



Notice is given of an Assets and Services Committee Meeting to be held on:

Date: Tuesday, 2 July 2019

Time: Following Finance Committee

Location: Council Chambers Fairlie

AGENDA

Assets and Services Committee Meeting

2 July 2019

**Suzette van Aswegen
Chief Executive Officer**

Assets and Services Committee Membership:

Russell Armstrong
Stuart Barwood (Chair)
Chris Clarke
Paul Hannagan
James Leslie
Anne Munro
Mayor Graham Smith

The purpose of local government:

(1) The purpose of local government is—

- (a) to enable democratic local decision-making and action by, and on behalf of, communities; and
- (b) to meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.

(2) In this Act, good-quality, in relation to local infrastructure, local public services, and performance of regulatory functions, means infrastructure, services, and performance that are—

- (a) efficient; and
- (b) effective; and
- (c) appropriate to present and anticipated future circumstances.

(Local Government Act 2002)

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- 1 OPENING**
- 2 APOLOGIES**
- 3 DECLARATIONS OF INTEREST**
- 4 VISITORS**

5 REPORTS

5.1 MINUTES OF ASSETS AND SERVICES COMMITTEE MEETING - 21 MAY 2019

File Reference: NA

Author: Charlotte Borrell, Governance Advisor

Authoriser: Paul Numan, General Manager Corporate Services

Attachments: Nil

RECOMMENDATION

That the Minutes of the Assets and Services Committee Meeting held on Tuesday 21 May 2019 be received and the recommendations therein be adopted.

5.2 ASSET MANAGERS MONTHLY REPORT**File Reference:** NA**Author:** Bernie Haar, Engineering Manager**Authoriser:** Simon Mackenzie, General Manager Operations**Attachments:** Nil**STAFF RECOMMENDATIONS**

1. That the report be received.
2. That the information be noted.

BACKGROUND

This report is to update the Assets and Services Committee of the progress on various projects and also the normal operation of the department for the past month.

SUBDIVISIONS

During the month Council staff carried out final inspections on three major subdivisions prior to issuing their respective approval under 224(c) of the Resource Management Act. Those subdivisions are:

Riverside Stage 2 in Tekapo. This subdivision created 72 lots and has seen \$2,200,000 of assets vested with Council.

Four Lakes, Stage 3 in Twizel. This subdivision has created 21 sections. The value of vested assets has not been provided but will be in excess of \$1,000,000

Tussock Bend Stage 3 in Twizel. This subdivision has created 20 sections. The value of vested assets has not been provided but will be approximately \$1,000,000.

UTILITIES**Project updates:****Twizel Water**

The water main renewal in Fraser and Sealy Streets and connections to the individual properties is now complete. Reinstatement of the footpaths is underway and should be completed by the end of June.

Bore pump three has been removed and sent away to be checked.

Plans have been drawn up for the water line to go from Twizel to Pukaki Airport. Opus are waiting on approval from NZTA to carry out works in their roading corridor. We are still reviewing the option of drilling under the Twizel River instead of attaching the main to the road bridge which should make getting approval from NZTA a little easier but it is likely there is a need for a consent to undertake the work. Either process continues to add delays beyond our control.

Budget Breakdown**Water:**

Operation and Maintenance expenditure as at the end of May 2019.

Electricity cost \$80,532 is under budget by \$66,131.

Contractors \$297,374 is over budget by \$24,211. This due to higher than anticipated number of leaks in the networks in Fairlie and Tekapo. It can be quite problematical to locate some of these when the ground is free draining and this takes quite a bit of time before being able to undertake the repair.

Water quality monitoring \$38,334 is over budget by \$13,155 due to carrying out extra samples to ensure compliance with Drinking Water Standards.

Consent monitoring cost of \$1,036 is under budget by \$7,258.

Wastewater:

Operation and Maintenance expenditure as at the end of May 2019.

Electricity cost \$24,481 is under budget by \$3,184.

Contractor costs of \$235,785 is over budget by \$86,614. This has been due to a number of blocked sewers in Tekapo and Twizel, often caused by tree root intrusion, fat build up or wet wipes. Also there was some earth works done on the Tekapo new disposal field swipe drain.

Consent monitoring \$20,582 is over budget by \$3,312. This was mainly extra costs preparing the annual compliance reports for Environment Canterbury and their staff carrying out site visits.

