

## 1. DISPOSAL OF SURPLUS ROADING PROPERTY - 335 WAINONI ROAD



**Officer responsible**  
Property Manager

**Author**  
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The purpose of this report is to obtain the Council's formal approval to dispose of the property at 335 Wainoni Road.

Following the legalisation as road of the new Woolston/Burwood Expressway between Hulverstone Drive and Wainoni Road, the Council-owned property at 335 Wainoni Road is surplus to the roading requirements. A triangular shaped severance of 216 m<sup>2</sup> has been legalised as road and the balance area contains a standard 1950 style brick dwelling. As no positive response for an alternative use of the property by other Council units has been received, it is now proposed that the Council formally declare the property surplus and agree on the process for disposal.

As a consequence of the property becoming surplus, it will be necessary in the first instance to offer the property back to the former owners in accordance with Section 40 of the Public Works Act 1981. If this offer is not taken up, the property can then be sold on the open market. In terms of Section 42 of the Public Works Act and the Council's policy for disposal of surplus property, it is proposed that disposal would be by public tender or, if a satisfactory price is not obtained by this means, by marketing for sale by private contract.

- Recommendation:**
1. That the property at 335 Wainoni Road containing 593 m<sup>2</sup> being Pt Lot 16 DP 15505 contained in CT 566/87 be declared surplus to the Council's requirements and be disposed of in accordance with the provisions of Section 42 of the Public Works Act 1981 and of Section 230 of the Local Government Act 1974.
  2. That in accordance with the provisions of Section 40 of the Public Works Act 1981 the property first be offered to the former owners at the current market value determined by valuation carried out by a registered valuer.
  3. That if the offer-back is not taken up by the former owners, the property be offered for sale by public tender at not less than the current market value determined above.
  4. That if a satisfactory tender price is not obtained, the property then be marketed for sale by private treaty and the Property Manager be authorised to sell the property at not less than the current market value determined 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 Major Projects Committee.