



Christchurch City Council

SPREYDON/HEATHCOTE COMMUNITY BOARD AGENDA

TUESDAY 15 MAY 2007

AT 5.00PM

**IN THE BOARDROOM,
SOUTH LIBRARY, SERVICE CENTRE AND LEARNING CENTRE,
66 COLOMBO STREET, CHRISTCHURCH**

Community Board: Phil Clearwater (Chairperson), Oscar Alpers, Barry Corbett, Paul de Spa, Chris Mene, Sue Wells and Megan Woods.

Acting Community Board Principal Adviser
Peter Dow
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Carole Tobin
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SEMINAR TO FOLLOW

1. **APOLOGIES**

2. **CONFIRMATION OF MEETING REPORT – 1 MAY 2007**

The report of the Board's meeting of 1 May 2007 has been **separately circulated**.

CHAIRPERSON'S RECOMMENDATION

That the report of the Board's ordinary meeting of 1 May 2007, be confirmed.

3. **DEPUTATIONS BY APPOINTMENT**

4. **LOCAL RESIDENTS' ASSOCIATIONS/COMMUNITY GROUPS/ORGANISATIONS**

In accordance with Board Objective 1(b), time is allocated for community and residents' groups, etc, to communicate with the Board on local matters.

- 4.1 Representatives from the **Addington Neighbourhood Association** will be in attendance to brief the Board on their activities.

5. **BRIEFINGS**

- 5.1 **Mr Jeff Woodham**, Property Consultant, will be in attendance to brief the Board on the matter of the Council's property at No. 87 Ensors Road. The **separately circulated** earlier advice to members on this matter refers.

6. **CORRESPONDENCE**

7. **PETITIONS**

8. **NOTICES OF MOTION**

9. **HUNTSBURY PUBLIC UTILITY RESERVE 4130 – SERVICE-LEAD EASEMENTS**

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport & Greenspace Manager
Author:	Barry Woodland, Property Consultancy

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval under delegated authority to the granting of:
 - (a) two service-lead easements in favour of 35A Huntsbury Avenue and 26 Millhill Lane, and
 - (b) the proposed under grounding of existing power and telephone services that presently exist as overhead wires along the Huntsbury Public Utility Reserve 4130 between Huntsbury Avenue and Aotea Terrace.
2. The land is held under the Reserves Act 1977.

9 Cont'd

EXECUTIVE SUMMARY

3. The proposed under grounding of existing power and telephone services will significantly enhance the amenity of the reserve and neighbouring properties. To accommodate this work two affected properties (35A Huntsbury Avenue and 26 Millhill Lane) require new service-lead easements to be laid across the reserve to connect to new boundary boxes. The easements are required in favour of the two affected properties. Orion and Telecom do not require any additional easements over the reserve for the proposed work to be undertaken.
4. Under Section 48 of the Reserves Act 1977, provision exists to grant such easements where the Reserve will not be materially altered or permanently damaged. This application falls into this category and as such approval has been recommended subject to appropriate conditions.

FINANCIAL IMPLICATIONS

5. The applicant has been advised in writing that the Council typically charges a one off compensatory sum for the granting of an easement. In this case, given the relatively small size of the easements (7m² each), the fact that the overhead services currently exist and that the work will relocate the services underground, adding amenity value to the reserve, it is recommended that any compensation payment be waived. All costs associated with the easements and the under grounding works are to be borne by the applicant.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

6. Not applicable.

LEGAL CONSIDERATIONS

7. Under Section 48 of the Reserves Act 1977, provision exists to grant such easements where the Reserve will not be materially altered or permanently damaged. This application falls into this category and as such approval has been recommended subject to appropriate conditions. The five properties immediately affected by the proposed under grounding work have confirmed their approval for the work to be undertaken. Additional public notification is not required. Legal services will be involved in the final documentation of the easements.

Have you considered the legal implications of the issue under consideration?

8. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

9. Not applicable.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

10. Not applicable.

ALIGNMENT WITH STRATEGIES

11. Not applicable.

Do the recommendations align with the Council's strategies?

12. Not applicable.

CONSULTATION FULFILMENT AND HISTORY

13. There is no consultative requirement associated with the granting of these easements.

9 Cont'd

14. By way of an existing easement in gross, overhead power (Orion) and telephone (Telecom) services currently exist along Reserve 4130 between Huntsbury Avenue and Aotea Terrace (refer **Attachment 1**). The overhead lines are unsightly and Orion has indicated that two (poles 2 and 3) of the five power poles located along the reserve require immediate replacement. Rather than replacing these poles a proposal has been received from Charles Parker (the applicant, and owner of 35A Huntsbury Avenue) to underground the existing power and telephone services along the Reserve.
15. This proposal will result in the removal of poles 2 and 3 and the under grounding of all existing overhead power and telephone wires along the Reserve, apart from an overhead power service-lead from pole 4 to 22 Millhill Lane which will remain, in accordance with the wishes of that owner. Of the five properties affected by the proposal only two properties (35A Huntsbury Avenue and 26 Millhill Lane) require new service-lead connections to be laid across the reserve to new boundary boxes for the under grounding to be undertaken. These two new connections each require the grant of an easement (to convey power and telephone services) in favour of the respective properties. The written consent of the owners of the affected properties (35A Huntsbury Avenue and 26 Millhill Lane) has been confirmed. The other three properties are serviced by existing boundary boxes and do not require any additional easements. Orion and Telecom have also confirmed that they do not require any additional easements over the reserve for the proposed work as it only involves laying service leads.
16. The construction work associated with the proposed under grounding work within the Reserve will be undertaken by nominated contractors of Orion and Telecom. The applicant, for and on behalf of the residents, has undertaken to pay all costs (survey, planning, construction, legal, Council) associated with the under grounding of the services and the securing of easements.
17. A plan of the proposed under grounding works is included as **Attachment 1** and a preliminary plan indicating the location of the two new service-lead easements is attached as **Attachment 2**.
18. Given the relatively small size of the easements (7m² each), the fact that the overhead services currently exist and that the work will relocate the services underground and add amenity value to the reserve (at no cost to the Council) there is a strong argument in favour of waiving the requirement for a compensation payment in this instance.
19. This easement is subject to Department of Conservation approval under the Reserves Act 1977, which will be sought after consideration by the Board.

