



Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

Notice of Meeting

and

AGENDA

of the

Assets Committee

in the

Council Chamber, Third Floor
Office of the Waitaki District Council
20 Thames Street, Oamaru

Tuesday 28 May 2019

Assets Committee Membership:

Cr Bill Kingan (Chair)

Cr Guy Percival (Deputy Chair)

Cr Jeremy Holding

Mayor Gary Kircher (ex officio)

Deputy Mayor Melanie Tavendale

Cr Hugh Perkins

Assets Committee Meeting

Tuesday 28 May 2019

**Council Chamber, Third Floor
Office of the Waitaki District Council
20 Thames Street, Oamaru**

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9. RESOLUTION TO EXCLUDE THE PUBLIC

That the public be excluded from the following parts of the proceedings of this meeting, namely agenda items 10 and 11.

The general subject of each matter to be considered while the public is excluded; the reasons for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter – Section 48(1)
Public Excluded: <ul style="list-style-type: none"> • Confirmation of Previous Meeting's Public Excluded Minutes PE • Decision Regarding Release of Public Excluded Information PE 	To protect the privacy of natural persons. Section 48(1)(a) (The disclosure of the information would cause unnecessary personal embarrassment to the persons concerned.) To enable the Council to carry out negotiations without prejudice or disadvantage. Section 48(1)(a) (Premature disclosure of the information would detrimentally affect the Council's position in the negotiations.) To maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to members or officers or employees of any local authority, or any persons to whom section 2(5) applies, in the course of their duty.

These resolutions are made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of the Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item."

10. **Confirmation of Previous Meeting's Public Excluded Minutes**
 - 16 April 2019 PE

35 – 37
11. **Decision Regarding Release of Public Excluded Information PE**
12. **Resolution to Return to the Public Meeting (to be resolved)**
"That the Assets Committee resumes in open meeting and decisions made in the public excluded session are confirmed and made public as and when required and considered."
13. **Release of Public Excluded Information**
 In accordance with Waitaki District Council Standing Orders 2016 to 2019, Clause 17.5, the Committee will consider approving the release of previously public excluded information because there is no longer a need for its continued protection under section 48(1) of the Local Government Official Information and Meetings Act 1987. If so approved for release, the previously public excluded information will appear in the public minutes of this 16 April 2019 Assets Committee Meeting, under Agenda Item 13.

Assets Committee Members

Cr Bill Kingan (Chair)	Mayor Gary Kircher (ex Officio)
Cr Guy Percival (Deputy Chair)	Deputy Mayor Melanie Tavendale
Cr Jeremy Holding	Cr Hugh Perkins

Waitaki District Council**Assets Committee****UNCONFIRMED MINUTES of Assets Committee Meeting of the
Waitaki District Council held in the Council Chamber,
Office of the Waitaki District Council, 20 Thames Street, Oamaru
on Tuesday 16 April 2019 at 9.25am**

- Present** Cr Bill Kingan (Chair), Cr Jeremy Holding, Cr Hugh Perkins,
Cr Guy Percival, Deputy Mayor Melanie Tavendale; and
Mayor Gary Kircher (ex officio) (from 10.10am)
- In Attendance** Cr Craig Dawson
Cr Jim Hopkins
Cr Jan Wheeler
Cr Colin Wollstein
Fergus Power (Chief Executive)
Neil Jorgensen (Deputy Chief Executive / Assets Group Manager)
Paul Hope (Finance and Corporate Development Group Manager)
Lisa Baillie (People and Culture Group Manager)
Lichelle Guyan (Heritage, Environment and Regulatory Group Manager)
Bill Chou (Information Services Group Manager)
Ainslee Hooper (Governance and Policy Advisor)
- In Attendance for
Specific Agenda Items:** Michael Voss (Roading Manager)
Renee Julius (Property Manager)
Erik van der Spek (Recreation Manager)
Martin Pacey (Water Services and Waste Manager)
Andries du Plooy (Assets Business Advisor)

The Chair declared the meeting open at 9.25am and welcomed everyone present
Mayor Gary Kircher was not in the room at the commencement of the meeting.

1. Apologies

RESOLVED

AC 2019/027

Deputy Mayor Melanie Tavendale / Cr Jeremy Holding
That the Assets Committee accepts an apology for lateness from
Mayor Gary Kircher.

CARRIED

2. Declarations of Interest

There were no declarations of interest.

3. Confirmation of Previous Meeting Minutes (Public)

RESOLVED

AC 2019/028

Cr Jeremy Holding / Deputy Mayor Melanie Tavendale
That the Assets Committee confirms the minutes of its previous
meeting held on 12 March 2019, as circulated, as a true and correct
record of that meeting.

CARRIED

4. Recreation Workload

The report, as circulated, sought a recommendation from the Committee to Council to approve funding for an additional full time position in the Recreation Unit in the 2019/20 Annual Plan.

Recreation Manager Erik van der Spek spoke to the report. He advised that the Recreation Unit was currently very reactive and discussed other initiatives that could be undertaken (eg with cross-border and cross-agencies) with increased resources if more resourcing was available with more resourcing.

During discussion on the report, the following points were highlighted / clarified:

Applying for grants and MBIE funding was highlighted as something missing from the report as a key responsibility for the Unit. That required time for forward planning, and project design and organisation.

The report's reference to "the business plan was flawed", it was noted that the booking engine for the A2O was run by Tourism Waitaki, but targets had not been reached because people tended to book independently. The underwriting issues were about Tourism Waitaki's financial situation.

It was noted that all contracts needed to be audited and monitored. The associated work with managing the recent underperformance of the recreation contract had increased that workload to about 50% of the time for two officers during December.

The proposal for Council to take over the maintenance of the A2O raised concerns for some Elected Members about what exactly Tourism Waitaki was doing. It was noted that Council owns the trail and the assets, and it was Council's choice that Tourism Waitaki be contracted to manage it. However, at its last meeting, the A2O Joint Committee had decided to remove the maintenance responsibility from Tourism Waitaki, believing that the skills available within the two responsible councils would be better able to manage it instead. Tourism Waitaki's job would be solely to market the trail.

It was clarified that the \$80k had previously been agreed as a budget item but was then removed by Council as part of subsequent budget deliberations. This proposal was about putting it back and providing the business case that had been requested in initial discussions.

Regarding growth opportunities, it was noted that there was already evidence that smaller towns were benefitting from the investment in the A2O – eg the Duntroon Hotel had reopened; there were changes in Enfield (tavern and school development). In addition, Council was also looking into a Recreation Centre, which was also expected to impact growth in the district.

The meeting was also reminded that Tourism Waitaki had done a fantastic job of marketing A2O and put it on the world-wide map. The promotion of the district had benefitted greatly from that skill and effort.

RESOLVED
AC 2019/029

Deputy Mayor Melanie Tavendale / Cr Hugh Perkins
That the Assets Committee recommends:
That Council approves a funding allocation of \$80,000 for an additional full time position in the Recreation Unit in the 2019/20 Annual Plan.

CARRIED

5. Roothing Performance Status and TEFAR

The report, as circulated, presented performance information about the Council's Roothing Unit as measured against One Network Road Classification (ONRC) values and the issues around accessing Targeted Enhanced Financial Assistant Rate (TEFAR) funds.

