



Christchurch City Council

BURWOOD/PEGASUS COMMUNITY BOARD AGENDA NO 235

WEDNESDAY 21 JUNE 2006

5.00 PM

IN THE BOARDROOM,
CNR BERESFORD AND UNION STREETS
NEW BRIGHTON

Community Board: Glenda Burt (Chairperson), Carole Evans, Carmen Hammond, Caroline Kellaway, Tina Lomax, Don Rowlands, Gail Sheriff

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- PART A - MATTERS REQUIRING A COUNCIL DECISION
- PART B - REPORTS FOR INFORMATION
- PART C - DELEGATED DECISIONS

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1. APOLOGIES

Caroline Kellaway.

2. CONFIRMATION OF REPORT

The report of the ordinary meeting (both open and public excluded) of the Burwood/Pegasus Community Board held on Wednesday 7 June 2006 has been circulated to Board members.

CHAIRPERSON'S RECOMMENDATION

That the report of the ordinary meeting (both open and public excluded) held on Wednesday 7 June 2006 be confirmed.

3. PETITIONS

4. CORRESPONDENCE

5. DEPUTATIONS BY APPOINTMENT

CANTERBURY NEIGHBOURHOOD SUPPORT

Pat Creasey (Neighbourhood Support Canterbury Coordinator) and **Sally Thompson** (Project Coordinator) will be in attendance to inform members of their activities, citywide and within the Burwood/Pegasus area.

6. AVON RIVER SAFETY PROJECT

General Manager responsible:	General Manager Community Services, DDI 941-8534
Officer responsible:	Recreation and Sports Manager
Author:	Lyall Matchett, Team Leader - Financial Services/Leased Facilities

PURPOSE OF REPORT

1. The purpose of the report is to inform the Board on the progress of the impending improvements to the Kerr's Reach and Owles Terrace launching areas to improve safety for non-powered water craft users.

EXECUTIVE SUMMARY

2. The Avon River Safety Project was initiated, following regular concerns being expressed to the Council from the rowing groups and other users of the Kerr's Reach rowing facility regarding safety and overcrowding. The Council agreed to spend \$600,000 on capital upgrading works and funding was allocated for the 2005/06 financial year.
3. The key result of this project will be to reduce congestion at the Kerr's Reach launching site and improve access to and from the water for the wide range of water craft and users of this stretch of Avon River. This area will become safer for users with there being less conflict between the differing types of usage and the limited space available. To achieve this it is also proposed to improve the facilities at the Owles Terrace launching site which will alleviate demand at Kerr's Reach.
4. As part of the overall concept, improvements are also proposed to the car parking area to provide sufficient car parks for all users of the Porritt Park area including hockey. The Recreation and Sports Unit and Greenspace Unit are contributing additional funds to achieve the overall outcomes.
5. There are four separate components to this project as follows:
 - Installation of pontoons and river bank improvements at Kerr's Reach (**Attachments 1 and 2**).
 - Improvement to the launching ramp at Owles Terrace.
 - Signage and education of river users.
 - Upgrading of car parking at Kerr's Reach/Porritt Park (**Attachment 1**).

FINANCIAL AND LEGAL CONSIDERATIONS

6. Project estimates are:

	Amount
1. Pontoons and Riverbank Construction Work - Kerr's Reach	\$385,000
2. Owles Terrace Launching Ramp Improvements	\$95,000
3. Signage and Education	\$10,000
4. Car Park Improvements	280,000
Total	\$770,000

This is being funded from the following allocations:

	Amount
1. Project Funds - allocated 2005/06 Annual Plan	\$600,000
2. Recreation and Sports Capital Programme - Outdoor Stadia 2005/06 Annual Plan	\$90,000
3. Greenspace Unit - Porritt Park Car Park Improvements 2006/07 Capital Programme	\$80,000
Total	\$770,000

The installation of the pontoons at Kerr's Reach has been granted resource consent and tendering of the main contract is due to be advertised in the near future.

STAFF RECOMMENDATION

It is recommended that the Avon River Safety Project update report be received.

BACKGROUND ON AVON RIVER SAFETY PROJECT

7. The allocation of funding for this project was as a consequence of Council being unable to overcome inherent difficulties with the Lake Isaac Flat Water Rowing Facility being proposed by the Lake Isaac Trust. At a Council seminar in March 2005 alternative options were presented to Council which included upgrading works such as pontoons and improved signage and access at Kerr's Reach and Owles Terrace. This resulted in a sum of \$600,000 being adopted as part of the 2005/06 Annual Plan. Since that time a project team of Council staff have further investigated those proposals and following consultation with river users and other Porritt Park users the following items were supported as part of the overall project:

(a) **Installation of Pontoons and Riverbank Improvements at Kerr's Reach**

The installation of pontoons and by excavating a portion of the embankment in the Kerr's Reach will provide two benefits, (1) a much wider area available for launching and taking out the canoes and rowing skiffs, and (2) the introduction of the pontoons provide for low and high tide entry at the same point, therefore impact on the useable river width is minimised.

