

# Assets/Infrastructure Committee

## Tabled Documents

9 August 2018

<b>Item 7:</b>	<b>Chairs report</b>
<b>Item 9:</b>	<b>Update on Infrastructure Protection Matters August 2018</b>
<b>Item 13:</b>	<b>Memorial Park Amenities Building</b>
<b>Item 16:</b>	<b>LGNZ Three Water Survey</b>
<b>Item 15:</b>	<b>Community Housing Update</b>
<b>Item 23:</b>	<b>Late Item</b>

## Assets/Infrastructure Committee Deputy-Chair's Report August 2018

Firstly it is pleasing to finally see the appointment for the role of Principal Advisor – Infrastructure, Arno Benadie. Certainly comes with extensive experience.

The report on Waste Water disposal options is fairly comprehensive and leaning towards the combined plants option. All are hugely expensive for a Council of our size and the discussion on National radio Insight on Sunday morning about the Govt proposal to take over infrastructure assets highlighted this issue. There may well be benefits/efficiencies with these potential reforms.

The discussion paper on the carp options for biological controls in our waste water ponds is interesting. We are very fortunate to have a staff member with the skills and experience in this field so I am very pleased to see we are accessing this. The feasibility exercise certainly appeals. Hopefully there will be strict protocols to prevent the fish escaping though interested to read they wouldn't survive "outside".

Frustrating meetings in Taihape last week re siting of the ablution block. I have attached a discussion paper from Crs Gordon, Aslett and myself on another possible option and plan to include this with Agenda item 13. I am sorry the grandstand has been brought back into the debate as I believe this is a red herring. Cr Gordon and I met with about 14 different groups and sports that used the Memorial Park last year and the consensus then was to site the ablution block at end of courts. But since then there have been a few 'snags'! With the development plans for the back of the Memorial park (Hautapu River proposal) taking shape we believe it is even more important to have an ablution block that caters for all park users on that side-netball, tennis, equestrian, shearing, walkers, camper vans etc. It is worth taken further time and attempting to get this right.

A resolution to the site of the Mangaweka toilet may be imminent!!

Good progress being made on bringing Council housing up to scratch but am not sure what will happen to those flats that cannot be insulated? I thought there was Govt statute that all rented properties had to be fully insulated by July 2019.

Comment for Cr Dean McManaway-"On the Kakariki hill seal improvement( good to see) I think the roading team should also look at putting a crash barrier around the top bend as there's been a number of cars that have gone over the top in the last 20 years. I think there's funding for this through government sources."

Cr Ruth Rainey

9<sup>th</sup> Aug 2018

### **TABLED DOCUMENT**

**Tabled at: Assets/ Infrastructure  
on: 9 August 2018**

# Memorandum

To: Assets/Infrastructure Committee

From: Graeme Pointon

Date: 8 August 2018

Subject: **Update on Infrastructure Protection Matters August 2018**

File: 6-CF-4

## **TABLED DOCUMENT**

Tabled at: Assets/ Infrastructure  
on: 9 August 2018

### **1 Ratana**

- 1.1 New Bore – Survey field work completed. Plan under preparation.
- 1.2 New Water Treatment Plant – Plan approved as to survey. Lease and Easement drafted; with Infrastructure Group for comment from operational perspective.
- 1.3 WWTP Disposal- Awaiting clarification on suitable lands, and further instructions.

### **2 Bulls**

- 2.1 Water reservoirs and access – awaiting final costings and report to CE. Further instructions will follow.
- 2.2 Walton St (relocated dwelling) – Dwelling on site (on jacks 07 Aug and piling underway). First building inspection completed. Survey Plan to be completed after decision re location of utility lines.
- 2.3 Walton Street (Balance) – further work on sale prospects and best return proposals under action.

### **3 Marton**

- 3.1 A Dam – Subdivision Working Group has determined non-price attributes for assessment of offers to be 30%.  
  
Notice of sale drafted.
- 3.2 Kensington Road – Some enquiry received. No formal written expressions of interest received yet.  
  
Offer period closes 22 August.

#### **4       Huntermville**

- 4.1       Water Treatment Infrastructure – Agreement in principle. Further negotiation with major landowner over recompense. Second, minor, landowner then to be approached.
- 4.2       Wastewater Treatment Plant – Awaiting definitive advice from Infrastructure Group re unprotected incoming main.
- 4.3       Cemetery Extension – Awaiting further instructions (adjoining landowners yet to respond to Parks Manager).

#### **5       Taihape**

- 5.1       Rail land (South end of Town) –Crown’s valuation still awaited.
- 5.2       WWTP – Progressing.

#### **6       Recommendation**

- 6.1       That the ‘Update on Infrastructure Protection Matters August 2018’ to the 9 August Assets/Infrastructure Committee meeting be received.

Graeme Pointon  
Strategic Property Advisor

## TABLED DOCUMENT

Tabled at: Assets/ Infrastructure  
on: 9 August 2018



# Report

Subject: **Memorial Park Amenities Building – Update August 2018**

To: Assets/Infrastructure Committee

From: Gaylene Prince, Community & Leisure Services Team Leader

Date: 4 August 2018

File: 6-RF-1-12

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## 1 Background

- 1.1 At the Committee's July meeting members resolved that the matter of deciding on the location of the proposed amenities building, and whether to construct the building with a first floor addition as one project (with Clubs Taihape), lie on the table until the August meeting.
- 1.2 This was to enable further estimates to be obtained, and further consultation. The estimates were obtained and were provided at a public meeting, along with the pros and cons of both sites, and walking times from each proposed site to other areas on the park. This handout is attached as Appendix 1.

