



Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

**I hereby give notice that the
Assets Committee Meeting**

will be held on:

Date: Tuesday, 8 March 2022
Time: 10.45am
**Location: Council Chamber, Third Floor
Office of the Waitaki District Council
20 Thames Street, Oamaru**

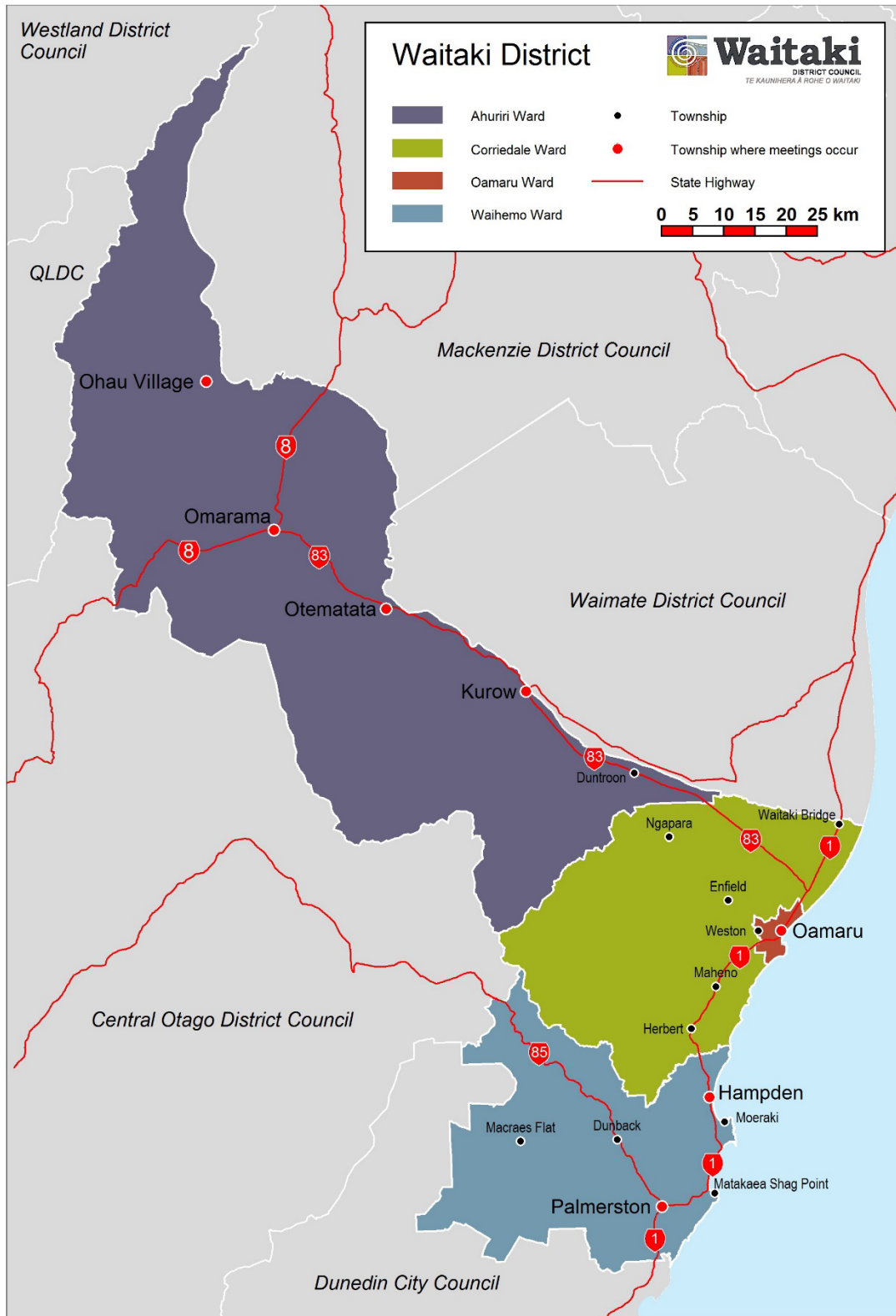
Agenda

Assets Committee Meeting 8 March 2022

Assets Committee Membership

Cr Bill Kingan	Chairperson
Mayor Gary Kircher	Associate Chair
Cr Jeremy Holding	Member
Cr Guy Percival	Member
Deputy Mayor Melanie Tavendale	Member
Cr Jim Thomson	Member
Cr Kelli Williams	Member
Cr Colin Wollstein	Member

