

3. EASEMENTS – BELFAST SEWER PIPELINE ROUTE

Officer responsible Greenspace Manager	Author Tony Hallams, Policy and Leasing Officer, DDI 941-8320
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The purpose of this report is to recommend to the Council that it approves easements in gross (to the Council) over the following reserves or fee simple land in which to lay a 375-450 mm UPVC pipe to convey sewage from the Belfast wastewater catchments to the Christchurch collection system. The legal descriptions and classifications of parcels of land are set out below and noted on the attached plans.

1.	Lot 1 DP 323638 CT 95169	Recreation Reserve
2.	Lot 1 DP300958 CT 4411	Recreation Reserve
3.	Sec 2 SO 325517 CT 118741	Recreation Reserve
4.	Sec 4 SO325517 CT152890	Recreation Reserve
5.	Lot 4 DP 78478 CT 45a/441	Local Purpose (Esplanade) Reserve
6.	Lot 5 DP 78478 CT45A/442	Local Purpose (Esplanade) Reserve
7.	Lot 4 DP 305008 CT 20596	Local Purpose (Esplanade) Reserve
8.	Lot 5 DP 305008 CT20597	Local Purpose (Community Buildings) Reserve
9.	(i) *Res 2342 CT 728/69 (ii)*Res 2343 CT 728/69	Local Purpose (Plantation) Reserve Local Purpose (Plantation) Reserve
10.	(i) RS 30308 CT 348/274 (ii) RS 30307 CT 348/274 (iii) RS26529 CT358/27	Fee simple Fee simple Fee simple
11.	Sec 1 SO 337946 CT 168302	Local Purpose (Public Utility) Reserve
12.	Lot 334 DP 335652 CT 146057	Recreation Reserve
13.	Lot 335 DP 335652 CT 146058	Recreation Reserve
14.	Lot 282 DP 332526 CT 133244	Recreation Reserve
15.	Lot 283 DP 332526 CT 133245	Recreation Reserve
16.	Lot 223 DP 319932 CT 78628	Recreation Reserve
17.	Lot 226 DP 319932 CT 78630	Recreation Reserve
18.	Lot 224 DP 319932 CT 78629	Recreation Reserve
19.	Lot 120 DP 83468 CT 48B/787	Recreation Reserve
20.	Lot 119 DP 83468 CT 48B/755	Recreation Reserve
21.	Lot 111 DP 83468 CT 48B/735	Recreation Reserve
22.	Lot 112 DP 83468 CT 48B/736	Recreation Reserve
23.	Lot 1 DP 73239 CT 42B/138	Scenic Reserve
24.	Lot 1 DP 45936 GN 470289.1 (CT 24B/1266 Canc)	Scenic Reserve
25.	Sec 1 SO 20044 CT 46C/146	Scenic Reserve

The parcels of land detailed under 9(i)* and 9 (ii)* of Attachment One, do not form part of the proposal, as they are administered by Selwyn Plantation Board Limited.

The Greenspace Unit Policy and Leasing Officer is currently negotiating with the company to utilise the strip of land detailed on the attachment, and initial discussions with Mr Hugh Stevenson, Forrester, Selwyn Plantation Board Limited, indicate approval will most likely be granted.

BACKGROUND

The Belfast Wastewater Treatment Plant (BWTP) is approaching its capacity with the current zoned residential development in the catchment. There is ongoing pressure for the zoning and development of further land within the catchment for residential subdivision. Accordingly, further development may not be possible until a connection to the city system is made.

The Christchurch City Council currently holds two Resource Consents granted by Environment Canterbury for its Belfast Wastewater Treatment Plant (BWTP). A variation to the conditions of consent was granted in March 2004 for a wastewater discharge consent (CRC 990558.1) and an air discharge consent (CRC 990559.1).

The conditions of the variation limit the volume of the discharge to 2,000 cubic metres per day from the BWTP, after 30 June 2006. This reflects an undertaking made by the Christchurch City Council to Environment Canterbury to close the BWTP. The Council, through its annual budget processes for 2004/2005 and 2005/2006, is allocating capital funding for the design and construction of the pipelines and associated pumping.

