

1. HILLMORTON HOSPITAL SITE

Officer responsible General Manager, Strategic Development	Author Janet Reeves, Urban Design & Heritage Team Leader DDI 941-8351
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The purpose of this report is to request the formation of a subcommittee to make a submission on behalf of the Council to the Canterbury District Health Board (CDHB) in relation to the proposed sale of part of their Hillmorton Hospital Site.

BACKGROUND

Approximately half of the Hillmorton Hospital site (totalling 22.23 hectares) between Lincoln Road, Sylvan Street and Curletts Road has been declared surplus to hospital requirements. The CDHB proposes to retain 23.25 hectares where current services will be continued. The land was first declared surplus in 2000, but the sale did not proceed. The CDHB cannot sell the land without the approval of the Minister of Health. Before giving approval to the sale the Minister must be satisfied that the CDHB is, as a result of consultation, aware of the views of the resident population on the sale. The CDHB currently in the process of consulting the community. The City Council has until 2 April 2004 to make a submission. The CDHB has asked the following three questions:

1. Do you think the surplus land on the Hillmorton Hospital site should be sold? If not why not?
2. Do you think the Canterbury DHB should retain the surplus land? If so why?
3. Do you have any other issues about the proposed sale you would like to raise?

THE SITE

The land to be disposed of has been subdivided off from the balance of the hospital land. The subdivision has created two parcels of land, one on the north west side of Annex Road of 11.03 hectares and the other on the south east side of 11.20 hectares. The land has an underlying zoning of Living 1 (ie it reverts to this if no longer required for hospital purposes). In 2001 Council officers prepared a report, for the benefit of prospective purchasers, which set out both the technical requirements for the site and the opportunities it presented. The land currently proposed to be disposed of is less than that proposed in 2000 and officers are currently updating the report to reflect this. In 2001 the Council granted subdivision consent for the development of part of the land for residential housing. The site represents a major development opportunity and has many attractive features as well as many constraints.

The site contains a large number of mature trees, many of which are protected, a cricket oval and a Grade 2 Listed Heritage Building (the Administration Building), as well as a number of staff houses. The Heathcote River runs adjacent to part of the boundary. There are issues relating to the amount and location of reserves, stormwater management, road access and off-site traffic management, relationship with adjoining hospital and community uses and upgrading or replacing existing infrastructure. In addition the site presents an unusual opportunity to create a very attractive residential environment containing reserves, waterways, walkways and cycleways, which can be enjoyed by the wider community. It is important that prospective purchasers are aware of the opportunities and constraints prior to preparing an offer for the land.

COMMUNITY ISSUES

The Spreydon/Heathcote Community Board, Finance and Policy Committee met to consider its response to the submission document on 18 March 2004 and its recommendations were considered at the Community Board meeting on 23 March 2004.

Staff

- Recommendation:**
1. That a subcommittee of the Strategy and Finance Committee be formed and given delegated authority to make a submission on behalf of the Council.
 2. That the subcommittee comprise the Chairs of the Strategy and Finance; Parks, Gardens and Waterways and Regulatory and Consents Committees and the Spreydon/Heathcote Community Board, or their representatives.

3. That the subcommittee consider the Spreydon/Heathcote Community Board submission as part of its review.
4. That staff prepare a report to be considered by the subcommittee on the matters they consider should be included in the submission.

Chair's

Recommendation:

That the above recommendation be adopted.