

10. Conders Bend – Reclassification of Reserve/Road Stopping (R810-C01)

(Chairman) (Report prepared by T Quirk)

Purpose

1. The purpose of the report is to finalise actions at Conders Bend upstream of the SH6 Bridge relating to previous road stoppings and access reserve creation and reclassifications.

Background

2. Council arranged for the area at Conders to be made available for viticulture.
3. That action required certain road stoppings for paper roads that previously went through the Conders block.
4. To ensure ongoing public access alternate access strips were proposed.
5. This was based on agreement reached between the Crown and interested organisations.

Description

6. **Attached** are SO Plans 340952 and 394591. The different actions will refer back to each of those plans as required.

Actions Required

7. **Action 1** – Section 2 on SO Plan 340952 is currently legal road proposed for stopping and amalgamation into the adjoining title. This will be actioned under the Public Works Act 1981.

The requirement is for Council to consent to the road being stopped and added to the land in the title for adjoining Section 12 (MB6C/430).

8. **Action 2** – Section 1 on SO Plan 340952 is currently part of Section 12 Block XIV Onamalutu SD which is reserve classified as Local Purpose (Soil Conservation and River Control). It is proposed that Section 1 will be reclassified as a Local Purpose (access) reserve under section 24A Reserves Act 1977.

It is necessary that Council resolve authority to give effect to this reclassification.

9. **Action 3** – Section 1 on SO Plan 394541 is currently land held by Council in trust for river protection and afforestation purposes. It is not a reserve and the intention is for Council to declare Section 1 a reserve under section 14 of the Reserves Act 1977.

The action needed is for Council to resolve to declare this land as a Local Purpose (access) reserve.

10. **Action 4** – Section 2 on SO Plan 394591 is currently a reserve classified as Local Purpose (Soil Conservation and River Control) and is vested in Council. This is to be reclassified as Local Purpose (access) Reserve under section 24A of the Reserves Act 1977.

The action required is for Council to resolve such reclassification.

11. **Action 5** – Section 3 on SO Plan 394591 is title held by Council over an area of stopped road. The intention is to classify this area as Local Purpose (access) reserve.

The action is for Council to resolve such classification.

12. **Action 6** – Section 4 on SO Plan 394591 is currently a reserve classified as Local Purpose (Soil Conservation and River Control) vested in Council. It is proposed the section be reclassified as Local Purpose (access) under section 24A of the Reserves Act 1977.

The action is for Council to resolve such reclassification.