**Alex Parmley
Chief Executive**



STRATEGIC FRAMEWORK

Waitaki THE BEST PLACE TO BE!

Waitaki - Whenua taurikura

EMPOWERING OUR PEOPLE AND PLACE TO THRIVE

Whakapuāwai takata, Whakapuāwai whenua

COMMUNITY OUTCOMES

economic



PROSPEROUS DISTRICT

- Attractive to new opportunities
- Support local businesses
- Foster a diverse and resilient economy

social and cultural



STRONG COMMUNITIES

- Enable safe and healthy communities
- Connected, inclusive communities
- Promoting a greater voice for Waitaki
- Celebration of our community identity

environment



QUALITY SERVICES

- Robust core infrastructure and services
- Community facilities and services we are proud of

environment



VALUED ENVIRONMENT

- Protecting our diverse landscapes and water bodies
- Meeting environmental and climate change challenges

STRATEGIC PRIORITIES

Providing high-quality core infrastructure and services

Determining the best way to deliver 3-waters for the community

Working with the community to respond to COVID-19 challenges

Creating a District Plan that is fit for Waitaki's future

Striving towards better Council performance

Driving best value for rates

Ensuring we get core business done while delivering on our strategic priorities and achieving our community outcomes



Agenda Items

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- 1 APOLOGIES**
- 2 DECLARATIONS OF INTEREST**

3 CONFIRMATION OF PREVIOUS MEETING MINUTES

3.1 PUBLIC MINUTES OF THE ASSETS COMMITTEE MEETING HELD ON 8 FEBRUARY 2022

Author: Ainslee Hooper, Governance and Policy Advisor

Authoriser: Lisa Baillie, People and Culture Group Manager

Attachments: 1. Public Minutes of the Assets Committee Meeting held on 8 February 2022

RECOMMENDATION

That the Assets Committee confirms the Public Minutes of the Assets Committee Meeting held on 8 February 2022, as circulated, as a true and correct record of that meeting.

UNCONFIRMED MINUTES
OF THE ASSETS COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBER, THIRD FLOOR,
OFFICE OF THE WAITAKI DISTRICT COUNCIL, 20 THAMES STREET, OAMARU
AND VIA ZOOM VIDEO-CONFERENCE
ON TUESDAY, 8 FEBRUARY 2022 AT 2.43PM

PRESENT: Cr Bill Kingan (Chairperson), Mayor Gary Kircher (Associate Chair), Cr Jeremy Holding, Cr Guy Percival, Deputy Mayor Melanie Tavendale, Cr Jim Thomson, Cr Kelli Williams, and Cr Colin Wollstein

IN ATTENDANCE: Cr Hana Halalele
Cr Jim Hopkins
Alex Parmley (Chief Executive)
Paul Hope (Acting Assets Group Manager and Finance and Corporate Development Group Manager)
Ainslee Hooper (Governance and Policy Advisor)

IN ATTENDANCE FOR SPECIFIC AGENDA ITEMS:

Marty Pacey (Water Services Manager)
Erik van der Spek (Recreation Manager)
Mike Harrison (Roading Manager)

MEETING OPEN

The Chair declared the meeting open at 2.43pm and welcomed everyone present.

