

Disposal of Council-owned Properties

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Final decision adopted with 2021-31 Long Term Plan

The Council included in the draft Long Term Plan a small portfolio of properties that are no longer being used to deliver the original activity or service for which they were purchased. These had been assessed against and are considered to meet the following criteria adopted by the Council at its meeting of 10 December 2021:

- a. Is the full property still required for the purpose for which it was originally acquired?
- b. Does the property have special cultural, heritage or environmental values that can only be protected through public ownership?
- c. Is there an immediate identified alternative public use / work / activity in a policy, plan or strategy?
- d. Are there any strategic, non-service delivery needs that the property meets and that can only be met through public ownership?
- e. Are there any identified unmet needs, which the Council might normally address, that the property could be used to solve? And is there a reasonable pathway to funding the unmet need?

A map of the full list of properties can be found at:

<https://www.ccc.govt.nz/disposal-of-council-owned-properties>

This resulted in the following resolution:

That the Council is authorised to dispose of all properties other than 27 Hunters Road, 42 Whero Terrace, 5 Worcester Boulevard, and the Yaldhurst Memorial Hall, noting that the following will need to be done to consider options for their future use:

- *That the Council undertake an expression of interest (EOI) process for Yaldhurst Memorial Hall, to identify a community based group able to own, upgrade, operate and maintain the hall at no cost to Council. The property can be transferred as a community asset transfer to an appropriate community group for a less than market price subject to the new owners repairing the hall to a minimum 67% of NBS standard, and operating and maintaining it for community purposes for a minimum of five years. The repair, operation and maintenance of the facility would be at no cost to ratepayers. The EOI would apply to the building only, with the land to remain with Council.*
- *That the Council undertake an EOI process within six months for 5 Worcester / Rolleston House, calling for heritage sympathetic, adaptive reuse proposals that can be undertaken at no cost to Council (other than through an existing contestable funding scheme or similar), do not require either a capital or ongoing operating subsidy and that ensures ongoing protection of the heritage values of the building. Proposals could be on the basis of sale or long term lease.*
- *That the Council defer making a decision about the properties at 27 Hunters Road and 42 Whero Avenue Diamond Harbour until a targeted consultation process can be undertaken to gather additional information to support the material gathered through the LTP consultation process. Council creates a project in the first year of the LTP and sets aside a budget of \$65,000 for this purpose. Report back to Council for a final decision as part of the FY 2022/23 annual plan process. That the Council notes the following disposals are subject to:*

- Ensuring that protections relating to noise and a restriction on quarrying are a condition of sale for the Hasketts Road properties,
- Ensuring relevant protections relating to the protection of heritage values are a condition of sale for Coronation Hall,
- That the Council undertake targeted consultation with Ngāi Tahu and the interagency Te Waihora co-governance group regarding 2865 Christchurch Akaroa Road before implementation, with a particular focus on biodiversity.

- The head of facilities, property and planning taking into consideration as part of the divestment process bio-diversity, heritage and cultural advice.

The following list of 57 properties are therefore declared surplus for disposal in the 2021 -31 Long Term Plan. They will be disposed of in a manner as set out in Councils policy, normal practices and in accordance with the resolution above. The process to do that will be developed and implemented over the next six months and may take up to two years to complete

List of Council-owned properties declared surplus for disposal:

House No.	Street	Current Use	Legal Description (+= multi)	Title Ref	M2	LGA 2020 Section 78	LGA 2020 Section 138	Reserves Act 1977 Section 24	LGA 2020 Section 97
740	Avonside Drive	Rented for residential accommodation	LOT 45 DP 9195	433/146	663	Yes			
86P	Beachville Road	Vacant site	LOT 1 DP 29982	11K/1157	152	Yes			
19	Ben Rarere Avenue	Vacant site leased temporarily to sports group	LOT 8 DP 367972	323386	588	Yes	Yes		
21	Ben Rarere Avenue	Vacant site leased temporarily to sports group	LOT 9 DP 367972	323387	575	Yes	Yes		
284	Breezes Rd	Vacant land and building ex crèche	LOT 1 DP 27621	1994 71 NZGZ	1,103	Yes			
86R	Bridle Path Road	Vacant land	LOT 2 DP 412440	446135	970	Yes			
112R	Bridle Path Road	Vacant land	LOT 3 DP 403583	411731	3,220	Yes		Yes	
96R	Bridle Path Road	Vacant land	LOT 2 DP 407470	426265	1,221	Yes			
92R	Bridle Path Road	Vacant land	LOT 2 DP 407955	428214	966	Yes			
36	Broad Street	Vacant land leased to adjoining owner for yard space	SEC 2 SO 302365++	138020	366	Yes			
166	Chattertons Road	Vacant land leased for grazing	RES 2528	GN 2006 P 3590	40,469	Yes		Yes	