Public Notice

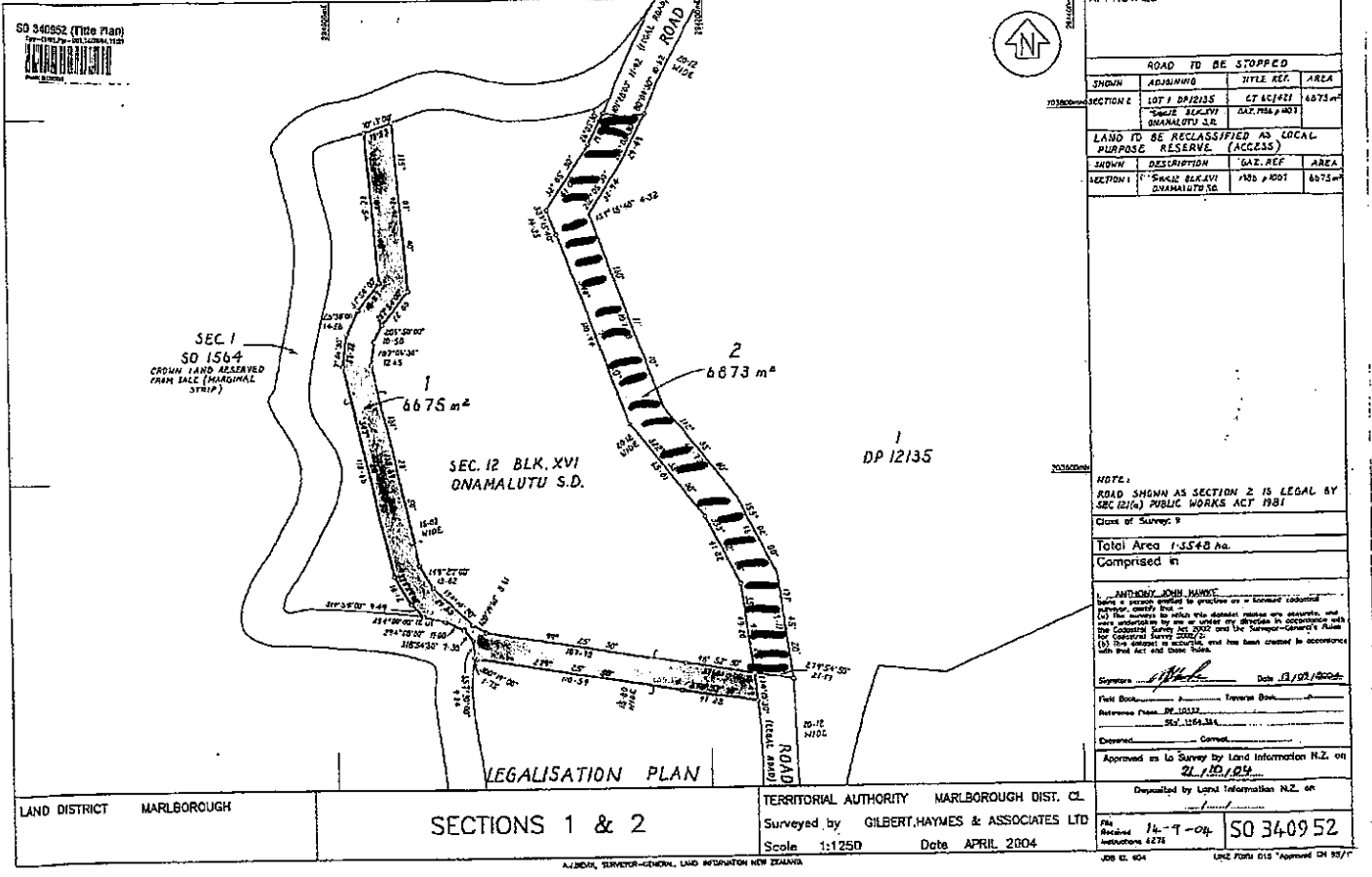
13. The advice received by Council is that District Plan Objective 1 under Section 8.3 provides that public access to and along rivers be maintained and enhanced. What is proposed fits in with the District Plan and for that reason Public Notice is not seen as necessary.

Consultation


14. There has been discussion with different organisations that are supportive of the actions proposed by Council. In terms of specific Iwi consultation it is considered there is no change to the actual ownership, the District Plan supports the actions and no further specific consultation is seen as necessary.

