

Officer responsible Property Manager	Author Property Services Officer, Dave Falls RO-020-007-33
Corporate Plan Output: Land Purchase – Northcote Expressway	

The purpose of this report is to seek the Community Board's recommendation to the Council on the proposed acquisition of the property at 18 Northcote Road, the acquisition of a road widening severance from 18A Northcote Road and the disposal of part of the property at 18 Northcote Road surplus to the Council's requirements following the legalisation of the road widening of the area marked "A" on the enclosed plan.

The property at 18 Northcote Road was designated for the Northcote Expressway in 1968. The current owner who has owned the property since 1955 has been unable to sell the property due to the designation and now wishes to exercise her rights in terms of the Public Works Act and requires the Council to purchase the property.

As funds are available in the Council's Annual Plan and Budget for hardship purchases of this nature and the designation is to remain, it is proposed the purchase should proceed.

Details are as follows:

1. Proposed Total Acquisition of Flat 1:

Address:	18 Northcote Road
Owner from 1955:	B E Lavender
Legal Description:	Part Lot 2 DP 14924 Composite Certificate of Title 35C/1137.
Area:	An undivided $\frac{1}{2}$ share in 764m ² .
Zone:	Living 1

Valuation:

Rateable value as at 1 September 1998:

VI: \$52,000

LV: \$46,000

CV: \$98,000

The property contains a stucco dwelling approximately 50 years old, with accommodation provided by 2 bedrooms with separate lounge, separate kitchen, bathroom and toilet.

Details of current market value are included in the public excluded section of this report.

Source of Funds:

25823/090

2. Proposed Disposal of Balance No. 18 (After Roading Severance)**Address:**

Part 18 Northcote Road

Owner (following acquisition):

Christchurch City Council

Legal Description of Area to be Disposed of:

An undivided ½ share in all that parcel of land containing 680m² or thereabouts (subject to survey being the balance of the land contained in Composite Certificate of Title 35C/1137.

The proposal to dispose of this surplus land has not been circulated through other Units of the Council in terms of the Surplus Property Decision Making Flow Chart. In this instance, it is considered that the process is inappropriate because the total property purchase is only necessary to achieve the acquisition of the road widening severance.

Valuation:

Details of current market value are included in the public excluded section of this report.

Disposal Resolution

In order for the above disposal to comply with the provisions of Section 230 of the Local Government Act 1974 it will be necessary for the Council to adopt the appropriate enabling resolution.

3. Proposed Acquisition of Severance, Flat 2

Address:	18A Northcote Road
Owner:	J N O'Callaghan
Legal Description:	Part Lot 2 DP 14924 Composite Certificate of Title 35C/1138.
Area:	An undivided ½ share in 764m ² .
Area of Severance:	An undivided ½ share in 84m ² .
Valuation:	Details of current market value are included in the public excluded section of this report.

4. Proposed Settlements

Agreement has been reached with the owners of 18 and 18A Northcote Road and settlement can be achieved on the Council payment of the current market values assessed by Ford Baker on the Council's behalf as detailed in the public excluded section of this meeting.

- Recommendation:**
1. That the total property at 18 Northcote Road be purchased for the current market value detailed in the Public Excluded Section of this report.
 2. That following completion of the legalisation of the road widening the 680m² of land at 18 Northcote Road be offered for sale by public tender at a price not less than the minimum reserve price as assessed by Ford Baker on behalf of the Council.
 3. That if a satisfactory tender price is not obtained, the property be marketed for sale 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.
 4. That the Council adopt the following resolution:

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 following Schedule:

Schedule

An undivided $\frac{1}{2}$ share in all that parcel of land containing 680m² or thereabouts subject to survey being the balance of the land contained in Composite Certificate of Title 35C/1137.

Chairperson's**Recommendation:**

That the Board approve the officer's recommendation and refer it to the Council for a decision.