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## Sale and Disposal of Council Land Policy

### *Ko te Puutaketanga*

### Purpose

1. This policy outlines the process to sell or dispose of Council-owned land and building.

### *Ko te Whaanuitanga*

### Scope

2. This policy applies to land, land improvements (including buildings and structures) and land covered by water.
3. This policy requires that Council-owned land is sold for the highest possible price.
4. This policy does not apply to sale of Council plant (vehicles), equipment (machinery) or financial investments (shareholdings).

### *Ko ngaa Tikanga* Policy

5. This Prior to sale or disposal, the relevant land and buildings must be subject to a rigorous due diligence process which includes identifying all parties with any legal claim to the land and confirms whether any specific offer-back obligations exist.
6. As a part of any land disposal process, staff will assess and identify any cultural and heritage significance in relation to the site and, where appropriate, engage with mana whenua.
7. All land to be sold is to be valued by a Registered Valuer at its current market value, based on highest and best use of the land.
8. Where possible, the valuation must be completed not more than three months before the date of Council's decision to sell.
9. The Sale price of land and improvements shall not be less than 90% of the current market valuation.
10. Land will be sold by the most appropriate sale method. In the first instance, competitive open-market methods of sale will be preferred.
11. Where appropriate the Council may consider alternative methods of sale or disposal of land where the land (or improvement):
  - a) does not comply with the District Plan
  - b) has no legal access
  - c) is to be developed by another level of government
  - d) is identified by Council for some other use e.g. social housing
  - e) is of nominal value
  - f) is for inclusion with an adjacent holding
  - g) will complement a proposed Council development or a development on an adjoining site consistent with the Council's objectives.

12. The General Manager, Strategy, Growth and Planning will monitor implementation of the policy.
13. The policy will be reviewed every three years, or at the request of Council, or in response to changed statutory requirements, or in response to any issues that may arise.