

RESERVES HEARINGS PANEL AGENDA

TUESDAY 7 AUGUST 2012

AT 10AM

IN THE BOARDROOM, FENDALTON SERVICE CENTRE, CORNER JEFFREYS AND CLYDE ROADS

Panel: Commissioner David Mountfort

Committee Adviser
Janet Anderson
Telephone: 941 8112

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RESERVES HEARINGS PANEL 7. 8. 2012

1. **APOLOGIES**

2. **CONSIDERATIONS OF SUBMISSIONS**

RESERVES HEARINGS PANEL 7. 8. 2012

3. **IN THE MATTER OF THE RESERVES ACT 1977 (SECTION 15) - PROPOSAL TO EXCHANGE PART OF A GRAVEL RESERVE AT 711 JOHNS ROAD TO ENABLE ORION TO DEVELOP AN ELECTRICAL SUBSTATION WITH LAND OWNED BY ORION NZ AT 300E MAIREHAU ROAD ADJOINING TRAVIS SWAMP SCENIC RESERVE**

General Manager responsible:	General Manager, City Environment Group, DDI 941-8608
Author:	Lewis Burn, Property Consultant, Corporate Support Unit

PURPOSE

1. The purpose of this hearing is to consider three submissions in opposition received by the Christchurch City Council of which two have indicated that they wish to speak in support of their submission. Pursuant to Section 120 (d) of the Reserves Act 1977 the panel shall give full consideration to the submissions received before the Council as administering body of the Reserve decides to proceed with the proposal.
2. On release of the panel's recommendations, a report including the panel's recommendations will be made to the Fendalton/Waimariri Community Board to make a decision acting under the delegated authority of the Council for recommendation to the Minister of Conservation. The recommendation to the Minister is to include a summary of all objections and comments received and a statement as to the extent to which they have been allowed or accepted or disallowed or not accepted.
3. The panel may determine his own procedure at the hearing.
4. Refer to **Attachment 1** for the three submissions received.

INTRODUCTION

5. My name is Lewis Archibald Burn. I am employed by the Christchurch City Council as a Property Consultant for the Property Consultancy Team of the Council's Corporate Support Unit. I have been employed with the Council for 22 years during which time I have been involved with a wide range of Local Government property related matters including dealing extensively with the activities of Council in relation to the provisions of the Reserves Act 1977. Prior to my employment with the Council I was employed by the Crown, firstly since 1967 with the Lands and Survey Department and from 1987 to 1990 with State Owned Enterprise, Landcorp.
6. I am the officer presenting the case for the Council for the proposed exchange on behalf of the controlling asset owner, Transport and Greenspace Unit. This report has been prepared in consultation with the Engineering Manager (Network Infrastructure) for Orion. I am familiar with the land at 711 Johns Road having visited the site many times during the period that I have been associated with this Proposal which goes back some six years. I have visited Orion's land at Mairehau Road and observe that this site is virtually indistinguishable from the surrounding Travis Wetland. Refer paragraph 16 for comment by Transport and Greenspace Unit on the reasons why this land should be received in the exchange for reserve purposes.

BACKGROUND**Land Involved With Proposed Exchange**

7. Council: Part Reserve 323 (reserve for gravel pit) shown as Section 2 Drawing 500423 1.0677 hectares (subject to survey) situated at 711 Johns Road. This land is part of an old quarry site known as the Waimakariri Pit (**Attachment 2**).
8. Pt Reserve 323 is vested in the Christchurch City Council as a Reserve for a Gravel Pit pursuant to Section 6 of the Public Reserves Amendment Act 1878. Title to the reserve was derived from the Crown. The reserve is not formally classified but if it were to be for the current purpose would be deemed to be a Local Purpose (gravel) Reserve. Orion: All CFR 231659 being Section 1 SO Plan 15905 held for electricity purposes 5739 metres squared. This site is located at 300 E Mairehau Road surrounded by Travis Wetland (**Attachment 3**).

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Easements

9. Easements over parcels marked Z and Y for a ROW and services are intended to be created as shown in the proposed easement schedule on **Attachment 2**

Land for Road (SH 1)

10. Sections 4 and 5 on **Attachment 2** are to be set apart for road.

Council Decision

11. The Christchurch City Council at its meeting on 27 August 2009 resolved to declare as surplus to its requirements that part of Reserve 323 generally shown as Section 1 on **Attachment 2** and pursuant to Section 24(1)(b) of the Reserves Act 1977, make written application to the Minister of Conservation to revoke the reservation for gravel purposes, for a subsequent Crown disposal process between the Department of Conservation and Ngāi Tahu subject to among other matters, full compliance with the provisions of the Reserves Act 1977. The Council also authorised staff to further negotiate with Orion NZ Limited to work out the terms for an exchange of land under the provisions of Section 15 of the Reserves Act 1977 in relation to that parcel of Pt Reserve 323 shown generally as Section 2 on **Attachment 2** as a site for an electrical substation and further, to proceed to publicly notify the proposed exchange.
12. Since the Council's August 2009 resolution, on going discussions have been held with Orion NZ to reach agreement on the terms of the exchange and the Department of Conservation over process. Progress with implementing the exchange and the reserve revocation has been delayed with the New Zealand Transport Agency (NZTA) identifying land parcels from Reserve 323 as required for road (State Highway) along the Johns Road frontage.
13. City Care Ltd under resource consent from Environment Canterbury has been using Waimakariri Pit as a clean landfill site. City care filling operations are nearing an end with further discussions to be held on work to required before they cease operations likely to be in the later half of this year .