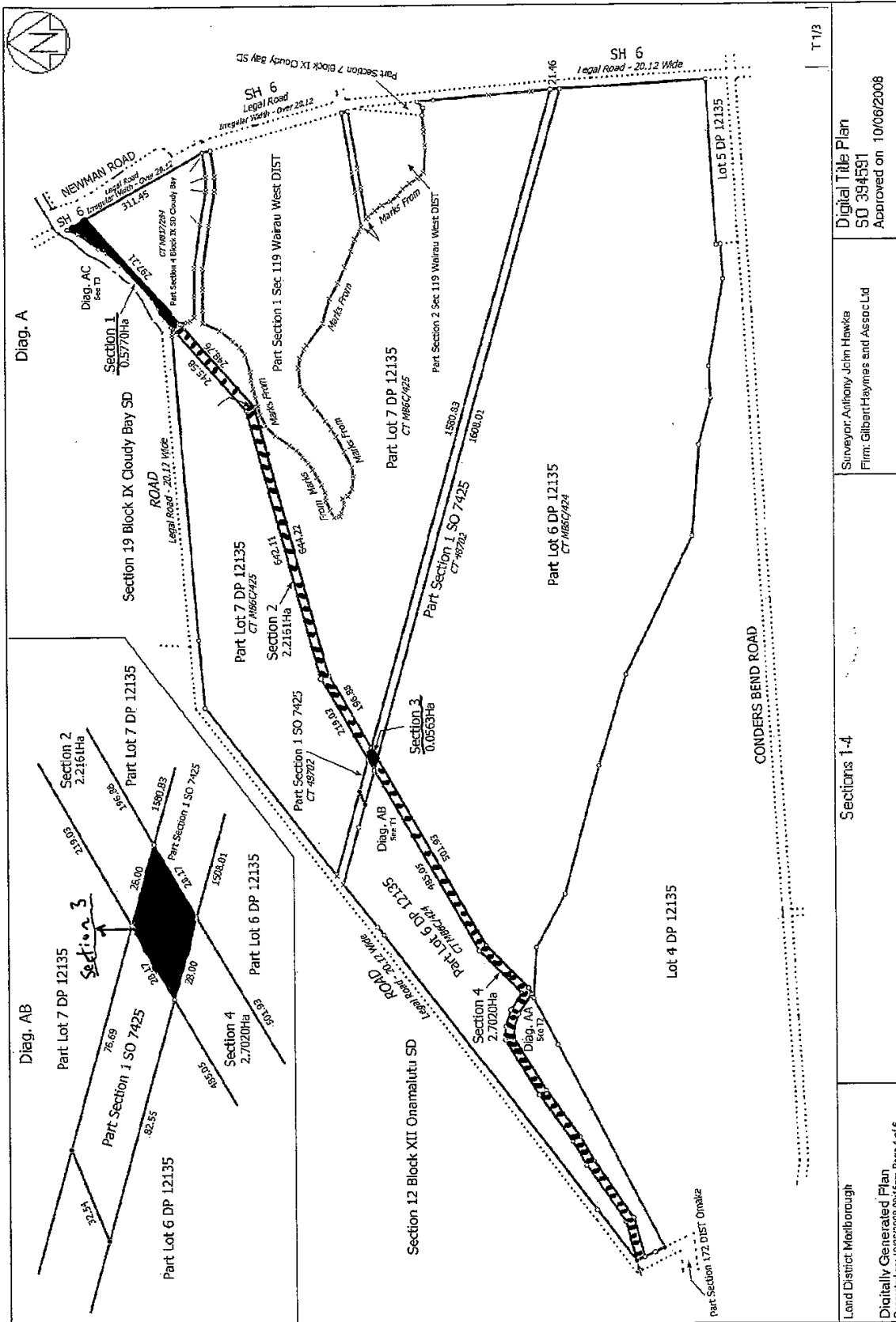
RECOMMENDED



1. **That pursuant to sections 116 and 117 Public Works Act Council consent to the declaring of those portions of land described as Section 2 SO Plan 340952 being stopped and pursuant to Section 120 (3) Public Works Act amalgamated with land in CFR MB6C/421.**
2. **That pursuant to section 24 of the Reserves Act 1977 Council authorise the change of classification of that part of the reserve described as Section 1 SO Plan 340952 and Sections 2 and 4 SO 394591 from local purpose (river protection) reserve to local purpose (access) reserve subject to the Reserves Act 1977.**
3. **That Council pursuant to section 14 of the Reserves Act 1977 declare the land vested and land in fee simple by the Council and described as Sections 1 and 3 SO 394591 as local purpose (access) reserves subject to the provision of the Reserves Act 1977.**



 ROAD TO BE STOPPED & AMALGAMATED
(ACTION 1)

 RESERVE TO BE RECLASSIFIED
(ACTION 2)
PART



(Sections 1+3)  - LAND TO BE DECLARED RESERVE - ACTIONS 3 & 5
 - RESERVE TO BE RECLASSIFIED - ACTIONS 2^(BT) & 4

<p>Land District Marlborough Digitally Generated Plan Generated on: 10/06/2008 09:11am Page 4 of 6</p>	<p>Sections 1-4</p>	<p>Surveyor: Anthony John Hawke Firm: GilbertHawkes and Assoc Ltd</p>	<p>Digital Title Plan SO 394591 Approved on: 10/06/2008</p>
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11. Giffords/Jefferies Roads – Reclassification (L135-S40C)

(Chairman) (Report prepared by T Quirk)

Purpose

1. The purpose of this report is to authorise completion of formalities under the Reserves Act for dealings previously approved by Council.