CCTV and smoke testing \$27,784 is under budget by \$12,311 though there still an account to come in for some CCTV work done in Fairlie.

Storm water:

Operation and Maintenance expenditure as at the end of May 2019.

Contractor costs of \$23,775 is over budget by \$2,346. This is due to cleaning out the drain in Murray Park in Tekapo.

Consent monitoring \$696 is under budget by \$1,293.

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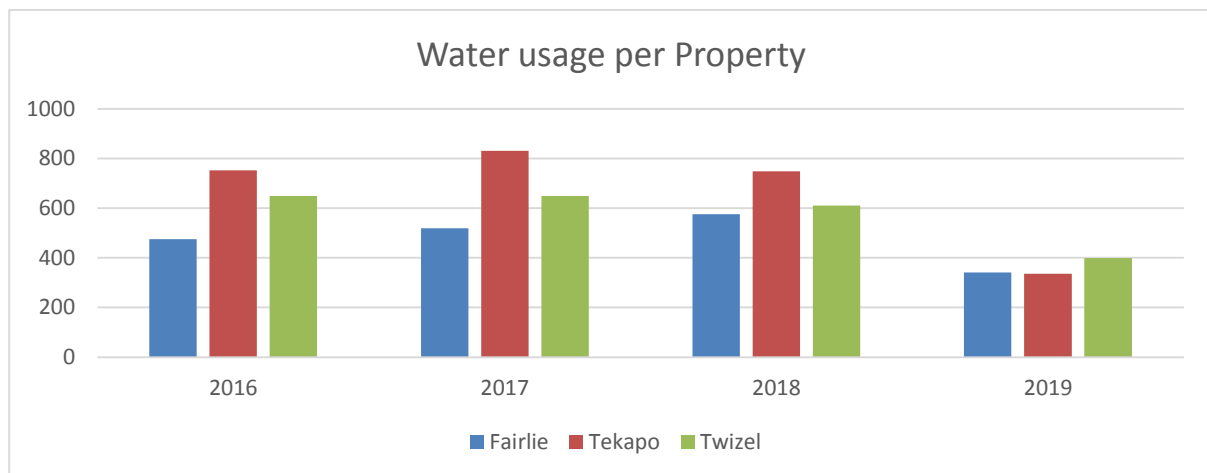
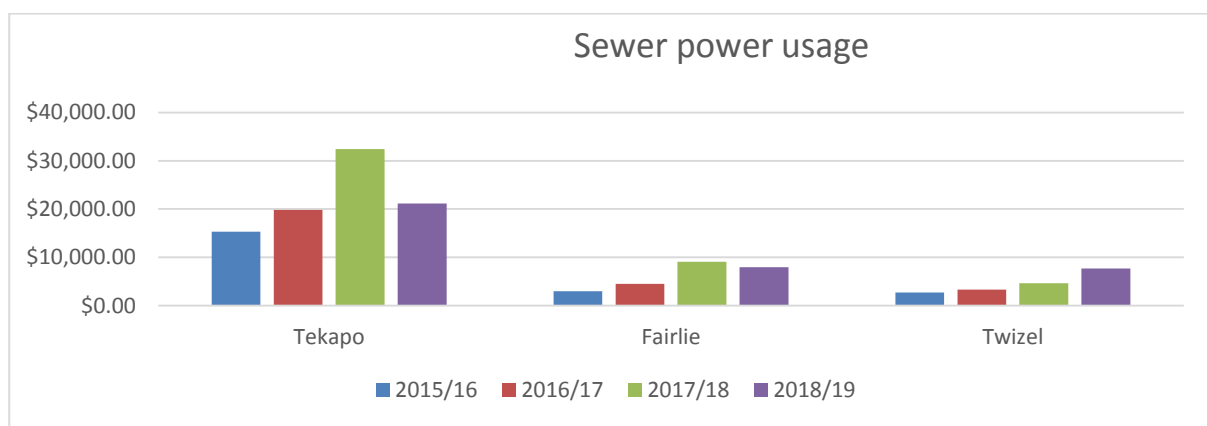
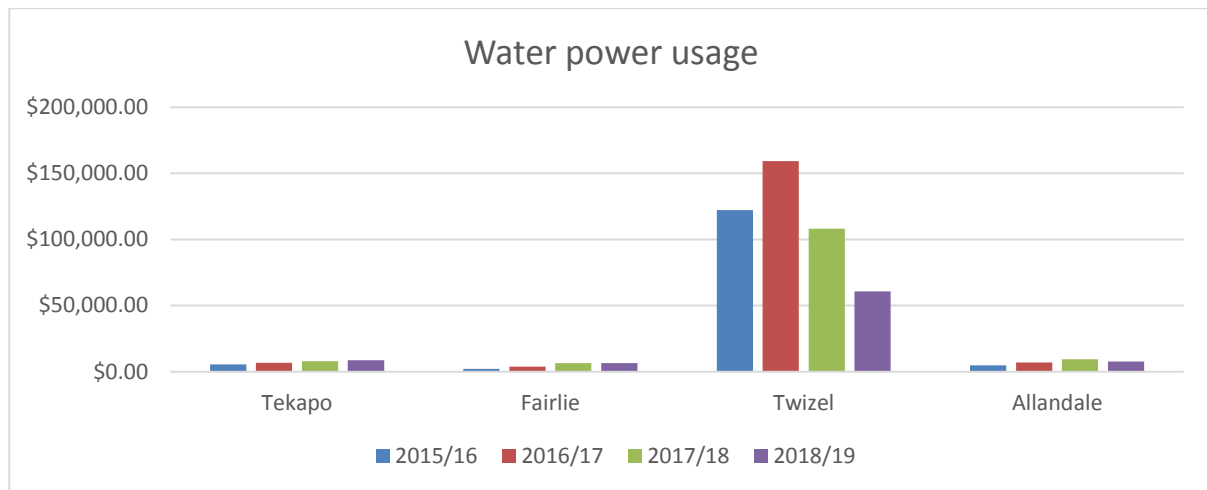
Operation and Maintenance expenditure as at the end of May 2019.

