

9. APPLICATION BY THE CITY WATER AND WASTE UNIT TO INSTALL A WATER SUPPLY WELL AND METER CHAMBER WITHIN WOODLANDS RESERVE

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
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PURPOSE OF REPORT

1. The purpose of this report is for the Board to consider a recommendation that it approves a right to the Council (City Water and Waste Unit) over Lot 42, DP 29483, to convey water in gross, through the installation of a new water supply well, meter chamber and pipeline within the Woodlands Reserve to enable it to be registered as an easement.

EXECUTIVE SUMMARY

2. The City Water and Waste Unit need to install a new water supply well, meter chamber and pipeline in the Woodlands Reserve, connecting to the Carters water pumping station in Carters Road, in order to provide adequate water supply to the area.

FINANCIAL AND LEGAL CONSIDERATIONS

3. The Board has the delegated authority from Council (8 November 2001) to make the decision on behalf of Council whether to grant the easement or not.
4. Woodlands Reserve is a recreational reserve subject to the Reserves Act 1977, and the proposal will require the approval of the Minister of Conservation.
5. Part 1 of Section 48 of the Reserves Act 1977 allows for the granting of rights of way and other easements across reserves. Because the proposal involves a well head and meter above ground as part of the installation Part 2 of Section 48 of the Act requires that before granting the easement that the Council publicly advertise its intention to grant the easement. This has been undertaken over a period of one month, with public submissions invited through four advertisements placed in the Christchurch "Press". A community consultation process has also been implemented with known community groups written to and letterbox drops made to residences at 1-21 Woodlands Place, 253 Shortland Street and 359-402 Breezes Road. Despite this extensive consultation no objections, public submissions or enquiries have been received.
6. The City Water and Waste Unit estimate the cost for the project will be approximately \$390,000. The project is to be funded from the City Water and Waste Unit's capital works programme.
7. The City Water and Waste Unit shall pay all costs associated with the establishment of the easement, which will include Council officer's time spent preparing reports, attending Council meetings, preparing legal documentation, together with the fees of outside agencies required to complete the process, which will include the Minister of Conservation's approval fee.
8. Survey plans of the easement shall be provided within three months of granting of the easement, so the easement can be registered as required by the Reserves Act 1977.

STAFF RECOMMENDATIONS

It is recommended that the Board agree to grant a registered easement to Council, as provided for under Section 48(1)(d) of the Reserves Act 1977, over approximately 40m² (the easement being approximately 4m wide by 10m long), of Lot 42 DP 29483 as shown in the attachments, subject to the following conditions:

1. That the City Water and Waste Unit ensure that any contractors carrying out works on Council reserves carry and produce evidence of having adequate public liability insurance with a minimum of \$1,000,000 cover.
2. That the City Water and Waste Unit ensure that the reserve is reinstated to the satisfaction of the Council's Greenspace Unit Field Supervisor (Parks).
3. That the contractor is required to ensure any work on the reserve is physically separated from

4. That any excavated material may be temporarily stockpiled in an appropriate area of the reserve that does not effect the existing vegetation or ecosystem. All excavated material after the completion of works must be removed off the reserve.
5. The contractor to locate any above and underground services (eg electricity, water, telephonic, stormwater and sewage lines) on the reserve and protect from damage.
6. Approval of the Minister of Conservation being obtained.
7. That a landscape plan is implemented within one month of the completion of works.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

BACKGROUND ON THE APPLICATION BY THE CITY WATER AND WASTE UNIT TO INSTALL A WATER SUPPLY WELL, METER AND PIPELINE WITHIN WOODLANDS RESERVE

