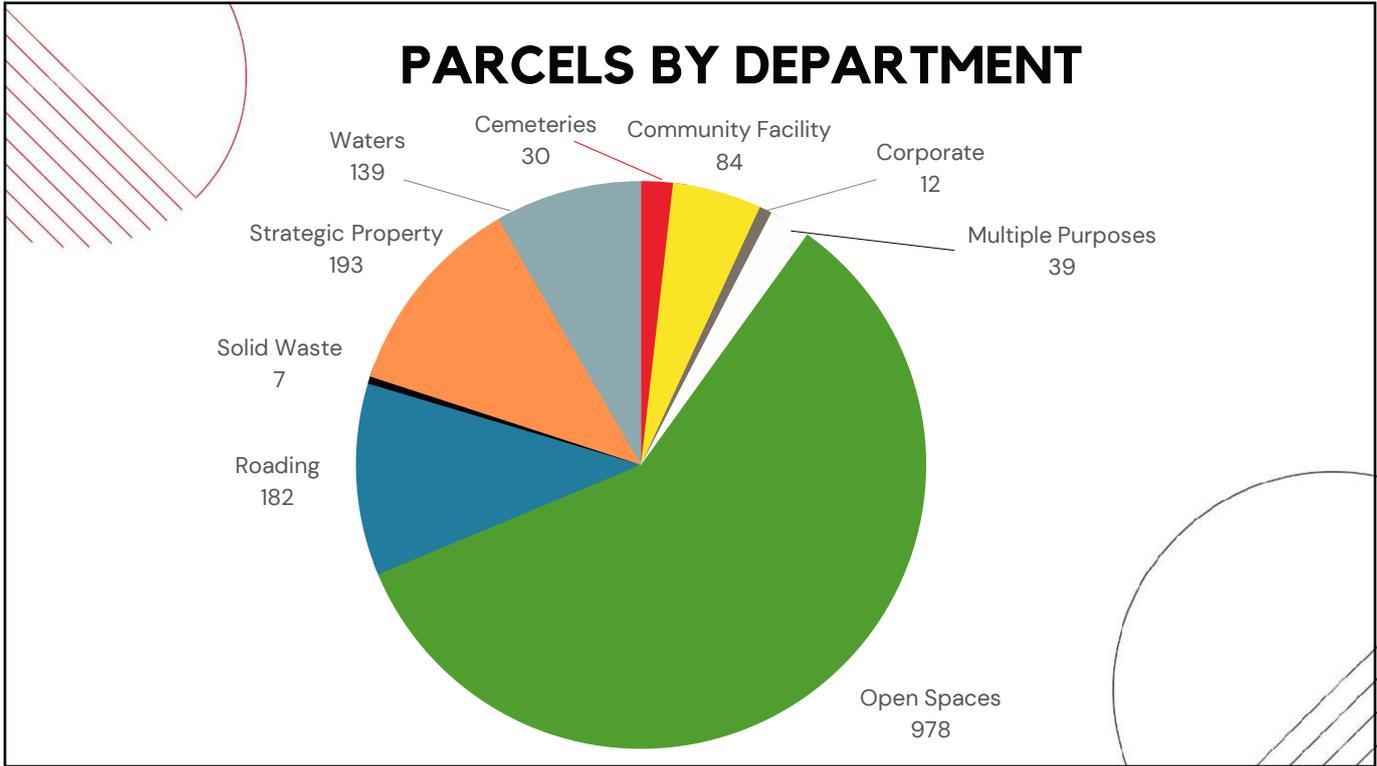
For the 40% that do, the combined survey area is 1,173Ha