APPLICATION

14. Orion NZ and the Christchurch City Council are joint applicants of the exchange proposal.
15. Orion approached the Council in 2005 requesting an exchange of land from their portfolio of land assets for a portion of Reserve 323. Lot 2 DP 45936 which is sited within the Travis Wetland and is the only site not held by the Council, was identified as the most appropriate parcel of land held by Orion for exchange. Following extensive discussions formal agreement conditional on compliance and fulfilment of the provisions of Section 15 of the Reserves Act 1977 (and other statutory consents) was reached with Orion on 14 May 2012 to proceed with the Exchange. Shane Watson Network Asset Manager with Orion NZ will attend the hearing to clarify and answer any questions from Orion's perspective

PURPOSE OF PROPOSED EXCHANGE

16. The exchange will afford the Council the opportunity to complete the Council's ownership of Travis Wetland, which is a listed Ecological Heritage Site (EHS 14.07, Travis Wetland) in the City Plan. Such sites recognise and protect the ecological values of the area, and the Travis Wetland Ecological Heritage Site includes the land owned by Orion. Currently the Council holds title to all other parts of the wetland. The exchange of land benefits Orion's strategic goals of securing a site in the north-west of the city for the purpose of establishing an electrical substation. The advantages for the Council include being able to secure in public ownership the whole of Travis Wetland, with the future prospect to classify all as Scenic Reserve. Benefits for the city include the conservation of the ecological environment, protection of a walking track that passes through the Orion land and the potential to extend native plantings into that area.

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PROCESS

17. Section 15 of the Reserves Act 1977 provides that the Minister of Conservation may by notice in the Gazette, authorise the exchange of land comprised in any reserve or any part or parts thereof for any other land to be held for the purpose of that reserve.
18. Section 15(2) provides that that the Council shall not pass a resolution requesting the exchange before the expiration of one month after notice of intention to pass the resolution and calling for objections has been published in one or more newspapers circulating the district and until considering all such objections received in that period (if any). The offer back provisions of the Public Works Act 1981 and the first right of refusal rights of Ngāi Tahu do not apply to this process.
19. The Council's intention to pass a resolution pursuant to Section 15 of the Reserves Act 1977 requesting the Minister of Conservation to authorise the proposed exchange of land was advertised in the public notices column of The Press newspaper on Wednesday 9 May 2012 closing on 5pm on Wednesday 13 June 2012, (**Attachment 4**) . On 7 May 2012 a letter was sent to Mrs DM Orange (submitter), the immediate neighbour at 4 Waimakariri Road giving advance notice of the public notification and copies of the scheme and site plans inviting any queries. In response to an offer to informally discuss her submission prior to a hearing, Orion's Network Asset Manager, Shane Watson, and myself meet with Mrs Orange on 16 July 2012 with a view to explain the proposal further and endeavour to answer some of her queries/concerns. (Note Shane Watson and myself had previously meet with Mrs Orange in late 2009 to initially consult with her on this proposal). Mrs Eileen Mackie of 23 Waimakariri Road (submitter) later attended this meeting . While both submitters appreciated the opportunity to discuss the proposal, both confirmed they wished to speak to their submissions. The third submitter (A and L Batty of 91 Watsons Road did not take up the invitation to meet before the hearing and has confirmed by telephone that they do not wish to be present at the hearing but that their submission be presented.
20. The land received from Orion at Travis Wetland will in the first instance assume the status of gravel pit. The Department of Conservation (subject to full compliance with the exchange for other land process prescribed in Section 15 of the Reserves Act 1977) is prepared to support the exchange on the basis that there will be greater value to the reserves network by having this land as reserve at Travis Wetland rather than Johns Road.
21. On receiving the approval of the Department of Conservation to the exchange a separate classification process under Section 16 of the Reserves Act 1977 will be initiated to classify the Orion title received as a scenic reserve to fulfil the intent of the exchange. The Department has indicated that it sees no issue with the process being followed in this manner.

SUBMISSIONS RECEIVED

22. A total of three written submissions opposing the proposal were received as a result of the advertising.
23. Mrs D M Orange, 4 Waimakariri Road . This submitter wishes to be heard with her son present Mr and Mrs Eileen and Peter Mackie, 23 Waimakariri Road. This submitter wishes to be heard Mr and Mrs Alan and Liz Batty, 91 Watsons Road. Note this submission was received late on the day after closing date 13 June 2012. This submitter does not wish to be heard.

ISSUES RAISED BY THE SUBMITTERS IN RELATION TO THE COUNCIL'S LAND INTENDED FOR THE SUBSTATION (SUMMARISED)

24. The following issues were raised:
 - (a) The degree of filling of the land that the substation is to be built on.
 - (b) The positioning of the substation on the site and why it has to be where intended and not else where on Reserve 323.
 - (c) The affect on existing trees which provide a certain amount of protection from wind, privacy and buffer traffic noise from Johns Road.

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- (d) Future planting of trees on the site and boundaries
 - (e) Landscaping / maintenance of the entire site (not just the area occupied by the substation facility), including the building of a bund along the south east boundary and the timing of this.
 - (f) The commencement of construction, how long it will take and possible inconvenience to neighbouring properties and what restrictions (if any) will be placed on the adjoining land.
 - (g) The visual impact of the substation (including overhead lines) and affect on value of adjoining/nearby properties and their rural quality of life.
 - (h) Future expansion if any of the substation facility.
 - (i) Operation noise emissions both in and outside normal business hours
 - (j) Access to the site, vehicle movement and parking. during and after construction of the substation,
25. There has been no comment received in relation to the appropriateness or otherwise of Orion's land at Mairehau road being received by way of exchange and classified as scenic reserve.