## 2 Public Meeting

- 2.1 A meeting was held at Taihape Town Hall on Friday 3 August. Approximately 30 members of the public were in attendance.
- 2.2 The Mayor opened the meeting, advising that the purpose was to try and reach a consensus on the location of the proposed building. The Chief Executive presented slides outlining the history of the project, the pros and cons of each site, estimated site costs etc. Councillor Gordon outlined the usage in hours of various areas of the park.
- 2.3 Questions and Comments were primarily about the following points:
  - Consideration of Grandstand site; building a grandstand on top of a new amenities building; Grandstand location or Location 1 (next to Grandstand) was only a few more metres for people to walk; Clarifying the proposed cost of \$320,000 for the grandstand (earthquake strengthening only, not renewals); Extending the grandstand at each end which would help to strengthen it and allow additional facilities e.g. toilets,
  - Thought that it had already been decided not to build a hub as a first floor,

- There was concern regarding the possible reduction in the number of tennis/netball courts,
- Could showers be built by the shearing pavilion,
- Would the toilets be 24/7; would the toilets be available for public access; visitors were presently entering the park by Utiku Old Boys and using the area in the location of the old shed as a toilet, and
- Option 2 (next to netball courts) would take the traffic out of the (Kokako) street on Saturdays, as well as campervans at other times. More accessible to eastern park activities/users.

2.4 The Mayor asked which was the preferred location - Option 1 or 2. There was no clear consensus.

2.5 The Mayor also asked if there was support for Council and Clubs Taihape constructing a ground and first floor building, together, as one project. The majority were not in favour of this option. Mr Booth (Clubs Taihape) provided background and information but the consensus from those present was that they did not feel there was a clear purpose of what the first floor would be used for or by whom. When asked by Councillor Gordon whether the two rugby clubs would be interested in sharing a new first floor facility, their representatives/supporters advised that they wouldn't be.

2.6 With conversation reverting to the present grandstand and no clear consensus on site locations, the Mayor asked if this project (new amenities building) should be put on hold, and if Council should investigate and estimate costs for both upgrading the facilities under the grandstand as well as the grandstand itself. There was consensus for this action, and that it be actioned as soon as possible. There was also consensus for further discussions with Clubs Taihape.

2.7 It is suggested that the Taihape Memorial Park Project Team (Ross McNeil – Sponsor, Gaylene Prince – Project Manager, Carol Downs – Communications, Katrina Gray – Technical Advisor, Michael Hodder – Technical Advisor) facilitate this project.

2.8 It is also suggested that Governance co-opted members of the project team, presently the Mayor, be extended to include a Taihape Councillor and the Chairperson of the Taihape Community Board.

### **3 Recommendation**

3.1 That the report 'Memorial Park Amenities Building – Update August 2018' to the Assets/Infrastructure Committee meeting 9 August 2018 be received.

3.2 That as requested by members of the Taihape community the proposed new amenities building project be put on hold, and that an estimate be sought to

renovate both the facilities under the Taihape grandstand as well as the grandstand itself.

- 3.3 That the Chief Executive write to Clubs Taihape seeking clarification, following their AGM on 1 August, of their proposed project for Memorial Park.

Gaylene Prince  
Community

# *Appendix 1*



**Memorial Park - Option 1**

**Legend**

- Building - Option 1
- Building - Option 2
- Building - Option 3
- Fields

Distance: 30 second intervals

\*Able pedestrian Walking speed = 0.8 m/s (Planning and Design Guide NZTA)

