

# REVIEW OF COUNCIL-OWNED PROPERTIES

## We're proposing to sell 2 properties in Dannevirke that might not be delivering as much value as they should.

The properties proposed for sale are 39 Ransom Street and 39 Gregg Street. Right now, these properties are leased land and are mainly used for grazing sheep.

**No properties will be sold until community feedback has been heard and considered.**

### About this engagement

Anyone can share their views and ideas. Feedback will help staff and elected members (mayor, councillors, community board) to make a decision on what to do next with these properties.

### How community feedback has already shaped council decisions

Of the other properties reviewed, council was considering the sale of the rural bus depot at 53 Denmark Street and the land behind the Eketāhuna Museum. Following strong community feedback, council has decided to retain (keep) ownership, while making sure the lease agreements are updated.

### Join the conversation between 1 to 31 July.

You can use this form to share your views, or head online to [www.tararua.govt.nz/landreview](http://www.tararua.govt.nz/landreview)

## HOW WE ASSESSED THESE PROPERTIES

Each property was assessed against six criteria using a score of 1 to 5, where 5 represents the strongest case for disposal. The scores and plain-language assessments for each property are set out below.

Score guide: 5 = strong case for disposal · 3 = moderate / mixed · 1 = strong case for retention

39 Ransom Street, Dannevirke	
Criterion & Assessment	Score (out of 5)
<b>1. Strategic and Operational Alignment</b> Council doesn't need this land for any current or future purpose. It was left over from a residential subdivision in 1996 and has no planned use.	5
<b>2. Performance and Financial Value</b> Keeping this land costs more than it provides in return. Selling it would deliver a better financial outcome for ratepayers. The sale price has been independently assessed.	5
<b>3. Market Potential and Best Value Outcome</b> There is likely buyer interest in this land as an affordable lifestyle block. Selling it adds to the ratepayer base and is a better outcome than continuing to lease it at a cost to Council. It could also be combined with neighbouring properties.	4
<b>4. Legal, Tenure and Plan Alignment</b> Part of this land is legally classified as a reserve, so selling it requires approval from the Department of Conservation. The land is in a rural zone and can't be subdivided, which limits how a buyer could use it.	3
<b>5. Community, Cultural, and Environmental Considerations</b> Council has reviewed community, iwi, and stakeholder interests. Because part of the land is a reserve, any sale must go through a public notification process, meaning the community will have another chance to have their say.	4
<b>6. Alternative Options and Future Potential</b> Council looked at other options such as leasing, partnerships, or redevelopment. None of these were considered viable for this property.	5
<b>Total score: 26 / 30</b>	

**Recommendation: Proceed to disposal**

## HOW WE ASSESSED THESE PROPERTIES

Each property was assessed against six criteria using a score of 1 to 5, where 5 represents the strongest case for disposal. The scores and plain-language assessments for each property are set out below.

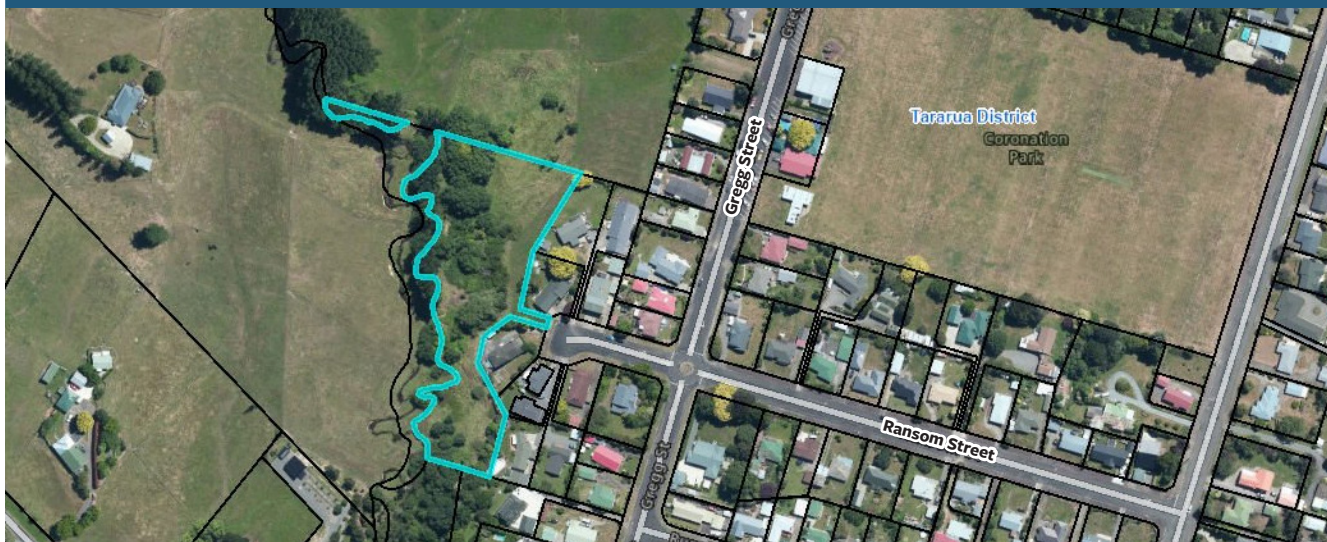
Score guide: 5 = strong case for disposal · 3 = moderate / mixed · 1 = strong case for retention