Group Manager Neil Jorgensen noted that information on the Roding Unit's performance and TEFAR had been requested by Elected Members, and this report is the response. Roding Manager Michael Voss spoke to the report.

During discussion, it was clarified that there is only one bucket of funding, so if there were more pressing problems elsewhere, then more of the TEFAR would be spent there to address that problem.

RESOLVED
AC 2019/030

Deputy Mayor Melanie Tavendale / Cr Jeremy Holding
That the Assets Committee receives and notes the information.

CARRIED

6. Assets Group Activity Report February 2019

The memorandum, as circulated, sought to inform the Assets Committee about strategic matters and outcomes.

Key discussion points on various sections of the report were as recorded below.

Water:

Water leak issues had occurred mostly on service lines, with some associated with split fittings, pipes, pinholes etc. Rather than repair work being done, the service lines were being replaced instead. There is no one area that is failing; it is across the board. It is not about usage, but rather, just material failure.

It was noted that, over the last 15 years, Council has been replacing water treatment plants, with the aim of moving into the renewal phase after that. Some mains in townships are extremely critical; other services lines may be less critical. All factors need to be considered. It was noted that there is high leakage in some smaller towns (eg Otematata and Omarama), which can be difficult to pick up where you have unconfined gravel.

A Council workshop on all three water issues would be held in early June.

Mayor Gary Kircher joined the meeting at 10.10am.

Roding:

Signage would be changed in response to some confusion amongst the public about the Tyne Street roundabout. It was also noted that the roundabout is a water site now, as pipes and drainage are reconfigured ahead of the roundabout construction.

The meeting was adjourned at 10.15am for morning tea and reconvened at 10.33am. Mayor Gary Kircher was not in the room when the meeting reconvened.

The Chair directed the meeting back to discussion on Roding aspects of the Assets Group Activity Report.

Roding (continued):

156 responses were received to the Severn Street wall survey. Many wanted to see a three-tier full replacement, because it is a feature icon of the town. That is the highest cost option. A summary of responses will be completed and reported soon.

Mayor Kircher returned to the meeting at 10.41am.

Property:

Elected Members have been invited to a visit to the breakwater on Thursday to view the work being undertaken. The big rocks for it were coming from Ngapara.

Recreation:

Elected Members were very complimentary about the Palmerston bike park. It was noted that there would be barriers put up around the edge of the creek, and the tussocks and vegetation would be tidied up, too.

Repairs to the A2O track west of Ohau following recent rain damage would be completed once the MBIE funding had been received. It was noted that the whole track was still rideable.

Regarding Waiareka Park, it was noted that staff had followed the correct procedures, and the problem with the policy which had expected that the residences would be continuous. Instead, pocket developments were popping up, and playgrounds were being constructed on an ad hoc basis aligned to them. It was recommended that Elected Members review the policy and be mindful of its contents, because any money allocated to playgrounds was not able to go to other things.

RESOLVED
AC 2019/031

Cr Hugh Perkins / Mayor Gary Kircher
That the Assets Committee receives and notes the information.

CARRIED

The Chair adjourned the meeting at 10.53am.

At 2.08pm, the Chair reconvened the meeting and signalled his intention to move the meeting into public excluded.

7. Resolution to Exclude the Public

RESOLVED
AC 2019/032

Mayor Gary Kircher / Deputy Mayor Melanie Tavendale
That the public be excluded from the following part of the proceedings of this meeting, namely Agenda Items 8 and 9, as follows:
8. Parks Maintenance Contract PE
9. Decision Regarding Release of Public Excluded Information PE

The general subject of each matter to be considered while the public is excluded; the reasons for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter – Section 48(1)
Public Excluded: 8. Parks Maintenance Contract PE	<p>To protect the privacy of natural persons. Section 48(1)(a) (The disclosure of the information would cause unnecessary personal embarrassment to the persons concerned.) To enable the Council to carry out negotiations without prejudice or disadvantage. Section 48(1)(a) (Premature disclosure of the information would detrimentally affect the Council's position in the negotiations.) To maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to members or officers or employees of any local authority, or any persons to whom section 2(5) applies, in the course of their duty.</p>

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter – Section 48(1)
9. Decision Regarding Release of Public Excluded Information PE	<p>To protect the privacy of natural persons. Section 48(1)(a) (The disclosure of the information would cause unnecessary personal embarrassment to the persons concerned.) To enable the Council to carry out negotiations without prejudice or disadvantage. Section 48(1)(a) (Premature disclosure of the information would detrimentally affect the Council's position in the negotiations.) To maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to members or officers or employees of any local authority, or any persons to whom section 2(5) applies, in the course of their duty.</p>

These resolutions are made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of the Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

CARRIED

Refer to Public Excluded Minutes

10. Resolution to Return to Public Meeting

RESOLVED
AC 2019/034

Cr Guy Percival / Cr Jeremy Holding
That the Assets Committee resumes in open meeting and decisions made in the public excluded session are confirmed and made public as and when required and considered.

CARRIED

11. Release of Public Excluded Information

In accordance with Waitaki District Council Standing Orders 2016 to 2019, Clause 17.5, and pursuant to Resolution AC 2019/033 of this meeting, the Committee did not approve the release of public excluded information from this meeting at this time.

There being no further business, the Chairman declared the meeting closed at 2.54pm.

TO BE CONFIRMED at the Assets Committee Meeting to be held on the 28th day of May 2019 in the Council Chamber, Office of the Waitaki District Council, 20 Thames Street, Oamaru.

Chairman

Assets Committee Report

From Acting Roading Manager

Date 28 May 2019

Severn Street Wall

Recommendations

That the Assets Committee recommends:

That Council approves the heavy maintenance option to stabilise the Severn Street Wall.

Objective of the Decision

To present to Council the options to remedy the current wall's deficiencies and enable works to progress whilst meeting the tests of aesthetics, engineering solutions and affordability.

Summary

It is proposed that the Assets Committee approves the option for retaining two tiers by means of heavy maintenance of the Severn Street wall that best fits with the Community Outcomes criteria.

Summary of Decision Making Criteria

	No/Moderate/Key		No/Moderate/Key
Policy/Plan	Moderate	Environmental Considerations	No
Legal	No	Cultural Considerations	Moderate
Significance	Moderate	Social Considerations	No
Financial Criteria	Moderate	Economic Considerations	No
Community Views	Key	Community Board Views	No
Consultation	Moderate	Publicity and Communication	Key

Background

At the February 2019 Assets Committee meeting, it was resolved to seek public feedback regarding the preferred option to address the Severn Street wall replacement, via an online survey. Six options which ranged from \$650k to \$1.3m were offered. These included replacement of one or two tiers of the wall, a mixture of face finishes, and complete maintenance where required. The officer's recommendation at the February Assets Committee Meeting was for a single-tiered replacement wall using coloured concrete.

The current budget allocation for the project is \$200,000 from the Annual Plan 2017/18 carried forward, \$250,000 from the 2018/19 structural component replacements budget, and \$100,000 from the 2019/20 Annual Plan, totalling \$550,000 including the New Zealand Transport Agency (NZTA) share.

