



Rangitikei District Council

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**Rangitikei**  
UNSPOILT...

## Marton Community Committee

# Order Paper

**Wednesday 12 November, 2014,  
7.00 pm**

**Youth Club, Humphrey Street, Marton**

**Website:** [www.rangitikei.govt.nz](http://www.rangitikei.govt.nz)

**Email:** [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)

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**Chair**

Anne George

**Membership**

Lorraine Pearson, Nathan Kane, Carolyn Bates, Jennifer Greener,  
Peter Yortt, Steve Anderson

His Worship the Mayor, Andy Watson, (ex officio)

Councillor Lynne Sheridan and Councillor Nigel Belsham

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**Please Note:** Items in this agenda may be subject to amendments or withdrawal at the meeting. It is recommended therefore that items not be reported upon until after adoption by the Council. Reporters who do not attend the meeting are requested to seek confirmation of the agenda material or proceedings of the meeting from the Chief Executive prior to any media reports being filed.



# Rangitikei District Council

## Marton Community Committee Meeting

Order Paper – Wednesday 12 November 2014 – 7:00 p.m.

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The quorum for the Marton Community Committee is 4 plus one elected member of Council

At its meeting of 28 October 2010 Council resolved that 'The quorum at any meeting of a standing committee or sub-committee of the Council (including Te Roopu Ahi Kaa, the Community Committees, the Reserve Management Committees and the Rural Water Supply Management Sub-committees) is that required for a meeting of the local authority in SO 2.4.3 and 3.4.3.'

## **1 Welcome**

## **2 Apologies**

## **3 Confirmation of minutes**

### **Recommendation**

That the Minutes of the Marton Community Committee meeting held on 8 October 2014 be taken as read and verified as an accurate and correct record of the meeting.

## **4 Council decisions on recommendations from the Committee**

The Following recommendation from the Marton Community Committee was recommended, by Council, to the 16 October 2014 meeting of the Assets/Infrastructure Committee:

### ***14/MCC/051***

*That the Marton Community Committee requests Council to consider the following matters in a review of the Waste Management and Minimisation Plan as part of the 2015 Long-Term Plan:*

- *The committee suggest that weekend hours are later eg 10am-5pm.*
- *Improved Signage for plastic items which indicate where each of the different types of plastics should be deposited. (The present signage indicates only types 1 and 2 are accepted.)*
- *A new booklet with current pricing is produced which will also ensure imagery correctly corresponds which what is processed.*

It is intended that a report on the suggestions from the Committee will be provided to the December meeting.

## **5 Update from the Project Marton Co-ordinator**

An oral update will be given at the meeting

## **6 Update on the Marton Town Centre Plan**

A memorandum is attached.

File ref: 1-CP-7-4

### **Recommendation**

That the memorandum 'Update on the Marton Town Centre Plan – November 2014' be received.

## **7 Issues arising from the previous meeting**

### **Proposed Pedestrian Crossing**

The following update was provided to the Assets/Infrastructure Committee at its meeting on 16 October 2014:

*Mr Waugh briefly spoke to this item signalling that once a report had been provided by GHD, a report would be provided to this Committee and the Marton Community Committee.*

A full report will be provided to the Marton Community Committee once the report from GHD is received.

### **Town Maps**

### **Lights on Broadway Trees**

### **Ladies Toilets – Lower High Street**

## **8 Wilson Park Update**

A memorandum is attached.

File ref: 6-RF-1-18

### **Recommendations**

- 1 That the memorandum 'Wilson Park Update' be received.
- 2 That Marton Community Committee members and Council staff meet on-site to determine and prioritise actions to progress the Parks & Reserves Management Planning for Wilson Park.

## **9 Consultation – Draft Policy on the Disposal of Surplus Lands and Buildings**

A memorandum is attached.

File ref: 3-PY-1-13

### **Recommendation**

That the memorandum '9 Consultation – Draft Policy on the Disposal of Surplus Lands and Buildings' be received.

## **10 Small Projects Grant Scheme**

The balance of the Small Projects Grant Scheme is \$2,932.36 (being the allocation of \$3,101 minus the \$168.64 spent).

**11 Current Infrastructure projects/upgrades and other Council activities in the Marton Ward**

A memorandum is attached.