1 APOLOGIES

There were no apologies.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 CONFIRMATION OF PREVIOUS MEETING MINUTES

3.1 PUBLIC MINUTES OF THE ASSETS COMMITTEE MEETING HELD ON 2 NOVEMBER 2021

RESOLVED AC 2022/001

Moved: Cr Jeremy Holding
Seconded: Deputy Mayor Melanie Tavendale

That the Assets Committee confirms the Public Minutes of the Assets Committee Meeting held on 2 November 2021, as circulated, as a true and correct record of that meeting.

CARRIED

4 MEMORANDUM REPORTS

4.1 ASSETS GROUP ACTIVITY REPORT

The report, as circulated, highlighted work undertaken by departments within the Assets group since the previous Assets Committee Meeting.

Group Manager Paul Hope highlighted and acknowledged the speed of the response from staff to the fire during the holiday break.

Mayor Gary Kircher left the meeting at 2.46pm.

Initial discussion focused on the following matters:

- The risks associated with asbestos pipes: It is best practice within New Zealand to leave these in the ground, whereas overseas evidence suggests that exposure to asbestos from digging up the pipes and placing them somewhere else is more of a risk.
- The relining process for wastewater main renewals: This is a new technology that the team has become able to implement where it is fit for purpose due to newer members of the Waters team having the required skill sets to do so. There will still be renewals where the pipes are dug up. With regard to risk given that the technology has not been tested here, the meeting was advised that tests a few years ago were not promising, but the technology had moved on from then. If a bigger sewer main was required, this new technology would not be used. It was noted that relining was more cost effective than other methods, and it had the same life expectancy.

Mayor Gary Kircher returned to the meeting at 2.57pm.

It was clarified that an Otago Regional Council permit was required for the culvert repairs on Airedale Road because the culvert went under the road.

Regarding a timeframe for the Kakanui stormwater, the meeting was advised that work was being done on several different design options to keep the cost down and work was expected to start in the new year once the Annual Plan process confirmed budgets. When asked if the work could go ahead in advance of the Annual Plan process, given that the Kakanui community had been waiting for quite some time, Roading Manager Mike Harrison agreed to consider that but believed contractors may require more lead time.

When asked about the outcomes of the 2 December meeting at Moeraki to discuss controls for rabbits, Recreation Manager Erik van der Spek advised that a number of landowners had formulated a plan, and one of his team was developing a plan for actions happening on Council land. There was still a number of landowners who had not yet developed a control plan, preferring instead to hope that the work of others will minimise the problem on their land. Some were also expecting the Otago Regional Council to coordinate the control measures.

Regarding the Memorial Oaks, the level of support from the families of the soldiers who were commemorated was recognised, along with the work of Council staff.

A request was made to name the artists involved in painting the toilet mural, and to ensure that artists' names were always acknowledged when any new art works were commissioned and completed.

In response to a question about what would happen to the old timbers from Holmes Wharf when they were replaced, officers advised that they may be able to be used for decorative purposes but most of them were in a poor state and may not survive the removal process in a usable form. It was also noted that previous timber removed during a similar replacement process had gone to the Recreation team for use in recreation spaces, but the majority had been in a 'pretty average' state.

RESOLVED AC 2022/002

Moved: Cr Jeremy Holding

Seconded: Cr Colin Wollstein

That the Assets Committee receives and notes the information.

CARRIED

5 MEETING CLOSE

There being no further business, the Chair declared the meeting closed, at 3.11pm.

TO BE CONFIRMED at the Assets Committee Meeting to be held on Tuesday, 8 March 2022.

.....
CHAIRPERSON

UNCONFIRMED

4 MEMORANDUM REPORTS

4.1 ASSETS GROUP ACTIVITY REPORT

Author: Joshua Rendell, Assets Operations Manager

Authoriser: Paul Hope, Acting Assets Group Manager

Attachments: 1. Assets Group Activity Report - March 2022

RECOMMENDATION

That the Assets Committee receives and notes the information.

PURPOSE

The purpose of the attached report is to highlight work undertaken by departments within the Assets Group since the previous Assets Committee Meeting.