Scale: 0 25 50 75 100 m

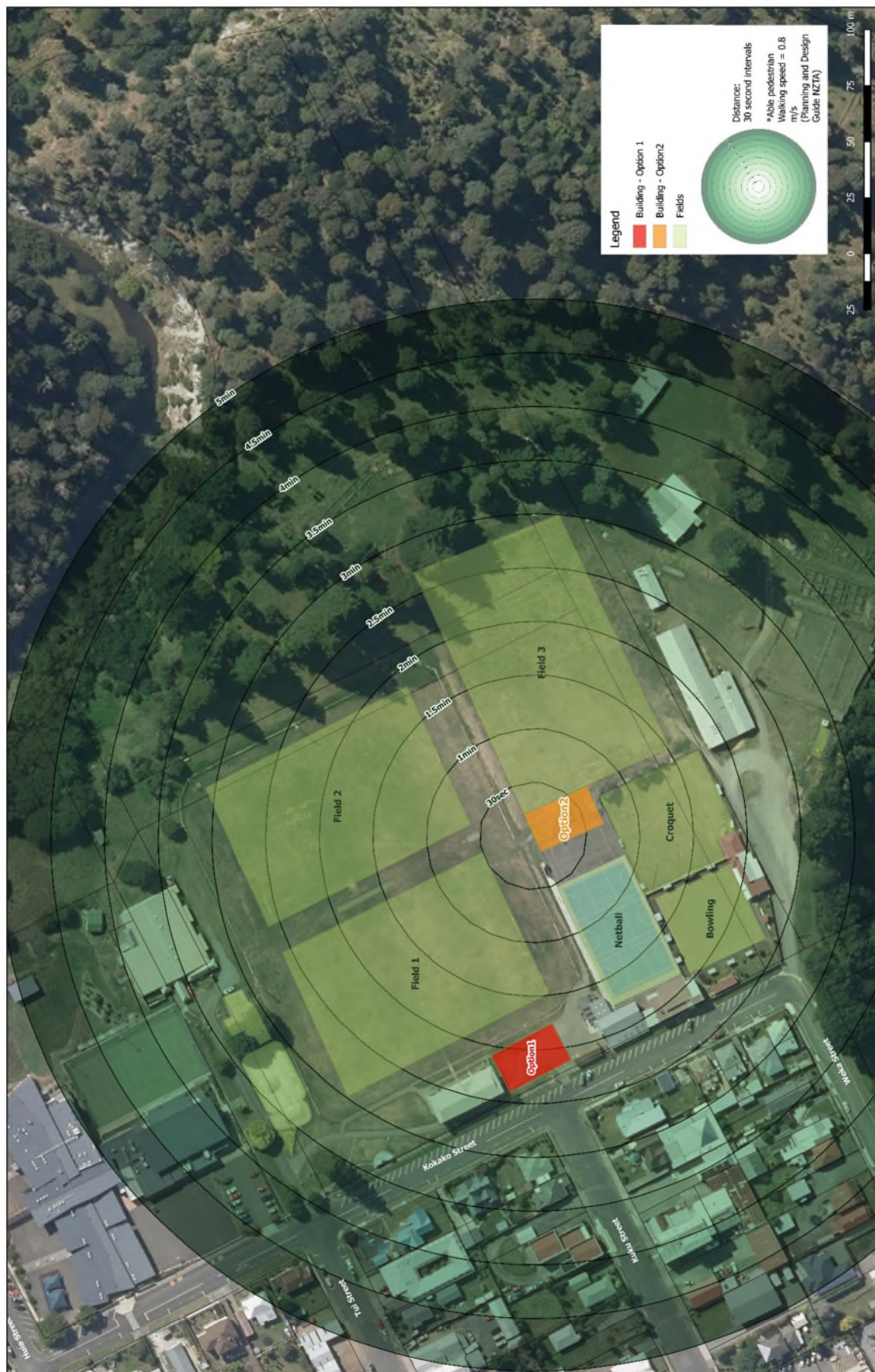
North Arrow

Projection: NZGD2000 / New Zealand Transverse Mercator 2000  
Print Date: 2018/08/01

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**RANGITIKEI DISTRICT COUNCIL**  
Making this place home.





## Pros & Cons of both sites:

Option 1 – by Grandstand	Option 2 – By Courts
<ul style="list-style-type: none"> <li>✓ Pro: Central location in terms of no.1 sports ground, 3 x Clubrooms, Swim Centre, TAS, Grandstand</li> <li>✓ Pro: Services to site relatively close</li> <li>✓ Pro: Potential to provide basis for an appealing Building looking down Kuku Street</li> <li>✓ Pro: Potential to adjoin/connect to an upgraded Grandstand in future</li> <li>✓ Pro: Easy for users to find and access</li> <li>✓ Pro: Possibility of more visible location, less risk of vandalism</li> <li>✗ Con: Would cut off a potential vista into the Park looking down Kuku Street</li> <li>✗ Con: Additional matters (e.g. parking) will need to be considered as part of the resource consent process</li> </ul>	<ul style="list-style-type: none"> <li>✓ Pro: Close to Courts, Equestrian and Shearing Events areas</li> <li>✓ Pro: Close to where Campervans could stay overnight</li> <li>✓ Pro: More straightforward resource consent process</li> <li>✗ Con: NZ Recreation Association standards recommend that buildings are set back a minimum of 6 metres from rugby fields and 3.5 metres from courts. Site will require utilising the end Netball/Tennis Court area.</li> <li>✗ (Netball presently uses the end court for warm-up. While they would consider a reduction in court numbers, if that was to happen they would like another surface developed nearby for warm up. Tennis presently does not use the end court but have advised that a reduction in courts would also need to be fully discussed at a Club meeting.)</li> <li>✗ Con: Site will require some tree removal and earthworks to level the site – will likely require Council to apply to breach the maximum change to ground level</li> <li>✗ Con: Use of ex-croquet green for car-parking may require the need to consider the National Environment Standard for soil contamination if any earthworks are required.</li> <li>✗ Con: Utility connections are not as close</li> <li>✗ Con: Arguably disconnected from Rugby Clubs and Grandstand, and from TAS</li> <li>✗ Con: Visually disconnected from and loss of opportunity to connect with Kokako/Kuku Street and develop a Street presence.</li> </ul>