PRESENTING OFFICER'S COMMENT

26. Comment is made as follows in the order of the issues raised in paragraph (h) above:
- (a) The land is currently subject to a resource consent that allows City care to fill the pit to within +/- 0.5 metres of the surrounding land levels. Currently, an area within the pit (proposed land swap) and adjacent to Mrs Oranges land is unfilled. At the time of writing this report, discussions are underway with CityCare as to possible options that will suit Orion and the adjoining land owners. Detailed design for the site is yet to be confirmed but it is intended that appropriate fill suitable for bearing load of substation structures be installed directly under the proposed structure site. Other areas would be continued to be filled for the site to be relatively level to allow for Right of Ways and access. Future areas of landscaping could be mounded in the future.

At the time of writing this report details on this additional filling were awaited from City Care.
 - (b) The substation site is the area that has been negotiated with Orion for transfer and allowing for NZTA roading requirements. From Orion's perspective the substation is being placed strategically on the site to allow for the appropriate distribution of high voltage cables to feed the developing loads. It is required to supply electricity to the immediate surrounding area but in particular to the growing commercial/industrial areas to the north of Johns Road and residential areas in Belfast to the north so the site is practical from that point of view . It is also considered that to site the substation elsewhere in the quarry(i.e. Section 1) would not be in the interests of best land use and could " fractionate " the current quarry land holding.
 - (c) It is not proposed to remove any trees on the south boundary with Mrs Orange's property. The pine trees along the Johns Road boundary could possibly be removed at some future date as a consequence of future road widening. The driveway into the site is wide enough to allow the cabling to be installed without risk of damage to the current trees.
 - (d) No tall trees are to be planted with the substation compound . Tree/shrub planting outside the substation area and adjacent to boundaries will be considered at the time of detailed substation design.

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- (e) Landscaping by Orion is to be determined at the time of final design but anticipated that this will be sympathetic to the surrounding environment. Once developed, maintenance of the balance site area outside the substation compound security fence will be the responsibility of Orion. With suitable filling and landscaping on going ground maintenance will be relatively maintenance free compared to the current undeveloped state . As part of the filling work discussed in comment 1, City Care have been asked to look into the development of a bund (in the order of two metres high, four metres wide) along the South Boundary with Mrs Orange's property. Subject to agreement with City Care the development of the bund could commence prior to work progressing on the substation. Ground work remediation will however need to be undertaken prior to building.
 - (f) Construction on the substation is anticipated to commence in the next two years and take about a year to complete. Note that the substation will be developed in two stages, with the second stage being installed in approximately five to eight years. The second stage would involve installation of additional equipment within the substation but not expansion of area. The work involved with the construction of the substation will utilise normal building construction techniques and should not inconvenience neighbouring properties. Note that whilst undertaking cable works within the road corridor, normal traffic management practises will be required. There will be no restrictions required on neighbouring properties.
 - (g) No overhead power lines or pylons are planned with the development of the substation with all primary cables in and out of the facility to be underground . It is not possible to offer a definitive comment on the possible affect (if any) on neighbouring property values. It is matter of perception that would need to be tested on the market if this proposed use would be perceived as any more detrimental to value and the rural quality of lifestyle as opposed to its current use and status as a gravel pit.
 - (h) Orion is not aware or does it envisage any proposals that would require an expansion beyond the current proposed footprint of the substation. The land identified for transfer to Orion is large enough to accommodate Orion's known requirements for the next 20-40 years.
 - (i) The substation will need to comply with City Plan rules in relation to noise emissions. With the development of a bund along the southern boundary the effects of noise emissions from the facility may be of little consequence when taking into account traffic noise from Johns Road
 - (j) Access to the site will be from Waimakariri Road by the current formed driveway. With any construction site there will be regular vehicle movements over the period of construction but when the substation is operational Orion believe access to the site may be as little as one to two vehicle movements per week.
27. The design of the substation is presently conceptual **Attachment 5** and the detail has not yet been developed to a stage to put forward the proposal for resource /building consent. The land is in the rural 5 zone of the City Plan and if the substation meets all the requirements of the utility rules of the City Plan the substation would be a permitted activity.

RESERVES HEARINGS PANEL 7. 8. 2012**3 Cont'd****CONCLUSION**

28. The submissions received in response to the public notification have not put forward any views or objection to Council receiving Orion's land at Mairehau Road for addition to Travis Swamp Scenic Reserve. Understandably the submitters have focused their attention on the affect they consider the proposed electrical substation development on Council's land will have on their neighbouring properties. Matters such as noise emission, traffic access/movement and building design will be among the effects based issues to be assessed at the time of resource and building consent application. With landscaping sympathetic to the surrounding environment including the development of a bund on the south boundary, the report presenter considers these measures will considerably lessen any impact of this proposed development on the submitters neighbouring properties given that cable servicing of the substation will be underground. The question of affect if any on property value and rural quality of lifestyle is a subjective matter. However it is possibly fair to say the proposed use and control by Orion may be perceived as a better long term alternative to the present gravel reserve status of the site in its undeveloped/untidy state. From the Council's perspective the exchange with Orion will lead to a much better use of reserve holding assets with an enclave in an ecological reserve area being assured of protection.
29. On balanced consideration of all the points raised in the submitters' submissions, and through later discussions, the presenting officer is of the view that the Hearings Panel having regard to the comment in paragraph 26 in response to the submitters points should recommend to Council, (delegated to the Fendalton/Waimariri Community Board), that the Council authorise staff to proceed with the exchange of land with Orion as publicly notified on 9 May 2012 (**Attachment 4**).