Background

2. Council, through the Assets and Services Committee, have given authority to actions involving lands in Gifford/Jefferies Roads.
3. The proposal was in three parts:
 - a) Road stopping for paper road, not intended for use as access.
 - b) Creation of access strip across the stopbank to offset the road stopped.
 - c) Utilisation of land within the stopbank in Council's ownership for viticulture or similar purposes.
4. The legalisation was tied to relocation of the Scout group and also protection of a Kanuka plantation area.
5. The road stopping has been completed but we now need to formally process the access classification.
6. Utilisation will be actioned by way of tender. The Council's earlier decision was that this should not to be commenced until the road stopping had been finalised.
7. There are three actions:

Action 1 - Sections 1 and 4 SO 407586 (plan attached) are currently classified as local purpose (soil conservation river control vested in Council. The intention is to reclassify these sections as local purpose (access) pursuant to section 24(a) Reserves Act 1977.

Action 2 - Section 2 SO 407586 is currently land held by Council. It is not a reserve. The action needed is to resolve to declare Section 2 SO 407586 a reserve under section 14 Reserves Act 1977.

Action 3 - Section 3 SO 407586 (copy **attached**) is title held by Council over an area of stopped road. The process intended is the same as for Action 2, namely to declare Section 3 SO 394591 a reserve under section 14 Reserves Act 1977.

Policy and Plan Considerations

8. The District Plan (Objective 1, Section 8.3) supports the proposed action. That section states that public access to and along ... rivers be maintained and enhanced. The intension obviously of the actions is to enhance and protect public access.
9. We have also dealt with public notifications in terms of the road stopping processes.