(b) **Improvement to the Launching Ramp at Owles Terrace**

This work will specifically improve the launching area for the Waka Ama craft however these improvements should also make the facility more attractive to casual users and dragon boats. It is also proposed to install a section of pontoon at this location.

(c) **Signage and Education**

It is proposed to install new signage at Kerr's Reach, Owles Terrace and at strategic places along the river which will advise users of the "rules" that apply to this area of water and to be vigilant and careful in the use of this recreation facility.

(d) **Upgrading of Car Parking at Kerr's Reach/Porritt Park**

There have been concerns expressed for many years regarding problems with car parking at Porritt Park and also during major event days at Kerr's Reach. A new landscape plan of the park has been completed which has identified extending the car parking area at Kerr's Reach to accommodate water sport users in the summer and hockey users in the winter. By relocating the main entrance of the Porritt Park hockey facility via the Kerr's Reach entranceway will reduce parking conflict along Avonside Drive for local residents. The landscape plan removes the linking road between the existing hockey car park and the rowing car park and will only allow overflow parking on the grassed areas during the summer months or for one-off events.

(e) **Consultation**

The bulk of the consultation has been held directly with the river users, with the rowing and canoe clubs being consulted from the early stages of the project. The Canterbury Rowing Association supported the proposal at their recent AGM. Separate consultation with the Waka Ama group regarding improvements at Owles Terrace has also taken place. Fish and Game New Zealand have also been contacted in relation to the project as well as residents opposite Kerr's Reach and in Avonside Drive opposite Porritt Park. Canterbury Hockey Association has also been advised of the proposal to reduce access to the grassed area and provide parking for Porritt Park on the western boundary of the hockey facility. Part of this new parking will be provided within the existing leased area of the Porritt Park hockey facility.

OPTIONS

8. The options for the waterways portion of this project were presented to the Council seminar in March 2005 with all components being supported. For the provision of additional car parking, there were four concept plans prepared, all of which encroached on the park area currently used for overflow parking. These concepts were rejected in favour of utilising the grassed area within the hockey leased area to provide the extra parks - shifting the focus of parking away from the current entrance and using the Kerr's Reach entrance. This provides dual benefit for hockey as well as rowing, having the least impact on the grassed areas and enabling the removal of the sealed access road between the two entranceways.

7. PROPOSED EASEMENT BY ORION NEW ZEALAND LIMITED TO ENABLE THE INSTALLATION OF A KIOSK SUBSTATION AND CABLE AT 331 MAIREHAU ROAD

General Manager responsible:	General Manager City Environment, DDI 941-8556
Officer responsible:	Greenspace Manager
Author:	Tony Hallams, Policy and Leasing Officer

PURPOSE OF REPORT

1. The purpose of this report is for the Board to consider a recommendation that they grant the creation of an easement under Section 48 of the Reserves Act 1977 over part of Lot 112 DP 83468, a recreation reserve, in which to locate a kiosk substation and associated 11 kV cable.

EXECUTIVE SUMMARY

2. Orion New Zealand Limited requires an easement on Council reserve to locate a kiosk and associated cable to provide for increasing electrical demand for new housing in the Burwood and Queenspark areas.

FINANCIAL AND LEGAL CONSIDERATIONS

3. The Board has the delegated authority from Council (16 December 2004) to make the decision on behalf of Council whether to grant the easement or not for the area of land sought within the recreational reserve area.
4. Council officers are of the view that the proposed easement route will have little impact on the existing recreational reserve.
5. Because the proposal is intended to be undertaken on recreation reserve bound by the requirements of the Reserves Act 1977 the proposal was required to be publicly advertised and any submissions or objections considered by the Council. No submissions or objections were received. Residents in close proximity to the site, in Mairehau Road, Tanu Place, Putake Drive, and Puhara Avenue were written to with details of the proposal, but no submissions or objections were received.
6. If the proposal is supported by the Board then approval of the Minister of Conservation will be sought on behalf of the applicant.
7. Orion New Zealand Limited will 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, and obtaining the Minister of Conservation's approval where the intended easement transits recreational reserve. The applicant has indicated that because of the need for reinforcement the cost of the work is being borne completely by Orion, and that 81% of the cost of providing the new kiosk and removing the existing pole substation and 11 kV conductors would otherwise be borne by the Council when Mairehau Road is eventually converted to underground reticulation under the present agreement between Orion and the Council.
8. Survey plans of the easement shall be provided within three months of granting of the easement, so the easement can be registered.