Contractors \$69,651 is over budget by \$19,238. Due to carrying out tank inspections to ensure the correct allocation of units is going to each the property. There have been a number of leaks that have developed and have had to be located then repaired.

Electricity cost \$549 is under budget by \$111.

Water quality monitoring \$7,189 is over budget by \$3,064. This is due to carrying out extra samples to ensure compliance with Drinking Water Standards.

SPUR Rd pump shed electricity \$4,214 is under budget by \$208.



ROADING

Wilfred Road Ford

The Wilfred road ford has been closed since the weather event in Nov 2018. This weather event caused the ford to wash out and undercut the sandstone material that founds the base of the ford. The sand stone has eroded previously and been able to be repaired by the grader and a couple of loads of material to make it passable. The ford after every event continues to degrade making the approaches steeper and steeper. Approximately three years ago the southern approach was lowered to enable vehicles to move through without scraping which worked at the time but now, following another significant rain event it has further eroded.

The access serve as a secondary access to Wilfred Road with a bridge located further upstream. Ideally the bridge would be located where the ford is located but at the time of replacement of the structure the landowners at the time preferred to have the bridge located nearer the top end of Wilfred road. In recent years this ford has been maintained to 4WD access only which is reflected by council policy. With houses located now at the lower end of Wilfred road this causes an inconvenience for those customers with this ford being closed.

We have looked at a number of solutions to repair this ford but given the erosion and continuous degrading of the bed a permanent wash over structure is determined relatively high risk of being washed out. Also given the close proximity to the Albury ranges the run off coefficient and peak discharges are high given the steep slopes in the stream bed, therefore a permanent structure would require a large waterway area to cater for these flows given the cost and the fact that there is a permanent bridge structure upstream this is hard to justify. Therefore we propose to reinstate the access by installing a culvert in the undercut area to allow a fish passage and to deal with the low level flows. Installing a low retaining structure on the downstream side to retrain the bed of the ford to reduce the likely hood of the bed degrading then install cobble size rock across the base of the ford so that it is less likely to wash away in a storm event but provides a good solid base to drive on.



Eversley Reserve Seal Extension

The first stage of the Eversley reserve seal extension works is now complete. The works included Gordon in its entirety and the first section of Opihi St. Works are planned to continue next financial year on North St. As part of the works the associated roading infrastructure is being upgraded and widened to match other streets and ensure maintenance issues are limited into the future.

North St Bridge

The second price has been received for the North St footbridge. Unfortunately there is no part of the structure that can be reused and both options are for complete replacement. Both options have been assessed and it is likely we will proceed with the slightly higher cost treatment as the design work is complete to the appropriate standard where the other option would require further work and design drawings to progress. The cost of the works is \$29,000 and can be accommodated within existing budgets.

