

22. 4. 98

**PROJECTS AND PROPERTY COMMITTEE
9 APRIL 1998**

**A meeting of the Projects and Property Committee
was held on Thursday 9 April 1998 at 2.00 pm**

PRESENT: Councillor Ron Wright (Chairman),
Councillors Oscar Alpers, Carole Anderton,
Ishwar Ganda, Ian Howell, Alister James,
Denis O'Rourke and Gail Sheriff.

ABSENT: Councillor Morgan Fahey.

Councillor Sheriff arrived at 2.03 pm and was present for clauses 5, 6, 7 and 8.

Councillors James and Ganda arrived at 2.05 pm and 2.07 respectively, and were present for clauses 5.3, 6, 7 and 8.

Councillor Alpers arrived at 2.08 pm and was present for clauses 7 and 8.

The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. SALE OF SURPLUS PROPERTY - 620 WATERLOO ROAD RR 7445

Officer responsible Property Projects Manager	Author Property Projects Officer, Steve McCarroll
Corporate Plan Output: Surplus Property	

The purpose of this report is to update the Council on the outcome of tenders for the sale of the above property.

BACKGROUND

At the Projects and Property Committee meeting on 5 December 1997 delegated authority was given to the Property Projects Manager to sell this property at a value not less than the valuation as assessed by the Council's independent valuer. The valuation obtained for the site was \$90,000.

Projects and Property 9.4.98

1 Cont'd

A total of 11 tender documents were forwarded to parties interested in this property with two tenders being received. The highest of these tenders was for the sum of \$80,250.

The independent valuation of \$90,000 was based on the comparison with other sales in the vicinity of the subject site. There has been a softening in the market in recent times as evidenced by the receipt of only two tenders and it is considered in the circumstances that the highest tender price is the best that could be achieved at the present time.

The Property Manager and Chairman of this Committee have discussed the above issues and instructed that the tender price of \$80,250 be accepted given that this price is the best that can be achieved. It is higher than the Government Valuation of \$70,000 and is substantially higher than the sum of \$50,000 which has been budgeted as income receivable in the Council's annual plan.

A deposit of \$12,038 has been received and banked being 15% of the purchase price. The balance is payable on settlement on 15 April 1998.

Recommendation: That the Council ratify the sale of the site at 620 Waterloo Road, Templeton as detailed above.

2. DISPOSAL OF PROPERTY - 109 CLYDE ROAD

RR 7455

<p>Officer responsible Property Manager</p>	<p>Author Property Services Officer, Stephen Cribb</p>
<p>Corporate Plan Output: City Streets Unit Capital Outputs - Fixed Assets</p>	

The purpose of this report is to seek adoption of the formal resolution to enable the disposal of a kiosk site at 109 Clyde Road to Southpower Limited (see attached plan). The Council approved the disposal at its meeting in November 1996 but in order for the disposal to comply with Section 230 of the Local Government Act it is necessary that the following formal resolution be adopted.

Resolution

Pursuant to Section 230 of the Local Government Act 1974, the Christchurch City Council hereby resolves to dispose of the land described in the following Schedule.

Projects and Property 9.4.98

2 Cont'd

Schedule

All that parcel of land containing 6m² or thereabouts being Section 1 SO 19802 and contained in CT 44D/132.

- Recommendation:**
1. That the above resolution be adopted.
 2. That the 6m² of land being Section 1 SO 19802 be transferred to Southpower Limited and the Council be reimbursed for all reasonable legal and survey fees associated with the transfer of the kiosk site.

3. DISPOSAL OF PROPERTY - 84-86 & 94 BUCHANANS ROAD RR 7456

<p>Officer responsible Property Manager</p>	<p>Author Property Services Officer, Stephen Cribb 8/3/56</p>
<p>Corporate Plan Output: City Streets Unit Capital Outputs - Fixed Assets</p>	

The purpose of this report is to obtain the Council’s approval for the disposal of vacant residential sections that have become surplus to the Council’s requirements after the recent upgrade of Buchanans Road at Cicada Place (see attached plan).

The land was originally vested as road in 1976 for the widening of Buchanans Road for the proposed Sockburn-Styx Railway line which has since been abandoned. The land comprises three residential lots containing 500m², 917m² and 1050m² respectively, plus a 6m² site containing a Southpower kiosk. The land is zoned Living 1.

The property has been processed in terms of the surplus property decision making flow chart. There is no interest in or requirement by any Unit of the Council to retain the property. Accordingly it is recommended that the properties be sold and the proceeds returned to the City Streets Unit. The kiosk site is to be transferred to Southpower at no cost excluding legal fees as this was a condition of the subdivision for underground reticulation.