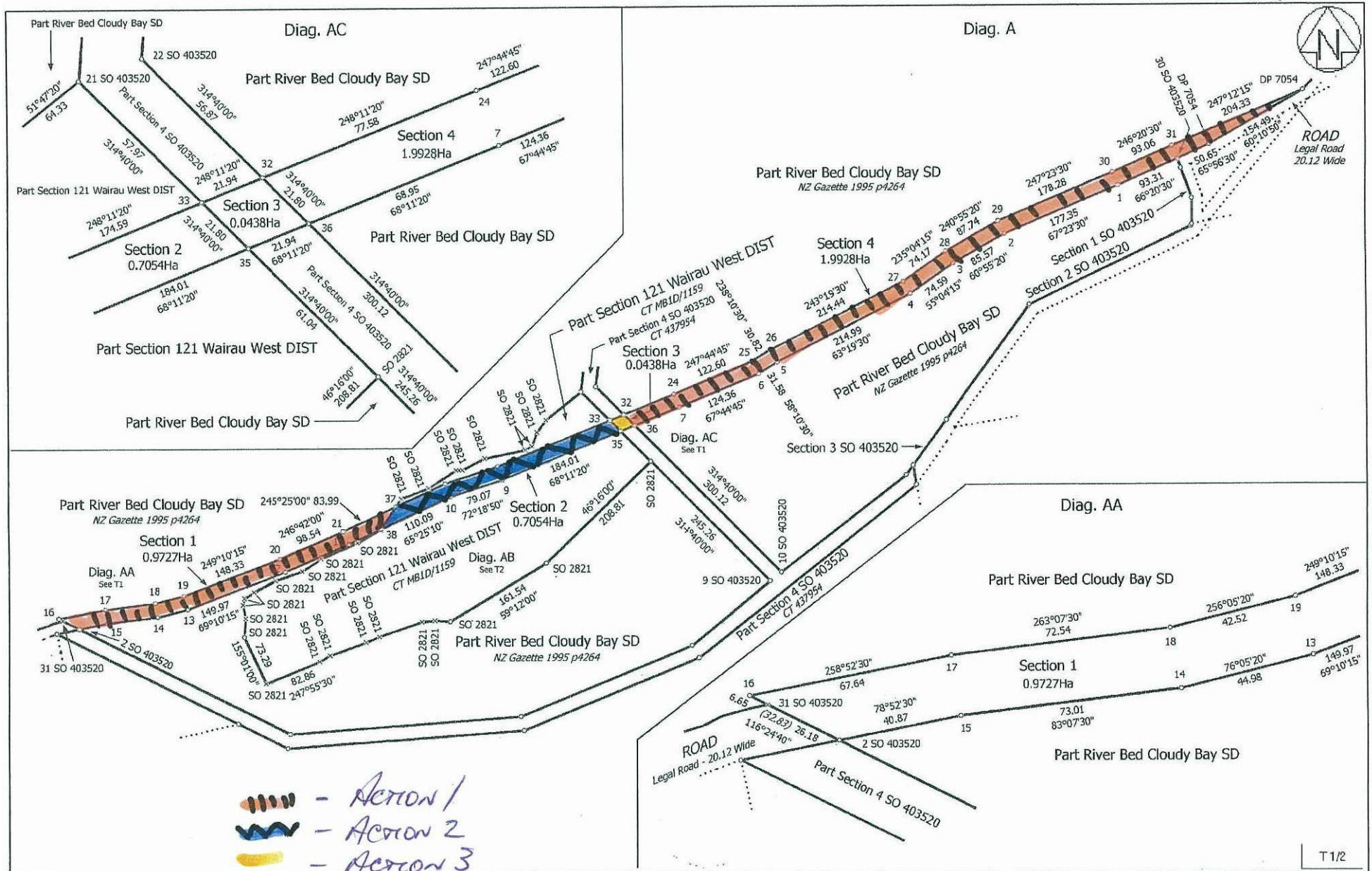
Maori Consultation

10. There is no change to actual ownership. The District Plan supports the proposed action. There has been a separate process for the road stopping and, on that basis, it is not seen that further consultation is required.

11. It is noted there was an Iwi representative on the Assets and Services Committee, both when the earlier action was authorised and when these current actions are to be considered.

RECOMMENDED

1. That pursuant to section 24(a) of the Reserves Act 1977 Council changes the classification of Sections 1 and 4 SO 407586 from local purpose (river protection) reserve to local purpose (access) reserve.
2. That pursuant to section 14 Reserves Act 1977 council resolves to declare Sections 2 and 3 SO 407586 as local purpose (access) reserve.



