

**7. PROPERTY PURCHASE FOR A RESERVOIR  
MT PLEASANT COST SHARE AREA**

RR 8178

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Corporate Plan Output: Supply of Water	

The purpose of this report is to seek the Council’s approval for the purchase of land for the Moncks Spur 3 reservoir and pump station, being part of the Mount Pleasant Cost Share Area.

The establishment of the Mount Pleasant cost share area was approved at the March meeting of the Council after a report on the matter was considered detailing how new infrastructure could be provided on Mt Pleasant. New infrastructure is required because the water supply on Mount Pleasant is presently at capacity. With ongoing development in the area supported by additional areas zoned living in the City Plan a system was needed to ensure the efficient extension of services. This is being achieved through developers contributing towards the scheme for each new section created. The Council will provide the infrastructure over the next 10 years and will be reimbursed by developers as subdivision takes place.

The most effective route to supply Mount Pleasant and Moncks Spur is to pump from the McCormacks Bay reservoir to a new reservoir and pump station being called Moncks Spur 3. This new facility would then pump to the existing Mt Pleasant 4 reservoir.

A location on Moncks Spur between the 207m and 227m contour having an area of approximately 600 m<sup>2</sup> is best suited for optimum performance of the Moncks Spur 3 reservoir and pump station. As this part of Moncks Spur is rapidly urbanising, opportunities for purchase of land in suitable locations are becoming limited.

A suitable site has been identified at 183 Moncks Spur Road which are adjacent lots 1 & 2 of DP 19078 being 1049 m<sup>2</sup> and 1014 m<sup>2</sup> respectively.

Although this site is in two lots with a combined area greater than the 600m<sup>2</sup> area required for a reservoir, the vendors were reluctant to sell a single lot for a reservoir because they considered that it may be difficult to sell the remaining single lot which is less than the area which would qualify automatically for a building consent. A previous offer on one of these sections has fallen through for this reason. The vendor considered that by not selling a single lot for the reservoir, they retained the option of combining the lots to provided a section size which more closely meets the requirements of the City Plan.

Purchasing both lots for the reservoir site secures the Council an appropriate location with the option of constructing the reservoir on a portion of the land, undertaking a boundary adjustment and selling a larger single section which more closely meets the requirements of the City Plan. Other alternatives relating to the development of the land for parks purposes may also be investigated.

The money for this purchase is available in this year's budget under cost code 12602/090 and 12602/091. Only that proportion of the land actually used for the reservoir and pump station site will be a charge to the cost share area. This portion will be recovered from the cost share contributions as development of the area proceeds.

- Recommendation:**
1. That the purchase of 183 Moncks Spur Road being lots 1 & 2 DP 19708 be approved at the settlement figure included in the public excluded section of this report (clause 26).
  2. That part of the site be developed for water supply purposes and the value of that portion be a cost on the Mt Pleasant water supply Cost Share Area.
  3. That other Council uses, or resale after boundary adjustments be investigated for the remaining portion of the land.