

# STAFF REPORT

**TO:** Community Services Committee  
**FROM:** Manager Property Services  
**DATE:** 2 November 2010  
**SUBJECT:** Manager Property Services Report – RCS10-11-01

---

## **63 COMMERCIAL STREET, TAKAKA**

Councillors will be aware that the Council building at 63 Commercial Street, Takaka was badly damaged by fire on 2 October 2010. The building was damaged to the extent that it had to be demolished. The lease to Timeless Creations was subsequently cancelled. The police are of the view that the fire was suspicious but at this stage have no information regarding a possible arsonist.

The site has now been cleared, the foundations removed and fill placed on site. The property is classified as a local purpose reserve and a copy of the relevant extract from the Golden Bay Ward Reserves Management Plan is attached to this report. It is interesting to note that while the plan places emphasis on the reserve areas, the fact that the former Takaka Library was situated thereon gets a scant mention. This is possibly because the policy for formal parks and gardens (also attached) did not provide specifically for the library or the subsequent commercial use of the property once the new library facility was constructed.

Being subject to the Reserves Act, any future use of this site is guided by the requirements of that Act and of the relative reserve management plan. There has been healthy discussion regarding a possible future use of the site which includes the offer to take up a commercial tenancy in a replacement building as well as calls for the land to be developed into the surrounding park.

The income from the building previously went into the property account to offset the costs of the loan for the new library building. The proceeds from the insurance should either be directed to the provision of a new building which could continue an income stream or be directed to reduce the loan against the new library.

Because of the interest shown by the community in Takaka on this site, it is suggested that the Community Services Committee should undertake a consultation process with the community regarding the future use of this site within the boundaries previously highlighted. It is recommended that this be undertaken through the Golden Bay Community Board.

### **Recommendation**

THAT the Golden Bay Community Board be requested to undertake a consultation process with the Takaka community regarding the future options for the local purpose reserve site previously occupied by the old Takaka Library building, within the uses permitted by the Reserves Act and Reserves Management Plan.

## **ASB AQUATIC CENTRE**

The Learn to Swim Pool has been completed with only a few minor issues requiring attention for the contract to be signed off. Tenders for the fitness centre have closed and been evaluated with the successful tenderer being IMB Construction Ltd of \$416,887.03. An agreement with CLM is presently being drawn up setting out their and the Council's contribution to this project. The Community Services Manager will speak further to this item.

## **MOTUEKA RECREATION CENTRE**

These alterations are complete with just the landscaping, signage and new bike stands still to be attended to. Councillors are invited to take the opportunity of viewing the centre when they are in Motueka.

## **POHARA STORE**

The renovations at Pohara Store have been designed, tendered and evaluated. Golden Bay Builders tender of \$162,173.91 has been accepted and work is due to commence within the next seven days. The project is due to be completed three weeks after commencement.

## **DOMINION FLATS**

**Moved Crs King/Inglis  
CS10-06-07**

### **THAT:**

- 1 Staff prepare a case to acquire Blocks A, B and C on the plan attached to the Mapua Community Association report for the purpose of a public work.**
- 2 A valuation for Block C be obtained.**
- 3 Staff investigate the option of subdividing a section off each of Blocks B and C should Council purchase the land.**

### **CARRIED**

For the Council to acquire the Dominion Flats land it is required to present a case to the Crown showing that it needs the land for a public work. This requires the production of detailed plans showing what is required to be carried out to the land to prove this requirement. The Council can only purchase as much land as it needs for the work. David Sissons has been engaged to prepare the case for Council which is expected to be available in draft form later this month. The Crown has indicated that it expects this issue to be settled by the end of January 2011.

## **62 ELLIS STREET, BRIGHTWATER**

A meeting has been held with the owner's representative of the property at 62 Ellis Street, Brightwater which is situated on the corner of Starveall Street and Ellis Street. Following this meeting we have arranged an independent valuation and will be meeting with the owner's representative shortly to continue discussions regarding the acquisition of this property.

## **MOTUEKA MUSEUM FRONTAGE POLICY**

A copy of the notes regarding a draft policy have been made available to the Motueka Museum Management Committee and the Motueka Community Board. I expect to be in a position to report on this further at the next Community Services Committee meeting.

## **RECOMMENDATION:**

THAT the Manager, Property Services report RCS10-11-01 be received by the Community Services Committee.

Jim Frater  
Manager Property Services

g:\tara\agendas\community services\2010\november\racs10-11-01 manager property services.docx