

# CENTRAL OTAGO DISTRICT COUNCIL

## MANIOTOTO COMMUNITY BOARD

MINUTES of a meeting of the Maniototo Community Board held in the Meeting Room, Ranfurly Service Centre, 15 Pery Street, Ranfurly on **Thursday, 1 July 2010 commenced at 4.10pm.**

PRESENT: R J Smith (Chairperson), B A Becker, S L Duncan, M G Summers and S E Umbers

IN ATTENDANCE: J Remnant (Community Facility Officer)

Note: M Kerr (Property and Facilities Manager) was also in attendance during the meeting.

### THE BOARD IN CLOSED MEETING

RESOLVED that the public be excluded from the following part of the proceedings of the meeting, namely items 10.4.1.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

	General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under section 48(1) for the passing of this resolution.
10.4.1	Sale of Land at By Pass Road, Ranfurly – Consider Marketing Proposals (PRO 64-5026-00)	To enable the Community Board to carry on negotiation without prejudice or disadvantage. (The premature disclosure of the identity of the parties and financial structure would detrimentally affect the Council's position in the negotiation).	Section 48(1)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act or section 6 or section 7 or section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

NOTE:

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

- "(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof) -
- (a) Shall be available to any member of the public who is present;
- and
- (b) Shall form part of the minutes of the local authority."

Umbers/Summers

Note: The public was excluded at 4.10pm.

Note: The public was readmitted at 4.53pm.

Note: Resolution of item 10.4.1:

- 5. The report be released as publicly available information upon the contract for sale of the land becoming unconditional.
- 6. The minutes relating to this item be released as publicly available upon an unconditional contract for sale of the land being executed.

The meeting closed at 4.53pm.

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CHAIRPERSON / /

## ITEM TO BE CONSIDERED WHILE THE PUBLIC IS EXCLUDED

Note: The Property and Facilities Manager joined the meeting at 4.10pm.

RESOLVED that Nigel Graham and Rosalie Close as prospective purchasers, be invited to address the meeting.

Smith/Becker

Note: Nigel Graham and Rosalie Close joined the meeting at 4.25pm.

Note: Nigel Graham and Rosalie Close left the meeting at 4.25pm.

Note: The Property and Facilities Manager left the meeting at 4.53pm.

### 10.4.1 **Sale of Land at By Pass Road, Ranfurly – Consider Marketing Proposals (PRO 64-5026-00)**

A report from the Property and Facility Manager relating to an offer for the sale of land had been circulated.

A. RESOLVED that the report be received and the level of significance be accepted.

Becker/Duncan

B. RESLOVED that:

1. That the conditional offer of \$40,000.00 inclusive GST be accepted.
2. The dates by which conditions of sale be satisfied and the settlement date be negotiated by the Council's Chief Executive Officer.
3. In the event that the Purchaser shall:
  - (a) not have in the judgment of the Vendor made "reasonable progress" with the establishment of development for residential purposes within a period of four (4) years from the date the contract becomes unconditional; or
  - (b) purports to sell, lease or otherwise part with possession of the land or any part thereof within (4) years from the date the contact becomes unconditional where reasonable progress aforesaid has not been made

then the Council shall have the option to repurchase the land at the price it was sold for.

(c) The expression "reasonable progress" towards completion of the development shall mean

development shall have reached the stage where the construction of the building being created for residential use has reached at least the construction of exterior walls.

(d )Development shall mean substantial improvement to the land (including the construction of buildings as appropriate) as shall be necessary to enable the active utilization of the land for residential purposes.

5. The report be released as publicly available information upon the contract for sale of the land becoming unconditional.

6. The minutes relating to this item be released as publicly available upon an unconditional contract for sale of the land being executed.

Smith/Summers

#### THE BOARD IN OPEN MEETING

RESOLVED that the public be readmitted to the meeting.

Smith/Becker

Note: The public were readmitted at 4.53pm.