## Differences in site costs:

	<b>Option 1 – by Grandstand</b>	<b>Option 2 – By Courts</b>
Tarseal	<b>\$64,000</b> (to seal area between Grandstand & UOB)	<b>\$172,000</b> (to seal ex Croquet Green for parking, as well as Weka Street entrance & turnaround)
Connection of water, wastewater, and stormwater services to Boundary	<b>\$28,000</b>	<b>\$28,000</b>
Connection of water, wastewater, and stormwater to site, including trenching	<b>\$10,000</b>	<b>\$26,700</b>
PC Sum if a sewer pump station is required		<b>\$7,500</b>
Ground preparation (earthworks)		<b>\$12,500</b>
Power supply	<b>\$6,300</b>	<b>\$19,200</b>
Resource Consent*	<b>\$2,500</b>	<b>\$2,500</b>
<b>Sub-Estimate</b>	<b><u>\$110,800</u></b>	<b><u>\$268,400</u></b>
300m2 (approx. ½ size netball court for warm-up, including hoop, fencing, markings etc)		<b>\$54,220</b>
<b>ESTIMATE</b>	<b><u>\$110,800</u></b>	<b><u>\$322,620</u></b>

## TABLED DOCUMENT

Tabled at: Assets/ Infrastructure  
on: 9 August 2018

### Taihape Ablutions Block

There appears to be no easy or widely accepted option for siting of a new multi-code ablution block.

Councillors Gordon, Aslett and myself have met again since Friday's Taihape community meeting and have a couple of proposals we would like the AIN committee to consider and discuss.

Work done last year by Councillors Gordon and myself mapping the park, ascertaining use statistics and meeting with Memorial Park user groups and various sports clubs indicated the most acceptable site for this facility would be the area adjacent to the eastern end of the netball/tennis courts (as per LTP). From left field came the suggestion to site it between the grandstand and UOB because of the cost implications of the preferred option. We do not support this option. Siting the ablution block here would spoil the vista into the park and minimise the parking available there well used by many including elderly rugby fans who don't get out of their vehicles and limiting emergency access onto the park

Clubs Taihape are still keen to build a community facility and their preferred site is the end of netball/tennis courts as described above. However as we have read, this site is significantly more expensive for council and there is potentially some resistance from court users due to the size of the footprint and the potential loss of a court.

Clubs Taihape have around \$550,000 and are very keen to get on with the construction of an amenity building/facility on the park and renewed their commitment to council at their AGM to do so. Soon Council has to make a decision about the aging and asbestos troubled Taihape Women's Club building (the most used community building in town). The Clubs Taihape concept include meeting rooms and a kitchen that could replace the need for ratepayer provision of the services currently provided at the Women's Club facility. They do not support the UOB/grandstand site and will not contribute to any build there. Why would Council pass up this opportunity to work with Clubs Taihape to find a solution that would replace a Council building with minimal financial input from ratepayers?

What we are suggesting is that Council lease the croquet grounds or a portion of them to Clubs Taihape (they are behind/southern side of the netball/tennis courts and no longer used) to allow them to build a single storey facility and Council allocate some appropriate portion of the \$500,000 amenity block funding allocation for an externally accessed ablution block to be built on the back. Obviously there would need to be some conditions that would come with those funds e.g. time frames, toilet/shower numbers etc. Clubs Taihape are better placed to access outside funding from other agencies and have already done considerable planning and design work.

An ablution block is needed in this area for the many users in this part of the Park-shearing competitions, A&P show, equestrian events, matariki and Waitangi day celebrations, freedom camping, camper vans and now the plans to upgrade the back part of Memorial Park for walkers and cyclists as part of the "Hautapu river park concept". It would hopefully see the removal of the substandard and aging toilets and showers located in this corner of the park.

The toilets next to the northern park entrance on Kokako Street need to be renovated or replaced (as per LTP) because of their proximity to the playground, skate park and the main entrance to the park. They are well used. We also discussed the possibility of accessing the



swimming pool toilets from an outside door if there was a reluctance to renovate/replace the Kokako Street toilets. This could potentially increase the financial return on a portion of that asset that sits idle for half the year. It is right adjacent to the children's play area.

We believe the retention of the grandstand is not an issue we need to or can resolve right now.

We propose the following two recommendations;

- 1) That Council renovates or replaces those Memorial Park toilets adjacent to Kokako Street (as per signalled in LTP).
- 2) That the Council meet with Clubs Taihape to discuss the option of leasing the croquet grounds to them, to allow them to build their amenity building and that Council allocate some funding to them for the addition of an externally accessed ablution block as per Council requirements.

Cr Ruth Rainey  
Cr Angus Gordon  
Cr Richard Aslett

## Local Government New Zealand – three waters survey

### Feedback from Rangitikei District Council

**TABLED DOCUMENT**

Tabled at: Assets/ Infrastructure  
on: 9 August 2018

#### Section 1

- a. Does your council support a new independent regulator for drinking water (currently Ministry of Health)?

Yes. We acknowledge that the Ministry has been the driver behind the current drinking water standards. However, while appointed by the Ministry, the assessors have not been part of the Ministry but employed by the different health boards. Management by a single regulatory body will ensure greater peer support and consistency. It will also allow other related considerations to be tackled – particularly the amount of drinking-water that is consumed for non-potable purposes and how those communities and individuals out of reach of a reticulated supply may be guaranteed safe drinking water.

