

7. SURPLUS PROPERTY – QUARTERLY REPORT

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Corporate Plan Output: Sale of Surplus Property	

The purpose of this report is to update the Committee with regard to progress on the sale of surplus property.

BACKGROUND

The last quarterly report was presented to this Committee in April of this year and the following presents an update of the current situation with regard to those properties in the Surplus Property Budget.

CURRENT STATUS

A progress update is as follows:

- **Owles Terrace**

This property is the subject of a separate report to this Committee this month.

- **Huntsbury Spur**

Two sites remain unsold in this subdivision with the current market situation being the prime reason for this. The sites are continuing to be marketed in the hope that a sale will eventuate shortly.

Mr Keith Beck of Property World is marketing these sites. He is currently on a 60 day contract and upon expiry the marketing of these sites will be reviewed.

- **Ferrymead Land**

Council authority has been received to progress negotiations with the proposed developer of this site for a golf course. Discussions are progressing well during the preliminary stage of this project.

- **Kennedys Bush Road**

The Community Board and Residents' Association in this area have expressed a strong interest in this land being retained for inclusion in the Halswell Quarry Management Plan. The Residents' Association is currently preparing a submission to substantiate the reasons for this, which will be incorporated in a report to the Projects and Property Committee in September.

- **Tuam Street Car Park**

The time line for this property indicates that the circularisation procedure will occur in August of this year. This will not occur as this site is clearly integral to Central City Board and Council accommodation issues. Any attendances to this site need to be considered at a strategic level rather than in isolation.

- **Wilmers Road**

This property is the subject of a separate report to the Projects and Property Committee.

- **Hazeldean Road**

This property has now been sold.

- **Sockburn Service Centre**

Resources and other project priorities have not permitted the progression of this property. Accordingly this year's timetable will not be met. Rescheduling for next year will occur as part of our end of year review and development of the following year's plan.

The total area of the yard is 2.2608 ha of which 4002 sqm are utilised by Water Services for their pumphouse and reservoir. 3438 sqm are occupied by the testing station and 2803 sqm by the community services facilities. The balance of 1.2365 ha is unutilised yard space.

The testing station is occupied under a lease to a private company at a rental of \$69,500. No other rental is received from the property including a residential house owned by the Council that adjoins the yard. (A plan of the site is [attached](#).)

- **Former New Brighton Library**

This property has been on the market with local real estate agents for approximately two months. Two offers have been received which are currently being considered.

Interest has also been expressed by the Shirley Service Centre for a possible site for the New Brighton Advocacy Team. Issues are currently being worked through with regard to this and it is the Property Unit's intention to report this matter, as well as details with regard to offers, to the September round of meetings.

- **Clearbrook Street**

This property is slightly behind programme. The reason for this is that the adjoining site which was set aside for road purposes is now also surplus to requirements and it is the Property Unit's intention to consider the possible sale of these two sites together, pending the road closing procedures being completed on the adjoining site. The Committee will be updated as to the progress with regard to this land.

- **105 Philpotts Road**

This property will be the subject of a separate report to the September round of meetings.

- **Stagshead Inn**

This property was to be circularised in April this year but is part of the larger land holdings incorporating the Riccarton Town Hall. The Stagshead Inn cannot be considered in isolation at present but will be the subject of a future report on other land issues associated with the Town Hall.

- **Woodham Road**

This property is currently on the market with local real estate agents. Some interest has been expressed in the site with a recent offer being received which is currently being considered. The Committee will be kept up to date with the sale of this land.

SUMMARY

Disposal of the surplus property land is generally proceeding according to programme, although variations have occurred because:

- The market has experienced a significant softening across the board with no short term prognosis for improvement.
- There are issues associated with some of these properties that are complicated.
- Inferior property has attracted little interest.
- Necessity to prioritise the resourcing of projects.

It should be noted also that the above properties are those contained in the Annual Plan only.

Other properties being dealt with from a surplus perspective include:

- The Municipal Building.
- The former Fendalton Library.
- A residential house in Westminster Street.
- A residential house adjoining Pioneer Stadium.

Chairman's

Recommendation: That the information be received.