Land District: Marlborough

Sections 1-4

Surveyor: Graeme McNicol Haymes
Firm: Gilbert Haymes and Assoc Ltd

Digital Survey Plan
SO 407586

Digitally Generated Plan
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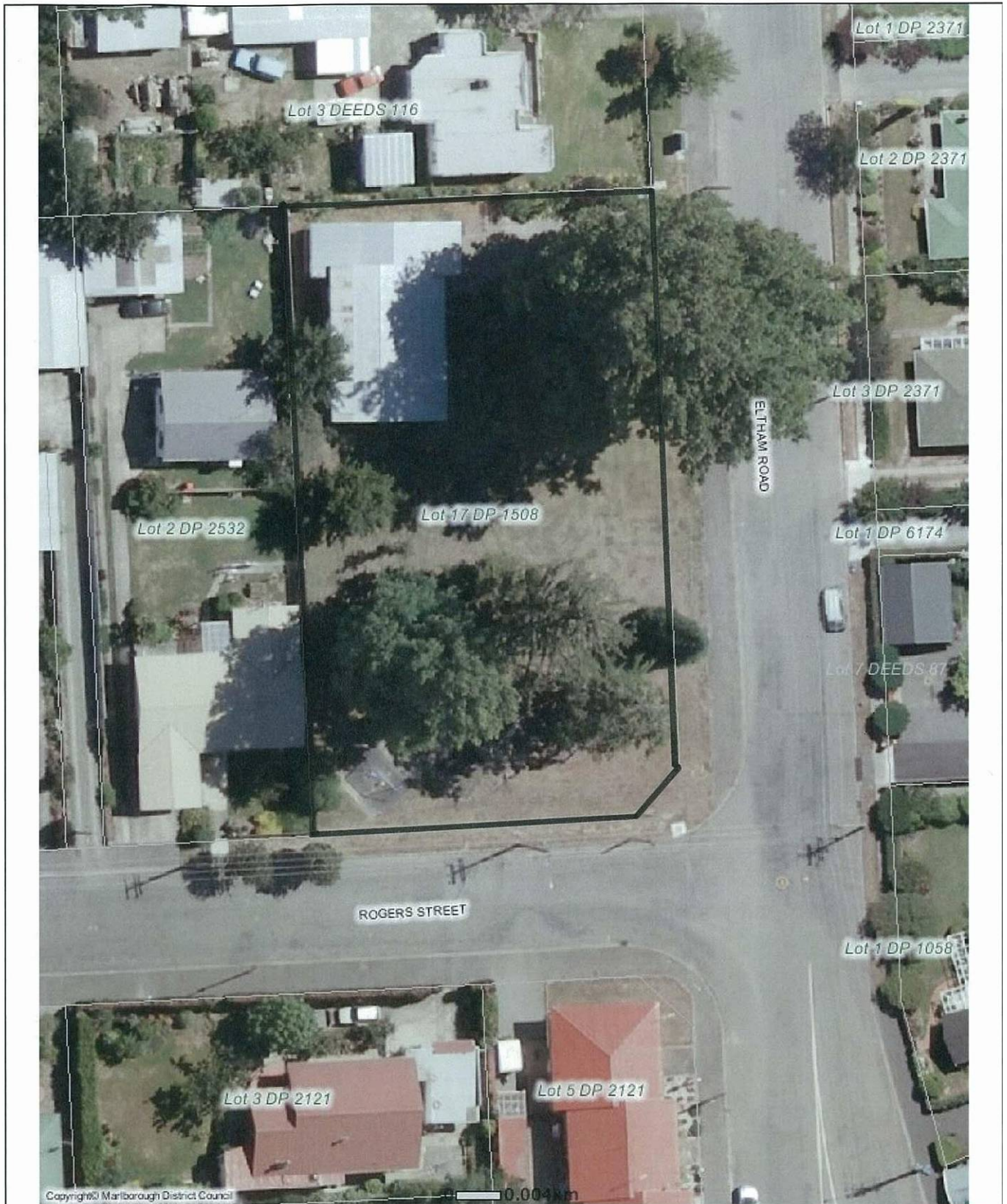
12. Eltham Road Reserve Classification (L135-01)

(Clr Weetman) (Report prepared by S Folster, Abel Properties Limited)

1. Council owns a reserve on the north-western corner of Eltham Road and Rogers Street described as 2157m² more or less being Lot 17 DP 1508 contained in Computer Freehold Register MB42/249 with a recorded purpose of 'Reserve' – refer to attached aerial photograph.
2. The former Blenheim Borough Council purchased the land in 1946 from T E Musgrove Limited for the purposes of a reserve. A Girl Guides hut, children's play equipment and trees currently reside on the reserve.
3. Under Section 16(1) of the Reserves Act 1977 all reserves created before or after the Reserves Act 1977 are to be classified according to their principal or primary purpose. The benefit for Council is that its reserve management can be more focused according to its classification.
4. As this reserve land is vested in Council and was not derived from the Crown then it can be classified pursuant to Section 16(2A)(a) by Council passing a resolution to that affect and notifying DOC of the resolution. The appropriate classification is Local Purpose Reserve (Civic Purposes).

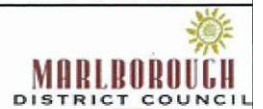
RECOMMENDED

That the Council resolve in exercise of its powers pursuant to Section 16(2A)(a) of the Reserves Act 1977 to classify Lot 17 DP 1508 as a Local Purpose Reserve (Civic Purposes).



The accompanying material has been released by Council from its information repositories. Council does not accept any responsibility for the initial and ongoing accuracy to the material. It is the responsibility of the recipient to make such checks as the recipient considers appropriate to ensure accuracy. Services layers are schematic only and actual positions and level should be confirmed from Council's hard copy records.

