

7. 22 NORTHCOTE ROAD - PURCHASE OF LAND



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

PURPOSE OF REPORT

1. This report is submitted to the Board for recommendation to Council to authorise the purchase of the property situated at 22 Northcote Road, Christchurch.

EXECUTIVE SUMMARY

2. The property situated at 22 Northcote Road contains 766 metres squared being Lot 4 Deposited Plan 21439 and is contained in Computer Freehold Register CBA1/38, (refer **Attachment 1**).
3. It has a road widening designation over it, (refer **Attachment 2**). The road designation is 5.5 metres wide along the entire width of the property. The designation was put in place after the current registered proprietor purchased the property in 1961.
4. The designation attaches to the land and acts as a warning that at some future time the Council requires the land for a public work. The land owner can force the Council to acquire the land or remove the designation.
5. The registered proprietor marketed the property for a number of months in late 2011 but had no success whatsoever in attracting interest in the property. The main reason cited for lack of interest was the road widening designation.
6. As a consequence of the inability to sell the property, the vendor has approached the Council and asked if we would purchase on hardship grounds as provided for under the Public Works Act.
7. The Council has, over the years, acquired several properties in this area and legalised the front portion as road. Some were held for a number of years as part of the Council's social housing stock before on selling the balance property to mitigate costs.
8. It is proposed to tenant the property until such time as the front portion of this property is declared to be road. This could take approximately six to 12 months. The property will then be sold on the open market with a minimum price to be set by an independent valuer.

FINANCIAL IMPLICATIONS

9. See public excluded report.

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

10. Yes – see above.

LEGAL CONSIDERATIONS

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

11. Yes, legal implications associated with this property purchase have been considered and an agreement for sale and purchase, conditional on Council approval has been signed by the vendor.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. Yes, the work provides for a safe and sustainable road network that enables access to roads and services network leisure activities. LTCCP Vol 1 page 80.

7. Cont'd

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

13. Yes, the four laning of Northcote Road is planned for 2014-15. LTCCP Volume 1 page 84.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

14. Yes, there is a roading strategy in place LTCCP volume 1 page 80, Planning Building and Maintaining the public road network.

CONSULTATION FULFILMENT

15. Not required.

STAFF RECOMMENDATION

That the Shirley/Papanui Community Board recommend to the Council that the Council adopts a resolution in the following form:

- (a) Purchase of the property located at 22 Northcote Road containing 766 metres squared being Lot 4 Deposited Plan 21439 contained in Computer Freehold Register CBA1/38 is approved.
- (b) That the balance of the property at 22 Northcote Road is declared surplus to requirements and that it be offered for sale by way of public tender, subject to compliance with Section 40 Public Works Act 1981 (if required), with a minimum tender amount to be set by an independent valuer.
- (c) The Corporate Support Unit Manager is granted delegated authority to conclude the purchase and subsequent sale of the balance property at 22 Northcote Road, 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 then the property may be sold by private treaty.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.