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Naenae Library Site Reserve Revocation

Purpose of Report

1. This report proposes that Council publicly notify a proposal to revoke the reserve status of the property on which the Naenae Library is located.

Recommendation

It is recommended that the Committee recommends that Council publicly notifies a proposal to revoke the reserve status of the Naenae Library property.

For the reasons that the property will in the future not be required for library or other community or recreational purposes, it is located within the Suburban Commercial Activity Area of the District Plan and would better serve Council purposes to be used for a commercial or residential purpose.

Background

2. The property on which the Naenae Library is located is a local purpose (community buildings) reserve. The reserve status was placed on the property as an outcome of the Land Review project, whereby a large number of properties that previously had not had reserve status under the Reserves Act 1977, were declared and classified as reserve.
3. The property is 906m² in area and its legal description is Section 673 Hutt District on Certificate of Title WN9B/1493. A plan of the property is attached as Appendix 1 to the report.

4. An assessment of the requirements for the proposed Naenae Community Hub has resulted in part of Walter Mildenhall Park being identified as the preferred site for the new development.
5. Opportunity exists for the Naenae Library property to be used for other development, which may not be compatible with the existing reserve status.

Discussion

6. With the proposed development of the Naenae Community Hub on Walter Mildenhall Park, it is likely that the Naenae Library property will no longer be required for a Council community purpose. Revoking the reserve status of the property would provide Council with greater flexibility in determining its future use.
7. The value realised from the Naenae Library property could be used to offset the cost of the new community hub.

Options

8. There are two options. Retain as local purpose reserve, which would mean that Council would be limited to what it could do with the property once the library has been relocated. The second and preferred option is to remove the reserve designation. This will give Council greater flexibility in determining the property's future use.

Consultation

9. The proposal to revoke the reserve status of the reserve will be publicly notified in the Hutt News and be posted on Council's website.

Legal Considerations

10. The Reserves Act 1977 sets out the procedure Council must follow to revoke the reserve status of the reserve.
11. Council is required to consider any objections to the proposal and forward these and Council's decision to the Department of Conservation for ratification.

Financial Considerations

12. The cost of undertaking the revocation process is minimal and can be met from existing budgets.
13. The Naenae Library property is valued at around \$1M.

Other Considerations

14. In making this recommendation, officers have given careful consideration to the purpose of local government in section 10 of the Local Government Act 2002. Officers believe that this recommendation falls within the purpose of local government in that it is a statutory process required to be undertaken to consider the future of this Council property.

Appendices

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