File ref: 3-CC-1-5

**Recommendation**

That the memorandum 'Current Infrastructure projects / upgrades and other Council activities in the Marton Ward' be received.

**12 General business**

**13 Notification of business for the next meeting**

**14 Next meeting**

Wednesday 10 December 2014, 7.00 pm

**15 Meeting closed**

# Attachment 1

# Rangitikei District Council

## Marton Community Committee Meeting

Order Paper – Wednesday 8 October 2014 – 7:00 p.m.

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**Present:**

- A George (Chair)
- C Bates
- J Greener
- N Kane
- L Pearson
- P Yortt
- Cr L Sheridan

**In attendance:** Cr C Ash

## **1 Welcome**

The Chair welcomed everyone to the meeting.

## **2 Apologies**

That the apologies for absence from Cr Belsham and His Worship the Mayor, Andy Watson, be received.

A George / C Bates. Carried

## **3 Confirmation of minutes**

<b>Resolved minute number</b>	<b>14/MCC/054</b>	<b>File Ref</b>
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That the Minutes of the Marton Community Committee meeting held on 10 September 2014 be taken as read and verified as an accurate and correct record of the meeting.

L Pearson / N Kane. Carried

## **4 Council decisions on recommendations from the Committee**

The Committee noted that recommendation 14/MCC/049 was confirmed by Council, in principle, subject to the approval of Gaylene Prince. Cr Sheridan informed that Committee that no further update on this matter had been provided.

## **5 Update from the Project Marton Co-ordinator**

Cr Ash provided a verbal update to the Committee.

L Pearson asked if the hanging baskets could be watered at night. Cr Ash advised that there had been issues with the timer and that this was being worked on currently.

## **6 Update on the Marton Town Centre Plan**

<b>Resolved minute number</b>	<b>14/MCC/055</b>	<b>File Ref</b>	<b>1-CP-7-4</b>
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That the memorandum 'Update on the Marton Town Centre Plan' be received.

L Pearson / J Greener. Carried



## **7 Wilson Park update**

A George advised the Committee that she had painted the play equipment and that the sign had been cleaned. The installation of the slide, swing and hop-scotch pad had been agreed to by Gaylene Prince.

Members were asked to ideas/suggestions on seating to the next meeting.

**Resolved minute number**                      **14/MCC/056**                      **File Ref**                      **6-RF-1-18**

That the memorandum 'Wilson Park Update' be received.

J Greener / L Pearson. Carried

## **8 Proposed Significance and Engagement Policy, Local Approved Products Policy, Dog Control and Owner Responsibility Policy, and Control of Dogs Bylaw**

**Resolved minute number**                      **14/MCC/057**                      **File Ref**

That the consultation documents on the proposed Significance and Engagement Policy, Local Approved Products Policy, Dog Control and Owner Responsibility Policy, and Control of Dogs Bylaw be received.

C Bates / A George. Carried

**Resolved minute number**                      **14/MCC/058**                      **File Ref**

That the Marton Community Committee prepares submissions on the proposed Significance and Engagement Policy, Local Approved Products Policy, Dog Control and Owner Responsibility Policy, and Control of Dogs Bylaw, as delegated to the following members:

- L Pearson: Local Approved Products Policy
- C Bates: Significance and Engagement Policy, Dog Control and Owner Responsibility Policy and Control of Dogs Bylaw.

A George / Cr Sheridan. Carried

## **9 Small Projects Grant Scheme**

The balance of the Small Projects Grant Scheme is \$2,932.36.

A George advised that additional paint (\$168.64) had been purchased.

## **10 Current Infrastructure projects/upgrades and other Council activities in the Marton Ward**

The Committee noted that an update will be provided at the next meeting.

**Resolved minute number**                      **14/MCC/059**                      **File Ref**

That the Committee requests an update on the suggested pedestrian crossing near Centennial Park, Marton.

A George / L Pearson. Carried

## **11 General Business**

### **Marton Street Map**

The Committee discussed installing two Marton Street Maps in the town.

The Committee agreed to purchase two Marton Street maps, subject to obtaining agreement from Countdown and New World Supermarkets to install the sign(s) on their walls. It was agreed that P Yortt will organise with Marton New World, and C Bates will make contact with the Marton Countdown Supermarket.

