

**5. DISPOSAL OF SURPLUS ROADING PROPERTIES
– STRICKLAND STREET**

RR 7910

Officer responsible Property Manager	Author Property Services Officer, Dave Falls
Corporate Plan Output: City Streets Sale of Property 9.5.73	

The purpose of this report is to formalise the Council's decision to dispose of vacant land at 80, 144, 146, 154, 164, 166 & 168 Strickland Street.

BACKGROUND

The Council at its meeting of 26 February 1997 approved the purchase of the above properties designated for the widening of Strickland Street and resolved, following the legalisation of the areas required for road, to dispose of the balance areas. The Property Manager was authorised to take the necessary action to dispose of the residual areas at market valuation in accordance with the provisions of the Local Government and Public Works Acts.

On completion of the legalisation the balance areas have been offered to the previous owners in accordance with the provisions of Section 40 of the Public Works Act 1981 and all offers have been declined. It is now proposed to offer the properties for sale by public tender, with the proceeds being credited to the City Streets budget. These parcels of land are all located south of Burns Street.

It should be noted that another surplus parcel of land north of Burns Street has been retained pending investigations / feasibility for Council housing.

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

Resolution

Pursuant to Section 230 of the Local Government Act 1974 the Christchurch City Council hereby resolves to dispose of the properties described in the following schedules.

FIRST SCHEDULE – 80 STRICKLAND STREET

All that parcel of land containing 680m² or thereabouts, being Lot 1 DP 78042 being all of the land contained in CT 44D/562.

SECOND SCHEDULE – 144 STRICKLAND STREET

All that parcel of land containing 422m² or thereabouts, being Lot 1 DP 78485 and Part Lot 1 DP 5903 being the balance of the land contained in CT 45A/468 and 344/267.

THIRD SCHEDULE – 146 STRICKLAND STREET

All that parcel of land containing 355m² or thereabouts, being part Lot 5 and Part Lot 5A DP 215 being the balance of the land contained in CT 430/37.

FOURTH SCHEDULE – 154 STRICKLAND STREET

All that parcel of land containing 626m² or thereabouts being Part Lot 1 DP 14576 being the balance of the land contained in CT 525/225.

FIFTH SCHEDULE - 164 STRICKLAND STREET

All that parcel of land containing 354m² or thereabouts being part Lot 17 DP 65 being the balance of the land contained in CT 26B/555.

SIXTH SCHEDULE – 166 STRICKLAND STREET

All that parcel of land containing 354m² or thereabouts being part Lot 18 DP 65 being the balance of the land contained in CT 26F/597.

SEVENTH SCHEDULE – 168 STRICKLAND STREET

All that parcel of land containing 354m² or thereabouts being part Lot 19 DP 65 being the balance of the land contained in CT 26B/747.

The above description refers to the residential sections situated at 80, 144, 146, 154, 164, 166, 168.

Recommendation: That the Board recommend to the Council:

1. That the above resolution be adopted.
2. That the properties be disposed of by public tender at not less than the minimum reserve price assessed by the valuer appointed by the Council
3. 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.

(Note: Sale at any lesser price will again trigger offer-back to the former owners).