

15. FITZGERALD AVENUE PUMP STATION SITE REPLACEMENT

Officer responsible Water Services Manager	Author Property Services Officer, Bill Morgan UT-002-001-24
Corporate Plan Output: New Assets – Water Supply	

The purpose of this report is to seek the Council's approval to acquire a property situated at 325 Worcester Street to replace the existing pumping station in Fitzgerald Avenue.

BACKGROUND

The Council's water supply pump station in Fitzgerald Avenue is identified in the Capital Works Programme for replacement during the 2001/2002 financial year. The station, constructed in 1933, has reached the end of its economic life and the building is an earthquake risk. The site contains two wells one of which is old and the other defunct and as such they no longer perform to a satisfactory standard. There is a house on the site which although not listed for heritage retention, has many architectural and building merits and is located in the fragile Inner City East residential precinct. Any move to demolish the house for expansion/replacement of the pumping station and wells is considered to be undesirable. The balance of the site would be of insufficient size for the pumping station upgrading and an alternative site has been sought and identified at 325 Worcester Street.

Once a new pumping station facility is completed elsewhere, the old facility can be decommissioned and consideration given to the future of the site at 170 Fitzgerald Avenue, including the house, through the Council's Property Decision-Making Flow Chart process. Retention of the property for alternative Council use will however necessitate reimbursement to the Water Services Unit of equivalent value because relocation to the new site is partly funded on the basis of recovery of proceeds from realisation of the property assets at 170 Fitzgerald Avenue.

As indicated above, the purchase of land to replace the Fitzgerald Avenue pumping station was programmed in the 2001/02 financial year under Water Supply/New Assets/Head Works/Land Purchase for Pump Stations. As suitable land is not always available at the time provided for within the budget it is important to secure suitable land when it becomes available. In this case the land has become available a year ahead of the time the budget programmed and in order to secure the land it is intended it be paid for by delaying a project in this year's New Assets/Head Works budget until next year when the Land Purchase budget becomes available. This change will be notified at the six monthly review. A resource consent will be necessary for the new pumping station facility.

PROPERTY DETAILS

The Catholic Maori Welfare Service has recently offered for sale by tender a vacant site at 325 Worcester Street which is suitable for the intended purposes. The site contains 852m², is generally level in contour and is sufficiently large not only to accommodate the required wells and pumping station but will also facilitate the provision of a small children's playground which is required in the area. To determine the land's value the Council engaged the services of Ford Baker, Registered Public Valuers.

Although the Council did not participate in the tender process it expressed its interest in the property prior to the tenders closing and submitted an offer to the vendors based upon the valuation, on the condition that it be subject to formal Council approval. The vendor has now indicated its acceptance of the Council's offer and as such approval is now required at the October Council meeting to confirm the contract and purchase the section.

Recommendation: That the purchase of 325 Worcester Street, being the land contained in Certificate of Title 336/199, be approved at the settlement figure included in the public excluded section of this report.

Chairman's

Recommendation: That the above recommendation be adopted.