The total portfolio is calculated (using GIS) to be 2,207 Ha

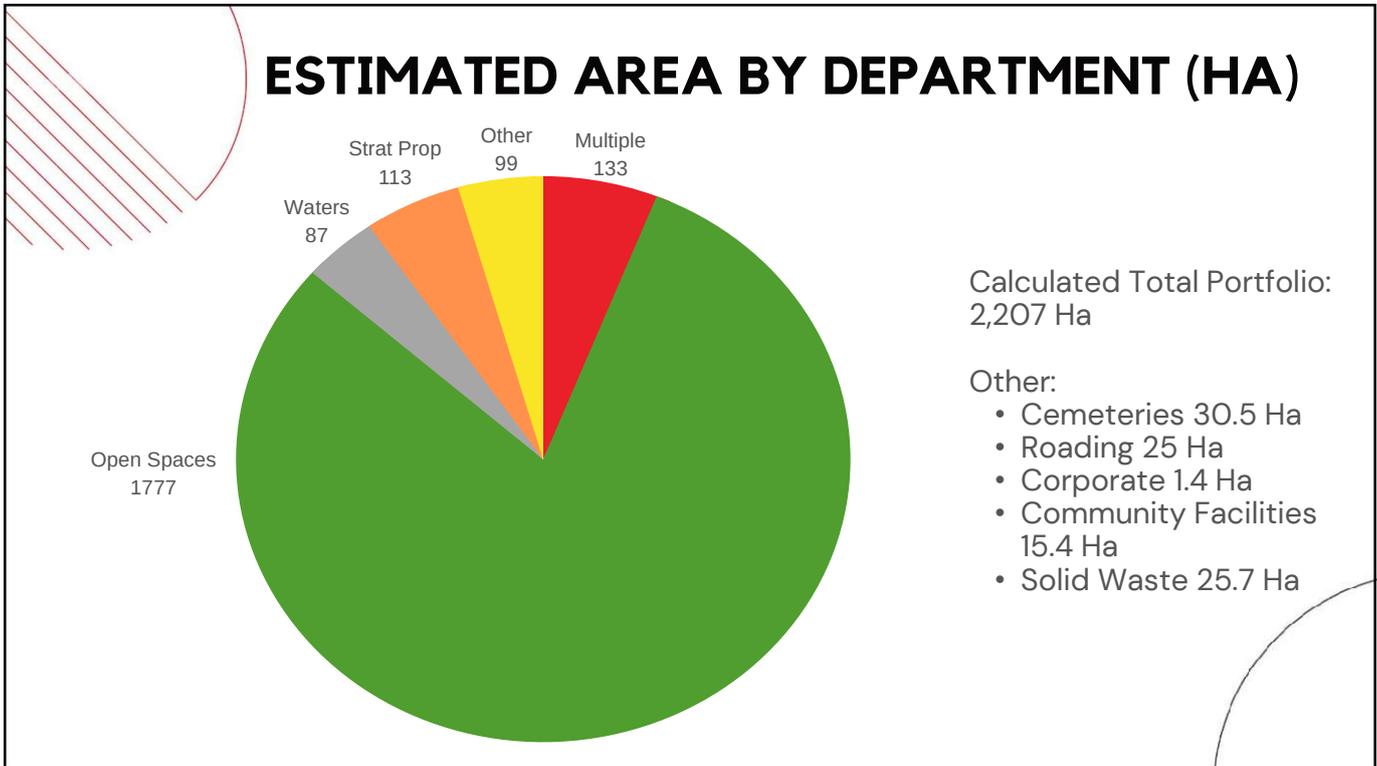


We administer land for more than 200 purposes from accessway to waterworks and almost everything you would expect in between, as well as a few unexpected purposes

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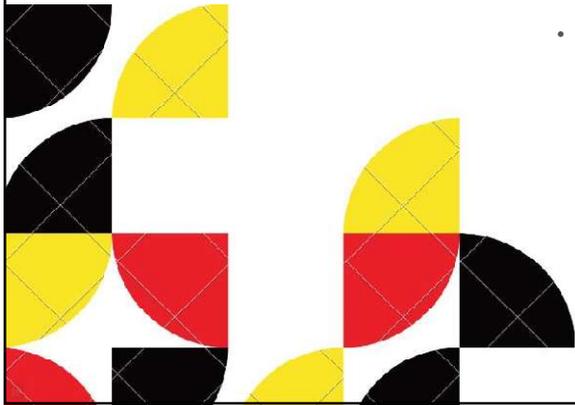
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## LIMITATIONS

