

9. 42C ROTHERHAM STREET DISPOSAL

General Manager responsible:	General Manager, City Environment Group, DDI 941- 8608
Officer responsible:	Unit Manager, Asset and Network Planning
Author:	Stuart McLeod, Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's recommendation to Council to dispose of the property situated at 42C Rotherham Street.

EXECUTIVE SUMMARY

2. This property was acquired by the Council in 1956 for the purposes of a public toilet facility but has been closed to the public since mid 2004.
3. The asset owning unit, Transport and Greenspace, have confirmed that the property is operationally redundant. This report therefore presents the options for future use, including disposal, following consideration under the "operationally redundant property process".
4. The Executive Team, Unit Managers and the Riccarton/Wigram Community Board have all received a "Changes to Property Use" memorandum enquiring if there is any other Council use for the property. No registrations of interest were received for alternative uses, this report therefore recommends disposal.

FINANCIAL IMPLICATIONS

5. See Public Excluded section.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

6. Yes. Assets sales – surplus property sales page 91 Volume II of the LTCCP.

LEGAL CONSIDERATIONS

7. The disposal of this property will be subject to Section 40 of the Public Works Act 1981. This will involve offering the property to the former owner or their successor at market value and will be completed if the Council declares the property surplus.

Have you considered the legal implications of the issue under consideration?

8. Yes – as above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?**

9. Yes. The sale of surplus property forms part of the Property Consultancy Activity Management Plans, it is considered that this transaction will fall outside of the LTCCP Policy on Determining Significance at page 207 – 208.

ALIGNMENT WITH STRATEGIES**Do the recommendations align with the Council's strategies?**

10. Yes. Retention of the balance of this property no longer meets with Council strategies, or any LTCCP initiatives.

CONSULTATION FULFILMENT

11. Not applicable. However in accordance with the Council's practices around declaring operationally redundant property surplus, a Change to Property Use memorandum has been circulated to the

Executive Team, Unit Managers and the Riccarton Wigram Community Board, no registrations of interest were received.

STAFF RECOMMENDATION

It is recommended that the Board recommend that the Council:

- (a) Declare the property situated at 42C Rotherham Street described as part Lot 2 Deposited Plan 18406 to be surplus;
- (b) Approve the property be offered for sale by way of public tender, subject to Section 40 Public Works Act 1981 being complied with, with a minimum tender amount to be set by an independent valuer and;
- (c) Approve that the Corporate Support Unit Manager is given delegated authority to conclude the sale of the property, as supported by valuation advice and in consideration of other factors including marketing and market dynamics, including if the minimum price is not achievable by tender the property may be sold by private treaty.

BACKGROUND

- 12. This property was acquired in 1956 by the Riccarton Borough Council, it is presumed that the property had been used as a public toilet since this time as it is shown on a plan of subdivision dated August 1955 as a Ladies Rest Rooms, (**Attachments 1, 2 and 3**).
- 13. In 2004 the roof of the building began to leak and when investigated City Care quoted \$20,000 to replace the roof. At this time it was pointed out that this toilet facility was outdated and in need of refurbishment, the estimated cost for this work was \$80,000.
- 14. Due to the lack of immediately available funding for refurbishment in 2004 it was decided to ascertain the level of interest in the toilets by closing them. Whilst Council received one letter in support of the toilets remaining open, one letter was also received in support of the closure and several verbal enquiries from the public have been received expressing an interest to purchase the land should the Council decide to sell it.
- 15. The Transport and Greenspace Unit, no longer budget for operational costs for this facility; there is no allowance for refurbishment costs.
- 16. With the ongoing development of Riccarton Mall and surrounding streets it is considered there are sufficient toilet facilities in the locality in both the mall and local trading premises.
- 17. The previously elected Riccarton Wigram Community Board expressed concern over the state of disrepair of the Rotherham Street rest rooms and agreed to request staff advice on the current status and future of the facility.
- 18. The Councils Transport and Greenspace Unit reviewed the need for a public toilet in this area and consider that in this instance the Council supplying and maintaining such a facility is not justified. Transport and Greenspace requested the Property Consultancy Team to put this property through the Council standard operationally redundant property process.
- 19. This report and recommendations is the culmination of those requests referred to in paragraphs 17 and 18.