

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

<b>General Manager responsible:</b>	General Manager City Environment, DDI 941-8556
<b>Officer responsible:</b>	Greenspace Manager
<b>Author:</b>	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 m<sup>2</sup> 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)
<b>Social</b>	Nil	Nil
<b>Cultural</b>	Nil	Nil
<b>Environmental</b>	Nil	Nil
<b>Economic</b>	Nil	Orion will not be able to meet increasing electrical supply demands for the Burwood/Queenspark areas.
<b>Extent to which community outcomes are achieved:</b> Will not conflict with any community outcomes.  <b>Impact on Council's capacity and responsibilities:</b> Consumer dissatisfaction with electrical supply in the Christchurch City Council territorial area.  <b>Effects on Maori:</b> Nil.  <b>Consistency with existing Council policies:</b> No.  <b>Views and preferences of persons affected or likely to have an interest:</b> Consultation with the immediate community near the site and public advertising were undertaken (refer to applicant's preferred option).  <b>Other relevant matters:</b>		

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

	<b>Benefits (current and future)</b>	<b>Costs (current and future)</b>
<b>Social</b>	Better surety of power supply to the community.	Nil.
<b>Cultural</b>	Nil.	Nil.
<b>Environmental</b>	Removal of overhead transformer and some cabling will help to make the neighbourhood more visually attractive.	Nil.
<b>Economic</b>	Ability to convey a power supply to the community.	Programmed.
<p><b>Extent to which community outcomes are achieved:</b> Will contribute.</p> <p><b>Impact on Council's capacity and responsibilities:</b> Nil.</p> <p><b>Effects on Maori:</b> Nil.</p> <p><b>Consistency with existing Council policies:</b> Not in conflict.</p> <p><b>Views and preferences of persons affected or likely to have an interest:</b> 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><b>Other relevant matters:</b></p>		