- b. What would assist your council to meet, on an ongoing basis, compliance with drinking water standards?

At this stage we are uncertain on the extent of changes to compliance, other than more regular monitoring and reporting. There is also the possibility that there will be increased training and certification for those staff working in water treatment plants. It is crucial that all changes are clearly specified, training is readily accessible, and financial assistance made available to cover these additional costs – at least for a transition period, perhaps five years.

- c. If funding to meet drinking water standards is problematic, what measures are you considering to address that issue?

Discontinuing even a small water supply (as provided by legislation) would be controversial so is not a viable option. Without some government assistance, Council will be forced to increase rates and/or debt to fund changes in treatment processes and management requirements of the plant.

#### Section 2

- a. What is your council's view on the possibility that central government regulation may require aggregation of water delivery services?

We accept aggregation is likely to improve effectiveness and efficiency in delivering such services. Rangitikei in effect has aggregated its water delivery services (as with other aspects of infrastructure) in a shared services arrangement with Manawatu District which employs all staff, with each council making its own budgetary provision for delivering the services within its own district. This does allow each council some flexibility in determining its priorities, particularly for renewals and upgrades, but also for levels of service.

If councils were to continue funding the delivery of water services, an aggregated service delivery approach would require negotiation with each council on these matters; however, if the approach taken was similar to that over rural fire (i.e. local council funding ceased), then the aggregated

supplier would have greater flexibility in determining its capital programmer and service standards, which in turn would be more readily influenced by government policy and priorities.

The value of the water assets is considerable – a great deal more than those maintained for rural fire – and so transferring these from council balance sheets will need careful consideration. In many instances, councils will have incurred debt in developing these assets, and the ongoing costs for that would need to be transferred if the control of the water delivery service is to be outside the councils being served. Equally important, for staff who are currently involved in delivering these services – whether maintaining the pipework and plants or developing improvements and upgrades – it will be important to determine what safeguards are to be provided (if only to ensure the continuation of a knowledgeable and skilled workforce in the new arrangements).

- b. If, instead of mandatory aggregation, local government was provided a set of incentives by central government to encourage aggregation of water service delivery where that made sense for a particular area, what incentives would be helpful for your council?

We are unsure what the tests would be of 'made sense for that area'. Collaboration at a regional level would seem the logical starting point as that is already a statutory requirement and covers the whole country. In addition, regional councils are primarily responsible for environmental standards. To perform this task successfully, we think that regional councils would require seed funding, additional technical and managerial support, and a common model developed by the government (after sector consultation) to ensure implementation within two or three years. Gisborne could work collaboratively with Bay of Plenty or Hawkes Bay; similarly, Marlborough with Nelson.

- c. The Government is considering also the cost implications of meeting environmental standards for wastewater and stormwater. Is the infrastructure cost of meeting environmental standards factored into your LTP?

Yes. Rangitikei's 2018-28 long-term plan includes a budget provision of \$16.6 million to implement disposal to land for wastewater in Bulls and Marton (this ending discharges in the Rangitikei River and the Tutaenui Stream respectively). In addition, the upgraded Ratana wastewater plant will no longer discharge into Lake Waipu, thanks to a grant from the Freshwater Fund.

The wastewater treatment plants in Hunterville and Taihape have significant infiltration from the stormwater system, thus causing breaches of consents because of the volume being discharged. There is an ongoing programmer of renewals to address this issue.

### Section 3

- a. If funding to meet environmental water standards (wastewater and stormwater) is problematic, what measures are you considering to meet the gap?

As noted above, Rangitikei has budgeted rates and debt funding to meet environmental water standards in the southern part of the District. However, without some government assistance achieving land disposal for wastewater plants in Hunterville, Mangaweka and Taihape would be extremely difficult. In Rangitikei's 2015-25 long term plan, Council signaled the possibility that the wastewater plant at Mangaweka might need to close because of the high cost of a new consent and individual arrangements put in place for properties in that village. This was a highly unpopular suggestion.



- b. What incentives would assist your council achieve full compliance with environmental water standards for wastewater and stormwater?

Financial assistance from the government is crucial. But also, some relaxation of discharge conditions for small towns and villages where the environmental impact is comparatively low compared with large urban centres or industrial complexes.

#### Section 4

- a. Please make any other comments in respect of the Government's Three Waters Review.

We are uncertain about how either the enhanced drinking-water standards or the proposed aggregation of water delivery services will impact on rural (stock-water/non-potable) water supplies for which a local authority holds resource consents. In other parts of the country some similar schemes have been transferred out of control of the relevant local authority. However, the management committees of the Erewhon, Hunterville and Omatane schemes in the Rangitikei District did not wish to take up this option, when put to them in the context of the service delivery reviews under section 17A of the Local Government Act 2002. The schemes are technically different.

Each scheme is expected to cover its own costs by the rate charged to subscribers for the water. However, in recognition of a benefit to the whole District, overheads for these schemes are a charge on all ratepayers.