The aim of the project is to undertake the work required to install and commission a pipeline and associated pumping ability for the transport of wastewater from Belfast to a suitable entry point at the Christchurch collection system, for transport to the Christchurch Wastewater Treatment Plant, by June 2006.

The City Solutions Unit, working with the Facilities Assets Management Unit, has considered the following routes:

The road route along Guthries, Belfast, Marshland and Prestons Roads

- This route was the least favoured as it would require the greatest length of pipe, would require a high level of traffic management and cause disruption to the travelling public.

From Lower Styx Road, along Dunlops Road and through two properties to Alpine View Road

- This option was discarded as one of the private property owners objected to an easement.

From Lower Styx Road, along Dunlops Road and through either the Waitikiri or Windsor Golf Course to Waitikiri Road

- This option was discarded as neither club would agree to an easement due to disruption to the fairways.

The final route chosen is detailed under Attachment Two. The reasons for choosing this route are as follows:

- It is the most direct route to connect with the city network
- There will be minimal traffic disruption
- The proposed route only traverses two private properties, and both owners appear to be in agreement with the proposal

CONTEXT

Under the provisions of Section 48(2) of the Reserves Act 1977 it is stated:

- Before granting a right of way or an easement under Section (1) of this section over any part of a reserve vested in it, the administering body shall give public notice in accordance with Section 119 of this Act specifying the right of way or other easement intended to be granted, and shall give full consideration, in accordance with Section 120 of this Act to all objections and submissions received in respect of the proposal under that Section. However, under Section 48 (3) subsection (2) the above section shall not apply in any case where –
 - (a) The reserve is vested in an administering body and is not likely to be materially altered or permanently damaged, and
 - (b) The rights of the public in respect of the reserve are not likely to be permanently affected – by the establishment and lawful exercise of the right of way or other easement.

Taking into account the above provisions it is considered that the Council is not required to publicly notify the proposal and hear any objections or submissions relating to the proposed sewer line running through Council reserves.

RELEVANT CURRENT POLICY

Community Boards and the Parks Gardens and Waterways Committee have delegated authority from the Council (8 November 2001) to make decisions on behalf of the Council concerning the granting of easements on reserves. These decisions are made under the requirements of the Reserves Act 1977.

DESCRIPTION OF THE PROPOSAL

The pressure main will be approximately 8.5 kilometres long, commencing at Tyrone Street and terminating at the corner of Beach and Frosts Roads.

The pipe sections to be installed by open trench on Council reserves or in fee simple land will be UPVC, 6 metres long and joined to polyethylene sections, installed by trenchless technology, where the pipe runs under a stream.

The easement widths over the course of the pipeline, including reserves, are three metres. The pipe will be laid at approximately 50 metres per day. The typical depth of cover will be one to two metres.

The new pipeline has a design capacity of 130 lit/sec with the ability to be ultimately increased to 165 lit/sec. The ultimate capacity may be achieved by retro upgrading the pumping ability either at the initial pumping facility or by other means such as an additional mid-point booster station.

The discharge point into the Christchurch system is to be at the 900 mm diameter gravity sewer at the intersection of Beach and Frosts Roads, Burwood. All effluent presently being collected and treated at the BWTP is to be collected and transported to the main Christchurch network. This excludes the flow from the Clearwater Resort, which will be connected at a later date. The design of the pipe will take account of risk analysis and the mitigation of issues such as interruption to service by problems such as pipe failure and electricity interruptions.

ISSUES FOR CONSIDERATION

In the resource consent application, the Council as applicant has considered and appears to largely address, a number of actual and potential effects of installing the pipeline and these are as follows:

- Ecological values, including in-stream values associate with waterways
- Landscape and aesthetic values
- Heritage, significant sites and conservation values
- Public access and safety
- Drainage and flood management
- Dust nuisance
- Noise
- Hazardous substances and installations
- Disturbance of the riverbed.
- Structural integrity of the pipeline.

It is considered that the contractor should adequately reinstate and revegetate any land on reserves and the Kaputone stream-bed through a condition of approval being set down if approval is granted. Concerns have been expressed by the Styx Project Leader that the laying of a pipe in the Kaputone Stream bed and on reserves in the area could affect the spring water flows in the area, with flows finding their way along the course of the intended pipe route. To this end, the City Solutions Project Leader will need to closely monitor the installation of the pipeline in the Kaputone streambed and on reserves, to ensure that the materials used, guarantee the integrity of the streambed and reserves, and do not give rise to the redirection of existing spring water flows.