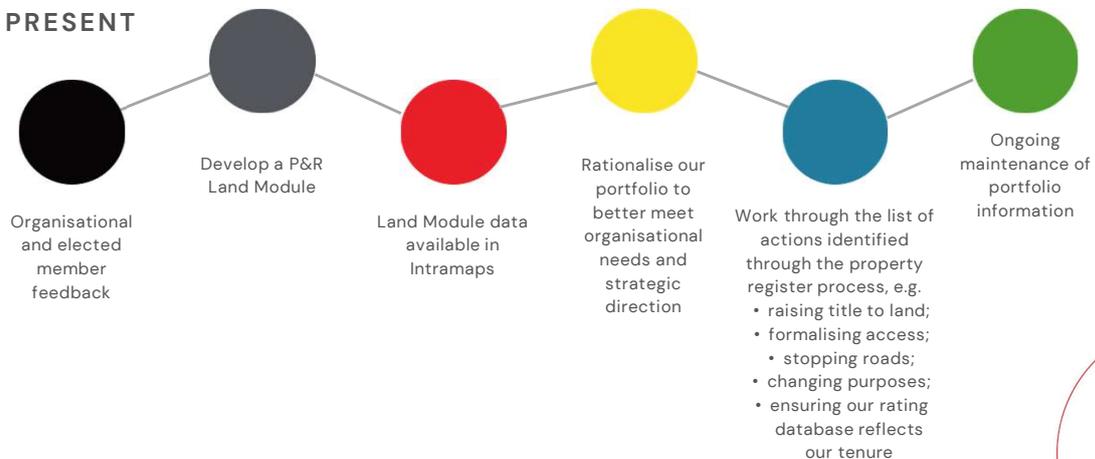
- Roads (including paper roads) largely not captured by this process
- Lesser interests (e.g. Leases, Easements, Covenants not captured)
- Overlay of boundary on aerial imagery not always perfect (or close to it). Nominal accuracy of:
  - .1m-1m in urban areas
  - 1m-100m in rural areas
- Waters infrastructure and proposed district plan zoning data is a few months old
- Property Register is not live
- Potential gaps to be identified and corrections required



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## WHERE TO FROM HERE?

### PRESENT

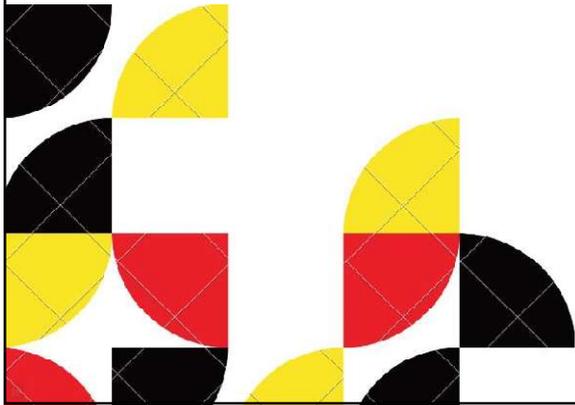


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## BENEFITS

ONE SOURCE OF THE TRUTH  
FOR COUNCIL PROPERTY

- Manage Council's property proactively and strategically
- Business improvements:
  - Reduce duplication of effort;
  - Increased organisational awareness of land and restrictions;
  - RID accuracy;
  - Compliance with Joint Management agreement;
  - Integration with other Council data;
- Financial
  - Clarify of the cost of management;
  - Economies of scale;
  - Identify opportunities to increase income and minimise expenditure



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# PROPERTY VIEWER AND REVIEW TOOL



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# QUESTIONS?

Or if they come to you later...

- Email [strategic.property@waidc.govt.nz](mailto:strategic.property@waidc.govt.nz)
- Come to one of our drop-in sessions