Summary of Options Considered

Option 1 – Heavy maintenance of the wall sections, tier two and three. (Recommended)

Options 2 – 7 from the Public Consultation

Option 2 – Full replacement of two tiers of Oamaru stone (tiers 2 and 3)

Option 3 – New single-tier wall of Oamaru stone (remove tiers 2 and 3 and replace with one)

Option 4 – Part replacement of the two tiers (using prefabricated panels and Oamaru stone facings)

Option 5 – Full replacement of two tiers with coloured concrete panels

Option 6 – New single-tier wall coloured concrete panels

Option 7 – Part replacement with coloured concrete panels.

Assessment of Preferred Option

Option 1 of heavy maintenance is recommended. Mr K Dooley from Dooley's Masonry visited the site recently and suggested that there are several methods available for rehabilitation of the existing walls. There are long sections of the walls that do not require any maintenance. For example, the Stantec report identified only 33% of the 350 metres of the two walls require heavy maintenance and support. Dave Charters of DCL Consulting, who would provide the structural design for repairs, also recommended heavy maintenance as the primary option.

There are a variety of methods available for the rehabilitation works which include:

- Constructing Oamaru Stone support bracing walls at various points along the front
- Tying back with anchors to concrete posts set below the ground
- Construction of concrete anchors in the wall line to tie each end to
- Removing the top row of blocks
- Installing weepage holes in foundations to minimise hydraulic pressure
- A similar tie-back construction technique Dooley's used on the St Luke's church wall in Itchen Street to provide additional stability.

With the increased knowledge of the site and material conditions following the geotech surveys, coupled with the expertise provided by Dooley's and DC Consulting, any potential for failure as experienced earlier is unlikely.

The estimated cost for this option is \$550,000, reduced from earlier estimates and is the officer's preferred option.

This option has been considered favourably by Building Services.

This option also reflects the community's preferred choice by keeping the appearance of the existing two tiers of the wall visually unchanged. It also limits the works to the sections that are less stable which in turn reduces cost and physical works.

Conclusion

The heavy maintenance of the two tiers is funded from the existing low cost low risk budget and eases the funding pressures other options would bring. It also retains the amenity value that the public desire.

The recommended option to maintain the existing two tiers offers:

- Retaining the amenity value of the existing walls
- Meets the public expectation that two walls are kept
- Aligns with specialists' recommendations
- Minimal excavations and physical disturbances of the site, making works less intrusive and more readily available for remedial landscaping
- Less impact on the district as funding is already allocated.

Mark Renalson
Acting Roading Manager


Michael Voss
Acting Assets Group Manager

Attachments

Additional decision-making considerations
Attachment 2 – Survey Results

Additional Decision-Making Considerations

The following matters have been considered in making the decisions.

Outcomes

We maintain the safest community, we can and keep our district affordable by providing roads and footpaths that are safe, effective, efficient, accessible, and fit for purpose for people and goods.

Policy and Plan Considerations

Waitaki District Plan Reference: item 62; DP Category B (discretionary); NZHPT Category II.

Repairs and replacement of this structure is a discretionary activity, under 11.1.3.1 Heritage Rules and under 11.2.2 Assessment Matters

- e) the extent to which any alteration or addition is compatible with the original design and material, and the extent to which a new building is compatible with the heritage character of the area:
- i) in the case of major additions, alterations, removal or demolition, the provisions by the applicant of photographs or other information relating to the building, object, property or place prior to work commencing.

NZHPT Category II permits works under the appropriate District Plan provisions (above).

The Building Code

Community Views

The community views received from the Survey Monkey results were assessed and considered during the decision making process and final recommendation.

Financial Considerations

Works will be undertaken through Low Cost Low Risk provisions within the NZTA investment category. The works will attract standard Financial Assistance Rate of 55%. The Long Term Plan (LTP) has \$200,000 allocated for 2018/19 financial year (FY18/19), and \$100,000 for FY19/20, with \$250,000 allocated from Structural Component renewal budget 2018/19 (FY18/19).

Legal Considerations

There are no specific legal considerations.

Environmental Considerations

There are no specific environmental considerations.

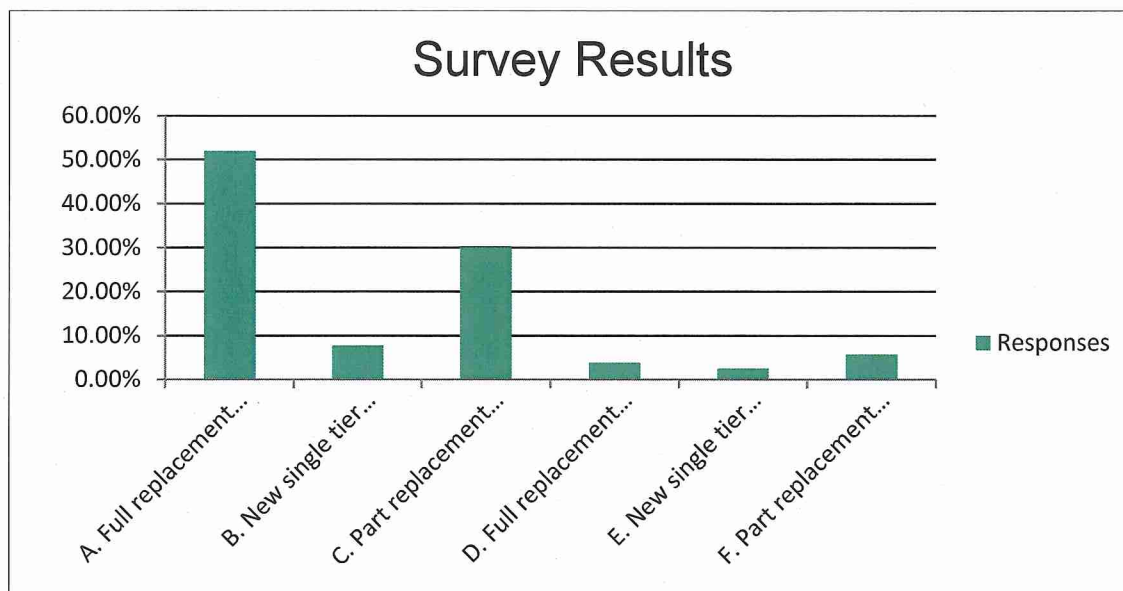
Publicity and Communication Considerations

Community views were sought through a Survey Monkey survey.

Attachment 2 – Survey results

The survey received 156 online responses, with Option 1 – full replacement of two tiers of Oamaru stone (tiers 2 and 3) – being the preferred choice (81 of the 156 response are in favour of this option – 52%).

The second preference was option 3, with 47 (30%) choosing part replacement.



The full replacement option is estimated in excess of \$1m (Santec estimate).

The actual cost would not be known until a full design has been completed, an estimate of qualities developed, and the tender pricing received.

The funding required for this project size has not been requested in the past and so it is currently underfunded. However, it could be resourced by deferring other approved projects (traction seals and rural resilience, for example) and bringing the contract works over two financial years 2019/2 and 2020/21.

Assets Committee Report

From Recreation Manager

Date 28 May 2019

Tyne Street Landscape Plan

Recommendations

That the Assets Committee recommends:

That Council:

1. Approves in principle the Tyne Street Landscape Plan
2. Incorporates the landscape plan into its Harbour Strategy for implementation.