STAFF RECOMMENDATION

That the Reserves Hearings Panel provide a report and recommendation supporting the proposed land exchange and site uses. This report to be incorporated in a staff recommendation to the Fendalton/Waimariri Community Board (acting under the delegated authority of the Council) to seek Council resolution to proceed with the exchange of land with Orion NZ as outlined in paragraph 3 subject to inclusion of the following conditions:

- (a) The approval of the Minister of Conservation to the proposed exchange being obtained.
- (b) As part of the landscaping a bund being developed along the South Boundary of the Council's land, the design, extent, and development timing to be agreed between City Care , Orion NZ and in consultation with the neighbouring property owner, Mrs DM Orange.



Please See Email
Attached.

Mrs D M Orange
4 Waimakariri Road
Harewood
Christchurch 8051

Property Consultancy Manager
Christchurch City Council
P O Box 73014
Christchurch 8154

12 June 2012

**PROPOSED LAND EXCHANGE
PART WAIMAKARIRI PIT, HAREWOOD,
FOR LAND AT TRAVIS SWAMP
&
711 JOHNS ROAD – PROPOSED ORION SUB-STATION SITE**

TO WHOM IT MAY CONCERN

As a resident of Waimakariri Road, who is directly affected by the above proposals because the land in the Waimakariri Pit is on the North West boundary of my property, I would like to object to the above proposals and I wish to appear before a panel and be heard.

I have several questions which I have listed below but one thing that really concerns me is the fact that building a sub-station adjacent to my property will have a direct affect on my property value! Will I be compensated for this?

The Waimakariri Pit is a large block of land with plenty of suitable areas for a sub-station, so why does it need to be on my boundary?

1. Will the land that the sub-station is going to be built on, be filled, as has the pit area in Sec 1?
2. With cabling being underground and along my northern boundary fence, how will this affect my pine trees?
3. What is the possibility of the Pine trees along my Northern boundary being damaged or removed for the laying of cables?
4. If they are damaged or removed will they be replaced?
5. Will I be able to plant trees along the North West boundary (adjacent to sub-station)?
6. What will happen with the trees (Pine trees and Poplars) in Section 2?
7. These trees give me a certain amount of protection from wind, privacy and a buffer from the traffic noise from Johns Road and, if removed this will leave my property

wide open to winds and noise and a lack of privacy. Would they be replaced with some other type of trees etc?

8. Will there be a bund along my western boundary as shown on the plan?
9. Will the bund and landscaping be developed before building starts?
10. Has resource consent been granted for the Orion sub-station?
11. When is the building of the sub-station likely to start and how long will it take?
12. What inconveniences should I expect during the building process?
13. Could the planned sub-station be moved further south into the pit area?
14. If no, why not?
15. What restrictions (if any) will be placed on the use of my land?
16. Will the land (Sec 2) that is outside of the fenced sub-station area and beyond the landscaped area be maintained by Orion?

Further to my objection, please find attached questions asked by me to Mr Lewis Burn who passed the questions on to Shane Watson of Orion.

As I have stated in my reply email to Mr Burn, the answers are very disappointing and non committal not to mention very uninformative.

How can a proposal be put forward without all the information being available at the time.

This surely must have an effect as to what people perceive. I have asked questions based on the information and plans I have received about the proposal only to find out because of the questions I have asked, that the plans for the sub-station and the landscaping shown on the plan may not necessarily be what has been proposed.

I would like some answers, as the questions I have asked will directly affect me.

I would also like my son present at the hearing as my support person. However he does not arrive back in the country until 17 July.

Yours faithfully,



D M Orange



Re: FW: Proposed Orion Land Swap

Tuesday, 12 June, 2012 11:21 AM

From: "Debra Orange" <gingermeg@xtra.co.nz>

To: "LewisBurn" <Lewis.Burn@ccc.govt.nz>

Good Morning Mr Burn,

I'm sorry to say that the answers from Shane Watson of Orion are very disappointing and non committal.

How can a proposal be put forward if all the information is not there or final plans haven't been decided on? This could be the difference between people objecting or not. Totally an unfair advantage.

I would also like to know the reason why the proposed sub-station cannot be located in some other area of the Waimakariri Pit? There is plenty of suitable sites down there.

Kind regards

Debbie Orange
4 Waimakariri Road
Harewood
Christchurch 8051

--- On Mon, 11/6/12, Burn, Lewis <Lewis.Burn@ccc.govt.nz> wrote:

From: Burn, Lewis <Lewis.Burn@ccc.govt.nz>
Subject: FW: Proposed Orion Land Swap
To: "Debra Orange" <gingermeg@xtra.co.nz>
Date: Monday, 11, June, 2012, 8:38 AM

Good Morning , further to my email on Friday , Shane Watson of Orion has added responses to your email questions and has asked that these be sent on to you.

Regards

Lewis Burn

Property Consultant
Corporate Support
DDI 941 8522
Email: lewis.burn@ccc.govt.nz

From: Debra Orange [mailto:gingermeg@xtra.co.nz]
Sent: Wednesday, 6 June 2012 11:37 PM
To: Burn, Lewis
Subject: Proposed Orion Land Swap

Dear Mr Burns,

Thank you for the information on the Orion Land Swap.

I would like to know how the submission process works and do you have any information on this process that will help me.

Below is a list of questions that I hope you can answer for me.

1. Will the land that the sub-station is going to be built on, be filled, as has the pit

area in Sec 1?

The details of the substation design have not been confirmed, but we anticipate the ground levels will be flat.

2. With cabling being underground and along my northern boundary fence, how will this affect my pine trees?

No decisions have been made but the pine trees that are located along Johns Road will most likely be removed in the future.

3. Has resource consent been granted for the Orion sub-station?

Resource consents will be requested prior to construction. These are likely to only be associated changing of soil contours and storm-water discharge. The substation itself is a complying activity under the city plan and will therefore not require a specific consent.