Lilybank Road and Clayton Road

We continue to innovate trying to reuse material that has become deficient in fines. Our standard methodology is to use the grader and win back the material onto the road, blend material in the windrow and relay with the grader. This has been completely successfully on a number of roads now to ensure the base is protected and improve the crossfall. This treatment is typically used on our higher trafficked routes. Where there is an abundance of material we are adding additional fines in some cases to the existing material prior to the blending phase to aid in getting the material to bind and compact. Especially in deep layers of material or where multiple lifts are require.

On Lilybank Road this is purely a preventative step to ensure the base of the road isn't unduly damaged and is protected when the ski field opens. The ultimate solution is to connect up the sealed sections to the ski field to limit the wear and tear. The traffic is also increasing with higher farm production, tourism, DoC Land access site seeing and additional housing on the road.



Twizel Intersection Controls

Intersection controls on roads in Twizel was raised by Councillor Paul Hannigan some time ago. With the increases in traffic we believe it was time to implement controls where they are required for site visibility and known problem spots. All of the intersections have been assessed in Twizel in terms of New Zealand Traffic standards for visibility. As a result of that work, in the coming months controls in the form of Giveaway or Stop signage will be installed in the worst locations. The main issue is people aren't obeying the road rules in most cases not giving way to traffic at uncontrolled intersections. This seems typically worst with visiting drivers presuming they have the right of way when no controls are present. At the same time we are going to take the opportunity to upgrade street name blades as well. We will roll this out across the district over time.

Tekapo Eastern Bus Park

Construction is well underway onsite. The site has been cleared and prepared to subgrade height is complete. There appears to have been a large amount of fill placed in the past in this location of varying quality. Because of this additional areas have required to be undercut to remove topsoil and organic materials also soft areas that are pumping when proof rolled. It is important that these areas were removed and we have a good solid foundation to ensure a quality job is achieved. It is thought that kerb prep shall begin in the coming week along with storm water drainage installation. The site remains fenced off while works are undertaken. The work area is been extended toward the footbridge end now the area to the south is complete.



Lakeside Drive Drainage

At the far end of Lakeside Drive, drainage works have been recently completed to reduce the surface water saturating the pavement adjacent to Tekapo Springs which causes pavement damage in winter with the freeze thaw conditions. This involved installing a new culvert and sump to transfer surface water into the existing drainage channel. Subsoil drainage was also installed to lower the water table level and remove moisture in the top half a meter of ground also. The bedding around the pipe will also act as a drainage path to drain the formation of the road into the drainage channel

as well. Once the pavement has dried in spring we will carry out the necessary seal repairs and overlay the road to reduce the likelihood of the pavement being affected by water in future.



Winter conditions

The first snow of the winter arrived right on cue on the 1st of June. As part of our winter preparedness winter signage was all in place and gear was ready to be mobilised. We had varying depths of snow across the district which mainly fell between Fairlie and Tekapo up to 150mm at the highest points caused minor disruption and standard clearing operations were implemented where required. Since then we have had relatively mild weather to date. Whitestone have winter maintenance plant in each of the 3 major towns now with a Grader in each or close by continuing maintenance. We have grit and salt supplies on hand as well prepared for icy conditions which are becoming more regular over the last fortnight.



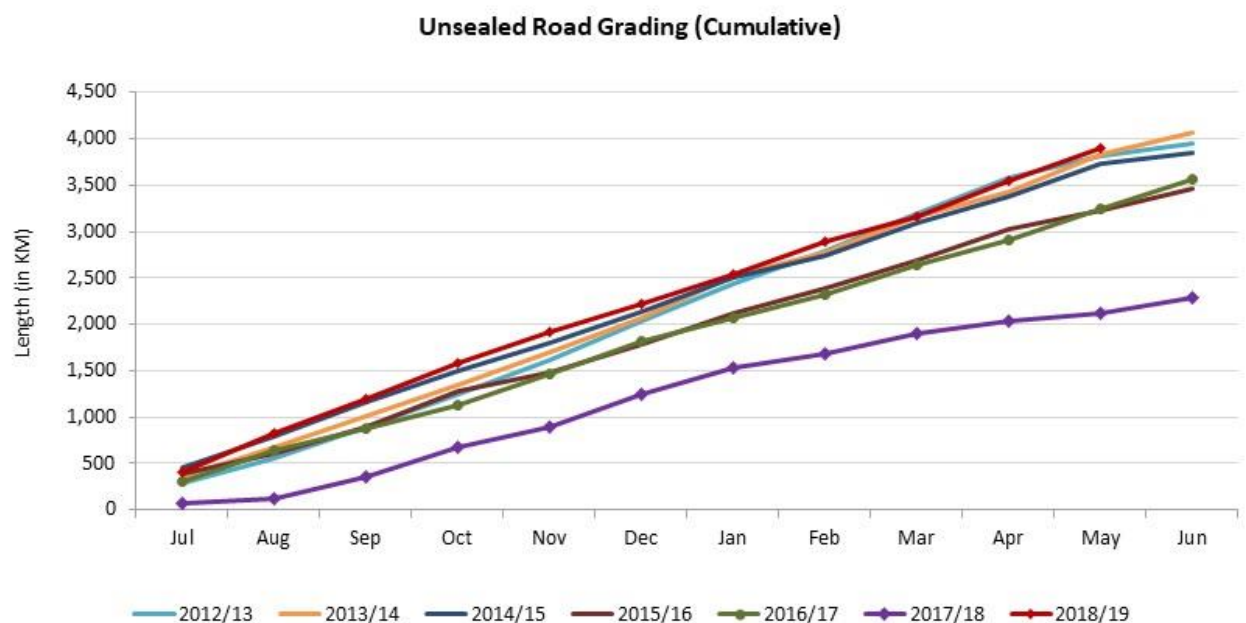
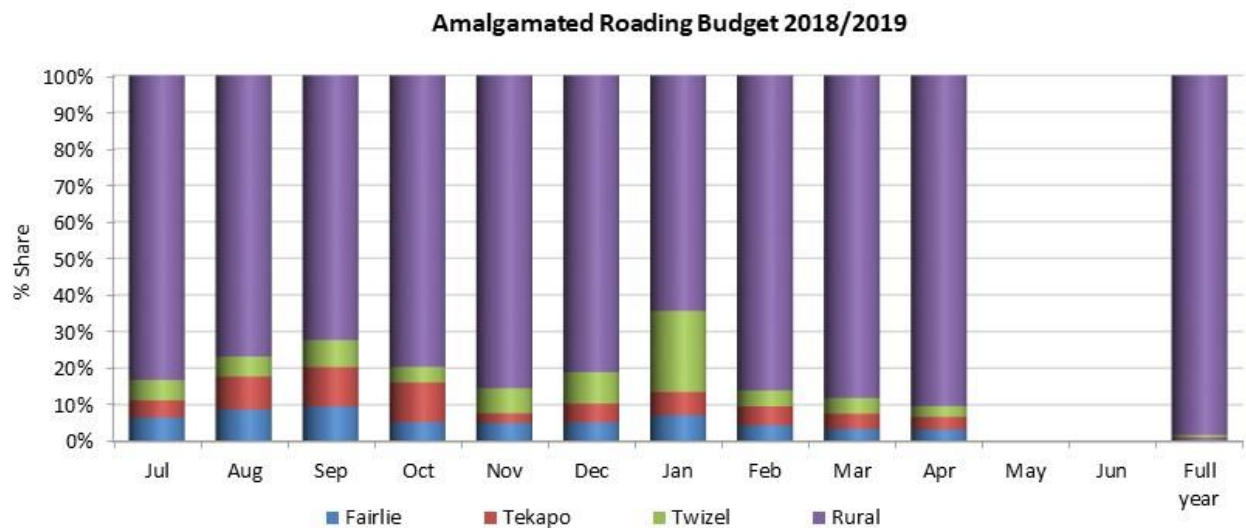
Braemar Road

Two new culverts have been installed on Braemar Road as part of the wearing coarse construction through the cutting beginning at the Forks Stream Bridge. The reason for the culvert installations is to remove the water from entering the road formation causing potholes and ponding on the surface as well as reducing the scour damage in heavy event by reducing the flow. With the increases in traffic on Braemar Road it is important that this cutting is prioritised to maintain access as it becomes vulnerable in winter and the Army wants to be able to continually run exercises year round as well as servicing a number of high country station properties.

**Gold sealing Corrosion protection Mackenzie Stream Bridge**

We have gold sealed the Mackenzie Stream bridge steel work on Haldon Road. Gold seal is a protective coating applied to the steel work to protect against corrosion forming a tacky protective film which is red in appearance. This has been carried out on a number of our steel structure components throughout the district as part of our structures maintenance programme.