Objective of the Decision

To enhance the Tyne Street Landscape.

Summary

It is proposed that the Assets Committee approves the Tyne Street Landscape Plan.

Summary of Decision Making Criteria

	No/Moderate/Key		No/Moderate/Key
Policy/Plan	Moderate	Environmental Considerations	No
Legal	No	Cultural Considerations	No
Significance	No	Social Considerations	No
Financial Criteria	No	Economic Considerations	No
Community Views	Key	Community Board Views	No
Consultation	No	Publicity and Communication	No

Background

Following concern over removal of sycamores on Tyne Street, it was resolved (WDC 2019/009):

That Council:

1. *Realigns the storm water main, currently adjacent to King George Park and installed along the closed section of Arun Street, along Tyne Street as part of a planned renewal project;*
2. *Removes the trees planted within the recommended alignment to facilitate construction of the proposed storm water main, kerb and channeling;*
3. *Prepares an information sheet for neighboring property owners affected by the removal of the Sycamore trees.*
4. *Prepares a suitable landscaping plan to replace the trees, which is to be agreed to by Council.*

In developing a landscape plan, officers have recognised the following site constraints:

- Limited width is likely to result in tree roots damaging the retaining wall, kerb and carriageway
- Underground services may be vulnerable to damage or require tree removal should maintenance be required.
- Traffic sightlines need to be maintained.
- Smaller species will have limited aesthetic impact, while larger species may block views and cause damage to infrastructure.

The landscape plan provides the following outcomes:

- Use of planter boxes along Tyne Street will prevent damage to the kerb, retaining wall and carriageway. They will also be relocatable if maintenance of underground infrastructure is required.

- *Metrosideros 'Maori Princess'* has been chosen as it is a medium height Pohutakawa that should not impact significantly on neighbours' views and will provide a summer display of flowers that will enhance the aesthetics of Tyne Street.
- Tree spacing has been chosen to provide sufficient trees to enhance the landscape but not adversely interfere with neighbours' views.

The landscape plan is indicative and final tree placements would be established onsite.

The expected cost of implementing the landscape plan is \$25,000. Maintenance is expected to cost \$3,000 over the first three years.

The views of Council's Roading and Water departments have been sought. The plans meet requirements for traffic sight lines and are far enough away from existing and future infrastructure.

Neighbours' views have been sought. Many immediately adjacent to Tyne Street were unable to be contacted but have been provided with information. Those who were contacted have not expressed any concern over the proposal.

There is some uncertainty around future use and development of the land surrounding Scott's Brewery. It may be desirable to defer landscaping in this area pending more detail from the Oamaru Harbour Masterplan currently in development.

Landscaping is unable to be carried out until the developers of the visitor accommodation at the harbour have completed initial construction and kerb and channel has been installed along Tyne Street.

Summary of Options Considered

Option 1 – Landscaping in accordance with the attached Tyne Street Landscape Plan. Officers believe this will enhance the site without having negative impacts on infrastructure or views.

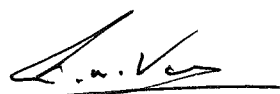
Option 2 – Alternative landscaping subject to direction provided by Elected Members.

Option 3 – No landscaping on Tyne Street. Council has rejected this option previously.

Assessment of Preferred Option

Option 1 is preferred as it enhances Tyne Street and takes into account site constraints and the impact on neighbouring properties.

Erik van der Spek
Recreation Manager



Michael Voss
Acting Assets Group Manager

Attachments

Additional decision-making considerations
Attachment 2 – Tyne Street Landscape Plan

Additional Decision-Making Considerations

The following matters have been considered in making the decisions.

Outcomes

The decision contributes to the following Community outcomes:

'We provide and enable services and facilities so people want to stay and move here'

Policy and Plan Considerations

There are no District Plan considerations.

The Waitaki District Council's Tree Policy states:

Policy 1

Preference will be given to the planting of tree species on Council administered land and reserves which:

- a. Reflect the unique natural and cultural/heritage environment of Waitaki; and*
- b. Are appropriate to the site conditions; and*
- c. Reflect the community's identity; and/or*
- d. Have low allergenic affects; and*
- e. Don't drop debris on footpaths; and*
- f. Require low maintenance.*

Policy 3

The effects on adjacent properties and underground and overhead services will be considered when planting trees on Council-administered land and reserves, and the relevant property owners will be consulted by Council.

The Landscape Plan has been developed in accordance with these policies.

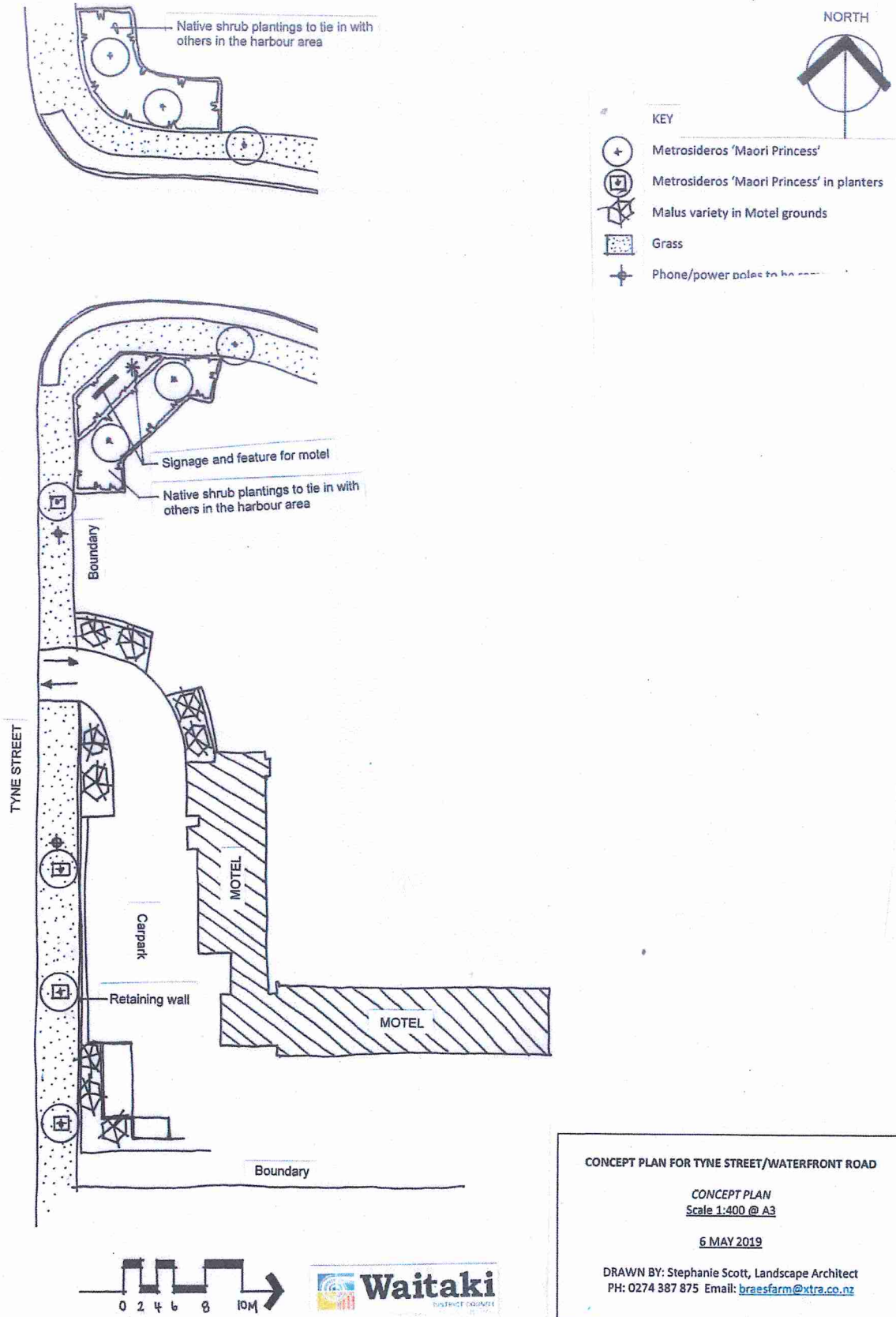
Community Views

The views of neighbours have been sought. Those who have responded are happy with the plans.