EXECUTIVE SUMMARY

It has been a challenging start to the year for the Assets Group. Officers have been working on resolving a number of issues that have presented themselves, to ensure our community is serviced by its infrastructure appropriately.

Two of Council's water supplies currently have two boil water notices in place – in Stoneburn and Lower Waitaki. The Stoneburn boil water notice is due to the presence of an algal bloom in the storage dam. Algal blooms affect the ability of filters to appropriately filter water and react with chlorine within the network, giving no surety of appropriate treatment having taken place. The Lower Waitaki boil water notice remains in place until further monitoring can be put in place to ensure adequate treatment is taking place.

The Roding team has contractors working on the repair of a culvert which failed and caused a sinkhole to appear on Airedale Road. The culvert is 8 metres deep, requiring a road closure to complete the repair. One of the detour roads, Ōamaru Creek Road, has had to be closed due to the failure of another culvert. This culvert is also being replaced.

Officers have successfully requested additional time for the projects co-funded by the Tourism Infrastructure Fund to enable landowner negotiations to occur and to fit in with contractor availability. These projects include an expanded parking area at Elephant Rocks in Duntroon, the sealing of the Ōamaru Blue Penguin Colony car park, and the installation of a new toilet block and road safety improvements in Duntroon.

Contractor and material availability are a significant emerging risk to programme delivery. To counter this issue, Officers are working closely with contractors to plan forward work programmes. Officers are also ordering items with long lead-times well in advance of their need to ensure material is available when it is required.

Many items that would traditionally be available in storage with local suppliers are now no longer available within New Zealand and are needing to be shipped in from around the world. The Water Services team has placed a number of orders for critical spares to ensure business continuity if breakdowns were to occur.



ASSETS GROUP

Activity Update – March 2022



Purpose

The purpose of this report is to provide insight into recent work undertaken by the Assets group departments.

3 WATERS

GENERAL

Staffing

Recruitment for the role of Compliance Analyst, following the departure of Elodie Letendre, is underway. This role is critical in ensuring 3 Waters services meet all health legislation and environmental consenting requirements.

The role of Technical Operations Engineer – Reticulation will soon be re-advertised following a late withdrawal from the process by the preferred candidate first time round.

Position descriptions are being finalised for four other new roles approved for the 2021/22 financial year. The roles are Policy Planner, Hydraulic Modelling Officer, Asset Planning Engineer, and Development and Compliance Support Officer.

POLICY AND PLANNING

3 Waters Investment Programme 2022-24

Scoping and assigning of all projects is continuing.

Two of the issues and options assessments programmed for the 2021/22 financial year are underway. These relate to the Maheno water supply and Hampden wastewater system. The findings of the assessments will be workshopped with Council in the coming months.

MONITORING AND REGULATION

Drinking Water Standards and Quality Assurance rules

Officers are continuing to review the draft documents and are working with the Executive Officer to prepare a submission for Taumata Arowai before the close of the consultation period on 28 March.

OPERATIONS AND MAINTENANCE

Boil Water Notices

Two boil water notices remain in place for the Lower Waitaki and Stoneburn water supplies.

Officers and contractors continue to work hard to recommission the UV disinfection system at the recent fire-damaged Lower Waitaki Water Treatment Plant. The system, when operating again, will bring the supply back to compliance with the Drinking Water Standards, allowing the Boil Water Notice to be lifted.

An algal bloom remains in the Stoneburn Water Supply storage dam. This is significantly affecting the filter's performance resulting in inconsistent chlorine levels in the network. The low levels mean it cannot guarantee complete removal of bugs.

Officers have considered options such as better interim filtration or covering the dam to stop the growth of the algae, but neither are a quick fix. The Stoneburn Water Supply is programmed for upgrade in the 2022/23 financial year.

DESIGN AND CONSTRUCTION

Ōamaru Water Main Renewals

SouthRoads has completed a large portion of this contract, with approximately 1.5km of new water mains and service connections installed across the South Hill.

