

Report No:	RCS11-07-05
File No:	21909
Date:	18 July 2011
Decision Required	

REPORT SUMMARY

Report to: Community Services Committee
Meeting Date: 28 July 2011
Subject: Murchison RSA Hall
Report Author: Jim Frater, Manager Property Services

EXECUTIVE SUMMARY

The Murchison RSA Hall which is located on the corner of Hampden and Brunner Streets, Murchison has been identified as surplus to requirements and this report recommends a local consultation procedure in the Murchison area to consider selling the property.

RECOMMENDATION/S

That the Community Services Committee receives this report and adopts the draft resolution contained herein.

DRAFT RESOLUTION

THAT the Community Services Committee:

- 1 Receives the Murchison RSA Hall Report (RCS11-07-05); and**
- 2 Consults with the Murchison community regarding the disposal of Lot 5 DP 2324 being the Murchison RSA Hall situated at 17 Hampden Street, Murchison.**

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1. PURPOSE

- 1.1 To consider the disposal of the Murchison RSA Hall.

2. BACKGROUND

- 2.1 The property is Lot 5 DP 2324 contained in Computer Freehold Register NL102/166. It was transferred to the Chairman, Councillors and inhabitants of the County of Waimea on 14 May 1975. Prior to that, it was owned by the Nelson Returned Services Association Incorporated. The Memorandum of Transfer records that the transfer from the RSA to Council took place at zero consideration.
- 2.2 Information on the Council file records that the building was erected between 1948 and 1950.
- 2.3 The facility has been operated under the auspices of a management committee and was intended to be considered for disposal after the Murchison Recreation Centre building was completed.
- 2.4 A public meeting was recently held to discuss the future of this property where agreement was reached that it should be disposed of.

3. PRESENT SITUATION/MATTERS TO BE CONSIDERED

- 3.1 The property is held in fee simple which means that the Council is free to deal with it as it so desires. It is not a reserve although it has been used for recreation purposes. Although the provisions of the Reserves Act 1977 do not apply to this property, it is subject to Section 138 of the Local Government Act 2002 which requires the Council must consult on a proposal to sell this

property before it sells or agrees to sell it. The building has been regularly maintained and is subject to an annual warrant of fitness.

- 3.2 The land is zoned residential and has a rating valuation of \$155,000.

4. FINANCIAL/BUDGETARY CONSIDERATIONS

- 4.1 Because of the lack of use and the requirement to maintain the property to an acceptable standard, the financial accounts show that the income from hireage is approximately \$800 for the last year while annual costs are in excess of \$4,000. These expenses do not include interior and exterior painting, floor resurfacing etc.

5. OPTIONS

- 5.1 Continue to retain the hall and subsidise its operation at a greater rate than the current Council policy.
- 5.2 Consult with the Murchison community over a proposal to dispose of the hall in accordance with the provisions of Section 138 of the Local Government Act 2002.

6. EVALUATION OF OPTIONS

- 6.1 Don't consider disposal. The Murchison community have indicated that they are willing to consider the disposal of the hall and on that basis this option is not recommended.
- 6.2 Option two is considered the most appropriate way forward in respect of considering a disposal of this property.

7. SIGNIFICANCE

- 7.1 The subject of this report is not significant under the Council's policy on significance.

8. RECOMMENDATION/S

- 8.1 That the Community Services Committee receives this report and adopts the draft resolutions contained herein.

9. TIMELINE/NEXT STEPS

- 9.1 If the Community Services Committee agrees with the recommendation contained in this report, a consultation document will be prepared for inclusion in Newline and local Murchison publications inviting the Murchison community to comment on whether or not they wish the property to be disposed of. After submissions close, the Community Services Committee will receive a further report with a recommendation on whether or not the property should be sold.

10. DRAFT RESOLUTION

THAT the Community Services Committee:

- 1 Receives the Murchison RSA Hall Report (RCS11-07-05); and**
- 2 Consults with the Murchison community regarding the disposal of Lot 5 DP 2324 being the Murchison RSA Hall situated at 17 Hampden Street, Murchison.**

Jim Frater

Manager Property Services

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