In order for the disposal of the land to comply with the provisions of the Local Government Act, the Council must pass the following resolution:

Projects and Property 9.4.98

- 4 -

3 Cont'd

Resolution

Pursuant to Section 230 of the Local Government Act 1974, the Christchurch City Council hereby resolves to dispose of the land described in the following Schedules:

First Schedule

All those parcels of land containing 500m², 917m² and 1050m² respectively being Lots 1 and 2 DP 77293 and Section 1 SO 18866 respectively being all of the land contained in Certificates of Title 44B/832, 44B/833 and 36C/200 respectively.

Second Schedule

All that parcel of land containing 6m² being Lot 3 DP 77293 and contained in Certificate of Title 44B/834.

- Recommendation:**
1. That the above resolution be adopted.
 2. That the vacant residential sections comprising 500m², 917m² and 1050m² of land at 84-86 and 94 Buchanans Road be offered for sale by public tender at a price not less than the minimum reserve price as assessed by a registered valuer appointed by the Council.
 3. That if a satisfactory tender price is not obtained, the properties be listed for sale with a real estate agent and the Property Manager be authorised to sell the property at not less than the minimum reserve price as indicated in recommendation 2. above; or, if this price is unachievable because of market conditions, at such lesser price to be authorised by the Property Manager following consultation with the Chairman of the Projects and Property Committee.
 4. That the 6m² of land being Lot 3 DP 77293 be transferred to Southpower Limited for a kiosk site and the Council be reimbursed all legal fees on this matter.

Projects and Property 9.4.98

- 5 -

4. DISPOSAL OF PROPERTY - 36 PARKER STREET, HORNBY RR 7439

Officer responsible Property Manager	Author Property Services Officer, Bill Morgan 21/6/4
Corporate Plan Output: Property Unit Capital Outputs - Property Sales 8.8.12	

The purpose of this report is to obtain the Council's approval for the disposal of a vacant residential section that has become surplus to the Council's requirements following the demolition of the Parker Street water tower.

BACKGROUND

As indicated the property situated at no. 36 Parker Street contained a water tower and was designated in the old Paparua County Council District Scheme as waterworks with an underlying zone of residential 1. Because the tower had not been used for water supply purposes since 1982, and there was no future requirement for it, tenders were called for its demolition in February and currently this work is under way. It is anticipated the site will be cleared by mid-April following which it can be disposed of.

The property has been processed in terms of the surplus property decision making flow chart and there is no interest or requirement by any Unit of the Council to retain the property. This matter has also been considered by the Riccarton/Wigram Community Board which supports its disposal.

The only matter to be resolved relates to a Southpower kiosk station on the site over which they are seeking an easement to secure their interest. The kiosk was provided initially to service the water pumping station as well an electrical supply for the general suburban area. Negotiations are continuing over this matter which will be resolved prior to disposal.

DISPOSAL

In order for the disposal of the property to comply with the provisions of the Local Government Act the Council must pass the following resolution:

Resolution

Pursuant to Section 230 of the Local Government Act 1974 the Christchurch City Council hereby resolves to dispose of the land described in the following schedule.

Schedule

All that parcel of land containing 799m² or thereabouts being Lot 9 DP 21543 and being all of the land contained and described in Certificate of Title 7B/157.

Projects and Property 9.4.98

- 6 -

4 Cont'd

- Recommendation:**
1. That the above resolution be adopted.
 2. That the above property be offered for sale by public tender at a price not less than the minimum reserve price as assessed by a registered valuer appointed by the Council.
 3. That if a satisfactory tender price is not obtained the property be listed for sale with a real estate agent and that the Property Manager be authorised to sell the property at not less than the minimum reserve price as indicated in recommendation 2. above, or if this price is unachievable because of market conditions, at such lesser price to be authorised by the Property Manager, following consultation with the Chairman of the Projects and Property Committee.

PART B - REPORTS FOR INFORMATION

5. PROGRESS REPORTS: MAJOR PROJECTS

The Committee **received** monthly progress reports on the following major projects:

- | | | |
|-----|---|---------|
| 5.1 | Centennial Pool Redevelopment | RR 7452 |
| 5.2 | Pioneer Sports Stadium (Pool, Stadium Additions and Alterations, Creche) | RR 7451 |
| 5.3 | WestpacTrust Centre | RR 7466 |

**PART C - REPORT ON DELEGATED DECISIONS
TAKEN BY THE COMMITTEE**

6. RESOLUTION TO EXCLUDE THE PUBLIC

The Committee **resolved** that the draft resolution to exclude the public set out on page 11 of the agenda be adopted.

CONSIDERED THIS 22ND DAY OF APRIL 1998

MAYOR