COMMUNITY SERVICES

Township services contract

General township services are ongoing, with a shift into the winter requiring seasonal adjustments. Discussions are underway with the contractors in the township maintenance area on streamlining and improving systems and practices, with a positive response from contractors.

A20

General maintenance work on the track is ongoing. A number of decisions on future start locations and positioning of tracks is underway, along with investigation into the copyright of the A20.

Twizel swimming pool upgrade

The second stage of the Twizel swimming pool upgrade project is underway. A building consent has been lodged for the construction of a small shed to house filtration equipment. Site works will commence following the approval of this building consent. Works are due to be completed prior to the opening of the swimming pool for summer.

MBIE funding – Responsible camping

A joint effort was made with the Regulatory Team to put forward an application to the current MBIE funding round for responsible camping. A decision on this application is expected in July.

Solid Waste**Operations**

Following a slight increase in residual waste over April, which included several public holidays where additional waste would be expected, waste to landfill continues to remain low.

A recent review of wheelie bin numbers was undertaken to assess the increase since the start of the waste contract. At the outset of the contract in October 2011, 2097 sets of bins were delivered throughout the district. This has risen to 2678 sets of bins, which equates to an increase of 27.7%. Of note to these figures is at the original roll out of wheelie bins, properties were generally only supplied with one set of bins, being a red and yellow wheelie bin and a blue glass crate. However, there has been a shift to short term rentals requesting a second set of bins to accommodate the extra waste these properties generate. It is noted that additional sets of bins attract a second waste charge as part of the properties rates.

Education

Waste free parenting packs and compost bin subsidies have been recently re-promoted, these projects continue to attract positive uptake and feedback from our communities.

Advertising support of waste innovation funding from a new funding source of 9 Wire is underway.

Health and safety

Contractors do not have any health and safety issues to report.

Cleanfill consent renewal

The application to renew resource consents for the three cleanfill sites in the District has been lodged with Environment Canterbury. Further information has been requested from the Regional Council with regard to air quality and this is expected to add time to the processing of these consents.