9. The City Water and Waste Unit has a water supply pumping station in Carters Road, which is an essential part of the Central water supply zone. One of the existing wells at Carters water supply pumping station cannot be used due to water quality problems. This problem first aquifer well needs to be replaced with a deeper well so that the station can continue to deliver sufficient water supply to the surrounding area.
10. The Council's City Water and Waste Unit considers the most suitable place to site a replacement well is on Woodlands Reserve. The intended location of the well is detailed under Attachment One. The replacement well will need to be connected to the Carters water pumping station site by a pipeline and cable. In order to minimise the cost of this pipe and cable the new well needs to be relatively close to the pumping station, although due to interference between wells cannot be located within the pumping station property. The only feasible location for the replacement well is within the Woodlands Reserve, as detailed below.
11. During construction of the well and pipeline an area of approximately 300m²- 400m² of the reserve will need to be fenced off from the public for security and health and safety reasons. All construction equipment and construction activity within the reserve will be contained within this security fence. The security-fenced area will be within the undeveloped eastern end of the reserve only. The playground will not be affected and access to the walkway through the reserve will be maintained.
12. The construction period is expected to last between three and five months, depending on the depth of the well to obtain water of sufficient quality and quantity. Further to the public notification and neighbourhood communication that has already taken place, residents in the area and the Board will be notified prior to the start of construction.
13. The finished wellhead will be a circular concrete chamber with a galvanised steel lid, approximately 2.2m in diameter, protruding approximately 300mm above ground level. The meter chamber lid will consist of galvanised steel, 1.8m by 1.2m, protruding about 100mm above ground level. Plantings will be made around the wellhead and proposed meter chamber to soften the visual impact. A landscape plan of the proposed plantings is detailed under Attachment Two.
14. The preferred location of the water supply well, meter chamber and pipe will have no adverse effects on the reserve. There are a number of existing wells similar to what is proposed around the City, including Cockayne Reserve, Burnside Park, Grampian Reserve and Paeroa Reserve.

OPTIONS

15. Status Quo (Do Nothing)

As one of the wells at Carters water pumping station cannot be used due to water quality problems, this would limit the capacity of that pumping station to that of the three other wells. This would result in an inability to pump enough water in the area to meet the Council's agreed levels of service during the summer.

16. Install a Water Supply Well within Carters Pump Station Property

A new well within the Carters water supply pump station site would be unlikely to provide sufficient water due to the interaction with the existing three wells already within the site.

17. Install a Water Supply Well in the Road Berm or Private Property

It would be very difficult to find a location for a new well in a road berm due the existing services in the berm. Finding a suitable site on private property would also be extremely problematic, as it is a residential area. Even if a suitable location could be found, it would be difficult to construct a new well in the berm or on a residential property without causing serious disruption to residents in the area and traffic.

18. Install a Water Supply Well in Rosanna Reserve

Although the nearby Rosanna Reserve (on Rosanna Place) is a similar distance “as the crow flies” from the Carters water pumping station, the pipeline and cable connecting the well and the pumping station would need to be laid within the road. The distance along the roads from Carters pumping station to Rosanna Reserve is approximately 100m further than the distance to the Woodlands Reserve. This additional length of pipeline and cable would significantly affect the cost of the project.

PREFERRED OPTION

19. Installing a well in Woodlands Reserve, connecting via a pipeline and cable (along Woodlands Place, Breezes Road and Carters Road) to the Carters pumping station is the preferred option. The location within the reserve has been chosen to minimise the impact on reserve users, neighbouring residents and traffic.

ASSESSMENT OF OPTIONS

The Preferred Option

	Benefits (current and future)	Costs (current and future)
Social	No detrimental effect to the social amenity of park users due to the landscape plan intended.	Minor impact on Woodlands Reserve as detailed in report.
Cultural	N/A	N/A
Environmental	Water supply to customers can continue to be delivered at a suitable pressure and flow without any detrimental effect to the environment.	N/A
Economic	N/A	Capital cost from City Water and Waste budget as detailed in report.
Extent to which community outcomes are achieved: N/A		
Impact on Council's capacity and responsibilities: While enhance Council's capacity to ensure a potable water supply.		
Effects on Maori: Nil.		
Consistency with existing Council policies: This is consistent with the Council activity Supply of Water in the LTCCP, and the Water Supply Asset Management Plan.		
Views and preferences of persons affected or likely to have an interest: The community has been consulted.		
Other relevant matters:		

Maintain The Status Quo

	Benefits (current and future)	Costs (current and future)
Social	N/A	N/A
Cultural	N/A	N/A
Environmental	N/A	N/A
Economic	No capital expenditure required.	Probably substantial as an alternative site for water abstraction would most likely have to be purchased.

Extent to which community outcomes are achieved:

No improvement.

Impact on Council's capacity and responsibilities:

More community pressure on Council to deliver a potable water supply to the area.

Effects on Maori:

Nil.

Consistency with existing Council policies:

Maintaining the Status Quo would be inconsistent with the Council Activity Supply of Water in the LTCCP and the Water Supply Asset Management Plan, because levels of service for water supply would not be able to be met.

Views and preferences of persons affected or likely to have an interest:

All residents in close proximity to the site have been informed through a letterbox drop, known community groups have been written to and the proposal has been publicly advertised through four placed advertisements in "The Press" over one month.

Other relevant matters: