



## Christchurch City Council

# RICCARTON/WIGRAM COMMUNITY BOARD AGENDA

WEDNESDAY 28 JUNE 2006

AT 8.30AM

AT SOCKBURN SERVICE CENTRE, BOARDROOM  
149 MAIN SOUTH ROAD

**Community Board:** Peter Laloli (Chairperson), Neville Bennett, Helen Broughton, Lesley Keast, Mike Mora, Bob Shearing and Tony Sutcliffe.

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## 1. APOLOGIES

## 2. CONFIRMATION OF THE PREVIOUS MEETING, 13 JUNE 2006

The report of the Riccarton/Wigram Community Board meeting of 13 June 2006 has been circulated to members.

## 3. PROPOSED EASEMENT BY ORION NEW ZEALAND LIMITED TO INSTALL A LV300A|3c +1Cns CABLE AND A HV185A|3c CABLE AS PART OF THE INTENDED RETICULATED POWER NETWORK FOR THE AIDANFIELD STAGE 5 SUBDIVISION

<b>General Manager responsible:</b>	General Manager City Environment, DDI 941-8556
<b>Officer responsible:</b>	Michael Aitken, Greenspace Unit Manager
<b>Author:</b>	Tony Hallams, Policy & Leasing Officer

## PURPOSE OF REPORT

1. The purpose of this report is for:
  - (a) The Board to approve a proposal for a support easement over part of Lot 75 DP 349638, a recreation reserve, in which to install a LV300A|3c +1cNS cable and a HV185A|3c cable, and
  - (b) The Board to recommend to the Council that it approve an easement over part of Lot 569 of the Aidanfield Stage 5 Subdivision, in which to install a LV300A|3c +1cNS cable and a HV185A|3c cable connected to that traversing the above mentioned reserve.

## EXECUTIVE SUMMARY

2. Orion New Zealand Limited requires approval for a support easement across part of Council recreation reserve Lot 75 DP 349638, and approval for an easement over fee simple land, Lot 559 of the Aidanfield 5 Subdivision is to be vested in the Council as recreation reserve, in which to place a LV300A|3c +1cns cable and a HV185A|3c cable as part of the reticulated network covering the Aidanfield Stage 5 Subdivision (see **attached** plan).

## FINANCIAL AND LEGAL CONSIDERATIONS

3. The Community Board has the delegated authority from the Council (16 December 2004 ) to make the decision on behalf of the Council whether to grant the easement or not for the area of land sought within Lot 75 DP 349638, a recreation reserve. Section 48(1) of the Reserves Act 1977 provides that where a reserve is vested in the Council, the Council, (the Board acting on the Council's behalf) may grant an easement over the reserve for the above mentioned purpose.
4. The approval of the Minister of Conservation will be required for the easement sought to be created on the recreation reserve Lot 75 DP 349638 if the Board approves the proposal. The Policy and Leasing Officer from the Council's Greenspace Unit will seek approval on the applicant's behalf.
5. The decision to approve or otherwise the creation of an easement over part of lot 569, held as fee simple by Aidanfield Holdings and yet to vest in the Council as reserve, can only be made by the Council. The Board may only make a recommendation that the Council support or otherwise an easement being created.
6. Council officers are of the view that the proposed easement route will have little impact on the existing recreation reserve and part of the adjoining parcel of land intended to be vested in the Council as recreation reserve through the subdivision process by Aidanfield Holdings Limited.

### 3 Cont'd

7. Aidanfield Holdings Ltd 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.
8. Survey plans of the easement shall be provided within three months of granting of the easement.

#### **BACKGROUND ON THE PROPOSED EASEMENT BY ORION NEW ZEALAND LIMITED TO INSTALL A LV300A\3C +1CNS CABLE AND A HV185A\3C CABLE AS PART OF THE INTENDED RETICULATED POWER NETWORK FOR THE AIDANFIELD STAGE 5 SUBDIVISION**

9. The applicant has stated that as part of the design of the reticulated power network covering the Aidanfield Stage 5 Sub division, Orion New Zealand Limited requires a power connection between Bibiana Street and Burbank Drive, together with an associated easement in gross. The applicant has further stated the connection is required to provide backup to a kiosk established on the corner of 36 Burbank Drive adjacent to the recreational reserve, and provides the most logical point for the connection between the two streets. This connection will assist with surety of power supply to both the Aidanfield and Cassina Gardens subdivisions.

#### **OPTIONS CONSIDERED BY THE APPLICANT**

10. Two options were considered by the applicant.

Firstly to create a 1.5 metre wide easement over 36 Burbank Drive, or over the neighbouring Recreation Reserve. Davie Lovell-Smith, on behalf of the applicant, approached the owners of this property, but no agreement or rights can be secured to establish an easement. On this basis the applicant has decided to pursue a second option, that is, to create an easement in the existing recreation reserve held under Lot 75 DP 349638 and the adjacent parcel of land, Lot 569 of the Aidanfield Stage 5 subdivision which the applicant has indicated will be vested in the Council.

#### **THE APPLICANT'S PREFERRED OPTION**

11. To create an easement in the existing reserve and adjoining recreation reserve with any works on the above mentioned parcels of land consistent with Council policy.
12. It is considered that there will be no detrimental long-term environmental effects as an outcome of the proposal. The proposal will not adversely effect any future utilisation and development of the above parcels of land.
13. Orion New Zealand Limited will be required to pay all costs associated with the establishment of the easement, which will include officer's time spent preparing reports, attending Council meetings, and preparing legal documentation

#### **STAFF RECOMMENDATIONS**

It is recommended that the Board:

- (a) Approves a proposal for a support easement over part of Lot 75 DP 349638, a recreation reserve, in which to install a LV300A\3C + cns cable and a HV 185 A/3C cable, subject to the following conditions:
  - (i) Before tenders are let or work commences at the site discussions are to be held with the Parks and Waterways Area Advocate at the Sockburn Service Centre, to ascertain the Council's requirements through the development phase of the laying of the power cable in the easement.

**3 Cont'd**

- (ii) The land to be properly reinstated after excavations to place the power cable. A bond of \$1,000 is to be paid to the Parks and Waterways Area Advocate at the Sockburn Service Centre 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.
  - (iii) 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.
  - (iv) That approval of the Minister of Conservation is obtained for the creation of the easement in the parcel of land currently held as recreation reserve, Lot 75 DP 349638.
  - (v) That Orion New Zealand Limited provides a compensatory payment to the Christchurch City Council, decided by an independent valuation arranged by the Council's Corporate Support Unit Property Consultancy Team, for the privilege of creating an easement on Recreation Reserve Lot 75 Deposited Plan 349638.
- (b) Recommends to the Council that it grant an easement over part of Lot 569 of the Aidanfield Stage 5 Subdivision, in which to install a LV300A\3c cns cable and a HV 185A\3c cable connecting to that traversing the abovementioned parcel of land, subject to the applicant lodging a survey plan of the proposed easement with Land Information New Zealand within three months of the granting of the easement.

**4. HORNBY COMMUNITY CARE – APPLICATION FOR FUNDING**

<b>General Manager responsible:</b>	General Manager Community Services, DDI: 941 8534
<b>Officer responsible:</b>	Catherine McDonald, Community Support Manager
<b>Author:</b>	Ian Burn, Community Development Adviser

**PURPOSE OF REPORT**

1. The purpose of this report is to provide the Board with information relating to the Hornby Community Care Centre, who are seeking funding from the Board's 2005/06 Discretionary fund.

**EXECUTIVE SUMMARY**

2. Funding of \$2,000 is being sought by the Hornby Community Care Centre (HCCC) for the costs of advertising their centre and its services in the local paper for four weeks. These services include:
  - the Opportunity Shop
  - the rooms they have available for hire.
  - Tai Chi
  - courses, workshops available at the centre
  - the free service provided by a child psychologist.

**FINANCIAL AND LEGAL CONSIDERATIONS**

3. There are no legal issues to be considered. The following outlines budgetary requirements for the project:

<b>Activity/Competition</b>	<b>Date</b>	<b>Cost</b>
Quarter page advert in local paper \$513 x 4 weeks: \$2,052	Yet to be decided	\$2,052
<b>Total Cost</b>		<b>\$2,052</b>

4. The applicant is requesting \$2,000 from the Board in contribution to these costs.

#### 4 Cont'd

5. While some of these services operate in competition with other Hornby based organisations, the free service provided by a child psychologist is a unique service in the area. It is for this portion of the services provided through the centre that approval of advertising funding for the centre is being recommended. Funding of \$500 would meet most of the costs of advertising this service once at a quarter page size, or twice at an 1/8<sup>th</sup> page size.

#### **BACKGROUND OF THE HORNY COMMUNITY CARE – APPLICATION FOR FUNDING**

6. Funding is being sought by the Hornby Community Care Centre (HCCC) for the costs of advertising their centre and its services in the local paper for four weeks at a cost of \$2,000. These services include:
  - the Opportunity Shop
  - the rooms they have available for hire.
  - Tai Chi
  - upcoming courses, workshops available at the centre
  - the free service provided by a child psychologist.
7. It is considered that the services made available through the opportunity shop and the room availability are also available through other organisations operating in the area. Notably another opportunity shop has recently opened in the area and rooms are available for hire at nearby schools and churches. Hornby Community Care are charging an attendance fee for their Tai Chi classes and there is another Tai Chi class offered by another local group in the area. It should also be noted that while Tai Chi is distinctive form of activity, there are other services offering gentle exercise at the Hei Hei community centre for free. Similarly, while it may be useful to promote workshops and courses run from the centre it is reasonable to assume that they would have their own promotional funding. Also it is not advisable that the Board approves funding for other planned events in advance which have not yet been finalised.
8. The free service provided by a child psychologist is however a unique service in the area. It is for this portion of the services provided through the centre that approval of advertising funding for the centre is being recommended. Funding of \$500 would meet most of the costs of advertising this service once at a quarter page size, or twice at an 1/8<sup>th</sup> page size.
9. This application is aligned with the Community Outcome “A Healthy City”.

#### **STAFF RECOMMENDATION**

It is recommended that the Board agrees to fund a total of \$500 from its 2005/06 Discretionary fund, to cover the cost of advertising the Hornby Community Care Centre's free child psychologist service.

#### **5. BOARD FUNDS UPDATE**

Staff will provide a verbal update on any remaining 2005/06 Project and Discretionary funds.