Locality Map Print



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13. Request for Extraordinary Sewer Connection for Duncannon at Riverlands (S180-01)

(Clrs Maher/Weetman) (Report prepared by S Rooney)

Purpose of Report

1. To consider a request for an extraordinary sewer connection to serve the development of Duncannon Motor Camp.

Background

2. The Duncannon camping ground is being redeveloped to provide vineyard worker accommodation for up to 200 persons.
3. Resource consent approval has been gained for the proposal which includes on-site wastewater treatment and disposal.
4. The developers have sought an extraordinary connection for the development, knowing Council was to consider installing reticulated sewer for St Andrews to overcome impacts to the environment by existing septic tanks.
5. Current planning has this project set down with design and consultation to proceed late in 2009 with construction to proceed 2010/11 considering this request is two years ahead of Council's programme.
6. The Duncannon development requires a connection or on-site wastewater treatment to be operative by the end of April.
7. Due to the spread out nature of dwellings in this area and high groundwater the most likely sewer reticulation will be similar to Grovetown utilising a pressurised pipe network with small pumps within each property.
8. The wider area to be serviced has 31 existing dwellings.
9. Council has installed a temporary sewer pump station serving six dwellings. This station was necessary to stop the discharge from the houses entering a local waterway.

Discussion

10. Allowing Duncannon to become a party to the scheme will increase the equivalent number of households becoming connected. The maximum number of occupants proposed at Duncannon is equivalent to approximately 32 households. If this development connected the equivalent number of houses connected would increase to 63. This will reduce the overall capital cost required of individual property owners.
11. The backbone of the network can be designed and installed prior to full consultation with the community in this area enabling Duncannon to connect earlier than others although timeframes to meet Duncannon's proposed opening will be very tight. One contractor has indicated they can meet the deadline providing decisions to proceed are made in the next four weeks.
12. Council will have to fund the existing property owners' share of the backbone until consultation and construction of service lines and installation of property pump stations is complete. There is risk that existing property owners will not wish to proceed although the environmental justification for providing a reticulated system means inevitable connection in future.

13. The total cost to install the backbone including extending it to serve Duncannon is estimated to be \$124,050, with Duncannon's share at \$86,888 based on equivalent households. That means Council funds \$37,162 to be recovered from adjoining landowners in future.
14. Duncannon will require the installation of a pump within their property to meet their flow requirements and match the capacity of the 'backbone' network.

Summary

15. It is considered beneficial to the area to have a sewer network installed. Approving a connection for Duncannon will reduce the cost to individual property owners when they connect in future.
16. Providing the timeframes can be met for installation the only risk Council has is that existing property owners will not wish to proceed with or fund their share of a network.
17. Development levies will be calculated for this extraordinary connection to recover a fair share of downstream upgrade costs.
18. There are other proposals for industrial and commercial development (eg; Eastlake) in this area. Eastlake has already designed a separate reticulation network. Other commercial developments should they occur, may be able to join the Eastlake reticulation. There would be significant risk of developments not occurring and operational issues if a larger pipeline (speculative) was installed but not used fully.

RECOMMENDED

- 1. That Duncannon's request for extraordinary connection be approved providing a commitment for construction being completed by the end of April can be entered into by the end of February.**
- 2. That the property pay sewer rates as per Council policy on out of district sewer connection.**
- 3. That the property be subject to tradewaste bylaws and charges.**
- 4. That approval of this connection is for the current development only; it will not be able to be extended for further development 'as of right' and will not be able to serve any future subdivision of this land.**
- 5. That appropriate development levies be calculated and charged.**

14. Supply of Domestic Refuse Bags (C315-08/49)

(Clrs Maher/Brice) (Report prepared by W Borst)

Purpose

1. To make a decision as to which rubbish bag supplier Council will contract to supply domestic rubbish bags for the next two years (2009/2010 and 2010/2011).

Background

2. The three year rubbish bag supply contract with Elldex Packaging Group (ex PPL Corporation Ltd) ended in May 2008.
3. Council carried out a Request for Information process near the end of 2008 to determine the best option for the following two years supply of domestic rubbish bags.
4. During January 2009 the Evaluation Team carried out an evaluation of the bag options supplied by the eight companies which responded to the RFI.