**Resolved minute number**                      **14/MCC/060**                      **File Ref**

That the Marton Community Committee agrees to purchase a Marton Street Map (to the value of \$552) and that it is installed at the Marton New World supermarket, subject to their agreement.

L Pearson / C Bates. Carried

**Resolved minute number**                      **14/MCC/061**                      **File Ref**

That the Marton Community Committee makes contact with Marton Countdown supermarket to seek their permission to install a Marton Street Map (to the value of \$552) on the Broadway wall of their building.

L Pearson / C Bates. Carried

### **Lights at Nga Tawa School Entrance**

L Pearson gave the Committee an update; the lights have been checked and were deemed to be acceptable.

### **Graffiti**

- Ladies Toilets in Lower High Street – a Request for Service was submitted on 2 October by L Pearson. Nothing had been done by 8 October. Cr Sheridan agreed to investigate.
- P Yortt advised that there had also been graffiti at Frae Ona Park.

### **Ventura Hall- Marumaru Street**

L Pearson advised that when the Hall was demolished power lines were left dangling. She notified PowerCo and they have fixed the problem.

### **Lights on Broadway Trees**

A George advised the Committee that she had met with His Worship the Mayor, A Watson, who referred her to Mr Ash Williamson to discuss lighting the trees in Broadway. She also suggested decorative lighting on the old Post Office building; Cr Ash will investigate options.

### **Clock on the Old Post Office Building**

P Yortt queried whether anyone was responsible for the clock. A George advised the Committee that His Worship the Mayor, A Watson, had taken responsibility for this.

## **12 Notification of business for the next meeting**

- Wilson Park suggestions
- Town Maps
- Lights on Broadway trees

## **13 Next meeting**

Wednesday 12 November 2014, 7.00 pm

## **14 Meeting closed - 9.15 pm**

Confirmed/Chair: \_\_\_\_\_

Date: \_\_\_\_\_

# Attachment 2



# MEMORANDUM

TO: Marton Community Committee

FROM: Kevin Morris

DATE: 4 November 2014

SUBJECT: **Update on the Marton Town Centre Plan – November 2014.**

FILE: 1-CP-7-4

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This memorandum is to provide the Marton Community Committee with an update on the Marton Town Centre Plan process.

## Comment.

- 1 The Town Centre Plan Steering Group has met on six occasions since the last update.
- 2 At the meeting held on 7 October the Steering Group ran through with David Engwicht the Discussion Document and feedback forms prepared by Creative Communities to go out for public consultation. The Group suggested a number of amendments to the document which David adopted.
- 3 Steering Group members reported that there had been considerable negative feedback to the proposal to upgrade the Civic Square space. The Group decided that it would be best to meet directly with the local clubs involved in building the Square in 2000 and explain their proposed changes.
- 4 A sub group of the Steering Group along with David Engwicht met with the service clubs on 13 October and ran through the proposal for the Civic Square space. The Rotary Club offered its support; however, several other clubs were reluctant to do this.
- 5 The Steering Group met again on Wednesday 16 October to discuss the feedback from the meeting with the service clubs. It was decided to offer the community one last chance to provide feedback on the proposal and a public meeting was advertised in the Civic Square on 21 October starting 5.00 pm. Following that meeting, the Steering Group made the decision under advice from Council to put the Civic Square project on hold and consider opportunities at Centennial Park. .
- 6 On Thursday 23 October the Steering Group held a public meeting to launch Creative Communities discussion document and ideas for revitalising the town centre.
- 7 At its meeting on 30 October the Steering Group held a walk around of the CBD up to Centennial Park to develop ideas for a prototyping project for the town. Several members of the Steering Group offered to distribute the Discussion Document and

feedback forms out to the public and remind the community that the feedback forms needed to be back with Council (or in the drop box at the Library) by 7 November.

- 8 The Steering Group next meets on Thursday 6 November in the Marton Council Chambers. Plans for a prototyping project for the town will be formalised then.

### **Recommendation**

That the memorandum 'Update of the Marton Town Centre Plan – November 2014' be received.