House No.	Street	Current Use	Legal Description (== = multi)	Title Ref	M2	LGA 2020 Section 78	LGA 2020 Section 138	Reserves Act 1977 Section 24	LGA 2020 Section 97
2865	Christchurch Akaroa Road	Vacant land leased for grazing	RES 4985 CANTY DISTR	250/130	18,880	Yes		Yes	
2865F	Christchurch Akaroa Road	Vacant land leased for grazing	RES 4985 CANTY DISTR	250/130	18,880	Yes		Yes	
10	Cliff Street	Vacant land	LOT 16 DP 2401	23F/597	683	Yes			
71	Domain Terrace	Building on reserve - Coronation Hall	Reserve 3824	729712	72,135	Yes		Yes	Yes
124	Garlands Road	Vacant land	LOT 6 DP 1666++	459/216	1374	Yes		Yes	
151	Gilberthorpes Rd	Land and buildings leased as Hornby Multicultural Centre	PT LOT 1 DP 9514	6C/339	3146	Yes	Yes		
5R	Golden Elm Lane	Vacant land	LOT 10 DP 44919	23K/99	1	Yes			
14	Hasketts Road	Land and dwelling leased out	LOT 5 DP 23834	4C/381	20,234	Yes			
22	Hasketts Road	Land and derelict building leased for grazing	LOT 2 DP 24156	39D/83	20,277	Yes			
30	Hasketts Road	Land and derelict building leased for grazing	LOT 1 DP 24156	5C/28	20,573	Yes			
4	Hasketts Road	Land and dwelling leased out	LOT 6 DP 23834	4C/382	20,234	Yes			
48	Hasketts Road	Land and derelict building leased for grazing	LOT 1 DP 23834	4C/377	24,863	Yes			
7	Hasketts Road	Land and derelict building leased for grazing	LOT 3 DP 403260	410797	40,000	Yes			
114	Hills Road	Vacant land	LOT 67 DP 2912	316/20	658	Yes			
219A	Hills Road	Vacant land	LOT 2 DP 318501	72465	835	Yes			
32A	Kinsey Terrace	Vacant land	LOT 2 DP 49638	29K/708	680	Yes			
44	Lakewood Drive	Vacant land	LOT 1 DP 458331	596171	311	Yes			
25	Maffeys Road	Vacant land	LOT 2 DP 52356	31B/743	2,761	Yes			
3	Maffeys Road	Vacant land	LOT 2 DP 63002	37B/329	530	Yes			
1	Maffeys Road	Vacant land	LOT 1 DP 63002	37B/328	1,106	Yes			
1-278	Main Road	Vacant land	FLAT 1 DP 65594++	38C/863	446	Yes			
2-278	Main Road	Vacant land	FLAT 2 DP 65594++	38C/863	446	Yes			

House No.	Street	Current Use	Legal Description (== = multi)	Title Ref	M2	LGA 2020 Section 78	LGA 2020 Section 138	Reserves Act 1977 Section 24	LGA 2020 Section 97
38A	Main Road	Vacant land	LOT 2 DP 35327	15A/683	1,247	Yes			
153A	Main South Road	Vacant land	LOT 2 DP 457108	591932	1,349	Yes			
149	Main South Road	Vacant land	RES 5161	1D/413	27,139	Yes		Yes	
78	McCormacks Bay Road	Vacant land	LOT 3 DP 46646	26A/356	684	Yes			
82R	McCormacks Bay Road	Vacant land	LOT 2 DP 489481	704372	313	Yes			
84	McCormacks Bay Road	Vacant land	LOT 3 DP 15903==	16B/192	2,842	Yes			
46	Nicholls Road	Vacant land	LOT 1 DP 39637	18B/1418	1,626	Yes	Yes		
476	Pages Road	Vacant land	LOT 1 DP 15872	738/54	913	Yes			
471A	Pages Road	Vacant land	LOT 1 DP 15184==	21K/1454	815	Yes			
131B	Paparoa Street	Vacant land	LOT 8 DP 49320	30A/368	10	Yes			
441A	Prestons Road	Vacant land	LOT 2 DP 461822	608269	493	Yes			
2	Quarry Road	Vacant land	PT LOT 6 DP 7371	2D/1159	749	Yes			
3	Quarry Road	Vacant land	PT LOT 4 DP 7371	2C/256	862	Yes			
6	Quarry Road	Vacant land	LOT 1 DP 74467	42D/202	882	Yes			
232	Queenspark Drive	Vacant land	LOT 1 DP 40039	NZGZ 1992/2971	653	Yes	Yes		
116	Rocking Horse Road	Vacant land	LOT 20 DP 19427	1C/1132	506	Yes			
24	Rookwood Ave	Vacant land	LOT 3 DP 6151	375/138	577	Yes			
110	Shalamar Drive	Land and dwelling leased out	LOT 2 DP 45934==	31K/1070	93,598	Yes			
79	Slater Street	Vacant Land	LOT 3 DP 83446	48B/589	454	Yes			
81	Slater Street	Land and Dwelling Vacant	LOT 2 DP 83446	48B/588	943	Yes			
2	Sparks Rd	Centennial Hall	LOT 1 DP 539272	911669	1,774	Yes	Yes		
1/1	The Brae	Vacant land	FLAT 1 DP 60091	35B/943	893	Yes			
7	The Brae	Vacant land	LOT 1 DP 28266	10B/182	683	Yes			
9	The Brae	Vacant land	LOT 2 DP 30099==	38A/408	604	Yes			