STAFF RECOMMENDATIONS

It is recommended that the Board approve the service-lead easements (to convey power and telephone services) in favour of 35A Huntsbury Avenue and 26 Millhill Lane over the Local Purpose Utility Reserve 4130 (known as Huntsbury Utility Reserve – C/T CB30F/548) as shown on **Attachment 1**, subject to the following conditions:

- (a) The applicant being responsible for all costs associated with the service-lead easements (processing, valuation, survey, legal and registration) and the construction, under grounding and installation of the requisite services, including all Council related costs.
- (b) The applicant is to pay a bond of \$500 to the Council (fully refundable less Council costs incurred in relation to the work undertaken on site) and sign a temporary access licence before any construction work commences on site. In addition to providing the Council (c/- Greenspace Contract Manager, Sockburn Service Centre) with a detailed specification of work for approval prior to construction, the applicants nominated contractors (in this case the nominated contractors of Orion and Telecom - who shall have a minimum of \$1,000,000 public liability insurance) will maintain the easement area in a safe and tidy condition at all times.
- (c) The applicant is to provide to the Council a surveyed easement plan on which the service-lead easements and under grounding specifications as shown on the attached plans (**Attachments 1 and 2**) are shown on the title, within 3 months of completion of the work.

9 Cont'd

- (d) The consent of the Department of Conservation being sought.
- (e) The Corporate Support Manager being authorised to finalise and conclude a compensation transaction based on nil compensation.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendations be supported.

**10. SPREYDON/HEATHCOTE STRENGTHENING COMMUNITIES ACTION PLAN (SCAP)
COMMITTEE – REPORT OF 30 APRIL 2007**

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8549
Officer responsible:	Acting Community Board Principal Adviser
Author:	Carole Tobin, Acting Community Secretary

PURPOSE OF REPORT

The purpose of this report is to submit for the Board's information the following report of the SCAP Committee meeting:

**Report of a meeting of the SCAP Committee
held on Monday 30 April 2007 at 5.40pm
in Meeting Room One, Beckenham Service Centre**

PRESENT: Phil Clearwater (Chairperson), Oscar Alpers, Doug Shepherd, Rob Patterson and Jan Rogers.

APOLOGIES: An apology for absence was received and accepted from Bruce Harding. An apology for lateness was received from Oscar Alpers who joined the meeting at 6.00pm.

1. MEETING REPORT – 19 MARCH 2007

The Committee **received** the report of the meeting of 19 March 2007.

2. SCAP 2006/07 FUND UPDATE

The Committee **received** information on the current balance of the SCAP fund.

3. SPREYDON/HEATHCOTE DIRECTORY OF COMMUNITY INFORMATION – APPLICATION FOR FUNDING

The Committee evaluated a report on a request for funding support from the SCAP Committee, for the printing and development of the 5th edition of the Directory of Community Information and associated website development.

The Community Development Adviser advised that the 5th edition would be produced as a web-based application to complement a smaller run of hard copy resources. Initially this would be available with the Spreydon/Heathcote Community Board web site, however, the integration of linking with the Council website is currently being investigated.

The Committee **resolved** to allocate \$5,800 from the 2006/07 SCAP fund for the Spreydon/Heathcote Directory of Community Information 2007 booklet and the web site development.

10 Cont'd

4. PROJECT UPDATES

The Community Development Adviser advised that a morning tea will be held on Thursday 3 May for invited guests including Board members, to celebrate the introduction of Info Tap.

The Committee was also advised that the Tongan Homework Group based at Rowley Avenue School is proving to be very successful, however the group does require a data projector. Board members agreed with the suggestion that the group could apply to the SCAP Committee for funding support if applications for funding from other sources are unsuccessful.

5 NEXT MEETING

Noting the recent decline in the number of funding applications received, members agreed with the proposal to discuss the future of the SCAP Committee at the next meeting on Tuesday 29 May at 5.30pm.

The meeting concluded at 6.16pm.

CHAIRPERSON'S RECOMMENDATION

That the report of the SCAP Committee meeting of 30 April 2007, be received.

11. BOARD MEMBERS' INFORMATION EXCHANGE

Board members to provide updates on community/Council issues.

12. ACTING COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

12.1 CURRENT ISSUES

The Acting Community Board Principal Adviser will update the Board on current issues.

12.2 CUSTOMER SERVICE REQUESTS (11 APRIL 2007 TO 8 MAY 2007)

Attached.

13. QUESTIONS FROM MEMBERS