3. Will there be a bund along my western boundary as shown on the plan?

The landscaping will be determined at the time of final design. We anticipate that we will be undertaking landscaping that is sympathetic with the environment.

4. Will the bund and landscaping be developed before building starts?

The landscaping is unlikely to be developed prior to building as we anticipate that we will need to undertake ground works remediation prior to building. Surplus soil will be utilized in the landscaping.

6. When is the building of the sub-station likely to start?

It is anticipated that building works will progress 2012/2015.

7. Could the planned sub-station be moved further south into the pit area?

The substation is being installed as south as practical within the area of land that has been negotiated for transfer. The substation is further south than detailed in previous proposals presented earlier.

Kind regards
Debbie Orange

4 Waimakariri Road
Harewood
Christchurch 8051

Phone: 3599 086

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Christchurch City Council

<http://www.ccc.govt.nz>



Mrs D M Orange
4 Waimakariri Road
Harewood
Christchurch 8051

Property Consultancy Manager
Christchurch City Council
P O Box 73014
Christchurch 8154

08 June 2012

**PROPOSED LAND EXCHANGE
PART WAIMAKARIRI PIT, HAREWOOD,
FOR LAND AT TRAVIS SWAMP
&
711 JOHNS ROAD – PROPOSED ORION SUB-STATION SITE**

TO WHOM IT MAY CONCERN

As a resident of Waimakariri Road, who is directly affected by the above proposals because the land in the Waimakariri Pit is on the North West boundary of my property, I would like to object to the above proposals and I wish to appear before a panel and be heard.

I have several questions which I have listed below but one thing that really concerns me is the fact that building a sub-station adjacent to my property will have a direct affect on my property value! Will I be compensated for this?

The Waimakariri Pit is a large block of land with plenty of suitable areas for a sub-station, so why does it need to be on my boundary?

1. Will the land that the sub-station is going to be built on, be filled, as has the pit area in Sec 1?
2. With cabling being underground and along my northern boundary fence, how will this affect my pine trees?
3. What is the possibility of the Pine trees along my Northern boundary being damaged or removed for the laying of cables?
4. If they are damaged or removed will they be replaced?
5. Will I be able to plant trees along the North West boundary (adjacent to sub-station)?
6. What will happen with the trees (Pine trees and Poplars) in Section 2?
7. These trees give me a certain amount of protection from wind, privacy and a buffer from the traffic noise from Johns Road and, if removed this will leave my property

wide open to winds and noise and a lack of privacy. Would they be replaced with some other type of trees etc?

8. Will there be a bund along my western boundary as shown on the plan?
9. Will the bund and landscaping be developed before building starts?
10. Has resource consent been granted for the Orion sub-station?
11. When is the building of the sub-station likely to start and how long will it take?
12. What inconveniences should I expect during the building process?
13. Could the planned sub-station be moved further south into the pit area?
14. If no, why not?
15. What restrictions (if any) will be placed on the use of my land?
16. Will the land (Sec 2) that is outside of the fenced sub-station area and beyond the landscaped area be maintained by Orion?

Yours faithfully,



D M Orange

Burn, Lewis

From: eikcam@xtra.co.nz
Sent: Tuesday, 12 June 2012 8:04 PM
To: Burn, Lewis
Subject: Opposition to Proposed Land Swap - Waimakariri Road / Travis Swamp
Attachments: Submission concerning proposed land exchange.doc

Hello Lewis

Please find attached our reasons for opposing the land swap.

We wish to formally register our opposition with this document. Unfortunately I have misplaced the original notice in the public notices section of "The Press". Can you please advise us if we need to do more to register our opposition?

Thank you

Eileen and Peter Mackie

3594302.

Submission concerning proposed land exchange (Waimakariri Road Pit / Travis Swamp) :

Thank you for the opportunity to comment on this proposal.

We have considered the additional information that has been provided in our correspondence with Mr Burn, but must register our strong **opposition** to this proposal.

- The exchange will result in the construction of a sub-station very near to our home. We believe this will impact not only on the value of our property, but on our rural quality of life. The Waimakariri pit is of a big acreage – why not utilise land for this swap that is further away from the residential area of Waimakariri Road?
- We are concerned about the visual impact of the substation, and whilst we appreciate that there will be sympathetic landscaping, there is no guarantee of a bund as well as vegetation to hide the complex. Further, the removal of tall trees from the area will impact on us, as noise pollution will be greater from the traffic on Johns Road. We have been advised that there will be no poles or pylons, but can we be guaranteed that for the long term?
- Access to the substation will be from Waimakariri Road. Will construction workers and ultimately substation staff, park on the site or in Waimakariri Road? We have no footpaths now, and a school at the end of the street so vehicle movement is a real issue for us.
- How will the substation operate outside of normal business hours – will we be subject to noise and traffic day and night?
- We are really concerned about the operational noise of the substation. We ourselves have heard the constant “humming” noise from other substations such as Greers and Hawthornden Road stations. This is particularly offensive in wet weather conditions when the wires seem to have a high pitched hum coming from them.

In summary, we believe we will be significantly disadvantaged if this land swap goes ahead – financially and in quality of life.

Peter and Eileen Mackie

23 Waimakariri Road



Alan and Liz Batty
91 Watsons Road
Harewood
Christchurch 8051
Ph 03 359-5677
E-Mail thebattys@actrix.co.nz

12 June 2012
Property Consultancy Manager
Christchurch City Council

Dear Sir/Madam

We object to the proposed property land exchange of part of the Waimakariri Pit for land at Travis Swamp.

The reason that we are objecting is that we have had no solid information from Orion. We would like more information as to whether there would be any expansion plans in the future within the site or pit area. We would also need assurances that there would be no overhead lines, structures or tall trees that would block out sun or be visually unattractive.

