

9. RETENTION OF PROPERTY IN COUNCIL'S OWNERSHIP - 153 MAIN SOUTH ROAD

General Manager responsible:	General Manager City Environment, DDI 941-73058
Officer responsible:	City Water and Waste Unit Manager
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PURPOSE OF REPORT

1. This report is submitted to the Board for recommendation to the Council for consideration and resolution to retain in the Council's ownership the property located at 153 Main South Road, Sockburn also identified as Pt Lot 1 DP 3343 (Refer Attachment 1.)
2. The property has been identified by City Water and Waste as a suitable site for the provision of additional wells at Sockburn to allow the Council to run the water pumps for longer periods of time during peak demand.

EXECUTIVE SUMMARY

3. The subject property was identified as potentially redundant as a result of no longer being required for the purpose for which it was originally acquired for by the former Paparoa County Council.
4. A process to determine the future use for the property, including the transfer and reclassification for another Council use or ultimate sale has been completed. This process involved consultation with a number of the Council units who were given the opportunity to identify a possible future use for the site based on current Area and LTCCP strategies and objectives.
5. Unless the Council had a known identified use for the property that the Council was authorised to undertake as a public work, the property would be declared surplus to requirements and firstly offered back to the previous owner to purchase at current market value as required under the Public Works Act.
6. A proposal to retain a property which is no longer required for the purpose for which it was originally acquired must satisfy the Council that the proposed new use for the property is considered to be "Public Work" in accordance with legislation.

FINANCIAL IMPLICATIONS

7. There are no identified financial implications associated with retaining the property for the proposed use.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

8. Yes.

LEGAL CONSIDERATIONS

9. The provision of a water well within the site is consistent with the definition of a "Public Work" as described under the Public Works Act. Consequently, the Council have the rights to retain ownership of the property for as long as a public work, as defined within the Act, is provided within the site.

Have you considered the legal implications of the issue under consideration?

10. Yes, legal implications associated with retaining ownership of the property for the provision of a public work have been considered.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

11. Water Supply Strategy 2009 – 2039.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

12. Yes. Page 67 of the 2009-19 LTCCP, Water Supply “The water supply system (reticulation, pumping etc.) will be extended as demand requires over the life of the plan.”

ALIGNMENT WITH STRATEGIES

13. Christchurch City Council Water Supply Strategy 2009 – 2039.

Do the recommendations align with the Council’s Strategies?

14. Retention of this property meets the Council infrastructure strategies and LTCCP initiatives.

CONSULTATION FULFILMENT

15. There is no requirement for statutory consultation to be carried out.

BACKGROUND

16. The property identified as 153 Main South Road comprises of 1725 metres squared land on which a 159 metres squared house is situated. The four bedroom house is constructed of summerhill stone brick work and requires extensive remedial work and repairs, following vacation of the previous tenants, to bring it back to a habitable state. On it’s own this would be uneconomic in the normal course of events, let alone now that there is a higher and better use identified for infrastructure purposes. There appears to be no earthquake damage. However, if it was resolved to retain the dwelling a structural report would needed to confirm the soundness or otherwise of the house.
17. The legal description for the property is Part Lot 1 DP 3343 contained in Certificate of Title CB277/83 and has a rating valuation of \$736,000.
18. The subject property adjoins 157 Main South Road to the east, which is under the ownership of Ngai Tahu Property Limited and the Sockburn Service Centre to the west. The property was acquired by the former Paparoa County Council for roading purposes and has been in the Council’s ownership since June 1950. Over latter years it has been rented out through the Council’s Community Services Housing Unit, in addition to the economic and better use issues, retention for that purpose no longer fits with their strategies.
19. City Water and Waste have determined that two wells would need to be constructed to deal with the anticipated demand. Construction of the wells is likely to be undertaken in 2020.
20. As a result of the poor state of repair of the existing dwelling and the significant expenditure required to bring the property to a liveable standard, it has been determined that the most suitable option is its demolition.

STAFF RECOMMENDATION

It is recommended that the Board recommends that the Council:

- (a) Approve the retention in Council’s ownership of the property situated at 153 Main South Road contained in Certificate of Title CB277/83.
- (b) Approve the demolition of the existing dwelling at the earliest possible time.