Reinstatement of the land will also provide an opportunity through the Styx Project Leader in the Planning and Investigations Team of the Greenspace Unit, to implement a suitable planting strategy during reinstatement of the reserves in the Belfast/Lower Styx Area. Any intended works on the northern periphery of the Travis Wetland Scenic Reserve will require ongoing dialogue with the Regional Parks Team Manager. To this end the Design Project Leader (Water Environment) in the City Solutions Unit will need to closely liaise with the Greenspace Project Leader and Regional Parks Team Manager during the course of the project, to ensure reinstatement and naturalisation are implemented.

**Committee
Recommendation:**

1. That the Council ratify the action taken by the Committee at its meeting on 8 September 2004, owing to project time constraints which required a decision by 9 September 2004, in committing the Council to a preferred (and most cost effective) route for the Belfast sewer pipeline incorporating the easements for which formal approval is sought as scheduled below.
2. That the Council resolve pursuant to Section 48(2) of the Reserves Act 1977, to grant the proposed sewer easements over Council reserves scheduled below subject to the conditions set out hereunder:

Schedule:

Lot 1 DP 323638 CT 95169
Lot 1 DP300958 CT 4411
Sec 2 SO 325517 CT 118741
Sec 4 SO325517 CT152890
Lot 4 DP 78478 CT 45a/441
Lot 5 DP 78478 CT45A/442
Lot 4 DP 305008 CT 20596
Lot 5 DP 305008 CT20597
RS 30308 CT 348/274
RS 30307 CT 348/274
RS 26529 CT358/27
Sec 1 SO 337946 CT 168302
Lot 334 DP 335652 CT 146057
Lot 335 DP 335652 CT 146058
Lot 282 DP 332526 CT 133244
Lot 283 DP 332526 CT 133245
Lot 223 DP 319932 CT 78628
Lot 226 DP 319932 CT 78630
Lot 224 DP 319932 CT 78629
Lot 120 DP 83468 CT 48B/787
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Lot 111 DP 83468 CT 48B/735
Lot 112 DP 83468 CT 48B/736
Lot 1 DP 73239 CT 42B/138
Lot 1 DP 45936 GN 470289.1
Sec 1 SO 20044 CT 46C/146

- (a) That where necessary, consent be obtained from the Department of Conservation for such easements.
- (b) That the City Solutions project leader ensure that contractors carrying out works on Council reserves carry, and produce, evidence of adequate public liability insurance with a minimum cover of \$1,000,000.
- (c) That a bond of \$2,000 be lodged by the contractor with the Policy and Leasing Officer Greenspace Unit prior to the commencement of works on each reserve. The bond will be returned to the contractor at the end of the construction period less any costs incurred by the Council to reinstate minor works.
- (d) That contractors comply at all times with the provisions of the Health and Safety in Employment Act 1992.
- (e) That contractors ensure that works on Council reserves, including any streams, are physically separated from public access and adjoining properties.
- (f) That excavated material may be temporarily stockpiled in appropriate areas of the reserves not affecting the existing vegetation or eco system. All excavated material, after the completion of works, must be removed from the reserve.

- (g) That the contractors locate any services (above and underground) (eg electricity, water, telephonic, stormwater and sewage drains) on Council reserves and protect same from damage.
 - (h) That the City Solutions project leader provide necessary restoration plans and adequate supervision for the reinstatement of Council reserves prior to any works being undertaken. The restoration plans are to be compiled in conjunction with the Styx Project Leader and Regional Parks team manager, taking into account the heritage and ecological values for the area, and the protection of spring water flows.
3. That a copy of the report on this item be forwarded to the Burwood/Pegasus and Shirley/Papanui Community Boards for information.
 4. That the source of funds for this project be from the Long Term Council Community Plan 2004-2014.
 5. That when reviewing staff delegations, the incoming Council give due consideration to authorising nominated Council staff to approve easements over Council reserves.