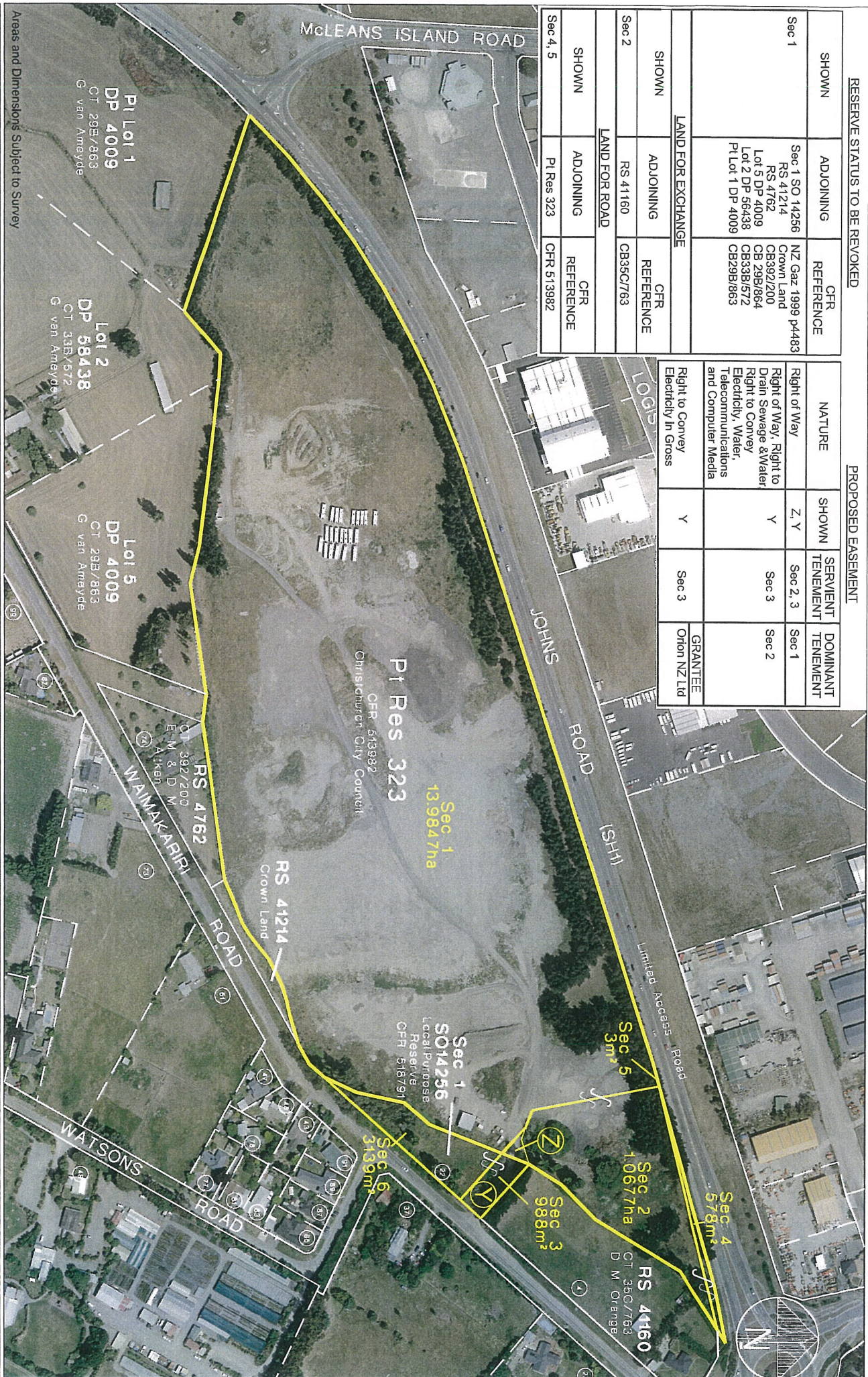
Sincerely yours,


Alan and Liz Batty.

Attachment 2

RESERVE STATUS TO BE REVOKED		
SHOWN	ADJOINING	CFR REFERENCE
Sec 1	Sec 1 SO 14256 RS 41214 RS 4762 Lot 5 DP 4009 Lot 2 DP 56438 Pt Lot 1 DP 4009	NZ Gaz 1999 p4483 Crown Land CB392/200 CB 298/864 CB338/572 CB298/863
LAND FOR EXCHANGE		
SHOWN	ADJOINING	CFR REFERENCE
Sec 2	RS 41160	CB350/763
LAND FOR ROAD		
SHOWN	ADJOINING	CFR REFERENCE
Sec 4, 5	Pt Res 323	CFR 513982

PROPOSED EASEMENT			
NATURE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of Way	Z, Y	Sec 2, 3	Sec 1
Right of Way, Right to Drain Sewage & Water	Y	Sec 3	Sec 2
Right to Convey Electricity, Water, Telecommunications and Computer Media			
Right to Convey Electricity In Gross	Y	Sec 3	GRANTEE Orion NZ Ltd



