

9. **ORION SWITCHING STATION AND EASEMENT – CRAIGHHEAD RESERVE**

Officer responsible Parks Manager	Author John Allen (Team Leader Consents – Parks)
Corporate Plan Output: Consents: Leases 9.4.8	

The purpose of this report is to enable the Papanui Shirley Community Board to recommend to the Parks and Recreation Committee to allow an easement over Craighead Reserve in favour of Orion (NZ) Limited, on which to construct a switching station, and lay additional power cables (See attached plan and elevations). Craighead Reserve is held under the Local Government Act for which the Council has delegated the authority to grant easements to the Property Manager. As the switching station is to be permanently placed upon the reserve, Officers have referred this report before the Board to make a recommendation.

The switching station is required to be located upon the reserve so that Orion’s electricity network can be extended to service the new residential developments being built in the Belfast area. Orion has already looked at a number of alternative sites, this being limited by the existing cable network from the Papanui Substation, which is laid through the reserve, and has found them unsuitable. The 11 KV switching station, measuring 5 by 6 metres, is proposed to be placed at the rear of the reserve adjoining the Sawyers Arms Timber Processors yard. Orion has also requested that the council grant a one metre wide easement over part of the reserve in which to place the cables. The easement will be wide enough to ensure that the present cables laid through the park are within this easement. The location chosen for the switching station is to ensure that it is integrated into the park setting, with the minimum impact upon the playing area and the Northcote Road frontage. Orion will ensure that the switching station buildings outside appearance will be designed to blend in with the reserve.

Once the proposed switching station is erected there will be an occasional need for vehicle access to service the switching station. This access will be catered for from the La Perouse Place access-way, by way of an alteration to the existing cycle barrier to enable it to be removed when vehicle access is required.

It is proposed that the switching station be built on the boundary of the reserve, which will require that the adjoining neighbour grants neighbour’s consent, allowing it to be built within the building setback, which is a distance of 10 metres. The adjoining neighbour, who owns the timber yard, has agreed to grant neighbours consent.

A compensation payment will be payable to the council for the right of gaining an easement over the reserve. The payment will be for the easement being granted for the switching station site, and the easement required to place the new cables from the existing cable “line” to the switching station. No payment will be due for the existing cable corridor, which is presently not covered by an easement. Orion will pay the cost of putting an easement in place over this corridor only.

The public consultation process has been completed in accordance with the Seeking Community Views policy. A letter outlining the proposed location and easement was sent to residents and affected parties on 20 October 2000. Of the 400 letters sent to residents, 10 submissions were received. Of these submissions, 3 raised concerns regarding the placement of the easement, stating that the switching station would be better placed at the end of Cavendish Road or different locations upon the reserve. As mentioned previously, the existing cable network through the Reserve from which the new network has been laid dictates that the switching station be placed upon the reserve to service the existing cable network, and to minimise its impact upon the open spaces of the park.

One submitter did not object in principle, but raised concerns with regards to any damage caused to the Reserve during the construction of the switching station. A \$2,000 bond is obtained from Orion before work commences upon the site to cover any damage that may result from installing the switching station (refer to conditions 6 and 9 of the recommendations).

Three submitters suggested that any profits or reserve contributions should be put back into the reserve to enhance the parks amenity values. Orion's compensation payment to the Council for the right of gaining an easement over Craighead Reserve is spent on the purchasing, development and maintenance of the cities parks and reserves.

Recommendation: That the Board recommend to the Property Manager that Council grants a registered easement over part of Craighead Reserve to Orion (NZ) Ltd. to lay cables and construct a Switching Station pursuant to section 235 of the Local Government Act subject to the following conditions.

1. Orion (NZ) Ltd. to obtain all necessary Resource and Building Consents before any development commences upon the site.
2. The applicant is to submit a landscape plan to the Parks Manager for approval before commencing work upon the site. The applicant is to complete the work required to complete the implementation of the plan at their cost.
3. The applicant is to submit a colour scheme for the building for the Parks Manager's approval, prior to commencing work upon the site.
4. The easement terms to be negotiated by the Property Manager in consultation with the Area Parks Officer (Consents).
5. The easement/construction area to be maintained by Orion (NZ) Ltd. in a safe and tidy condition at all times.
6. Restoration of carparks or sealed areas is to be undertaken in accordance with the conditions outlined in the information sheets entitled "Trench Restoration for Paved Areas".
7. All costs associated with the development, and subsequent maintenance of the associated buildings and structures upon the site being paid for by Orion (NZ) Ltd.
8. Before any tenders are let or work commences upon the site, discussions are to be held with the Parks Manager's designate, the Area Parks Officer – Fendalton Service Centre to ascertain the Council's requirement through the development phase of the construction of the facility.
9. A bond of \$2000 is to be paid by Orion (NZ) Ltd or successful principal contractor to the Christchurch City Council/Area Parks Officer – Fendalton Service Centre before work commences upon the site. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work.
10. A compensation payment, which is decided by independent valuation is to be made to the Council for the granting of the easement over the switching station site and the easement needed for placing the new cables from the existing cable line to the switching station.
11. The easement document records that all cables must be laid underground.

**Chairperson's
Recommendation:**

That the officer's recommendation be adopted.