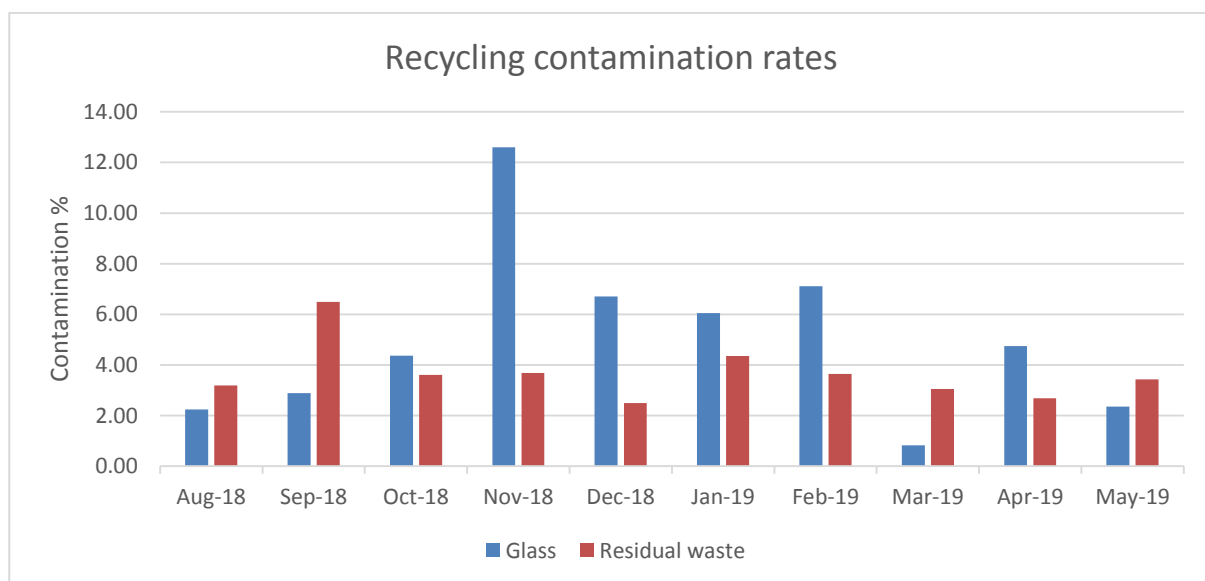
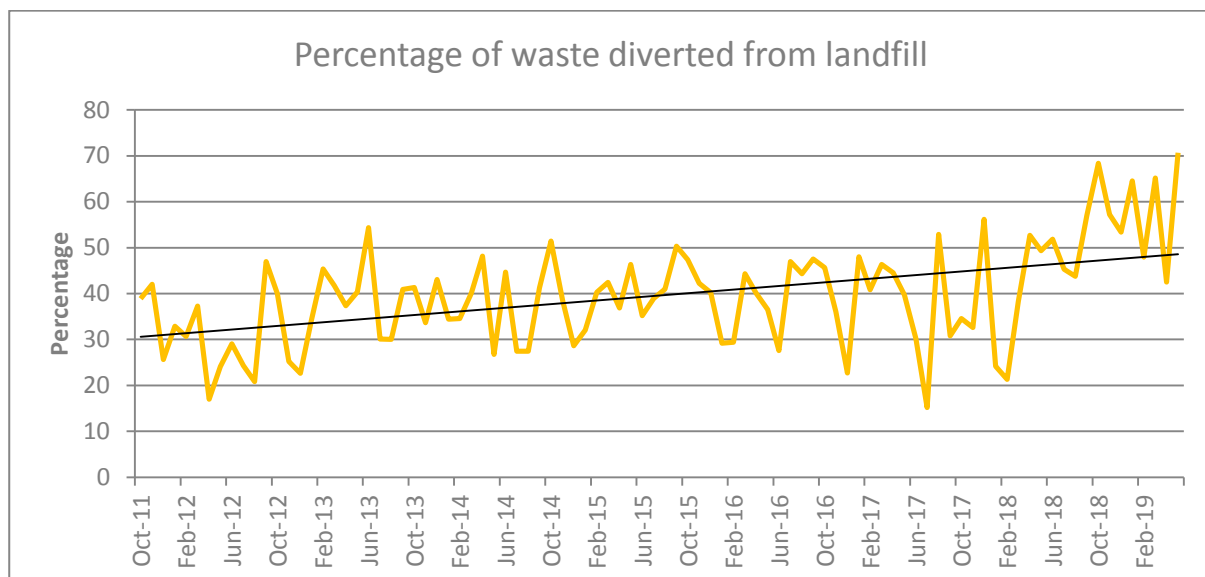
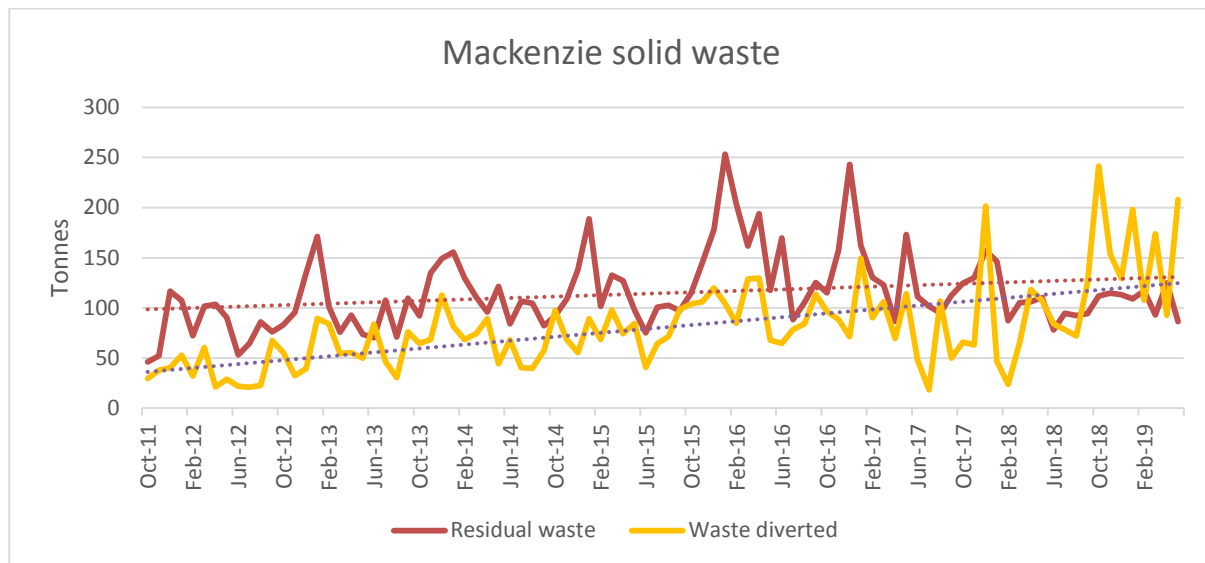
The current three consents are due to expire in November, however as the application to continue these activities was lodged within the appropriate timeframes, the sites are able to continue to operate until a decision is made on the new consent under section 124(1) of the Resource Management Act.