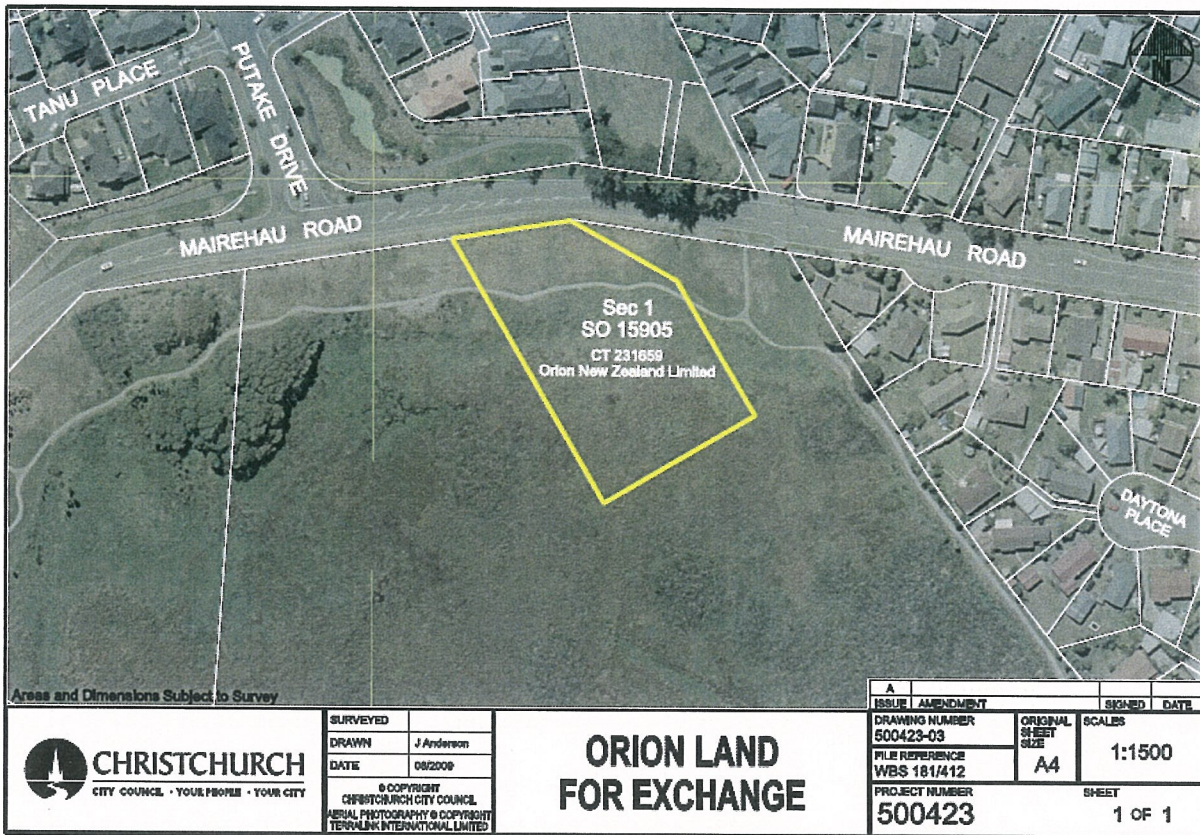
Christchurch City Council

CAPITAL PROGRAMME GROUP

DATE	CD30	NAME	SIGNED	DATE	APPROVED	PROJECT TITLE
DESIGNED						WAIMAKARIRI PIT LAND FOR DISPOSAL
REVISED						
DRAWN						
CHECKED						
<small>© COPYRIGHT CHRISTCHURCH CITY COUNCIL AS PER THE RESERVE AND COMPANION EASEMENT INSTRUMENTS LISTED</small>						

CONTRACT NUMBER	ORIGINAL SHEET SIZE	SCALES
500423-07	A3	1:2500
500423		1 OF 1

APPENDIX 2



SURVEYED	
DRAWN	J Anderson
DATE	08/2009
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ORION LAND FOR EXCHANGE

A	ISSUE	AMENDMENT	SIGNED	DATE
DRAWING NUMBER	500423-03	ORIGINAL SHEET SIZE	A4	SCALES
FILE REFERENCE	WBS 181/412			1:1500
PROJECT NUMBER	500423	SHEET		
		1 OF 1		

Christchurch City Council

PROPOSED LAND EXCHANGE PART WAIMAKARIRI PIT, HAREWOOD, FOR LAND AT TRAVIS SWAMP

Waimakariri Pit is an old quarry site held as a local purpose reserve for a gravel pit subject to the provisions of the Reserves Act 1977. The Council has been in discussions with Orion NZ for the use of an area in the north eastern corner of the site on which to establish an electrical substation. In return for this land Orion are prepared to transfer to Council a property at Travis swamp which is surrounded by the Travis Wetland.

The Christchurch City Council gives public notice that it intends to pass a resolution pursuant to Section 15 of the Reserves Act 1977 requesting the Minister of Conservation to authorise an exchange of the land described in the first schedule for the land described in the second schedule:

First Schedule

1.0677 ha subject to survey, vested in the Christchurch City Council and being Part Reserve 323 being part of the land comprised in computer freehold register 513982 and more particularly shown as Section 2 on CAD Drawing No 500423-07. This land is part of the property situated at 711 Johns Road, Harewood.

Second Schedule

5739 square metres owned by Orion New Zealand Limited for Electricity purposes and being Section 1 Survey Office Plan 15905 being all of the land comprised in computer freehold register 231659. This land is situated at 300 E Mairehau Road, Marshland-Parklands.

Purpose of the Exchange

The proposed exchange with Orion NZ will give the Council full control of the Travis Wetland to ensure protection of the existing walking track and management of the native plantings. Orion's strategic goals will be met by securing a site in the north-west of the city for the purpose of establishing an electrical substation. Access and servicing of the substation site will be through the existing driveway off Waimakariri Road. On completion of the exchange the land received by Council is intended to be classified as a scenic reserve to enable its addition to the adjacent Travis Wetland which is held as a scenic reserve.

