

3. HILLSBOROUGH COMMUNITY CENTRE – OPTIONS REPORT

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The purpose of this report is to seek the Council's approval for the future use of the building situated at 29 Curries Road (Hillsborough Community Centre). This report has been considered by the Spreydon/Heathcote Community Board.

CONTEXT OF THE REPORT

In accordance with the Council's policy, the property has been internally notified as being available.

The current 2003/04 financial budget provides for \$10,421 pa operational costs. The Property Unit previously received \$5,067 pa in rental from the Tamariki School who have since moved. Part of the building is leased to the 'Word of Life Fellowship' for which the Council receives still \$1,200 pa. This group's occupancy is a on a month by month basis. No provision has been made for capital improvements or for the disposal of the building. The current book value of the building is \$58,582.

This report summarises those groups who have expressed interest and outlines the options available.

BACKGROUND

The property at 29 Curries Road was acquired by the Heathcote County Council as a reserve which has since been change to Recreation Reserve by Gazette notices 1985 p2166 & 1983 p3638.

The legal description is Lot 12, 13 & 17 DP 7237 & Lot 18 DP 2717 & Lot 13 DP 27317 (classified) (GAZ 1985 P2166) & (GAZ 1983 p3638) (refer attached).

EXECUTIVE SUMMARY

In December 1996 Council staff were advised that the Hillsborough Community Centre was no longer required by the community. However, subsequent to this the Council received a request from the Tamariki School Board of Trustees to utilise the building for temporary accommodation until they could either purchase or build their own facilities. The Council agreed to this request. The Tamariki School finally vacated this facility in March of this year. This report outlines internal options compared to other options for the future use of this building.

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 the 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 two submissions from Council officers have been received.

DESCRIPTION OF OPTIONS

Option 1 - Retain the property for use by the Opawa/St Martins Plunket Toy Library

The internal process produced a submission from the Spreydon/Heathcote Community Advocate, who advised that this site should be considered as a second option for the relocation of the Opawa/St Martins Plunket Toy Library which is presently occupying the former parks garage at Risingholme Park.

The Toy Library's preference is to relocate in the former Beckenham Public Library which is also no longer required for operational purposes and is therefore the subject of a similar but separate report.

The intent of this process of internal circularisation is to establish "internal" uses, not create an opportunity for the promotion of external activities albeit community based. The conclusion we can draw from this is that there are no internal needs/demands for this building. A potential community based activity has been identified, but it would be inappropriate to deal unilaterally with this group at this stage in the process i.e. a public process would need to be adopted to ensure all possible community groups are afforded an equal opportunity.

Option 2 - Removal of building from the reserve

The second internal submission was from the Parks and Waterways Unit seeking the removal of the building from the reserve so that it can be more effectively used. This option would allow parks to look at:

1. Turning the car parking area into a half court.
2. Landscaping the area where the building stood.
3. Looking at the possibility of upgrading the play equipment.
4. Turning the reserve into a picnic area.
5. As this reserve is near an industrial area, looking at creating a time out or placid area for Industrial workers (ie Disraeli Reserve).

This would be a new project funded from the Parks and Waterways Capital Work Programme. Once the building was removed and a decision on which or a combination of the above options was accepted an estimated sum of \$10,000 would be required. The effects on the ongoing operation costs of the reserve would depend on which option was chosen.

Option 3 - Revocation of the reserve and disposal of the land

The Council would consider revocation of the reserve and disposal of the land. This option would result in the Council handing the land back to the Crown subject to Part 9 of the Ngai Tahu Claims Settlement Act 1998 which may then be offered for purchase or lease to Te Runanga O Ngai Tahu in certain circumstances.

Option 4 - Tender seeking Request for Proposals

Under this option the Council would invite proposals from interested parties in the community to put forward concepts for the use of the building. At this point the Council has not asked the community at large whether there are any community groups that could utilise the building. As a result it is therefore difficult to recommend option 1 as this would be seen as "picking winners" and subvert the Council's policy of following open and public processes.

ADVANTAGES/DISADVANTAGES

Option 1 - Retain the property for use by the Opawa/St Martins Plunket Toy Library

Advantages	Disadvantages
<ul style="list-style-type: none">• Provides a further option for the Opawa/St Martins Plunket Toy Library.	<ul style="list-style-type: none">• This site is outside the catchment area of the Toy Library.• Ties premises to one group.• Council responsible for future operational and capital costs.• Building situated in an industrial area.• Seen as dealing unilaterally.

Option 2 - Removal of Building from the Reserve

Advantages	Disadvantages
<ul style="list-style-type: none">• Removes a building for which there appears to be no significant need/demand.• The reserve can be developed into a placid open area in an industrial location of the benefit of the community and workers.• Council not responsible for future operational and capital costs.• Reduces number of properties the Council owns.	<ul style="list-style-type: none">• Costs involved in developing the building site.• No future income.• Ongoing operational costs. Although depending on option taken this could be minimal.

Option 3 - Revocation of the reserve and disposal of the land

Advantages	Disadvantages
<ul style="list-style-type: none">• Nil.	<ul style="list-style-type: none">• The Council loses a reserve.• Land handed back to Ngai Tahu.

Option 4 - Tender seeking Request for Proposals

Advantages	Disadvantages
<ul style="list-style-type: none">• Opportunity for community to put forward their ideas for the use of the building.	<ul style="list-style-type: none">• Minimal rent return.• Council responsible for operational and capital costs.• Tie up a property that has a more beneficial use to the community as a recreation reserve.• Retaining a building which has minimal use.

CONCLUSION

In 1996 the Property Unit reported to the Spreydon/Heathcote Community Board seeking a policy direction for the future of the Hillsborough Community Centre. The Board asked that extensive advertising be carried out over the greater Christchurch area to see if there was any interest in the Centre. As an interim measure the Tamariki School was granted a short term lease. The Board received four submissions in response to its advertising campaign. Unfortunately the needs amounted to only one or two days occupancy a week. The Tamariki School's lease was extended on a month by month basis and in April this year the lease was terminated by the school.

The Work of Life Fellowship had been using the premises on Sundays and they have been allowed to remain. Since the Tamariki School departed the Word of Life Fellowship have been put on a monthly lease. Little interest has been shown in this facility by the community since the 1996 report.

SPREYDON/HEATHCOTE COMMUNITY BOARDS RECOMMENDATION

The Spreydon/Heathcote Community Board has considered this report and agrees with the officer's recommendations that the building be sold and removed. The Board has also requested that staff give consideration to the long term retention of the Hillsborough Reserve.

Recommendation: That, subject to there being no significant future community use being ascertained following public notification:

1. The Hillsborough Community Centre at 29 Curries Road be publicly tendered for sale by removal and that the Property Manager be authorised to sell the building.
2. That the land be retained by the Council and incorporated into the existing reserve.