Kevin Morris  
Policy

# Attachment 3



# MEMORANDUM

TO: Marton Community Committee

FROM: Gaylene Prince, Community & Leisure Services Team Leader

DATE: 5 November 2014

SUBJECT: **Wilson Park Update**

FILE: 6-RF-1-18

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## 1 Background

1.1 In the 2014/15 Annual Plan, Council identified that it intended to progress the Parks & Reserves Management Planning, including use of buildings, upgrading playground facilities, developing paths/trails and provision of permanent power on Wilson Park. Funding of \$25K was allocated to improve the facilities.

1.2 The toilet block adjacent to the playground was opened on a three month trial.

## 2 Permanent Power Supply

2.1 The following quotes have been received from Alf Downs Ltd:

2.1.1 To supply and install one new pillar box along the front driveway at Wilson Park next to the existing street light (fitted with two existing stainless steel control boxes each having box having four caravan sockets) and a second pillar on the grass area inside the Oval just behind the goal (consisting of a 63A socket outlet, a 32A socket outlet and three 16A socket outlets for the supply for the stage and caravan plugs to remain permanently on-site: \$15,608.94 + GST.

At an onsite meeting with Alf Downs personnel, Anne George, and Gaylene Prince, this work was deemed the priority for Health & Safety purposes. An order will be issued for this work.

2.1.2 To supply and install two new pillar boxes along the front fence by the car park at Wilson Park. One pillar to be fitted with four existing stainless steel control boxes, each stainless box having four caravan sockets. The second pillar to have only two stainless steel control boxes with each box also having four caravan sockets: \$8,701.64 + GST.

It is suggested that this work not be undertaken at this time, and that the remaining (of the \$25K allocated) \$9,391 be spent on other projects to be identified by Marton Community Committee (or a sub-committee of) and Council staff.



### 3      **Toilets**

- 3.1      A verbal offer has been made to Jay Harris to extend his caretaker duties until 30 June 2015. At this time the future cleaning/opening hours etc. will be reviewed, as part of the review for Council's 'Cleaning of Council Properties Districtwide' Contract, which expires 31 October 2015.
- 3.2      Extra cleaning of the facilities during the Country Music Festival will be arranged.

### 4      **Recommendation**

- 4.1      That the memorandum 'Wilson Park Update' be received.
- 4.2      That Marton Community Committee members and Council staff meet on-site to determine and prioritise actions to progress the Parks & Reserves Management Planning for Wilson Park.

Gaylene Prince  
Community & Leisure Services Team Leader

# Attachment 4

# MEMORANDUM

TO: Marton Community Committee

FROM: Katrina Gray

DATE: 4 November 2014

SUBJECT: **Consultation - Draft Policy on the Disposal of Surplus Lands and Buildings**

FILE: 3-PY-1-13

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## 1 Background

- 1.1 The draft Policy on the Disposal of Surplus Lands and Buildings has been developed with Council staff and Te Roopu Ahi Kaa. There have been several versions of the policy which were presented to the Komiti, with the current draft (Appendix 1) being recommended to Council for adoption/consultation by Te Roopu Ahi Kaa, as well as, the Policy/Planning Committee.
- 1.2 At its meeting on 30 October 2014, Council adopted the draft Policy for a public consultation period of three months. Consultation is not mandatory for this policy, but doing so helps reinforce that Council decision-making is open and community views are valued.
- 1.3 Following the amendments to the Local Government Act 2002 earlier this year, territorial authorities are required to develop a Significance and Engagement Policy which encourages flexibility in the way Council consults with communities. Therefore, the consultation on this policy will follow a different process to the usual Special Consultative Procedure, and aims to make it easier for members of the community to make comments.

## 2 Comment

- 2.1 The draft Policy is out for public consultation **from 5 November 2014 – 2 February 2015**. During this time comments/submissions may be received either verbally by the Policy Team; or in written form via post, electronically through the Rangitikei District Council website, or by email. The public notice for consultation is attached as Appendix 2.

## 3 Recommendation

- 3.1 That the memorandum 'Consultation - Draft Policy on the Disposal of Surplus Lands and Buildings' be received.

