

Pensioner Housing – 92 Cook Drive Whitianga

TO Mercury Bay Community Board
FROM Heather Bruce - Community Manager
DATE 24 October 2018
SUBJECT Pensioner Housing – 92 Cook Drive Whitianga

1 Purpose of report

The purpose of the report is for the Mercury Bay Community Board to consider a proposal (**Attachment A**) from the Mercury Bay Community Fund Incorporated to utilise a portion of Council owned land at 92 Cook Drive Whitianga for the purpose of providing pensioner housing.

2 Background

Mercury Bay Community Fund Incorporated (the Trust) is a charitable trust formed in 1979. The Trust has provided a copy of the Trust Deed which is not included in the attachments due to poor quality of the document. A copy can be provided on request.

The Trust has seven objectives, one of which is to “promote, encourage, assist, organise, develop, advance by any means whatever in any community activity which is charitable in accordance with the law of New Zealand and in the opinion of the Board in the interests and well-being of the people of Mercury Bay”.

The Trust currently undertakes this responsibility by administering the nine pensioner units situated on Council land at 5 and 6 Kenneth Avenue, Whitianga. The Trust carry out the day to day management of these units and with the support of funding grants have undertaken to upgrade all units.

The nine units are fully occupied and the Trust has a waiting list of 27 people. The Trust notes that there are additional people in need registered with Whitianga Social Services.

Whitianga Social Services support an increase in the availability of pensioner housing and note that:

- Mercury Bay has the fastest growing elderly population in the wider Waikato.
- There is an extremely low ratio of available pensioner housing to population when compared to other towns.
- There have been cases relating to traumatic experience of many elders having to leave their home town of many years due to lack of affordable accommodation.

Mercury Bay Co-operating Parish also supports this initiative and has noted that it encounters many situations of people struggling financially and living in substandard housing.

The Trust has looked at various locations and has identified a portion of Council owned land at 92 Cook Drive Whitianga as being suitable for providing 14 pensioner flats.

3 Issue

The Mercury Bay Community Board is asked to recommend that Council support in principle the proposal from the Mercury Bay Community Fund Incorporated to establish pensioner housing at 92 Cook Drive, Whitianga. Decisions relating to reserve status and use of Council property that is not a community facility require Council approval under the current delegations.

4 Discussion

The Trust's land requirements for this project are specific, with the requirement for a flat site that is close to essential services such as supermarkets and medical facilities and the ability to lease the land on a long-term basis.

The Trust is not in a financial position to purchase land that meets their criteria at the current market rates and therefore request to lease Council owned land.

Council funding is not being sought to cover the cost of building the units.

Mercury Bay Bowling & Sports Club Incorporated currently has a twenty one year lease on 92 Cook Drive with the lease due for renewal in 2031. The Trust has approached the Club with their idea. The executive committee of the Mercury Bay Bowling & Sports Club Incorporated supports the idea in principle and are willing to work with The Trust to progress the proposal.

The current Reserve Management Plan provides the following information on this reserve:

Cook Drive No. 92 (Bowling Club)

Reserve Classification	Unclassified proposed to be Recreation	Area	0.3601 ha
Location	92 Cook Drive, Whitianga	ID Number	0484119000
Current State	Category B: Active Recreation Area	Legal Description	Lot 2 DPS 21322
Future Use	Category B: Active Recreation Area		

Reserve Classification	Recreation	Area	0.6588 ha
Location	8 Springbok Avenue, Whitianga	ID Number	0484119000
Current State	Category B: Active Recreation Area	Legal Description	Lot 1 DPS 43982
Future Use	Category B: Active Recreation Area		

Asset Registry	Leases and Licences
	Mercury Bay Bowling Club 21 + 21 years. Expires June 2010

Background

- The Mercury Bay Bowling Club has developed artificial and grass greens. It leases the Recreation area of this reserve.
- Part of the Cook Drive section is undeveloped and is currently grazed.
- Parking in the Cook Drive access area has been developed for the Bowling Club.

Reserve Issues

- The adjoining neighbours at Springbok Avenue are utilising the unformed accessway.
- The unused land area at Cook Drive could be better utilised.

Reserve Management Policy

9.11.2.1 Reserve to be used for a variety of artificial green or related type activities, while the Bowling Club lease is current. If and when the lease is not renewed, the land may be used for any other recreation or related community purposes.

9.11.2.2 Retain the freehold status of land for any future development.

9.11.2.3 Springbok Avenue accessway will be retained as the official access into this reserve.

9.11.2.4 Land bank any unused land area for future community use.

9.11.2.5 Reserve objectives and policies as outlined in Document 1 apply.



The bowling club has developed an excellent facility. Additional flat land is available for other similar related activities, e.g. croquet, which a group in the community may wish to develop.

Proposed Development	Cost Estimate	Funding	Priority [see key]
No proposed development			

Under Council's Proposed District Plan, this property is zoned as Recreation Active and a comprehensive housing development would be considered a non-complying activity.

In addition to a resource consent, a public consultation process may be required to change the reserve classification to facilitate this type of development. The process is challenging

and can take some time to complete with associated costs, which should be covered by the Trust.

It has been confirmed with other Council departments that Council has no strategic plan for this property at this time which needs to be considered.

5 Suggested resolution(s)

That the Mercury Bay Community Board:

1. Receives the 'Pensioner Housing – 92 Cook Drive Whitianga' report dated 24 October 2018.
2. Recommends that Council support in principle the proposal from Mercury Bay Community Fund Incorporated to lease 92 Cook Drive to establish pensioner housing; and;
3. Recommends that Council request the Property Team to work with the Mercury Bay Community Fund Incorporated on the appropriate legal processes and arrangements to facilitate the development of pensioner housing units at 92 Cook Drive, Whitianga.

References-Tabled/Agenda Attachments

Attachment A Pensioner Housing Proposal - 92 Cook Drive, Whitianga

Attachment A

[Attachment A - Pensioner Housing Proposal - 92 Cook Drive, Whitianga ...](#)