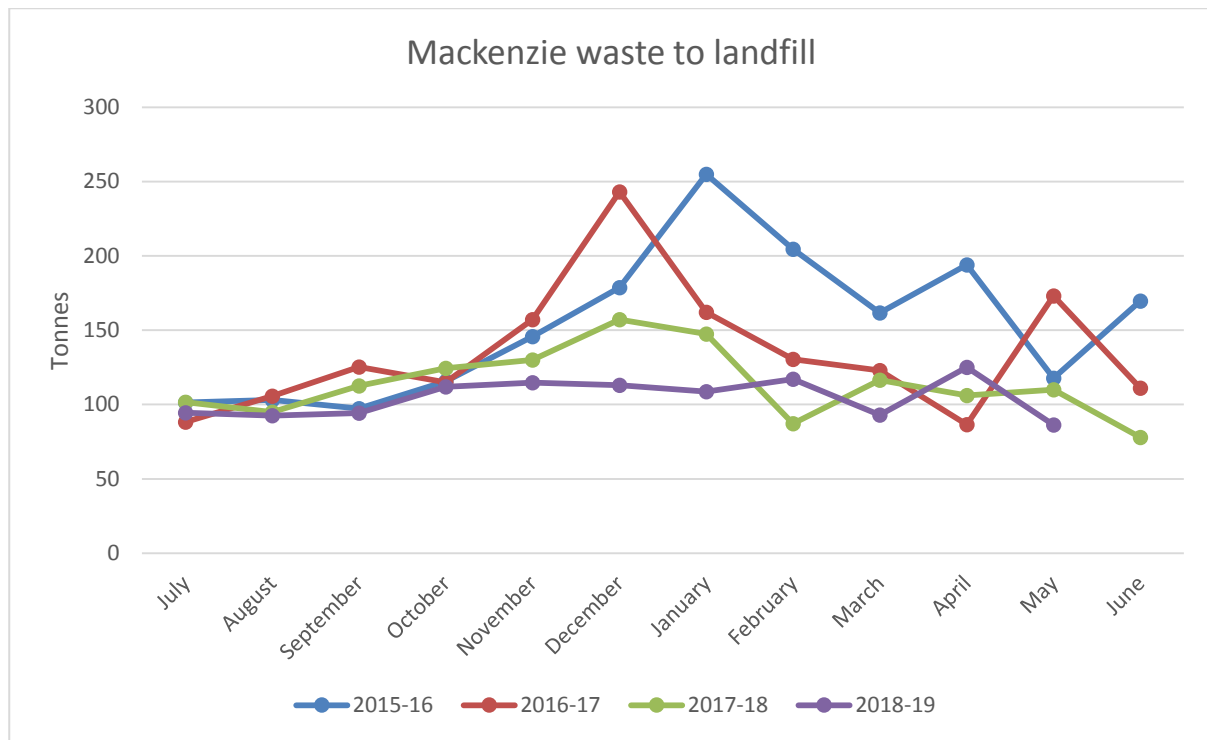
Waste contract s17A review

The section 17A review of Mackenzie's waste services has now been completed as part of a joint process with Timaru District Council and Waimate District Council. As noted at the recent Council workshop, the preferred option from the review is for all three Councils to proceed with a joint procurement exercise for waste services.

The review considers that this will allow each Council to test the market on the type and combination of services that will best suit each of the three Councils. Additionally, a joint procurement gives each Council flexibility on the type of waste service that will best serve the communities of each district, while utilises the potential economies of scale and efficiency savings gained from the joint process. It is considered that this option allows the Mackenzie to maintain

and progress the current high levels of waste services to our communities, while allowing for future opportunities with the other Councils, for example, recycling and organics processing.





CONCLUSION

To update the Assets and Services Committee on the progress on various projects and also the normal operation of the department for the past month.

SUZETTE VAN ASWEGEN
CHIEF EXECUTIVE OFFICER