Financial Considerations

Implementation of the landscape plan is expected to cost \$25,000.

Attachment 2 – Tyne Street Landscape Plan



Landscape Images



Assets Committee Memorandum

From: Project Manager

Date: 28 May 2019

Moeraki Wastewater – Effluent Dispersal System Upgrade

Recommendation

That the Assets Committee receives and notes the information.

Summary

The effluent dispersal system for the Moeraki Wastewater Treatment Plant is due to be upgraded to ensure it meets Otago Regional Council's (ORC) consent requirements. This project was included in Council's 2015-25 Long Term Plan for completion in the 2017-18 financial year, but has been delayed due to resourcing issues and higher priority projects, notably water supply upgrades to meet the Drinking Water Standards. Scoping and design work for the upgrade has now been completed and final costings determined. Due to changes to consent requirements, these costings are higher than original estimates and will result in a higher-than-expected rates impact.

Purpose

The purpose of this memorandum is to update the Assets Committee on the Moeraki Wastewater Treatment Plant effluent dispersal system design, cost and rates impact.

Background

The current Moeraki Wastewater Treatment Plant and sewer reticulation network was constructed in 1999. The cost of this was loan-funded, with around half of properties in the township opting to pay the loan cost annually (\$393 per annum for sewer reticulation and \$252 per annum for treatment) over 20 years, other residents paid it off as a lump sum. The current loan will be paid off on 30 June this year and will no longer be rated for.

Council has been aware in recent years of the need to upgrade the Moeraki Wastewater Treatment Plant effluent dispersal system to meet changing environmental standards. The project and a budget of \$450k were included in the 2015-25 Long Term Plan for a new pump house, rising main (4.5 kilometres in length) and irrigation field. The project is to be loan-funded, with the cost of the loan to again be met by Moeraki village residents through a new targeted rate over a 20-year period.

Comment

Since the 2015 Long Term Plan, ORC consent requirements for effluent dispersal have tightened up considerably. New consent conditions for the irrigation field allow only irrigation at certain times, depending on prevailing weather conditions. Council has no option but to comply, which requires designing for and building additional buffer storage, pumping capacity and smart controls on the field.

In addition, ORC recently issued a notice regarding the dispersal system's non-compliance and requires it to be addressed by 1 January 2020. Compliance can only be achieved through completing the planned project.

The design for the new dispersal system has been completed to meet the new requirements and the total project cost has now been determined at \$1.2 million (an increase of \$750k).

The cost of the project will be funded through a mix of existing depreciation funding and a 20-year loan. The loan cost will be spread across the current 201 rated sewerage connections. From 1 July 2020, the resulting rates impact over the 20-year life of the loan will be \$480 per annum per property for the first three years, and \$535 per annum for the remaining 17 years.

Although the project was included in the Long Term Plan and many property owners in Moeraki are used to paying the previous loan cost through annual rates (which was higher), the level of the new rate was not anticipated.

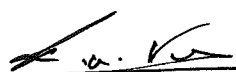
This will be particularly noticeable to those ratepayers in the village whose properties have been connected to the network since 1999 and paid their share of the costs through a one-off Development Contribution rather than rates.

Overall, the project's higher cost and impact on ratepayers reflects a greater focus on environmental protection and a lower tolerance for non-compliance which is impacting many of the 3 Waters activities. However, this project will provide a sustainable solution for protecting the local environment and for meeting current and projected environmental standards over the long term.

Work on installing the new dispersal system is expected to commence within the next two months.

Officers are in the process of sending out a letter to all Moeraki ratepayers connected to the sewerage network advising them of the project and resulting rates impact that will come into effect from 1 July 2020.

Joshua Rendell
Project Manager



Michael Voss
Acting Assets Group Manager

Assets Committee Memorandum

From: Recreation Manager

Date 28 May 2019

Kurow Duntroon Irrigation Company Pipeline

Recommendation

That the Assets Committee receives and notes the information.

Summary

Council resolved to provide an easement over recreation reserve in Kurow for the Kurow Duntroon Irrigation Company (KDIC). In order for the irrigation pipe to be laid underground, removal of 15 trees and relocation of others is necessary. After discussing this situation with the local community, KDIC has minimised the number of trees to be removed and undertaken to replant and landscape the site as a picnic area following installation.

Purpose

The purpose of this memorandum is to present information on tree removals necessary for the installation of the KDIC pipeline.

Background

On 27 March 2018, Council considered a recommendation from the Assets Committee to formalise existing occupation rights of the Kurow Duntroon Irrigation Company Limited (KDIC) to convey water across recreation reserve. It was resolved (WDC2018/042): *“That Council direct ‘the Chief Executive to grant easements for the right to convey water, over Part Section 2, Block XVI, Town of Kurow and Part Lot 2A, SO 4774 to the Kurow Duntroon Irrigation Company Limited, subject to notification and the consideration of any submissions’.* No submissions were received in response to the notification.

The 10m easements were to allow KDIC to install underground pipes instead of the open irrigation channel. At the time of considering the recommendation, Council officers were not aware that the methodology planned to install the pipe required a 30m wide corridor, or that removal of trees on Mavis Shaw Reserve was necessary. This became apparent when it was requested to remove a clause in the draft easement, making Council liable for tree root damage to the pipes. KDIC was then asked to look at options to reduce the width from 30m, and to minimise the impact on the reserve.

KDIC provided this report on 8 May 2019. Different methodology for this section is expected to cost the company an additional \$350,000 and not substantially reduce the impact on the reserve. Some of the trees are in poor condition, with remedial work and removal likely to be required at some point in the near future. KDIC has discussed the proposed tree removal with the Kurow community and has committed to relocating some trees and restoring the site as a picnic area at the completion of the works. This has been discussed at a meeting with the Upper Waitaki Valley Community Society, which has advised Council of its acceptance on the situation. It is the Society's preference that the option which removes the minimum number of trees is selected.

Removal of the trees has been assessed under Council's Reserve Management Plan and Tree Policy 2014, and officers consider it is justifiable as:

- Some trees are likely to require remediation/removal in coming years
- Specimen trees will be relocated
- KDIC has committed to remediate the site as a community picnic area which will be of benefit to the community
- The irrigation pipe provides significant economic benefit to the community.