Katrina Gray  
Policy Analyst

# *Appendix 1*

# RANGITIKEI DISTRICT COUNCIL

## POLICY ON DISPOSAL OF SURPLUS LANDS AND BUILDINGS

### 1 Background

- 1.1 Council has previously undertaken a survey of its non-infrastructure assets to identify those which were surplus and potentially best disposed of by sale. The costs (and in some cases legislation) associated with disposal has also impeded the process. Council envisages that there will be instances where the best value proposition for the ratepayer is to sell such sites.<sup>1</sup>

### 2 Purpose

- 2.1 The purpose of this policy is to ensure:
- the best value and long term benefit have been obtained for the community; and,
  - that the disposal process has been open and fair.
- 2.2 Council recognises that best value does not necessarily mean the highest financial offer and will include non-financial considerations.

### 3 Application

- 3.1 This policy applies only to a site where Council has decided that it can be disposed of on the open market. The Council will also take into account the following issues where applicable:
- consideration of the current tenants or users of the asset;
  - the ability of other assets to provide the same service;
  - frequency of use;
  - cultural significance to hapū and Iwi;
  - how the land was originally acquired;
  - the ongoing maintenance costs to the community;
  - community views on whether it should be considered as surplus;
  - income generated from the asset;
  - cost of disposal;
  - statutory processes; and
  - levels of service desired in the Long Term Plan.
- 3.2 'Surplus site' means Council owned land and building(s) on a particular Certificate of Title which Council has resolved is no longer required by the community/District.

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<sup>1</sup> Changes announced in August 2014 to government policy applying to disposal of Crown reserve land means greater opportunity for Council to rationalise its holdings of land and buildings.

This excludes buildings where Council retains ownership of the land and land which is leased (and not for sale), and where Council is involved in the sale of a property only to recoup rates arrears.

- 3.3 Unless Council resolves otherwise, the policy only applies to a site which has a market value exceeding \$50,000.

#### **4 Disposal Process**

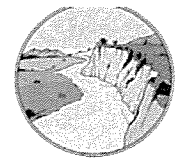
- 4.1 Council will resolve prior to tenders being sought, how much weight is to be given to non-financial considerations.
- 4.2 An open tender process will be used when disposing of all surplus sites.
- 4.3 Tenders will be required to address the non-financial considerations specified in Table 1.
- 4.4 Consideration of tenders will involve both the price and non-financial considerations.
- 4.5 Tenders will be initially evaluated and ranked on non-financial considerations. This ranking will then be compared with the prices offered.
- 4.6 A tender scoring less than 35% in the non-financial considerations will be excluded from the process.
- 4.7 The highest financial offer will not necessarily be accepted.
- 4.8 The successful tender (if any) will be that which provides the best value proposition for the District, taking into account financial and non-financial considerations. Council and tenderers will be advised of the outcome, showing the range in the non-financial considerations, and in the price, together with the name of the successful tenderer.
- 4.9 The administration of this policy is delegated to the Chief Executive unless the market value of the site exceeds \$250,000.

Table 1. Non-financial considerations.

ATTRIBUTE	EXPLANATION	SIGNIFICANCE
<b>Use of the site</b>	Preference will be given to tenders that have a proposed use that will be complementary to existing activities, and/or will provide a valuable community service and/or will provide local employment opportunities and/or cultural facility.	High (25%)
<b>Ownership structure</b>	Preference will be given to tenders that are from local businesses, residents, groups, or Iwi within the Rangitikei	Medium (15%)
<b>Sustainability of investment</b>	Preference will be given to tenders that are more likely to use the asset over the long term.	Medium (15%)
<b>Financial viability</b>	Preference will be given to tenders which provide evidence of being able to access the financial resources required to achieve the intended use and projected benefit.	Medium (15%)
<b>Track records</b>	Preference will be given to tenders which provide evidence of delivering services/facilities to a specified level.	Low/Medium (10%)
<b>Stability of investment</b>	Preference will be given to tenders that have a stable investment and/or business structure supporting them.	Low/Medium (10%)
<b>Historical connection with the asset</b>	Preference will be given to tenders that show they have a historical/ cultural connection with the asset and/or a commitment to demonstrate an element of the site's history.	Low/Medium (10%)

## *Appendix 2*





## Rangitikei District Council

**Rangitikei**  
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### Community Feedback - Draft Policy on the Disposal of Surplus Lands and Buildings

Council owns a large number of properties (land and buildings) which it uses for the benefit of the community. These benefits may be financial (i.e. a rental return on the property which reduces the need for rates) and non-financial (e.g. facilities for recreational and community use). Sometimes the greatest benefit to the ratepayer and community will be for Council to sell land or buildings which are surplus to requirements.