## Memorial park use table

units

(People\* Hours)

zone code	#1	#2	#3	Court	Shear	H Pen	Bank	Gstanc	Squash	UOB	%user
Midget Rugby	2800	2800	2800								7.9
UOB Rugby	1250		2520								3.5
Taihape Rugby	2200	4200									6.0
Touch Rugby	4800										4.5
Whanau Sports	800	800	800								2.3
Junior cricket	1080	1080									2.0
Netball				8400							7.9
Tennis				2400							2.3
Eques' Dressage	220	450	2700			2700					5.7
Eques' jumping	570	570	4500			10000	500				15.1
A&P show&shear	750	350	5570		3800		400	100		200	10.5
Gumboot day	4500	4500									8.4
TAS	8650	8650	540					500			17.2
Squash									2720		2.6
Rugby spectator								4400			4.1
Total	27620	23400	19430	10800	3800	12700	900	5000	2720	200	
	106570										
Area% of Total	25.9	22.0	18.2	10.1	3.6	11.9	0.8	4.7	2.6	0.2	

**FILED DOCUMENT**

abled at Assets Infrastructure  
 on 9 August 2018

Community Housing - Renewals 2014 onwards

FLAT NO: ADDRESS TOWN Redecoration-Paint/Paper/Other Carpet/Lino Ovens/Tubs/HWC Insulation

<b>Marton Wellington Road</b>						
Flat 1	393 Wellington Road	Marton 4710				
Flat 2	393 Wellington Road	Marton 4710	Paint/papered flat January 2014			
Flat 3	393 Wellington Road	Marton 4710	Paint wallpaper flat June 2017		New oven June 2017	
Flat 4	393 Wellington Road	Marton 4710				
Flat 5	393 Wellington Road	Marton 4710				
Flat 6	393 Wellington Road	Marton 4710				
Exterior of block						
Flat 7	393 Wellington Road	Marton 4710	Paint/Wallpaper flat February 2018	New carpet February 2018		
Flat 8	393 Wellington Road	Marton 4710	New kitchen bench/sink Sept 2016			
Flat 9	393 Wellington Road	Marton 4710				
Flat 10	393 Wellington Road	Marton 4710	Entire flat painted/wallpaperd January 2016	New carpet/lino Jan 2016	New oven March 2017	
Exterior of block						
Flat 11	393 Wellington Road	Marton 4710	New shower lining October 2017		New oven March 2017	
Flat 12	393 Wellington Road	Marton 4710	Paint/Wallpaper flat October 2017			
Flat 13	393 Wellington Road	Marton 4710	Paint/Wallpaper flat February 2018	Carpets cleaned March 2018	New oven/Hot water cylinder - March 2018	
Flat 14	393 Wellington Road	Marton 4710			New oven - Jan 2014	
Flat 15	393 Wellington Road	Marton 4710	Entire flat paint/wallpapered after 2015 floods	New carpet/lino 2015	New oven/tub/Cabinetry 2015	
Flat 16	393 Wellington Road	Marton 4710	Entire flat paint/wallpapered after 2015 floods	New carpet/lino 2015	New oven/tub/Cabinetry 2015	
Flat 17	393 Wellington Road	Marton 4710	Entire flat paint/wallpapered after 2015 floods	New carpet/lino 2015	New oven/tub/Cabinetry 2015	
Flat 18	393 Wellington Road	Marton 4710	Entire flat paint/wallpapered after 2015 floods	New carpet/lino 2015	New oven/tub/Cabinetry 2015	
Exterior of block	Replaced lengths of paths					
Flat 19	393 Wellington Road	Marton 4710	Entire flat paint/wallpapered Nov 2016 / New hot water cylinder April 2017	New carpet/Lino Nov 2016	New oven/smoke alarm installed Jan 2017	
Flat 20	393 Wellington Road	Marton 4710	Entire flat paint/wallpapered Nov 2016		New oven/tub/kitchen bench Nov 2016	
Flat 21	393 Wellington Road	Marton 4710				
Flat 22	393 Wellington Road	Marton 4710	New kitchen sink/bench taps February 2017	New carpet lounge/bedroom Jun 2018	New oven Jan 2018	
Flat 23	393 Wellington Road	Marton 4710	Entire flat paint/wallpapered June 2018	New carpet June 2018	New oven Jan 2017	
Flat 24	393 Wellington Road	Marton 4710	Entire flat paint/wallpapered March 2017		New oven March 2017	
Exterior of block						

Marton Cobber Kain						
Flat 25	Cobber Kain Ave	Marton 4710	Entire flat painted/papered 8/2016 - kitchen units painted	New carpet/lino - not bathroom 8/2016	New oven & tub 8/2016	Ceiling insulation topped up March 2018
Flat 26	Cobber Kain Ave	Marton 4710				Ceiling insulation topped up March 2018
Flat 27	Cobber Kain Ave	Marton 4710	Entire flat painted/wallpapered June 2018	New carpet - June 2018	New oven June 2018	Ceiling insulation topped up March 2018
Flat 28	Cobber Kain Ave	Marton 4710	Entire flat painted/papered 9/2016	Carpets cleaned 8/2016	New oven Sept 2016	Ceiling insulation topped up March 2018
Flat 29	Cobber Kain Ave	Marton 4710	Entire flat painted/papered 9/2016	Carpets cleaned 8/2016		Ceiling insulation topped up March 2018
Flat 30	Cobber Kain Ave	Marton 4710	Entire flat painted/papered 9/2016 - New slide shower	New carpet/lino - not bathroom 9/2016	New oven Sept 2016	Ceiling insulation topped up March 2018
Flat 31	Cobber Kain Ave	Marton 4710	Entire flat painted, paper 09/17 New slide shower installed May 2016			Ceiling insulation topped up March 2018
Flat 32	Cobber Kain Ave	Marton 4710		Carpets cleaned 8/2016		Ceiling insulation topped up March 2018
Exterior of block	New letterboxes 8/2016 ; Washing lines re-strung Flat 25 end					

