

11. PURCHASE OF LAND FOR RICCARTON WATER SUPPLY PUMP STATION

Officer responsible Water Services Manager	Author Eric van Toor, Planning Engineer, Water Services Bill Morgan, Property Services Officer
Corporate Plan Output: 9.3.53 New Assets; Water Supply	

This report is being referred to the Riccarton / Wigram Community Board for its comment and to the City Services Committee for recommendation to the Council.

The purpose of this report is to seek the Council's approval for the purchase of land to construct a water supply pump station to replace the existing stations at Clarence and Mandeville Streets.

BACKGROUND

The Council's water supply pump stations at Mandeville and Clarence Streets are identified in the Capital Works Programme for replacement during the 2000/2001 and 2001/2002 years. Both stations comprise brick structures with concrete suction tanks constructed in the 1950s. Redevelopment or a major upgrading at either site is not possible because of site constraints. The most cost-effective solution in the long term is to obtain a new site for a station with sufficient capacity to meet the long-term demand for the area served by both existing stations.

The requirements for a new site are that there be adequate separation between wells, and that the station be located so as to minimise the amount of any new reticulation. The Council has been seeking a suitable site for the replacement pump station since 1996. Because of the density of urban development in Riccarton it has been difficult to find an appropriate site near the existing stations at a suitable price. Vacant land is available near the railway, but involves significant additional costs for reticulation. The options identified are summarised below:

Site	Area (sq.m)	Advantages	Approximate cost of new reticulation
Longley Place (South of Railway Line)	2,796	Land is Council-Owned	\$250,000
Troup Drive (adjacent to railway station)	1,600	Allows use of existing well at water tower	\$190,000
61 Picton Ave	786	Opportunity to coordinate development with adjacent proposed Park	\$50,000

The Picton Avenue Site is clearly preferred in terms of the cost of additional reticulation, which tends to over-ride other factors. The costs of purchasing either the Troup Drive or the Picton Avenue sites would be similar. Although the Picton Avenue site is significantly smaller, adequate well separation can be obtained by developing the site in conjunction with the adjacent three sections that the Council has recently purchased for reserve purposes. The boundary between the utility reserve and the park would be adjusted with appropriate easements to allow dual use where appropriate. This dual use would reduce the Council's long-term ground maintenance costs. The park would also benefit from a larger useable area and the increased length of stream that flows through the site. The Parks Unit is agreeable to co-operating in the development of this area.

SOURCE OF FUNDS

A sum of \$200,000 has been allowed in this year's budget (1999/2000) for land purchase for this pump station site (WBS element 502/109/7/2).

PROPERTY DETAILS

As indicated, the Council has recently acquired No.s 63-67 Picton Avenue for the development of a local reserve in the area as well as for stream enhancement purposes. The subject property lies to the south and contains an area of 786m²; for which the owner is holding reserve consent to construct three town houses. In view of the interest expressed by the Council the owner is prepared to forego his redevelopment provided the costs he has incurred to date are met by the Council.

The Property contains a tidy three bedroom villa which will be sold for removal prior to the pumping station being constructed and the wells sunk.

A small stream bisects the frontage which is to be enhanced by the Water Services Unit as a feature to the reserve. The financial details of the transaction are contained in the Public Excluded section of this report.

- Recommendation:**
1. That the purchase of 61 Picton Ave being the land contained in Certificate of Title 37C/166 be approved at the settlement figure included in the Public Excluded Section of this report
 2. That the site be developed as a utility reserve in conjunction with adjoining land purchased for Reserve purposes.

Chairman's

Recommendation: That the Council adopt the Officer's recommendations.