Once Council has decided that a property will be sold, then the proposed policy seeks to ensure that the best value and long term benefit have been obtained for the community and that the sale process has been open and fair. A tender process will be used which considers both financial and non-financial considerations. It is recognised that the best value and greatest long term benefit does not necessarily mean the highest price.

The key non-financial considerations include; the proposed use of the site, ownership structure, sustainability of investment, financial viability, track record, stability of investment and historical connection of the asset. For each sale process these considerations will be assigned a percentage score, with some considerations holding a greater weight than others. For an offer to be considered it must make some contribution in non-financial benefits (set at 35%). The Council (or the Chief Executive where the market value is less than \$250,000) will then weigh up both the financial and non-financial aspects of the tender. The successful tender will be the one which provides the best value proposition overall for the District.

Council wishes to seek the views of the community on this proposed Policy.

- Is the draft policy clear and easy to understand?
- Is the proposed approach appropriate?
- Are the non-financial considerations suitable?
- What non-financial considerations are the most important?

#### Further Information

The draft Policy is available from the Marton, Bulls and Taihape Libraries and the Council Office in Marton. It is also available from [www.rangitikei.govt.nz](http://www.rangitikei.govt.nz) or you may ask for a copy to be sent to you by calling 0800 422 522.

#### Feedback

Comments on the draft policy are invited until noon **Monday 2 February 2014**. Written comments may be posted to:

Samantha Whitcombe,  
Rangitikei District Council,  
46 High Street, Private Bag 1102,  
Marton 4741

or emailed to [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)

or dropped into Marton, Bulls or Taihape Libraries or Marton Council Offices.

If you have any questions or would like to make any verbal comments about the Policy please contact **Samantha Whitcombe**, on 06 327 0099 or 0800 422 522.

Ross McNeil  
CHIEF EXECUTIVE

# Attachment 5



**Rangitikei**  
UNSPOILT...

## MEMORANDUM

TO: Marton Community Committee

FROM: Samantha Whitcombe

DATE: 5 November 2014

SUBJECT: **Current Infrastructure Projects/Upgrades And Other Council Activities In The Marton Ward**

### Water Supply

- 1 Water Treatment Plant Upgrade: The Water Treatment Plant Levelling and landscaping works around the water tank has been completed.
- 2 Canteen St: Canteen St watermain linkage completed.
- 3 Hereford St/Bredin's Lane: Hereford St / Bredins Line watermain link bridge work has been completed.
- 4 Water Treatment plant upgrade: WTP entranceway upgrade being designed.
- 5 Water Treatment Plant Upgrade and Tutaenui Road water main renewal: Design and tender docs completed posted on tenderlink, tenders close Friday 10th October.
- 6 Work planned for the next three months:
  - The WTP Upgrade works is complete except for the final internal concrete flooring. The Impoundment Dam and Tutaenui Rd Bore are now considered as separate projects and are still ongoing.
  - Other Marton Major Water Capital Projects 2013/14 physical works have now been completed.
  - Completion of physical works at WTP.
  - Tender recommendation to be completed and forwarded to Council for approval. Award tender, complete contract docs and commence works.

### Sewerage and the Treatment and Disposal of Sewage

- 1 Goldings line sewage renewal: investigated extent of damage to existing line, design preliminary concepts for alternative alignments.
- 2 Work planned for the next three months:
  - Complete design tender docs, award contract and commence works.

## **Stormwater**

- 1 Russell St/Wellington Rd: Brief to Opus to complete detailed design of S/W solution. Option 3 connection to existing main in Wellington Road is preferred option
- 2 Hammond St: Hammond St outlet design completed. Resource consent applied for.
- 3 Main/Potaka St: complete.
- 4 Skerman/Bond St Russell St: physical works completed.
- 5 Work planned for the next three months:
  - Complete design, tender/contract docs, award tender and commence construction works.
  - Complete tender/contract doc for tender award tender and commence works on Hammond st s/w outlet.

## **Recommendation**

That the memorandum 'Current Infrastructure Projects/Upgrades and Other Council Activities in the Marton Ward' be received

Samantha Whitcombe  
Governance Administrator