Marton Cuba Street						
Flat 1	8 Cuba Street	Marton 4710			New tub taps Oct 2017	Ceiling & floor insulation 2013/14
Flat 2	8 Cuba Street	Marton 4710				Ceiling & floor insulation 2013/14
Flat 3	8 Cuba Street	Marton 4710	New Carpet/lino June 2018		New oven Jan 2017	Ceiling & floor insulation 2013/14
Flat 4	8 Cuba Street	Marton 4710				Ceiling & floor insulation 2013/14
Flat 5	8 Cuba Street	Marton 4710	Paint/wallpaper entire flat Sept 2016	Carpet clean before new tenants Oct	New oven Nov 2016	Ceiling & floor insulation 2013/14
Flat 6	8 Cuba Street	Marton 4710	Paint/wallpaper entire flat Sept 2016 /New Slide shower 2018	Carpet clean before new tenants Oct	New oven Nov 2017	Ceiling & floor insulation 2013/14
Flat 7	8 Cuba Street	Marton 4710				Ceiling & floor insulation 2013/14
Flat 8	8 Cuba Street	Marton 4710				Ceiling & floor insulation 2013/14
Flat 9	8 Cuba Street	Marton 4710				Ceiling & floor insulation 2013/14
Flat 10	8 Cuba Street	Marton 4710				Ceiling & floor insulation 2013/14
Exterior	Handrails (both sides) installed outside all flats 2017					



Marton		Russell St				
Flat 1	6 Russell Street	Marton 4710	Shower relined plus new slide shower April 2018			Ceiling insulation topped up 2013/14
Flat 2	6 Russell Street	Marton 4710	Painted walls/ceilings kitchen/bedroom/lounge May 2015			Ceiling insulation topped up 2013/14
Flat 3	6 Russell Street	Marton 4710	New slide shower May 2018/shower rail			Ceiling insulation topped up 2013/14
Flat 4	6 Russell Street	Marton 4710		New carpet 2015/New lino June 2018		Ceiling insulation topped up 2013/14
Flat 5	6 Russell Street	Marton 4710	Paint/wallpaper entire flat July 2018	New oven July 2018		Ceiling insulation topped up 2013/14
Flat 6	6 Russell Street	Marton 4710	New slide shower March 2018 - New power point installed			Ceiling insulation topped up 2013/14
Flat 7	6 Russell Street	Marton 4710				Ceiling insulation topped up 2013/14
Flat 8	6 Russell Street	Marton 4710	New wet area power point installed in bathroom			Ceiling insulation topped up 2013/14
Exterior	Outside path widened for scooter access/handrail replaced by Flat 1 - 2016					

Marton		Grey Street				
Council House	Grey Street	Marton 4710	New Earth wire installed for compliance and wiring to hot water cylinder replaced March 2017			
Exterior						

Bulls						
Flat 1	20 Hammond Street	Bulls 4818	Paint/Wallpaper September 2017			
Flat 2	20 Hammond Street	Bulls 4818	2015/16 Painted/papered - New toilet	New carpet/lino 2015	New oven 2016	
Flat 3	20 Hammond Street	Bulls 4818	Painted wallpaper after fire damage - complete renovation 2015	All new after fire - 2015	All new fittings after fire 2015	Doubling glazing - insulation/doors replaced after fire 2015
Flat 4	20 Hammond Street	Bulls 4818				
Flat 5	20 Hammond Street	Bulls 4818				
Flat 6	20 Hammond Street	Bulls 4818	Bathroom ceiling paint with mould repellent and painted	New carpet/lino May 2015		
Exterior	New roof entire block March 2014 New continuous spouting installed October 2017					

Taihape		Matua Flats				
Flat 1	2 Huia Street	Taihape 4720	new slide shower June 2018	New carpet/lino Sept 2014		
Flat 2	2 Huia Street	Taihape 4720	Painted wallpapered end 2016	New carpet/lino end 2016		
Flat 3	2 Huia Street	Taihape 4720				
Flat 4	2 Huia Street	Taihape 4720	Painted wallpapered May 2018	New carpet/lino May 2018	New oven 2018	
Flat 5	2 Huia Street	Taihape 4720				
Flat 6	2 Huia Street	Taihape 4720				
Flat 7	2 Huia Street	Taihape 4720	new slide shower/June 2018			
Flat 8	2 Huia Street	Taihape 4720				

Flat 9	2 Huia Street	Taihape 4720	Painted wallpapered March 2014; Replaced wall heater Dec 2016	New carpet March 2014		
Exterior						

