

19. PROPOSAL BY COLCANNON LIMITED TO CREATE AN EASEMENT ACROSS COUNCIL RESERVE TO ENABLE A STORM WATER DRAIN AND SWALE TO BE PLACED TO SERVE A NEW SUBDIVISION AT 14 BROAD STREET AND 103 BAMFORD STREET

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Unit Manager
Author:	Tony Hallams, Policy and Leasing Officer, DDI 941-8701

PURPOSE OF REPORT

1. The purpose of this report is for the Board to consider the approval of a right to convey storm water and the installation of a 375mm diameter storm water discharge pipe, swale, and bridge on the Heathcote River Reserve, to enable treated storm water to be drained from the proposed industrial estate through the Council reserve to the Heathcote River. The proposal is necessary to enable the applicant to complete an application to Environment Canterbury for discharge consent to discharge storm water to the Heathcote River.

EXECUTIVE SUMMARY

2. Approval of the Proposal by Colcannon Limited is necessary to enable the applicant to complete

3. That the applicant obtains all resource and building consents before work commences on the site.
4. That the applicant negotiates a suitable compensation package with the Council, which is subject to an independent valuation, the cost to be borne by the applicant, for the privilege of utilising the Council land as an easement.
5. That before work commences on the site the applicant is responsible for locating any existing services in the reserve, if any, ensuring that they are not damaged by contractors during construction.
6. The easement construction area being maintained by the applicant and their contractors in a safe and tidy condition at all times.
7. A bond of \$2,000 is to be paid by the applicant to the Christchurch City Council via the Parks and Waterways Advocate Linwood Service Centre, before work commences on the site. This bond, less any expenses incurred by the Council, is to be refunded to the payee upon the completion of the work, and lodgement of the survey plan as built with the Greenspace Unit Policy and Leasing Administrator.
8. The applicant is responsible for maintaining and replacement as necessary the storm water drain and bridge.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

BACKGROUND

8. The Christchurch City Council's Greenspace Unit has received an application from Colcannon Limited for an easement to install a storm water pipe, swale and bridge on the Heathcote River Reserve (Registered in the Canterbury District as Local Esplanade Reserve, Legal Description Section 1 Survey Plan 19891) to enable treated storm water to be drained from the proposed industrial estate through the Council Reserve to the Heathcote River. A site description, engineering drawing, and landscape plan with a drawing of the intended bridge is attached. The applicant intends that a dry infiltration first flush treatment basin will remove contaminants from any collected storm water prior to it being drained through the reserve to the river. The intended swale will serve as a secondary storm water flow path in extreme storm water events. The applicant has indicated the intended bridge on Council reserve will be built in such a way to take account of potential storm events and not diminish the public's right of access on the reserve. The proposal is necessary to enable the applicant to complete an application to Environment Canterbury for discharge consent to discharge storm water to the Heathcote River.

The applicant has considered the following options:

(A) Discharge of storm water to the street side channelling at Bamford Street and Broad Street.

This arrangement would be impracticable as the street side channelling would not cope with the volume of water received and the piped systems that each channel discharges to also do not have the capacity to accept the additional volumes.

(B) Pre treatment of storm water in a wet pond prior to discharge through Council reserve prior to being discharged to the Heathcote River.

This type of system while achieving the required level of treatment has the potential to become stagnant and encourage mosquito breeding especially in the summer.

(C) Pre treatment of storm water prior to discharge through a dry pond and then to the Heathcote River.

This would enable the treatment of the first 20mm of runoff and achieve a 75% removal of contaminants. This basin would utilise a filtration bed above field tile lines, which would then discharge to a 375mm pipe to be laid to the river.

PREFERRED OPTION BY THE COUNCIL

9. The Council has negotiated with the applicant, and agreement has been reached that in the event of the Board supporting Colcannons proposal to create an easement across Council reserve that the **applicants Option (C)**, the pre treatment of storm water and discharge to a dry pond on the applicants site, prior to discharge across Council reserve through a new outfall to the river, will enable a treated discharge to be established that achieves the best environmental outcome available for the development.
10. It is important that works are consistent with Council's policies. Before any tenders are let or work commences on site, discussions are to be held with the Parks and Waterways Area Advocate (Hagley/Ferrymead Ward) and the Greenspace Unit to ascertain the Council's requirements though the construction phase of laying the pipe, and constructing the swale and placing the bridge within the easement. .
11. It is considered that there will be no detrimental long-term environmental effects as an outcome of the proposal because of the small area of land sought by the applicant, and the relatively minor nature of the works. The proposal will not adversely effect the future utilisation and development of the reserve. The required pre treatment of the water and required environmental outcomes will be addressed by the applicant with a separate application for discharge consent being completed with Environment Canterbury.
12. The applicant has agreed to pay all costs associated with the establishment of the easement, which will include Council officers' time spent preparing reports, attending council meetings, preparing legal documentation, together with the fees of outside agencies required to complete the process. These will include the Minister of Conservation's approval fee, survey fees, and the Land Information New Zealand documentation fees.
13. The applicant will be required to maintain and replace as necessary the intended storm water drain and any intended building structure across the swale.
14. The Council will ensure the swale area is mowed as necessary as part of the Heathcote River Reserve maintenance programme.

ASSESSMENT OF OPTIONS

The Applicants Preferred Option

	Benefits (current and future)	Costs (current and future)
Social	Nil	Nil
Cultural	Nil	Nil
Environmental	Nil	Only to the applicant
Economic	Nil	Only to the applicant
Extent to which community outcomes are achieved: Nil		
Impact on Council's capacity and responsibilities: Nil		
Effects on Maori: Non-specific		
Consistency with existing Council policies: Yes		
Views and preferences of persons affected or likely to have an interest: Community consultation has been undertaken and the concerns of the objectors has been discussed. Three objections (the total received) have been withdrawn.		
Other relevant matters:		

Maintain The Status Quo (If Not Preferred Option)

	Benefits (current and future)	Costs (current and future)
Social	N/A	N/A
Cultural	N/A	N/A
Environmental	Nil	Flooding and pollution costs
Economic	Nil	Nil
Extent to which community outcomes are achieved: Nil		
Impact on Council's capacity and responsibilities: Considerable, to address any flooding problems		
Effects on Maori: Non-specific to Maori		
Consistency with existing Council policies: Inconsistent		
Views and preferences of persons affected or likely to have an interest: Community consultation has already been undertaken.		
Other relevant matters:		