

13. 3 ANNEX ROAD - DEMOLITION

<b>Officer responsible</b> Property Manager	<b>Author</b> Steve McCarroll, Property Projects Officer, DDI 3711-940
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The purpose of this report is to advise the Committee of the Property Unit's intention to arrange for the demolition of the improvements situated at the above address.

**BACKGROUND**

Located on the corner of Lincoln and Annex Road is an area of land containing approximately 1 hectare which is currently legal road. Situated on the land is a two storey wooden dwelling that was the original Papanui County Council office.

This building is more than 80 years old and until recently has been tenanted by a Mrs Ballantine, a retired Papanui County Clerk. The building is in a very poor condition, is structurally unsound and is not in a state suitable for upgrading to a habitable standard.

**CURRENT SITUATION**

The property has been boarded up for several months and has recently been the subject of vandalism. Squatters have been living in the property and have reoccupied it despite it being further secured this week. There is an immediate need to attend to the demolition of the property as it poses a major health and safety threat. The Police have been informed with regard to recent break-ins to the property.

It is the intention of the Property Unit to immediately seek three separate quotes from firms experienced in the demolition of properties of this nature, with a view to retaining salvageable materials.

For the Committee's information the Riccarton/Wigram and Spreydon/Heathcote Community Advocates have been informed of the intention to have this property demolished forthwith. Community Board members have been advised and have a copy of this report.

Due to the property having some (limited) historical significance it is intended that some of the internal timber will be retained for the erection of a suitable plaque in recognition of the fact that this property was the original Papanui County Council office.

The improvements have an asset worth of \$19,400 which will be written off. However the budget for this asset has a maintenance allowance of \$20,000 which will offset the asset value.

**Chairman's**

**Recommendation:** That the information be received.