<b>Taihape</b>						
	Weka Street					
Flat 12	Weka Street	Taihape 4720	New hot water cylinder May 2015			Insulation Ceiling & Floor 2015
Flat 14	Weka Street	Taihape 4720	New hot water cylinder January 2017/new slide shower June 2018			Insulation Ceiling & Floor 2015
Flat 16	Weka Street	Taihape 4720	New kitchen bench/sink etc June 2014 New hot water cylinder May 2016	New lino May 2015		Insulation Ceiling & Floor 2015
Exterior	repairs to partition/replace rotten timberwork between flats - repalce wth Hardiflex					

<b>Ratana</b>						
Flat 1	Taihauauru Street	Ratana 4581				
Flat 2	Taihauauru Street	Ratana 4581	Wallpaper/painted bedroom/kitchen/living	New carpet/lino bedroom/kitchen/lounge May 2016		
Flat 3	Taihauauru Street	Ratana 4581				
Flat 4	Taihauauru Street	Ratana 4581				
Exterior						

<b>Bulls</b>						
Domain House	14 Domain Road	Bulls 4818				

# Memorandum

To: Assets/Infrastructure Committee

Copies: Ross McNeil

From: Allen Geerkens

Date: 8 August 2018

Subject: **Broadway Infrastructure Upgrade Stages 2 & 3 Variations to Contract 1046**

File: 5-CM-1-1046

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## Introduction

This memo requests approval to issue a variation to extend Contract 1046 to include Stages 2 and 3. The Contractor is Loaders.

## Scope of Works

Stage 2 – Signal Street to Lambert Street.

This is a continuation of stage 1 Follett Street to Signal Street where the 300mm dia watermain is laid on the left side, feeder mains laid in both footpaths, stormwater pipes laid under the new kerb on the left side, new kerb and channel on the right side. Discussion is currently being held with Chorus to share trenching work.

Stage 3 – Follett Street Roundabout

The scope of works for this stage is to thread a new 300 dia watermain through the existing underground reticulation and connect to both Hammond and Follett Street watermains, without damaging the roundabout 'wheel'. This work is 12 months ahead of resurfacing the roundabout.

## Contractor Performance

The performance of the contractor overall has been very good, the contract administration is good, the contractor has coped with changes, they have been very careful and not caused damage to underground utilities or buildings when working in close proximity. When working on the left side in the vicinity of the shops they were criticised for being slow, however, this was the result of being very careful. When working on the right side where conditions were less complex progress was very good.

## Community Consultation

On the basis of the works proceeding the consultation plan will be:

Stage 2

- Late August – a letter drop to residents and businesses (including Z Marton Service Station) between Signal and Lambert Street providing advance warning of the works of the works.
- 2 weeks prior to starting – Contractor letter drop providing contact details and programme. The earliest start date would be mid September
- Deliver the weekly news until completion.
- The construction period is expected to be between late September to late November 2018

The effect on traffic is expected to be restricted parking and at times one lane and STOP/GO

#### Stage 3

- Late August – a letter drop to the businesses between High Street and Signal Street and Lower High Street advising of the work at Follett St Roundabout.
- Mid September – Coffee meeting at the Lounge Café after 5pm
- Deliver the weekly news until completion.
- The construction period is expected to be between late January and March 2019

It is expected that traffic using the roundabout will be restricted to one lane STOP/GO operation and may be closed for short periods when doing specific works.

#### Programme

The expected works programme is:

Stage 2 – Signal Street to Lambert Street, completed late November

Stage 3 – Follett Street Roundabout, started late January and finished March 18

#### Financial

The work is in the budget, and is from the following categories for this work is from

#### Stage 2

Roading	Drainage Renewals	\$103,000
	Footpath Renewals	\$ 35,000

Water	Renewals	\$125,000
Stormwater	Renewals	\$ 40,000

Total		\$303,000
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#### Stage 3

Water	Renewals	\$250,500
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Loaders were the lowest priced tender for stage 1. Their tender price was \$590,073.71 and lower than the next tender by \$61,932. In this circumstance, Rule 13 of Council's procurement policy allows direct negotiation with a supplier for subsequent stages in the contract



Valuing stage 2 using current tendered rates totals \$252,720 plus a contingency of \$50,000, total price of \$302,720 + GST.

There are very few tendered rates that apply to stage 3 due to the nature of the work. This section contains a significant number of special bends and bespoke pipework that has been detailed since the tender was let. The contractor has undertaken the potholing investigation work and is now familiar with the underground reticulation on the line of the large diameter pipework laid on Broadway.

There has been sufficient investigation on the smaller diameter pipework to be confident of the connection detail, but there remains the potential for discovering unknown pipework/telecommunication services. Stage 3 has been priced by the Contractor at \$200,136, plus a contingency of \$50,000, totals \$250,130. This price does not include resurfacing the roundabout. This cost forms part of the resurfacing programme

### **Recommendations**

1. That the memorandum 'Broadway Infrastructure Upgrade Stages 2 & 3 Variations to Contract 1046' to the 9 August Assets/Infrastructure Committee meeting be received.
2. That the Assets/Infrastructure Committee recommends to Council that a variation to Contract 1046 be issued to I.D. Loader for

Stage 2 \$302,720 and

Stage 3 \$250,130,

**Totalling \$552,850 (GST excl.)**

Allen Geerkens  
Project Engineer – Roading