STAFF RECOMMENDATION

It is recommended that the Board grant a registered easement to Orion New Zealand Limited over approximately 5.5 m² of part of Lot 112 DP 83468, as shown in the attachment for Option One, subject to the following conditions:

- (a) That any necessary resource and building consents are obtained before work commences at the sites.
- (b) That land is properly reinstated after excavations to place the kiosk. A bond of \$1,000 is to be paid to the Parks and Waterways Area Advocate at the Shirley Service Centre on behalf of the Council before work commences on the site. The bond less any expenses incurred by the Council will be refunded to the payee on completion of the work.
- (c) A compensation payment of \$1,800 (excl GST) to be made to the Council for the privilege of using the area of land sought for the purposes of an easement. The payment to be made before work commences on the site.
- (d) That the applicant lodges a survey plan of the proposed easement with Land Information New Zealand within three months of the granting of the easement.

BACKGROUND

9. The applicant has stated that Orion New Zealand Limited seek to install a kiosk substation with an associated 11 kV cable on recreational reserve at Lot 112 DP 83468, 331 Mairehau Road (**Attachment 4**). A description of the proposed kiosk substation is detailed under **Attachment 1**. Two options are presented by the applicant, Option One (**Attachment 2**), with the intended kiosk located on the edge of the reserve directly adjoining the road reserve for Mairehau Road, and Option Two (**Attachment 3**), the kiosk located in the reserve with a stone wall constructed at the rear, and associated cabling running under the existing footpath on the reserve. From perusal of the information provided it is considered that Option One will involve the least intrusion on the reserve.
10. The purpose of the installation is for Orion New Zealand Limited to reinforce the 11 kV network in Burwood and Queenspark. The reinforcement of the network will provide for increasing electrical demand for new housing in these areas. Intended work will include the removal of some of the existing overhead lines and a nearby pole mounted transformer. The removal of the old substation will enable the applicant to remove the 11 kV conductors from the existing overhead lines in Mairehau Road and replace them by an underground cable as part of the applicants plan to reinforce the electrical network. The work is intended to take place in the next few months. The applicant has indicated the pole sub station is fed by the 11 kV existing overhead conductors but cannot be fed by the new underground cable. The intended kiosk will be capable of being fed by the new underground cable.
11. The intended kiosk substation will be painted green to blend in with the existing plantings on the reserve.
12. The applicant has indicated any noise levels associated with the continuous operation of the kiosk will comply with the noise level standards in the operative City Plan.

ASSESSMENT OF OPTIONS**The Applicant maintaining the Status Quo**

	Benefits (current and future)	Costs (current and future)
Social	Nil	Nil
Cultural	Nil	Nil
Environmental	Nil	Nil
Economic	Nil	Orion will not be able to meet increasing electrical supply demands for the Burwood/Queenspark areas.
<p>Extent to which community outcomes are achieved: Will not conflict with any community outcomes.</p> <p>Impact on Council's capacity and responsibilities: Consumer dissatisfaction with electrical supply in the Christchurch City Council territorial area.</p> <p>Effects on Maori: Nil.</p> <p>Consistency with existing Council policies: No.</p> <p>Views and preferences of persons affected or likely to have an interest: Consultation with the immediate community near the site and public advertising were undertaken (refer to applicant's preferred option).</p> <p>Other relevant matters:</p>		

The Applicant's Preferred Option (refer Attachments 1 and 2)

	Benefits (current and future)	Costs (current and future)
Social	Better surety of power supply to the community.	Nil.
Cultural	Nil.	Nil.
Environmental	Removal of overhead transformer and some cabling will help to make the neighbourhood more visually attractive.	Nil.
Economic	Ability to convey a power supply to the community.	Programmed.
<p>Extent to which community outcomes are achieved: Will contribute.</p> <p>Impact on Council's capacity and responsibilities: Nil.</p> <p>Effects on Maori: Nil.</p> <p>Consistency with existing Council policies: Not in conflict.</p> <p>Views and preferences of persons affected or likely to have an interest: Public advertising and consultation with the immediate community. No submissions received. Report author to recommend a suitable location at the site sought as the applicant has indicated either location will suit Orion's needs.</p> <p>Other relevant matters:</p>		

8. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

NOTICE OF UPCOMING BOARD REPORTS

- Horseshoe Lake Dog Park

9. COMMUNITY ENGAGEMENT ADVISER'S UPDATE

Verbal update from the Community Engagement Adviser.

10. NOTICES OF MOTION UNDER STANDING ORDERS 2.16

11. QUESTIONS UNDER STANDING ORDERS 4.1

Members may at any ordinary meeting put a question to the Chairperson concerning any matter relevant to the role or function of the Community Board concerning any matter that does not appear on the order paper. All questions are subject to Standing Orders 4.1.1 to 4.1.5.

12. BOARD MEMBERS' INFORMATION EXCHANGE

Board members will have an opportunity to provide updates on community activities and/or Council issues.

13. RESOLUTION TO EXCLUDE THE PUBLIC

Attached.