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# Information Report on Property – February 2007

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## Waimate Airport

Following Council's meeting in December 2006, we received a letter advising the advantages to the Waimate District of retaining the Airport and the financial costs to the members in looking after this community facility.

Knowing Council's thoughts, a suitable lease was prepared and discussed with the Club Secretary who agreed with the contents and would place it before his Committee.

As at date of writing, a reply has yet to be received. We don't envisage any unresolved issues.

This asset won't make a commercial return, but Council consider it a part community asset.

## Waihao Tennis Club

This Club went into recess some time ago and when that happens we are legally obliged to start charging rates. When there is no such organisation to pay the rates, the amount builds up.

Legally, steps could be taken to have the land declared abandoned but the costs of doing so would be far greater than the land's value.

The said parcel of land is right beside the school and is used by the school and the community.

We will be asking the school to locate some past members and have the land gifted to them.

## Gorge Road Section

Council requested that we first ascertain if this site had value as a water bore before selling.

A copy of a memo from Council's Water Engineer is attached. On the basis of his conclusions, the water bore hole can be filled and the section placed on the market.

Expressions of interest have been received to purchase the said land, which at 500m<sup>2</sup> is a prime building site.

A market appraisal will be obtained and will be offered for sale by public tender as soon as the sewer lane issue (next agenda item) has been resolved.

## Undisclosed Sewer Line

Committee members were copied a letter plus were updated with the background information.

As at date of writing, the affected party has yet to advise their preference re the sewer line at the rear of the property, and the issue of the sewer line at the front of the property.

## Otaio Cemetery

Council has had a long standing relationship with the Stowell family re the Otaio Cemetery and the lease on favourable terms of adjoining farm land.

The relationship was that in return for a peppercorn rental on the 2.4 hectares of prime farm land, the Stowell's would maintain the grounds and records of the Cemetery.

After discussion, the maintenance of the Cemetery will be taken over by Council and the farm land leased to the Stowell's at an acceptable rental.

One option we are awaiting a reply on is from the Waimate Funeral Home, who has a contract with Council to maintain the Waimate Cemetery. Copies of photographs of the cemetery are attached.

The other is from Council's Parks division.

Either way the land rental will not reimburse Council to have this cemetery maintained to an acceptable standard.

Council has a legal obligation to maintain cemeteries and the level of maintenance and cost will be discussed with the councillors representing the Otaio area.

## Girl Guides Hall

We are meeting with the local leader and the district leader next week to ascertain a suitable price of the building, which is on Council land.

Once a price has been established, consideration will be given as to a suitable use, and then a decision can be made whether to purchase or not. Following that we can decide what we should do with the said land, which is a desirable residential section.

## Interest in other Council Properties

A report is on Council's agenda on offers to purchase an area of Council's industrial land.

These are from local businesses wanting to expand. This bodes well for the District, but raises an opportunity re the present lack of industrial land.

In the near future, we would like to present a paper on how Council could facilitate/develop the provision of additional industrial land.

## Proposed Queen Street Subdivision

A copy of the progress report from Milward Findlay Lobb is attached.

The expenditure to date will be valuable and useful in the future, irrespective of that decision.

After the initial flurry of interest, the expressions of interest number 13 with 21 sections available.

If the decision to proceed is made, we then expect further interest.

The grass on the section has grown faster than usual, and a local contractor has agreed to mow and make hay at no cost to Council in return for the hay.

The suggestion has been made that after mowing, the area be sprayed with Roundup, which will prevent further growth but also make it easier for any contractors working on site re plans etc.

## Bluecliffs Road Old Gravel Pit

We have received an enquiry from a resident to purchase a Council owned unused gravel pit which is in the middle of one of his paddocks.

This was put on hold whilst we investigated if this area could be used as a green waste disposal area for the St Andrews community.

After various meetings, it appears that the preferred site is in Kane Lane, an area of Council land beside the school.

Once the St Andrews community make a formal decision we can then take steps to dispose of this property, which presently doesn't give a return.

## St Andrews Golf Club

Transit's property managers have advised the St Andrews Golf Club that the land, in our records as belonging to Council, is owned by Transit. They have offered to lease or sell the land to the Golf Club.

The Golf Club is obtaining clarification and until we have the answer we want, have put this item of business on hold.

## Oamaru/Waimate Gun Club

This Club leases a small section of land by the Aero Club.

Now that negotiations are all but complete with the Aero Club, we have sent a new draft lease.

## Waimate Highland Pipe Band

Following Council's December meeting, a letter was sent to the Pipe Band.

As at date of writing, a reply has not been received.

## Bushtown

We are working to assist, and at this point nothing further to report.

## Dawsons Building / Fitness Centre

Work commenced on 7<sup>th</sup> February 2007 to repair the leaking roof.

## Stadium Shrubs

The removal of the said shrubs and trees was meant to have happened in December 2006.

This lack of action is being followed up, and if not completed shortly, our preferred contractor will have a competitor!

## Inspections

Council has a number of leases.

Time never allowed inspections to ensure that conditions were being complied with.

We will shortly set a programme of site inspections to ensure that Council's interests are being complied with.

**John Larcombe and Tony Alden**  
**7 February 2007**