Alternative options have a significantly higher cost and/or similar impact on the community.



- Tree to be removed for plant movement
- Trees branches to be cut and potential removal following arborist review

Erik van der Spek
Recreation Manager

A handwritten signature in black ink, appearing to read "M. Voss".

Michael Voss
Acting Assets Group Manager

Assets Committee Memorandum

From Assets Group Manager

Date 28 May 2019

Assets Group Activity Report May 2019

Recommendation

That the Assets Committee receives and notes the information.

Summary and Purpose

The purpose of this memorandum is to inform the Assets Committee about strategic matters and outcomes.

Assets Group Focus Areas

Water Services and Waste
Maintaining or improving service levels
<p>Customer Service As of 14 May 2019, 2331 CRMs had been resolved by officers and SouthRoads, with 92% being resolved within the required timeframes.</p> <p>Water Supply and Wastewater On the evening of 26 April, the South Hill Reservoir emptied, affecting some 4,000 consumers. The pump station supplying the reservoir had been shut down earlier that day while upgrade works were carried out. A level sensor at the reservoir falsely indicated that there was sufficient water volume remaining to supply consumers until the pump station was recommissioned later that evening. Officers worked hard to restore supply to consumers quickly (within the hour). Some elevated properties were without water for an extended period (4-5 hours). The faulty level sensor has now been replaced.</p> <p>A fault at the main Transpower substation in Weston caused a two-hour power outage to Oamaru and surrounding areas as far south as Moeraki on 2 May, affecting a number of water and wastewater facilities. Council's Supervisory Control and Data Acquisition System (SCADA) performed well, allowing officers to closely monitor sites. Sufficient backup storage was available at the main sewer sites to prevent overflows to the environment and the backup generator at the Oamaru Water Treatment Plant meant production of treated water continued uninterrupted.</p> <p>While undertaking a large construction project within the Kurow township for the Kurow-Duntroon Irrigation Company on 7 May, company contractor Monadelphous struck a critical water main and cut supply to all 330 Kurow Water Supply consumers. Council's contractor was in Kurow undertaking planned works and responded quickly to carry out the necessary repairs. Unfortunately, the repair later failed, shutting down the supply for a further five hours, as Monadelphous had removed much of the supporting pipe bedding material. Consumers were provided with regular updates via Facebook. The repairs made were temporary and construction of a more permanent solution will commence soon. Any further shutdowns will be carried out overnight and will be well publicised in advance.</p> <p>Staff are continuing to work with the membrane supplier to address fouling at the Oamaru Water Treatment Plant. Fouling has worsened to the point where treated water production has dropped and we can only produce slightly more than demand with little margin for outages or faults. Officers will manage this situation with extra cleaning cycles until more membranes arrive and the source of the membrane fouling is identified. Our membrane supplier is actively working to identify and remedy the issue.</p>



Damaged
water main

Damaged water main – Manse Road, Kurow

Solid Waste

Global recycling markets for plastics 3 to 7 have collapsed and the Waitaki Resource Recovery Park is being forced to make changes to its operation in order to remain viable. Officers are providing assistance to the Trust by communicating upcoming changes to stakeholders and the community. This issue is being experienced nation-wide.

Protecting people, places and the environment

Wastewater

Upgrading of the Moeraki Wastewater Treatment Plant disposal system is being made a priority by officers, with completion expected in December.

Water

Officers have been continuing to work with the Ohau water task force to refine options for their Drinking water upgrade.

Supporting economic development and growth

Wastewater

The ten-year review of Council's Trade Waste Bylaw is underway. Consideration will be given to the capacity of Council's Wastewater Treatment Plants and the impact and effects of commercial, industrial and tankered wastes now and in the future. The national issue of blockages/failures associated with wet-wipes and the pump will also be considered.

Stormwater

Realignment of a stormwater main adjacent to Scott's Brewery is underway to allow for future development.

Community Outcome Focus

'We maintain the safest community we can'

The 3Waters team's risk management and business continuity processes will be reviewed following the two significant water outages and one power outage in April/May.

Roading

Maintaining or improving service levels

Customer Service

Customer service requests have been steady, with 63 received during April.

The Otago Rally caused some damage to the road surfaces and signage. The cost of repairs to the damage is to be sent to the rally organisers who are aware of this matter.

Public consultation for the Severn Street wall replacement has been completed and the results are being presented in a separate report to this Assets Committee meeting (May 2019).

Maintenance Contract

The focus for the maintenance contractor through to 30 June will be on drainage maintenance, culvert renewals, second coat sealing, pre reseal repairs, and township works. The contractor has a large programme of work to complete and has engaged as many of the local contractors as possible to assist with delivering the programme outcomes.

Projects

Preliminary works at the Tyne/Wansbeck Streets' roundabout site have started with 3Waters replacement of underground valves and pipes below the intersection. Works required at the site include repositioning valves and pipe works, new road kerb and drainage, resurfacing of the road surface, and installation of roundabout features.

Westview Drive works are progressing, with the main road construction fill being completed the week of 17 May, which will allow building of the carriageway. Other works to be completed are installation of the overflow pipe through the railway embankment, reinstatement of sewer services and landscaping of the verges. Weather permitting, the road is scheduled to open by 31 May.



Westview Drive backfill during April

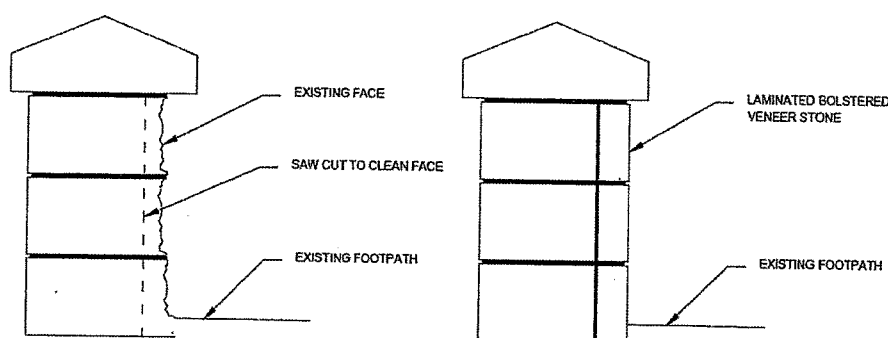
Springfield Road works have started with a culvert placed across the road to drain the pond at Webster's. The road works will proceed once the pond has been drained. Whitestone Contracting Limited is doing the work, which is budgeted at \$98K.

New Zealand Transport Agency (NZTA) has agreed to fund the reinstatement of Station Road along with funding all maintenance and response costs arising from the earlier flooding incident. More site work is required before the Station Road carriageway works can commence.

Work to the Lower Thames Street bridge walls to repair the weather damaged blocks next to Steam Café, has been awarded to Dooley's Masonry at \$22k. The work involves lifting the stone cap to allow cutting the damaged face off so new stone can be placed. This work is planned to start in August.

Proposed methodology of repair

Lower Thames St Bridge



EASTERN BALUSTRADE

Smaller Low Cost Low Risk (LCLR) projects, including Wear Street pedestrian refuge island crossing at the intersection with Lower Thames Street and the traction seal of tanker route at the Battersby Road – Weston Ngapara Road intersection, are programmed for completion by 30 June.

