

19. CASHMERE CHILDREN'S LIBRARY – FUTURE OPTIONS

Officer responsible
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The purpose of this report is to seek the Community Board's comments for the Property and Major Projects Committee's consideration when it makes its recommendation to Council to determine the future use of the building situated at 32 Dyers Pass Road (Cashmere Children's Library).

CONTEXT OF THE REPORT

In accordance with the Council's policy in regard to making a decision about the future of this building the property has been internally notified as being available. This report summarises those groups who have expressed interest and outlined the options available.

In the current 2003-04 financial budget \$5,189 has been provided for operational costs and no provision has been made for capital or for the disposal of either the land or building. The Property Unit receives \$7,200 paid by way of internal rent from the libraries budget.

BACKGROUND

The building is situated at 32 Dyers Pass Road comprising 1,621 square metres more or less, being Lot 55, DP 16829 (formerly Reserve 4713). Part certificate of title 374/82 (library reserve).

EXECUTIVE SUMMARY

The property at 32 Dyers Pass Road was acquired by the then Heathcote County Council as a local purpose reserve for the purpose of building a library. Council staff have been made aware that the building on the reserve is no longer required by the library with the completion of the South City Library and, therefore, in determining the future use of the property, the Council needs to firstly consider whether there are other Community or Council uses/needs. This report outlines these internal options compared to other options.

RELEVANT CURRENT POLICY

Council Policy

There are two policy issues relevant to this project:

1. Future use of properties that are no longer required for operational purposes must be determined in accordance with the "property decision-making flow chart". The main steps in this process are:
 - Step 1 Identifying that a property asset is no longer required for operational purposes or is under-utilised.
 - Step 2 Assessment of the property, ie features, legal status etc.
 - Step 3 Internal circularisation for the purpose of establishing whether there are other Council/public uses.
 - Step 4 Property Unit assessment of internal/public submissions and preparation of an Options Report.
 - Step 5 Council Resolution on future use or sale.
2. Should Council resolve to sell the property this will need to be conducted in a public manner, ie. *"That, in principle, the Council should publicly tender properties for sale unless there is a clear reason for doing otherwise"*.

Through the process of internally notifying Council units that the building is available we received only one submission (outlined below) from Community Advocates/Council officers.

DESCRIPTION OF OPTIONS

Option 1 Removal of Building from the Reserve

The Parks Unit submission seeks the removal of the building from the reserve so that the reserve can be more visible from the street. This would link in with Council policy (Safer Parks Policy) of providing open street frontages to the reserves (see Appendices 1 and 2).

This would be a new project funded out of the Parks and Waterways Capital Work programme. Once the building was removed the cost for landscaping the area has been estimated to be \$5,000. The effects on the on-going operational costs to the reserve would result in minor increases in mowing, garden maintenance, seat staining and tree maintenance.

Leisure, Parks and Waterways Plan indicated walking is the major recreational past time in this area and a lot of people walk up and down Dyers Pass Road and this is an ideal spot for a rest.

Option 2 To Tender for the Removal of Building

As no Community or Council use has been identified for the building, and given that it is sited on a reserve, this option would complement Option 1.

Option 3 Revocation of the Reserve and Disposal of Land

Consider revocation of the Reserve and disposal of the land. The Council could carry this out, but the land would have to be given back to the Crown as per No 549799/1 Gazette Notice declaring (1,621m²) to be local purpose (library) reserve subject to Reserves Act 1977 without compensation.

Option 4 Tender seeking Request for Proposals

The Council could invite proposals from interested parties in the community to put forward concepts for the use of the building. At this point, although the Council has not formally asked the community at large whether there are any community groups that could utilise the building, no demands/needs have been identified.

ADVANTAGES/DISADVANTAGES

Option 1 Removal of Building from the Reserve

Advantages	Disadvantages
<ul style="list-style-type: none"> • Adds significant value to the park from a future development and recreational perspective. • Supports Safer Parks Policy. • Operational Costs saved \$5,189. 	<ul style="list-style-type: none"> • Potential income foregone. • Costs incurred in development \$5,000. • Additional Operational Costs estimated \$1,000 pa.

Option 2 To Tender for the Removal of Building

Advantages	Disadvantages
<ul style="list-style-type: none"> • Removal of building will open up the street frontage. • Council should receive value from removal of the building. 	<ul style="list-style-type: none"> • Costs incurred in development \$5,000. • Damage caused as a consequence of removing the building.

Option 3 Revocation of the Reserve and Disposal of Land

Advantages	Disadvantages
<ul style="list-style-type: none"> • No advantage of looking at this option. 	<ul style="list-style-type: none"> • The land would have to be offered back to the Crown as per No 549799/1 Gazette Notice subject to Reserves Act 1977.

Option 4 Tender seeking Request for Proposals

Advantages	Disadvantages
<ul style="list-style-type: none"> • Enable community organisation to use this building. • May fulfil need in the area for a community group. 	<ul style="list-style-type: none"> • Would require feasibility study to confirm use. • Probable minimal rent return. • Restrictive use because building on Reserve • Council up for operational and capital costs associated with retaining the building.

CONCLUSION

Given that the first two options are complementary and achieve an identified need with current budget provisions, the Property Unit would recommend options one and two above.

Staff

Recommendation: That the Board support the following recommendations to the Property and Major Projects Committee:

1. That the former Cashmere Children's Library building at 32 Dyers Pass Road be tendered for removal.
2. That the land be retained by Council and incorporated into the existing adjoining reserve.
3. That the above building be offered for sale by public tender and the Property Manager be authorised to sell the building.

Chairperson's

Recommendation: For discussion.