Work has now commenced in Dacre Street and 400m of new water main has already been installed.

The new water mains replace some very old, and frequently failing, mains and will provide a better level of service to consumers with less disruption to the supply.



Figures 1 & 2 Ōamaru watermain installation

Weston Watermain Upgrades

Specialised Services Group Limited is progressing well with water main upgrades in Weston which are being completed in conjunction with the Roding team's footpath project.

Water main upgrades were proposed for four streets. With work now complete in Parklane Place and London Street, the contractor has commenced construction in Essex and Charles Streets.

Some of the water mains are being installed by directional drill, negating the need for a trench, and limiting disruption to road corridor users.

Wastewater Main Renewals – Ōamaru and Palmerston

The tender for the renewal of 2.3km of wastewater mains in Ōamaru and Palmerston closed on 10 February. Evaluation of the tenders by a panel is underway.

Wastewater Mains Inspection and Cleaning

The tender for the inspection (CCTV) and cleaning of 2.6km of wastewater mains in Ōamaru closed on 10 February. Evaluation of the tenders by a panel is underway.

Three Waters Reform Tranche One Funded Projects

- Otematata Watermain Replacements – SouthRoads has returned to site after the Christmas/New Year period and will be focused on completing work inside private properties, reinstating trench lines and installing a new main in West Road.

- Palmerston Wastewater Dispersal Field Improvements – Specialised Services Group Limited will commence onsite works in the coming weeks. Pipe materials have arrived on site and a preliminary survey and locating of existing underground services have been completed. Work is expected to be complete by April 2022.



Figure 4 Coils stored on northern bank of Shag River

ROADING

Good progress is being made on the Airedale Road sinkhole repair. The contractors have excavated to almost 20m of road length to a depth of 8m, to prepare and install a new 900 diameter concrete culvert. The original limestone stone arch culvert is no longer in service but will be retained for historical value. Following the installation, the road will be brought back up to its former level in compacted layers before the chip seal is applied.

Providing good weather and ground conditions continue, it is anticipated to reopen the road to traffic before 18 March, allowing for access over Otago Anniversary Weekend.

Resident access is always available from the northern and southern approaches of the road closure.

During this road closure, another pipe collapse occurred. A 600mm diameter concrete culvert collapsed on Ōamaru Creek Road and is now being replaced. Unfortunately, this site is one of the alternative routes bypassing the Airedale Road works.



Figure 5 Airedale Road sinkhole

Capital Work Programme

Tenders have been released for several capital road renewal projects. The tenders received are indicating an increase at the tender table of approximately 30% when compared to the previous year's activities. Compounding with this is a supplier market that has an overabundance of work, and we are finding that construction dates are now a negotiated item in the tenders. Project delays are occurring and will extend work for 6-12 months.

Footpath repairs in Tiverton Street Palmerston commenced in February after the water and UFB works have been completed.

Discussions have started with the Boots and Jandals Hotel for the construction of a cycling/walking connection to enable safe pedestrian/cycle travel at the SH8/83 intersection at Ōmārama.

Corriedale has seen an upswing in forestry harvesting activities, with reactive maintenance for roads progressing as early as practicable. However, some logging sites are completed before notifications are received and actioned. Communication with the forestry managers is generally proactive and positive.

Kakanui stormwater work in Speirs/Semple/Stirling Streets is progressing, with pipe material being sourced and a contractor being engaged to undertake the work. Once a full work programme is developed, there will be a communications plan that will be developed and implemented.

Road Safety messaging is stepping up with the 'Road to Zero' programmes released by Waka Kotahi Transport Agency. Our own safety messaging programmes are aligned with the national programme. The most recent serious and fatal crashes are a reminder that 'Road to Zero' has a long way to go.