Earthquakes Road has two sites identified for traction sealing. Surveying of Weston Ngapara Road and Island Cliff Road seal widening sites are projects for 2019 including coastal road preventative maintenance.

Protecting people, places and the environment

A meeting was held on two rail crossing sites at the invitation of Oamaru Steam and Rail Society General Manager Harry Andrews. The sites were Tyne Street and Wansbeck Street level crossings.

Mr Andrews has some concerns regarding pedestrian safety at Tyne Street and proposed a new footpath constructed behind the flashing lights and bells, plus erecting historic bollards around the kerb at the Itchen/Tyne Streets' corner. This will direct pedestrians away from the road edge and lead them to a main crossing over Humber Street into the Steampunk HQ.

At Wansbeck Street level crossing, a safety audit by NZTA identified that the current signage is too close to the rail line and it was agreed to move the signs to the correct position. Rumble strips are to be placed across each approaching road lane to assist with bringing the rail crossing to the attention of drivers.

Supporting economic development and growth

The Ultra-Fast Broadband Extension (UFB2) installation work in Duntroon has been completed and work has now started in Kurow. The contractor is planning to start in Otematata however more information is required before permits can be issued.

The Mitre 10 Mega Store consent application has been completed. Conditions concerning roading are now agreed with the developer.

The application for the sub-division behind Glendale Crescent (Holmes Hill Estate) has been lodged. The latest sub-division proposal off Parsons Road is nearing the approval stage.

Roading Assets Engineer Gary Woock met with Oceana Gold consultants to workshop a safety plan for the proposed new alignment for Macraes Road. The recently completed road is performing well.

Community Outcome Focus

'We maintain the safest Community we can'

One focus of the Government Policy Statement on Land Transport is road safety and road safety barriers. Staff have identified several bridges in the district that require installation or replacement of existing barriers. DCL Consulting was the successful responder to our invitation to price and design the safety works submitting a professional fee of \$24,000. A total budget of \$200,000 including the professional services and physical consultation has been approved and a contract will be tendered in the new financial year to complete these installations.

Council's Road Safety Co-ordinator Elton Crane has completed training for Road Safety audits. He will be tasked with completing safety audits on road projects, sub-divisions and other sites that come to Council's attention – either via a customer request or resulting from a vehicle crash. Waitaki District Council is required to complete road safety audits for NZTA.

The first round of public consultation for the speed limit review has been completed. Any new sites identified are required to be audited before the final list and recommendations are presented. This work will occur during May and June, with a report regarding this to be presented to the Assets Committee Meeting on 2 July.

Property

Maintaining or improving service levels

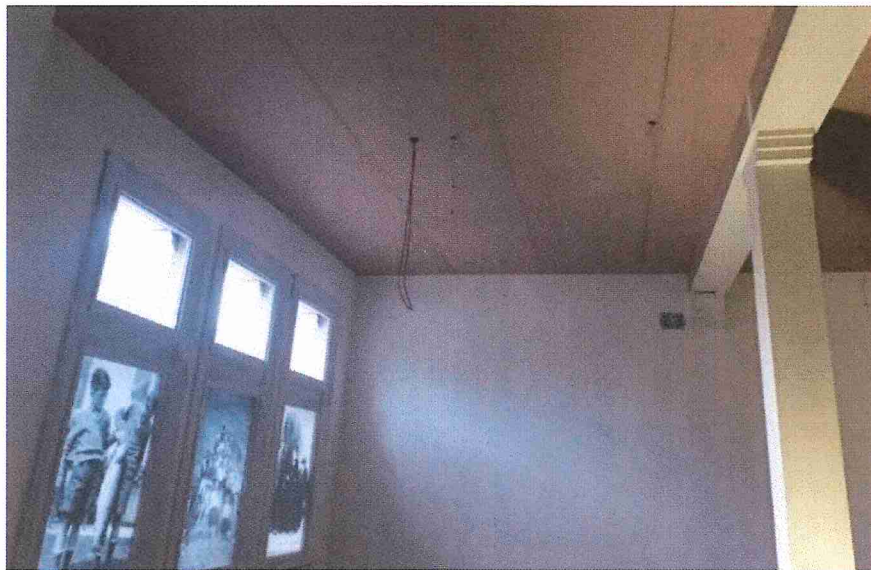
Customer Service

As of 5 May 2019, 184 CRMs had been resolved by officers, with 100% being resolved within the required timeframes.

Protecting people, places and the environment

North Otago Museum

The refurbishment of the North Otago Museum is progressing well. Building work is planned to be completed in June. Fire rating of the ceiling, beams and columns has been completed. A new upgraded power supply has been reticulated to a new switchboard, and pre-wiring of electrical and fire detection cabling has been installed. Trunking and skirting works are almost complete.



New fire-rated ceiling, beam and column installation at the North Otago Museum



New hard board flooring installation underway at the North Otago Museum

Harbour Dredging

The second stage of dredging utilising the suction hopper dredge from Port of Otago is anticipated to commence sometime between June and August 2019, weather and tide permitting. This follows the first stage which required the use of a long-reach excavator.

Breakwater

Over the past six months, approximately 5,500 tonnes of rock armouring have been placed within the northern half of the breakwater. This has provided much needed protection of the breakwater structure from some 50m south of the Ramsay's Extension to the northern head of the breakwater. An additional 1,500 tonne of 7-20 tonne rock will be placed within the southern portion of the breakwater, where extensive concrete deterioration has occurred. This work is commencing mid-May 2019 and is estimated to take approximately three weeks to complete.



Breakwater rock armouring south of Ramsay's Extension

Supporting economic development and growth

Enquiries

The team has been responding to various enquiries for leases and development in the Waitaki area.

Community Outcome Focus

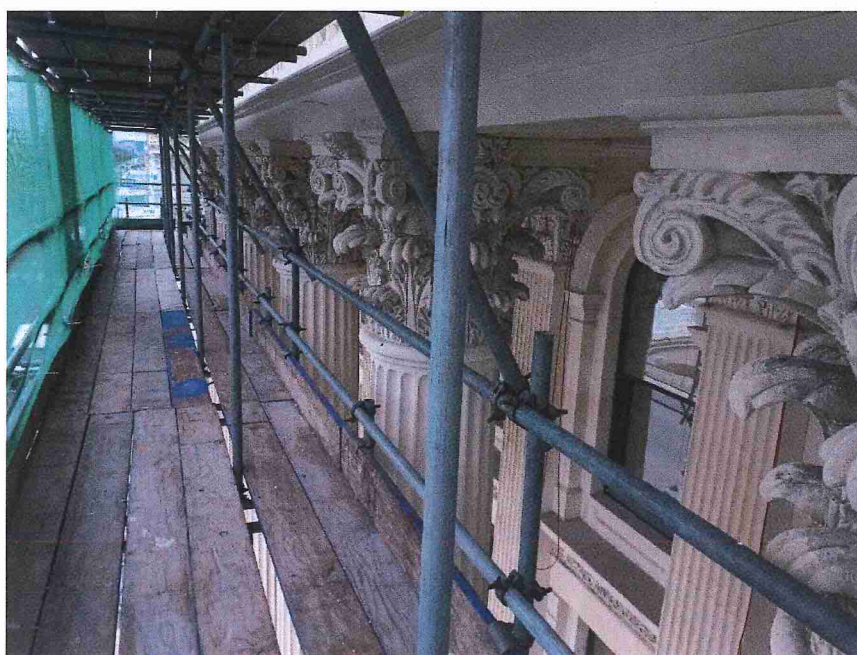
We maintain the safest community we can

Forrester Gallery

The building work is progressing well. Scaffold has been erected around the entire building to carry out Oamaru Stone repointing, lime rendering, and repainting of roof parapets and windows. Approximately half of the building exterior has been completed, with work still required to the northern and eastern sides of the building. The interior refurbishment is ongoing, with the majority of work now completed to the upper two floor levels. The two basement archive stores have almost been finished. Final design is nearing completion for a new heating, ventilation, and air conditioning system (HVAC) fire rating upgrades.



