

**1. SALE OF SURPLUS PROPERTY:
FORMER NEW BRIGHTON LIBRARY - SHAW AVENUE**

RR 10961

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

The purpose of this report is to seek the adoption of the required Section 230 resolution to dispose of this property, and to seek delegated authority for the Property Manager to negotiate a subsequent sale of the property at a price not less than that assessed by the Council's independent registered valuer.

BACKGROUND

The Committee will recall that the Council agreed in September that this building should not be retained for community use but should be sold as soon as possible by way of tender.

VALUATION

An independent registered valuation has now been obtained for the property and this is outlined in the public excluded report.

PUBLIC TOILETS

Attached to this report is a site plan of the property which indicates the location of a public toilet block within the site boundary. Discussions with Shirley Service Centre staff indicate that this toilet block is the only one located at the west end of the Mall and that it is currently open six days per week, and is used reasonably frequently.

It will be necessary to have the toilet block subdivided off as a separate lot with a utility lot being created as per the attached plan.

Further discussions are being undertaken with planning staff regarding the possibility of adding value to the site by creating car parking at the front of the utility lot by way of easement. Some interest has also been expressed in the building from a leasing perspective with discussions continuing in relation to this.

SECTION 230 RESOLUTION

In order for the disposal of this property to comply with Section 230 of the Local Government Act 1974, 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:

All of that parcel of land containing 673 square metres, (subject to survey) as shown on plan S3225 situated in Shaw Avenue, being part of Lot 1 DP 45447 and contained in Certificate of Title 26B/192.

SUMMARY

The subdivision work to have the toilet block separated out on a separate site should be completed by the end of 1999. In the meantime it is our intention to further our discussions with planning staff and pursue the leasing option with a view to tendering the property for sale in approximately February 2000, after the uncertainties of the general election and the holiday period have passed.

- Recommendation:**
1. That 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 of that parcel of land containing 673 square metres, (subject to survey) as shown on plan S3225 situated in Shaw Avenue, being part of Lot 1 DP 45447 and contained in Certificate of Title 26B/192.

2. That delegated authority be given to the Property Manager to negotiate a sale of the former New Brighton Library at Shaw Avenue at a price not less than that assessed by the Council's independent registered valuer, as set out in the public excluded section of the Committee's report.