Right of Submission

Any person or organisation wishing to make either a submission or object to the proposed exchange of reserve land for other land, may do so in writing no later than 5pm on Wednesday 13 June 2012 addressed to:

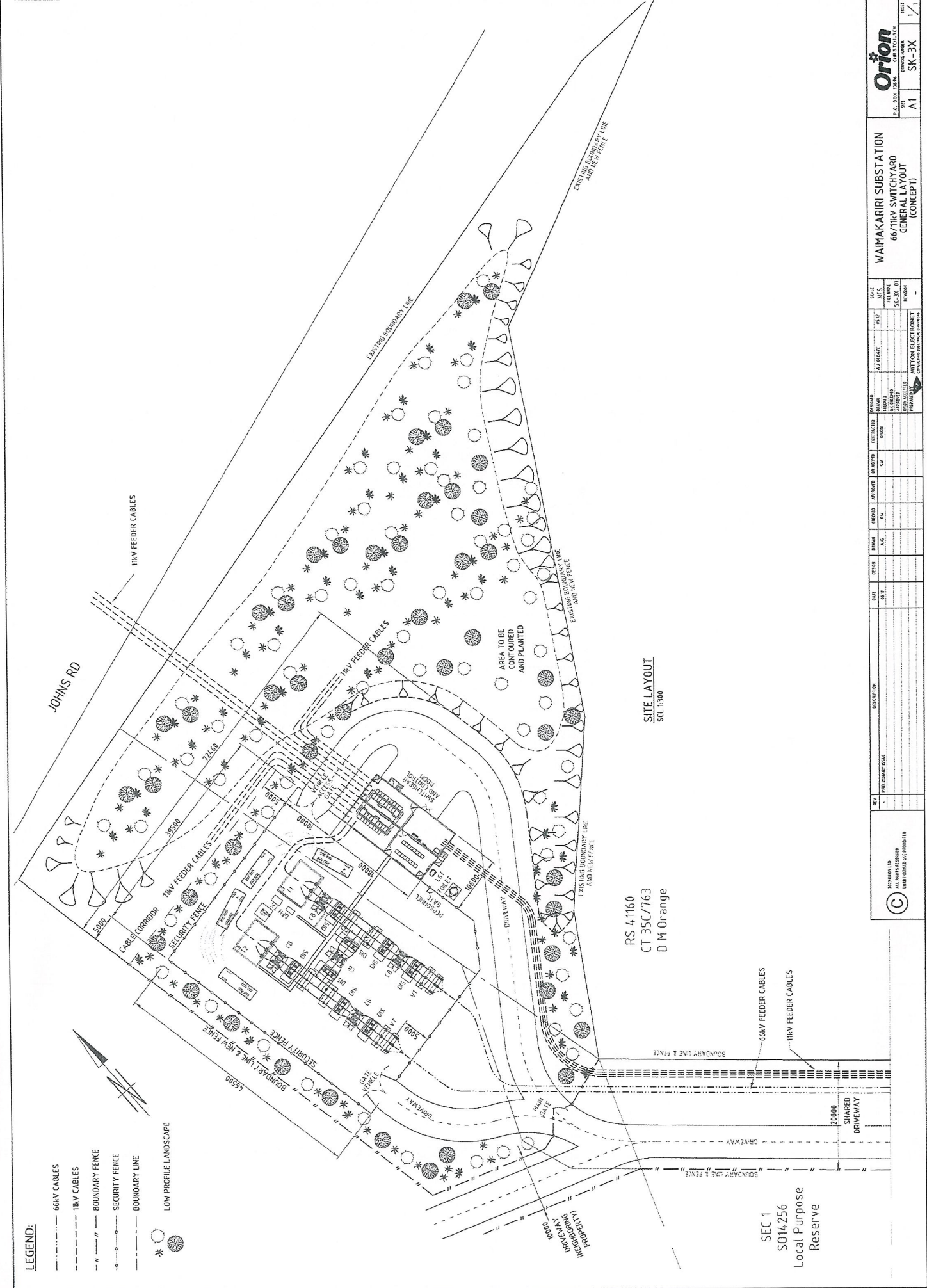
Property Consultancy Manager
Christchurch City Council
PO Box 73014
Christchurch 8154

Submitters should state if they wish to appear before a panel to be heard in support of their submission or objection.

To view a plan showing the areas of land proposed for exchange and for further particulars please contact:

Lewis Burn, Property Consultant
Corporate Support Unit
Civic Offices, PO Box 73015, 53 Hereford Street, Christchurch 8154
Phone: (03) 941 8522
Email: lewis.burn@ccc.govt.nz

C Sullivan
COUNCIL SECRETARY
www.ccc.govt.nz



- LEGEND:**
- 66kV CABLES
 - 11kV CABLES
 - - - BOUNDARY FENCE
 - - - SECURITY FENCE
 - - - BOUNDARY LINE
 - * LOW PROFILE LANDSCAPE

RS 4/1160
CT 35C/763
D M Orange

SITE LAYOUT
SCL 1300

SEC 1
S014256
Local Purpose
Reserve

		WAIMAKARIRI SUBSTATION 66/11kV SWITCHYARD GENERAL LAYOUT (CONCEPT)		SHEET SK-3X 1/1
PROJECT NAME SK-3X_01	DATE 1/1	DRAWN DATE	CHECKED DATE	APPROVED DATE
DESIGNER NAME	CHECKED NAME	APPROVED NAME	PROJECT NAME	SHEET SK-3X_01
PROJECT NAME	SHEET SK-3X_01	DATE 1/1	DRAWN DATE	CHECKED DATE



RESERVED FOR ALL RIGHTS RESERVED
UNLESS INDICATED OTHERWISE

RESERVES HEARINGS PANEL 7. 8. 2012

4. HEARINGS PANEL CONSIDERATION

5. DELIBERATIONS