

## 9.1 SECTION AT 22 TUI STREET, TAIHAPE

**Author:** Gaylene Prince, Group Manager - Community Services

**Authoriser:** Carol Gordon, Group Manager - Democracy & Planning

### REASON FOR REPORT

In December 2019, Council resolved to demolish the buildings situated at 22 Tui Street, Taihape, and asked that staff investigate the potential for community housing units to be built on this site, the resolution at that time was:

*Resolved minute number 19/RDC/435*

*That the following recommendation from the Taihape Community Board meeting held on 4 December 2019: 19/TCB/071: That the Taihape Community Board recommends to Council that the buildings at 22 Tui Street are demolished, and that staff investigate the potential for community housing units to be built on this site, and if the Taihape Community Board and Rangitikei District Council agree to the proposed end use of 22 Tui Street, Taihape, the Chief Executive be authorised to enter into a Deed of Variation to provide for that.*

*Cr Gordon/Cr Hiroa. Carried*

Now that the buildings have been demolished and the site is almost clear, staff are seeking confirmation from Council with regards to which options they would like staff to investigate.

### CONTEXT

#### 22 Tui Street

Funds were originally raised by a 'Queen Carnival Organising Committee' to obtain the property at 22 Tui Street, Taihape. The property concerned (which had two buildings on site when it transferred to Council – a Community Centre and a Theatre) was owned by the Queen Carnival Trust Board, which was created by Deed of Trust dated 17 May 1961. When the last surviving trustees retired Rangitikei District Council took a transfer of the property in 1997/98 subject to certain undertakings in respect of:

- (a) continued availability for community purposes, and
- (b) disposal and application of sale proceeds.

#### Community Housing in Taihape

Council have previously noted that the nine units situated in Huia Street, Taihape (known as 'Matua Flats') are not ideal for the elderly. They are situated below the road with the gradient of the access footpaths meaning they are not ideal for those older persons with even minor health and/or mobility issues. The units are situated on concrete pads and have flat rooves, so insulation is unable to be added. There has been previous discussion about the possibility of these units being sold, with the proceeds to be put toward new community housing for the elderly at 22 Tui Street.

**STATUTORY IMPLICATIONS**22 Tui Street

The property is held on the trust created by Deed of Trust dated 06 November 1997.

Clause 3(d) of the Deed allows for “the sale, lease, mortgage, charging or other disposal of the Property or any part of it”, providing the proceeds from disposal are used to provide payment for sale costs, secured debts and reimbursement to Council, with any balance remaining from a sale to be transferred “into the general funds of the Rangitikei District Council as required by law PROVIDED THAT the Council shall use its best endeavours to apply such balance funds for purposes benefiting the community of the Taihape District”.

Provision of Community Housing

Provision of community housing at this site, either by Council or another provider, would meet the conditions of the Deed of Trust, with such proposed reuse of the site complying with 1997 Deed’s clause 3(d)(iv) “apply such balance funds for purposes benefiting the community of the Taihape District”.

Application of proceeds from disposal

While Council resolution 19/RDC/435 specifically asked that staff investigate the potential for community housing, a further potential option is also to investigate the sale of the site.

The original fundraising of the Queen Carnival Organising Committee was to provide for a community building for the Taihape district.

If surplus proceeds from disposal were used to contribute towards a rebuild or renovation of either the Pavilion at 2 Kokako Street, Memorial Park, Taihape, or the Taihape Town Hall (both community buildings), this could also meet the requirements of the 1997 Deed of Trust.

Consultation

Community facilities are Strategic Assets for the purposes of our Policy on Consultation and Engagement.

Consideration of requirement for and the extent of community engagement will be required if a final decision is made to sell either/both Matua Flats and 22 Tui Street.

**CONCLUSION**

Options for the property now that the buildings have been demolished include:

- (a) Being developed for community housing by Council and/or another provider (and Council may wish to investigate the potential to sell its community housing units in Huia Street, Taihape at the same time)
- (b) to be sold, with surplus proceeds to go towards the rebuild or renovations of either the Taihape Town Hall, 90 Hautapu Street, Taihape, or the 2 Kokako Street Pavilion, Memorial Park, Taihape.

**ATTACHMENTS**

**Nil**