### 39 Gregg Street, Dannevirke

Criterion & Assessment	Score (out of 5)
<b>1. Strategic and Operational Alignment</b> Council doesn't need this land for any current or future purpose. It is residual land from the residential subdivision of Gregg Street, identified as having potential for further subdivision, with a 20-metre accessway established.	5
<b>2. Performance and Financial Value</b> Keeping this land costs more than it provides in return. Selling it would deliver a better financial outcome for ratepayers. The sale price has been independently assessed.	5
<b>3. Market Potential and Best Value Outcome</b> Leasing the land is not a cost-effective option for Council. While demand for residential properties is considered risky given current market conditions, disposal will follow the completion of the 3 Waters infrastructure project in 2026/27.	3
<b>4. Legal, Tenure and Plan Alignment</b> Council has clear legal ownership and authority to sell this property. There are no legal restrictions preventing disposal. The land is owned in fee simple and is subject to the Local Government Act 2002. No subdivision is required prior to disposal.	5
<b>5. Community, Cultural, and Environmental Considerations</b> Council has reviewed community, iwi, and stakeholder interests through previous engagement. No major issues have been raised to date, and this public engagement process provides an opportunity for the community to have their say.	5
<b>6. Alternative Options and Future Potential</b> Council looked at other options such as leasing, partnerships, or redevelopment. None of these were considered viable for this property.	5
<b>Total score: 28 / 30</b>	

**Recommendation: Proceed to disposal**

# 39 Ransom Street, Dannevirke



CURRENT USE

**Lease agreement  
- grazing**

LAND AREA

**1.06ha**

RATEABLE VALUATION

**\$85,000**

10-YEAR COST

**\$26,000**  
(forecast)

**This property has reserve status**

Part of this land is classified as reserve under the Reserves Act 1977.

Any sale would require a separate approval process with the Department of Conservation, which can take some time. Your feedback here is the first step in that longer process, and it's likely that we'll need to come back out to the community for a more formal public consultation (required by law) when we get to that stage.

## Do you support the proposed sale of 39 Ransom Street?



Yes, I support the sale



No, I don't support it

Why do you feel this way?

## 39 Gregg Street, Dannevirke



CURRENT USE

**Lease agreement  
- grazing**

LAND AREA

**3.99ha**

RATEABLE VALUATION

**\$505,000**

10-YEAR COST

**\$50,300**  
(forecast)

Do you support the proposed sale of 39 Gregg Street?



Yes, I support the sale



No, I don't support it

Why do you feel this way?

## ABOUT YOU

Helping us understand who has shared feedback makes your submission more meaningful.

**Please be aware that all submissions and demographics of submitters are made publicly available on our website. If you do not wish to share these details about yourself, please circle 'Prefer not to say'.**

We are not collecting personal information for this engagement. Any personal information that submitters choose to include is confidential and will not be published.

### Age group

- > Under 18
- > 18 to 24
- > 25 to 34
- > 35 to 44
- > 45 to 54
- > 55 to 64
- > 65 to 74
- > 75 or older
- > Prefer not to say

### Connection to Tararua

- > Ratepayer
- > Ratepayer and resident
- > Resident
- > Visitor
- > Other
- > Prefer not to say

### Area

- > Dannevirke
- > Pahiatua
- > Woodville
- > Eketāhuna
- > Norsewood / Ormondville / Makotuku
- > Weber / Wimbledon / Pongaroa
- > Herbertville / Ākitio
- > Outside Tararua District
- > Prefer not to say

Please return this completed form to Tararua District Council by **31 July 2026 at midnight**. You can also submit your feedback online at [www.tararua.govt.nz/landreview](http://www.tararua.govt.nz/landreview)

**Need extra space for your comments?** You can use this box or you are welcome to attach additional pages.