

20. ACQUISITION OF PUMPING STATION SITE 47 RANDOLPH STREET & EXCHANGE OF LAND 120 STRICKLAND STREET

Officer responsible Property Manager	Author Property Services Officer, Dave Falls UT-001-001-2
Corporate Plan Output: Waste Management Land Purchase – Linwood Pumping Station	

The purpose of this report is to seek approval to acquire the property at 47 Randolph Street for a new pumping station site and to dispose of, by way of exchange, the surplus Council property at 120 Strickland Street. Because the properties involve the Hagley/Ferrymead and the Spreydon / Heathcote Community Board areas, this report is submitted to both Boards for simultaneous recommendation to the Council.

The Waste Management Unit advises that it will be necessary to increase the capacity of the No 11 Sewer Pumping Station in Randolph Street Linwood in two to three years' time. This work is currently budgeted for the period 2001/02 to 2002/03.

Logistically it is very difficult to substantially increase the capacity of an existing station with new incoming gravity mains plus new pressure main and discharge valving while keeping the existing station fully operational. Therefore a new station site is required to accommodate the construction of the new station and when that is complete and operational the old station can be decommissioned and the surplus property considered for disposal.

Because the new station sub-structure will be approximately 10m x 12m, a full section width is required. For access reasons a back section is not suitable. An 8m x 8m building must also be accommodated on the site for standby power generation. The site at 47 Randolph has been identified as being ideally located immediately adjoining the existing No 11 Pumping Station.

As funds are available in the Council's current Annual Plan and Budget for the purchase of a site, negotiations were commenced for the acquisition of the preferred site.

Details are as follows:

PROPOSED ACQUISITION

Address: 47 Randolph Street

Owner from 1983: C C and E Churstain

Legal Description: Lot 83 DP 380
Certificate of Title 23A/910

Area: 505m²

Zone: Living 1

Property Details: The property contains a brick and fibre cement clad dwelling approximately 95 years old, with accommodation provided by two bedrooms and a kitchen dining living area, bathroom and toilet. Other improvements comprise a single carport, an aged laundry and a purpose built sleepout with fibre cement cladding and a corrugated iron roof.

Valuation: Rateable value as at 1 September 1998:

VI:	\$46,000
LV:	\$48,000
CV:	\$94,000

The current market value of the property in its present condition has been assessed on the Council's behalf by George Anderson and Co. Valuation details are set out in the public excluded section of this report.

PROPOSED EXCHANGE:

This undesignated property at 47 Randolph Street has been extensively modernised and renovated by the current owner over the last 17 years and finding a suitable replacement property in this price range and condition has proved very difficult. However a possible solution in the form of an exchange for the Council-owned property at 120 Strickland Street and which is now surplus to City Streets requirements has been suggested. Although the property has not put been through the Council's surplus property flow chart, it is considered that its exchange for such a strategically located property for the Linwood pumping station, which could save the Council up to \$20,000 in piping costs, justifies a departure from the process of selling by public tender unless there are good reasons for doing otherwise.

Details of the Strickland Street property are as follows:

Address:	120 Strickland Street
Owner:	Christchurch City Council
Legal Description:	Pt Lot 11 DP 6287 CT 342/103
Area:	527m ²
Zone:	Living 3

The property contains a 75 year old weatherboard dwelling with a corrugated iron roof. Accommodation is provided by three bedrooms, an open plan kitchen / dining / living area, bathroom and laundry, having an overall area of 114m².

Valuation: Rateable value as at 1 September 1998. Pre road widening:

VI: \$65,000
LV: \$53,000
CV: \$118,000

The current market value of the property has been assessed on the Council's behalf by George Anderson and Co. Valuation details are set out in the public excluded section of this report.

Agreement has been reached with the owner of 47 Randolph Street on an equality of exchange proposal which provides a mechanism for payment of the difference in property valuations. Details of this exchange are also set out in the public excluded section of this report.

The disposal of 120 Strickland Street requires formal resolution pursuant to Section 230 of the Local Government Act 1974. This resolution has been incorporated in the Spreydon-Heathcote Community Board's report.

Recommendation: That the acquisition of 47 Randolph Street and disposal of 120 Strickland Street by way of equality of exchange as outlined in the public excluded section of this report be approved.

Chairman's

Recommendation: That the officer's recommendation be adopted.