

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

The purpose of this report is to consider a recommendation to adopt resolutions to dispose of land at the above mentioned location, as shown on the attached plan.

In accordance with the property decision making flow chart the above property has been circularised with no interest expressed for its retention.

HISTORY

Most of this property was acquired by the former Christchurch Drainage Board as part of a larger block for construction of the No. 1 pumping station and staff housing associated with the sewage treatment works. Some housing was built but has been subsequently sold.

Part of the surplus area is the balance of land acquired for the Pages Road widening, previously occupied by a service station and shops.

The site has remained vacant for some years and is surplus to operational requirements.

The Housing Sub-committee considered the site for local authority housing but confirmed other projects at a higher priority.

Proceeds from the sale of surplus property are programmed into the 1998/99 Annual Plan and Budget. Sale of this property is therefore required to meet this commitment.

PROPERTY DESCRIPTION

The above property is a vacant site and contains a total area of 4538m². The site is zoned Living 1 in the proposed City Plan.

CURRENT SITUATION

The subject parcel of land is a relatively large block containing in excess of 4500m² in five titles. There is currently a shortage of block land located within established residential areas with this parcel of land likely to attract strong interest from developers.

Before the land can be sold the Council is required to comply with the provisions of section 230 of the Local Government Act 1974 which requires notice of the intended sale to be given at least 14 days prior to the meeting at which the resolution is to be considered and this has been complied with, with the necessary advertisement appearing in the Christchurch Press on Wednesday 18 November 1998. It will however be necessary for the Council to adopt a resolution contained in the recommendation.

Details of the current market valuation of this site appear in the public excluded section of the Committee's report.

- Recommendation:** 1. That the advertising requirements having been complied with the Council hereby resolves:

Resolution

The Christchurch City Council hereby resolves to sell the land contained with the following schedule pursuant to section 230 of the Local Government Act 1974.

Schedule

All that parcel of land containing 4538m² and described as:

Lot 8 DP 22172 Certificate of Title 40A/271
Lot 9 DP 22172 Certificate of Title 40A/272
Lot 10 DP 22172 Certificate of Title 40A/273
Lot 3 DP 24000 Certificate of Title 5B/571
Lot 1 DP 73761 Certificate of Title 42B/147

2. That the above property be offered for sale as a block or separate allotments by public tender at a price/prices not less than the minimum reserve as already assessed by our registered valuer as reported in the public excluded section of this report.
3. That if a satisfactory tender price/prices is not obtained, the property/properties be listed for sale with a real estate agent and the Property Manager be authorised to sell at not less than the minimum reserve price, or, if this price is unachievable because of market conditions, at such lesser price to be authorised by the Property Manager and Chairman of the Projects and Property Committee.