

10. 347 FERRY ROAD DISPOSAL

General Manager responsible:	General Manager City Environment, DDI 941 8608
Officer responsible:	Acting Transport and Greenspace Manager
Author:	Stuart McLeod, Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to seek the Hagley/Ferrymead Community Board's recommendation to the Council to dispose of the property situated at 347 Ferry Road, Linwood, Christchurch.

EXECUTIVE SUMMARY

2. This property was acquired for road widening in 2007, the road widening process is currently being undertaken and will be completed prior to disposal.
3. The Transport and Greenspace Unit have advised that once the road stopping procedure is complete the property will be operationally redundant and have instructed the Property Consultancy Team to dispose of it.
4. The Executive Team, Unit Managers and the Hagley/Ferrymead Community Board have all received a "Changes to Property Use" memorandum enquiring if there is any other Council use for the property; no registrations of interest were received.

FINANCIAL IMPLICATIONS

5. See Public Excluded section for details.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

6. Yes. Assets sales – surplus property sales, page 91, Volume II of the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

7. The disposal of this property will be subject to Section 40 of the Public Works Act 1981. This will involve offering the property to the former owner or their successor at market value and will be completed if the Council declares the property surplus.

Have you considered the legal implications of the issue under consideration?

8. Yes, as above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

9. Yes. The sale of surplus property forms part of the Property Consultancy Activity Management Plans, it is considered that this transaction will fall outside of the LTCCP Policy on Determining Significance at pages 207 and 208.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

10. Yes. Retention of the balance of this property no longer meets with Council roading strategies, or any LTCCP initiatives.

CONSULTATION FULFILMENT

11. Not applicable.

STAFF RECOMMENDATION

That the Hagley/Ferrymead Community Board recommend that the Council:

- (a) Declare the balance of the property situated at 347 Ferry Road, described as part Lot 4 Deposited Plan 9028 to be surplus;
- (b) Approve the property be offered for sale by way of public tender, subject to Section 40 Public Works Act 1981 being complied, with a minimum tender amount to be set by an independent valuer and;
- (c) Approve that the Corporate Support Unit Manager is given delegated authority to decide on and resolve any and all insurance issues and conclude the sale of the property, as supported by valuation advice and in consideration of other factors including marketing and market dynamics, including if the minimum price is not achievable by tender the property may be sold by private treaty.

CHAIRPERSON'S RECOMMENDATION

For discussion.

BACKGROUND

12. This property was acquired for road widening in 2007, the portion required for road is currently in the process of being declared to be road and will leave a balance of area of 517 square metres being part Lot 4 DP 9028 contained in certificate of Title CB418/116 (refer **Attachment 1** and **Attachment 2**). It is zoned Living 2 (inner suburban), this zone has a minimum allotment area of 300 square metre and is not considered suitable for further subdivision.
13. The principle improvement on the property is a weather board dwelling of approximately 130 square meters (refer **Attachment 3**). The property although reasonably tidy would respond well to refurbishment. The relocated "road" boundary will run very close to the southern wall of the dwelling.
14. The property was tenanted as part of the Council rental stock and was managed by the Council Housing Services Team. The property was vacant when the Transport and Greenspace Unit instructed the Property Consultancy Team to legalise as road the portion required for road widening and once completed that the property was operationally redundant and could be disposed of.
15. The road legalisation process is underway and will be completed prior to the disposal of the property.
16. The property has now been tenanted to an out of town contractor who was looking for accommodation during his time in Christchurch working on earthquake repair projects. This is a periodic tenancy and can be terminated by giving 90 days notice or 42 days notice if an agreement for sale and purchase has been signed.
17. During the recent earthquakes the grounds and garage were subjected to some liquefaction, the contractor referred to above cleared the liquefaction when he commenced his tenancy.
18. In accordance with the Council's practices around declaring operationally redundant property surplus, a Change to Property Use memorandum has been circulated to the Executive Team, Unit Managers and the Hagley/Ferrymead Community Board; no registrations of interest were received.