

STAFF REPORT

TO: Community Services Committee
FROM: Manager Property Services
REF: 21772
DATE: 13 April 2007
SUBJECT: Matakītaki Recreation Reserve

PURPOSE/REASON FOR REPORT

To consider the revocation and disposal of the Matakītaki Recreation Reserve.

BACKGROUND

In 1997 the Council advertised the intended revocation and disposal of the Matakītaki Recreation Reserve pursuant to the Reserves Act. After the consideration of submissions the Council resolved to confirm the intention to revoke the reserve status and dispose of the property. However, because of issues with the Council not wishing the existing hall building to be used as a residence and other issues with a requirement to offer the land back the action was never completed. Because of the time that has elapsed since then it is considered appropriate to recommence the process.

COMMENT/DISCUSSION

The reserve comprises Sections 26, 27 and 28 as shown on the attached aerial photograph. According to the present caretaker, Dennis Delabosca, the hall has only been used once in the last few years. The roof leaks and the windows have been boarded up. The area around the hall is generally overgrown and the piece of land across the road is covered in scrub up to 2 metres high. Aerial photographs of the area are also enclosed.

When considering the previous submissions Council agreed and received the Department of Conservation support to erect a plaque as a memorial to the early settlers.

As the land was derived from the Crown, any proceeds from the sale of the land will be retained by the Crown. The Council may have an argument to share in the proceeds in respect of the value of the buildings on site but this could not be

guaranteed. It is unlikely that there would be any interest to purchase the buildings for removal. There is every possibility the Crown may choose to market the properties as separate sections to try and realise the highest value of the land.

AFFECTED PARTIES

Any revocation proposal will be publicly notified and as part of our procedures, signs will be erected on site. This should satisfy the consultative requirements of the Local Government Act 2002.

OPTIONS

The buildings are in a state of disrepair and probably unfit for habitation. No maintenance has been undertaken on the buildings or the land for many years. The option of retaining the reserve in its present state is not supported which leaves the alternative of going through the revocation process pursuant to the Reserves Act 1977, the hearing of objections and then determining the future of the property.

RECOMMENDATION

The Council give notice pursuant to the Reserves Act 1977 to revoke the reserve status of the Matakītaki Recreation Reserve being an area of approximately 9,585 m² known as Sections 26, 27, 28 Blk VI, Matakītaki Survey District and that Cr and Cr be authorised to hear any objections to the proposal.

J K Frater
Manager Property Services