Scaffolding around Forrester Gallery



Stunning architectural features being restored at Forrester Gallery

Alternative finishing trials at 24 Thames Street (Gold Fox)

The southern and western external Oamaru Stone walls are currently being prepared for lime washing. In conjunction with Heritage New Zealand, various trials are due to start on the end two bays to the southern side of the building.

These trials will include various paint removal techniques, lime rendering, shelter coating, lime repointing, lime wash, and sealing. The reason for these trials is to fine-tune the best practice methodology and monitor the durability and aesthetic qualities of various products, used for the repair and maintenance of our heritage Oamaru Stone buildings. This will in turn assist Council, Heritage New Zealand and private landlords in the future restoration and conservation of the district's historic heritage buildings.

Roof and parapet repair work has been completed. This involved the internal faces of the parapets being re-plastered and painted. Old lead head nails were removed, and new roofing screws have been installed to securely fasten the corrugated iron. Rusty spouting has been removed and new colour-steel spouting is due to be installed.



External maintenance work at 24 Thames Street

Recreation

Maintaining or improving service levels

Aquatics

Aquatic Centre use is 2% down for the year of July 2018 to April 2019 compared to the previous year which is largely attributed to a drop in squad attendances (18% down on last year). This reflects a change in focus from the swim club towards a more family-oriented approach.

Since July 2018, Council has trialled a 20% reduction in casual admittance fees during school term at 'off peak' hours to encourage swimmers away from peak times. During this period an increase of 304 swimmers during 'off peak' times has been noted. Correspondingly, a decrease of 852 swimmers during peak time has been experienced, although this is not solely attributed to the trial.

Tracks and Trails

Alps to Ocean

Officers from MBIE will visit to inspect progress on the trail and discuss the section between Sailors Cutting and Benmore Dam in May. A claim from MBIE for construction work carried out between Aviemore Dam and Kurow is being compiled.

The Chairs of the A2O Joint Committee and the A2O Project Team met with the landowners on 17 April 2019 to discuss construction of the Sailors Cutting to Benmore section of the trail.

The new bridge over the historic abutments at 'Wharekuri' has been installed.

MBIE has approved Council's application for funding to repair damage from the November 2018 storm event. This work is currently underway, with a targeted completion date of late June 2019.

The possibility of working with Lincoln University on an assessment of the local economic benefit of the trail is being investigated.

Bike Parks

Asphalt has been laid, and signs installed for the Bike Parks at Palmerston and Kurow. Openings for these sections are planned, with work on the clay tracks scheduled to be completed in June.

Palmerston Walking Improvements

A draft Sale and Purchase agreement has been prepared and is currently being reviewed by the neighbours.

Parks

Omarama Sports Complex

Officers are supporting the community project team as time allows.

Omarama 'Scout Den'

Officers have been unable to establish any legal entities that can prove they inherited ownership of this building and will discuss future options for the use of this building with the community. The current lessee and the hang gliding club have expressed interest in using the premises when the opportunity arises.

BMX carpark

Discussion with the BMX Club has identified the desirability of having parking and access immediately adjacent to the track, both for users and emergency service access. Officers are looking at the option of access off Bushey Beach Road.

Enfield Domain

A positive meeting was had with locals who operate as a 'Domain Board' over formalising an arrangement to clarify roles and responsibilities for the future.

Waiaireka Reserve

The developer of this subdivision on Weston Road is handing the development of the reserve/ playground area to Council officers to complete within the budget of \$65k. It is anticipated that this will begin in August.

Lakes Camping

The Lakes Camping areas have now closed for the winter. They will reopen on 21 September 2019.

Art Piece

The possibility of a community group purchasing the art work pictured below for installation in a park has been raised. Each diamond in this piece spins on its axis; it is hoped this may occur in a breeze. Locations such as in front of the Aquatic Centre and at the Oamaru Lookout have been suggested.



Protecting people, places and the environment

An application has been made to the Tourism Infrastructure Fund (TIF) for replacement toilets at Campbell's Bay and Moeraki, additional toilets for the A2O, and improved freedom camping signage.

Installation of the new toilets in Otematata will commence during May.

Connecting of toilet blocks at Sailors Cutting to the settlement/storage tanks will commence in May. Council officers will monitor usage over the next camping season to determine whether removal of waste offsite is a better option long term, as an alternative to installing the new treatment/discharge field.

Community Outcome Focus

'Waitaki's Distinctive environment is valued and protected'

Erosion of West Coast landfills have generated public interest in other landfills around New Zealand. The Roading team has installed a rock armour 'toe' at the base of the Beach Road historic fly-tipping sites with ORC's agreement. Council's application to the MFE Contaminated Sites Remediation Fund for assistance in establishing the extent of the fly-tipping sites was declined. MFE advised that its approach to these sites is under review and Council will continue to monitor these sites and respond as necessary in the interim.



Michael Voss
Acting Assets Group Manager

Attachments

Tenders recently let

Tenders recently let

This table shows tender let over the last few months and will be kept as a six-monthly rolling schedule.

Contract No.	Name of Contract	Date Contract Let	Tenders received	Awarded to	Tender value (ex GST)	Range of tenders received	Engineers Estimate	Start Date	Date of Completion
698	<u>*Water Unit Contract</u> South Hill Watermain Replacements – Stage 2 Whitestone won Stage 1 and Stage 2, which had been negotiated as per previous Council Resolution.				\$1,621,678.88	Direct Appointment	\$1,600,000.00	28/09/2018	June 2019
698	Tenby Street Rehabs and Seal Widening	15/10/2018	3	Whitestone Contracting Ltd	\$798,044.35	\$798,044.35 to \$862,812.67	\$850,000.00	7/01/2019	12/04/2019
709	Battersby Road Bridge 42, Widening Recreation Construction is currently Council's preferred contractor for bridge maintenance due to its relevant experience and quality workmanship.				\$53,780.96	Direct Appointment	\$54,000.00	1/11/2018	30/12/2018
707	Norski Toilets Recreation Construction is Council's preferred contractor for minor recreation improvements due to its relevant experience and quality workmanship.				\$33,437.00	Direct Appointment	\$45,000.00	1/03/2019	30/03/2019
700	Palmerston and Kurow Bike Parks	21/02/2019	2	M3 Contracting	\$148,568.75	\$148,568.75 to \$149,636.96	\$158,000.00	21/02/2019	30/07/2019