Network Waitaki is installing another electric vehicle (EV) charging station in Ōamaru. The new addition will be in Meek Street carpark. Meridian Energy is also actively looking for suitable EV charge sites in Ōamaru. Waka Kotahi is currently consulting on road user charges, including introducing charges for vehicles using energy sources other than petrol and diesel.

RECREATION

OPERATIONS AND MAINTENANCE

Alps to Ocean (A2O)

Robyn Hyde has recently started as the A2O Trail manager. Robyn's initial focus is familiarisation of the trail, trail history, and building relationships with partners and stakeholders. Preparation is underway for the first Joint Committee meeting in March.

Camping Grounds

A site meeting was held with Council's Water department which is installing a new water pipe to supply campgrounds with the Otematata water supply that will be more reliable and will comply with drinking water regulations.

Falstone still had a lot of campers despite the removal of the trees. Our camp supervisor has received compliments on the freshly painted toilet blocks.

Aquatic Centre

The school holidays and the start of term has seen good casual use and a solid number of people booking into 'Learn to Swim' for Term 1.

Swim Squad registrations have now hit 74 after bottoming out last year with only 22 swimmers (albeit with a very limited programme last year).

The move to (COVID Protection Framework – CPF) 'Red' had very limited impact for most of our customers. However, it did impact on our schools which had very clear guidance to follow from the Ministry of Education. We made some small changes to our levels of service and managed to accommodate most of the schools for the water safety and learn to swim programme, with positive feedback from schools on how we worked with them to make this happen.

A COVID risk assessment was undertaken for the facility which led Officers to require the controls currently in place at the site – including the wearing of masks when not swimming. The risk assessment continues to receive comments, both positive and negative from customers and this has proven to be very trying for staff.

Staffing has been generally good over the school holidays with enough capacity to get us through, along with many staff being able to take leave and freshen up before the start of Term 1. We continue to advertise and seek to recruit to fill gaps.

Ōmārama Station

A lease of Recreation land to Ōmārama Station is due to expire. Ōmārama Station has a first right to negotiate a new lease. Officers will be carrying out an inspection and property valuation, prior to drafting and publicly notifying Council's intention to lease in accordance with the requirements of the Reserves Act.

Ōmārama Playground and Hall

Officers met with community representatives to discuss the location for two pieces of exercise equipment and a sports equipment storage shed to be installed near the Ōmārama tennis courts. Members of the local community have raised the funds for these assets and Council will install the exercise equipment from our Playground budget while the local 'MenzShed' will install the shed.

Otematata Domain

The macrocarpa fence around the playground has been delayed due to material supply shortages. This is expected to be started in early March 2022.

Officers met with community representatives leading the 'Community led development plan' funded by Department of Internal Affairs. They are finalising concept plans which will be presented to the Ahuriri Community Board along with expected budgets.

Duntroon Domain Cricket

New cricket nets are under construction on the Duntroon Domain. Permission had not been sought from Officers by the Duntroon District Development Association (DDDA) (which is managing camping on the Domain). Officers have contacted those involved and will be discussing a Licence to Occupy for this use with the DDDA and the Ahuriri Community Board.

Ōamaru Public Gardens

The mechanism for controlling the water intake to the water features throughout the gardens has been repaired so that it can be shut off during times when the river flow is high. This should help to reduce the amount of sediment going into the ponds.

Moeraki

The Otago Regional Council (ORC) has met with some individuals to discuss the need for compliance around rabbit control and the options available to them. The recommendations were a combination of broadcast application of Pindone on carrot in paddock situations, Pindone bait stations throughout the township, Magtoxin, the use of managed ferrets and dogs by contractors for managing warrens, follow up shooting, and confinement with fencing. This may incorporate a 'trial' which could attract external support. It is recognised by the ORC that this is a very difficult urban landscape, with reinfestation from neighbouring properties highly probable, unless all landowners including all those with under 0.5ha (that cannot be issued non-compliance) take responsibility. Officers are working with a few of Council's neighbours of larger areas to devise a plan.

