

**2. DISPOSAL OF SURPLUS COUNCIL LAND
– 14 ALDERSON AVENUE**

RR 8693

Officer responsible Property Manager	Author Property Services Officer, Dave Falls
Corporate Plan Output: Water Services: Waterways Maintenance Page 9.3.22	

Approval was sought for the disposal of part of the above property to the adjoining owners as compensation for easements secured by the Council over their property, and to the disposal of the balance area by public tender.

Details of the property are as follows:

Address:	14 Alderson Avenue
Owner:	Christchurch City Council
Legal Description:	Lot 4 DP 73104 contained in CT 42B/381
Area:	987 m ²
Zone:	LH

HISTORY

The vacant section was purchased by the Council in 1997 to improve access to the existing stormwater drain on the Huntsbury subdivision, with the view to disposing of the balance area on the completion of the accessway.

Negotiations have now concluded for the creation of pipeline easements and rights of way over part of the adjoining property and over the Council's land to satisfy land drainage requirements of the Council's Water Services Unit. This enables the disposal of the residual Council land to be considered. The property has been processed in terms of the surplus property decision-making flow chart and to date there has been no expression of interest or requirement by any Unit of the Council to retain the property.

Details of the proposed easement acquisition and disposal are as follows:

1. Easements

The Council obtains the right of way easements in gross shown on the attached plan S3006 marked "A" and "C", the right of way shown marked "C" over the adjoining owner's land and retains a right of way over the area of Council land shown marked "B".

2. Transfer to Adjoining Owner

In exchange for the above easements, it is proposed to transfer to the adjoining owners the 33 m³ area of Council land shown as Lot 1 on the subdivision plan and pay the owners the sum of \$3,000 in compensation as assessed on a before and after basis by Ford Baker Limited, the registered valuers appointed by the Council.

3. Sale by Public Tender

It is proposed, if the residual area of 954 m² of Council owned land is not required for any other Council purpose, the property be disposed of by public tender.

In order for the disposal to comply with the provisions of the Local Government Act 1974, it will be necessary to adopt the following resolution:

The Christchurch City Council hereby resolves pursuant to the provisions of Section 230 of the Local Government Act 1974 to dispose of the land described in the first and second schedules hereto:

First Schedule

All that parcel of land containing 33 m² or thereabouts being part Lot 4 DP 73104 marked as Lot 1 on Plan S3006 annexed hereto.

Second Schedule

All that parcel of land containing 954 m² or thereabouts being part Lot 4 DP 73104 contained in CT 42B/381 shown marked as Lot 2 on Plan S3006 annexed hereto.

- Recommendation:**
1. That the above resolution be adopted.
 2. That the easement and transfer as outlined in 1 and 2 above be approved.
 3. That subject to there being no other Council requirement for use of the land, the residual area of 954 m² be disposed of by public tender with a minimum reserve to be assessed by Ford Baker Limited.
 4. That if a satisfactory tender price is not obtained, the property 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 jointly by the Property Manager and the Chairman of the Property and Projects Committee.