Palmerston Mountain Biking

The local group of volunteers have begun cutting vegetation in the 'Brough Road' forestry block to define the passage for the tracks before the digger proceeds to do the earthwork. Craig Alter, who initiated this project, has a great deal of local support for this initiative, and Officers will continue to work with the group as the area is developed.

Dunback to Domain route

A 1.5km 'route' has been cut through the long grass along the south side of the Shag River from the iconic Pedestrian Swing Bridge at Dunback to the Domain. Stiles and signage are yet to be installed.

Memorial Oaks

The Recreation team is working with the Memorial Oak Committee to determine a priority list for the removal and replacement of 22 trees before liaising with associated families.

Frisbee Golf

Council has received a proposal for a Frisbee Golf Course at Weston Domain. Officers are meeting with the interested parties to look into this further.

Queens Reserve Weather Station

Issues have been identified with the reporting of information to the Met Service. A field representative is due to visit the site soon and this should resolve those issues.

Solid Waste

As part of the Waste Management and Minimisation Plan (WMMP) review, an analysis of waste being taken to the Waste Management Transfer Station has been organised for March. This analysis will identify the makeup waste being deposited and will enable Council to identify potential diversion opportunities

Quarterly water sampling at Palmerston Landfill and Ōamaru and Otematata Closed landfills in January returned good results. The closed landfills continue to meet consent requirements.

Grazing has commenced at the closed Ōamaru landfill. This will keep the site well-groomed and will reduce contractor costs in routine site vegetation management.

A workshop with elected members was undertaken on 1 March to review the Business Case completed by Morrison Low on future options for the Beach Road contaminated sites and Hampden landfill.

Waste Minimisation

Heading into (CPF) 'Red' has meant that waste brainstorms with Council teams have been postponed due to teams working remotely. However, work continues on the Waste Free Waitaki branding and understanding how Council is generating waste types, what waste streams they fall into, and how it can divert or reduce our waste better.

The team is looking at what other Councils have done to educate, encourage and support waste diversion and reduction in their communities and what has worked well.

Site and signage improvements are being looked at for Enfield and Papakaio recycling depots.

Enviroschools Otago is working together, with the national team and schools, on moving to digital delivery of content as we progress through the evolving pandemic environment.

PROJECTS

Dunroon toilets

The prefabricated toilet has arrived and is being stored at TY Duncan Road. SouthRoads is laying in a water supply to the new site. MBIE has granted an extension of time to complete the project. One tender was received for site works and Officers are in the process of negotiating with Whitestone Contracting over the timeframe.



Figure 6 Dunroon Toilet Delivery

Ōamaru Public Gardens Playground Waterplay

Recently Te Rūnanga o Moeraki has expressed interest in being part of the project. Their interest will enable us to include a new dynamic. The team is currently drafting the procurement documents so the tenders can be progressed once construction plans are complete.



Figure 7 Water Play Concept

A20

The repairs to the A20 funded by the MBIE are almost complete. Repairs have been varied and included washouts, slumps, slips, scouring, culvert replacements, and upgrades as required.

Recent work includes raising the track east of Otiake due to the last flood altering the flow of the river.



Figure 8 Raised Track near Otiake River

Sports and Events Centre

The Waitaki Events Centre Trust has commissioned concept plans which are currently being reviewed. Project Board members visited the recently opened Selwyn and Waimakariri Events Centres to learn how they built their centres and about their procurement approach as well as to discuss learnings from their projects. The Project Board is targeting a New Zealand Lotteries application for the end of March 2022.

PROPERTY

Holmes Wharf

Banks's Building Services has been awarded the contract to complete the wharf re-decking. This is now planned to commence in April 2022 and is scheduled for completion by 15 November 2022. The project requires the installation of almost 14 kms of timber and 57,000 screws.

Forrester Heights consultation

The team has been gathering and preparing information for the upcoming community consultation on the future of Forrester Heights.

5 MEETING CLOSE