Discussion

5. The Evaluation Team believes there is sufficient information available to choose a preferred supplier.
6. There is nothing to be gained for Council or suppliers by proceeding to a full tender.
7. The evaluation has resulted in three top choices (see paragraph 11). These are shown in preferred order. For clarity we have also shown the updated price submitted by our current supplier (Elldex).
8. Since confirming further details with Big Blak Saks for their 38 micron t-shirt handle bag option, the price is confirmed as approximately \$12,000 per annum higher than our second choice (Premier), however the following points lead us to recommend this bag be chosen.
 - Strongest option submitted – 38 micron
 - 75% recycled material (over twice that of the next choice)
 - Made in New Zealand
 - Price includes our updated requirement for two-sided printing.
9. Due to the high recycled component, black is the only choice of colour. We believe possible concerns for contractors are alleviated by yellow printing on one side and 50 mm stripe on reverse (also in yellow).
10. The t-shirt handle bag option has been recommended over the tear-tie option (third choice), following a consumer survey with Council staff and members of the public arriving at the Resource Recovery Centre.

11. Summary of price and style options:

Bag type	Manufacturer	Specifications	Cost per annum
T-shirt handle style	Big Blak Saks	Thickness = 38 micron LDPE 75% recycled plastic content Made in New Zealand two sided print on black	\$127,608
T-shirt handle style	Premier Hygiene	Thickness = 35 micron LDPE/HDPE mix 30% recycled plastic content Made in Thailand two sided print on dark colour	\$115,280
Tear tie lo-cost (polypropylene tie in gusset of bag.)	Big Blak Saks	Thickness = 38 micron LDPE 75% recycled plastic content Made in New Zealand two sided print on black	\$108,008
Tear tab-tie (tear off top of bag to use as tie)	Elldex	Thickness = 35 micron LDPE/HDPE mix 60% recycled plastic content Made in New Zealand one sided print on blue	\$165,120

12. The Big Blak Saks price is well below our budget of \$168,000.

RECOMMENDED

That the contract be given to Big Blak Saks for 38 micron T-shirt handle style bag for the price proposed (Delivery One) with adjustment per CPI for Delivery Two.

15. College Park Lease (R495-01)

(Chairman) (Report prepared by J Lyall)

Purpose

1. The purpose of this report is to update the committee on developments with the Ministry of Education (MoE) and the Marlborough Boys College Board of Trustees (MBCBoT) over a long term lease for Council to administer College Park, Stephenson Street, Blenheim.

Background

2. A report was presented to the Assets and Services committee in July 2007 outlining Council's intention to seek a lease to administer College Park. Approval was provided to enter into a long term lease for the management of College Park.
3. The land is owned by the MoE and protection of the Crown's ownership rights is paramount. The College requires daytime (Monday – Friday) use of the park for school education activities and any lease needs to reflect that traditional use of the land is not unduly affected by community activities and use. Council staff believe they can work within this criteria.
4. In recent years, maintenance of the park has been minimal and at the same time community needs for sporting facilities in Marlborough have grown. Council would require sole administration and management rights as per other Council facilities such as A and P and Athletic Parks.
5. Informal talks were held with MoE and the MBCBoT about Council entering into a long term lease (30+ years) for administration and maintenance of College Park. It was believed the following could be achieved if Council administered the park:
 - (i) Satisfy community demand for sports grounds.
 - (ii) Ensure the land remains in public ownership.
 - (iii) Provide added value to Marlborough's community.
6. College Park has been assessed by Council reserves staff and a draft future concept plan has been developed (Appendix A). Any development work will be subject to funding availability and prioritisation along with Council approval.

Progress

7. A licence to occupy and the lease have been signed by MoE and MBCBoT. The term is for 20 years (10 + 10) with a letter of intent to continue past that period. The lease is subject to a rental of 1 dollar per annum, if demanded.
8. Remedial turf work has been carried out to bring the land up to Council requirements.
9. Discussions have been held between Council staff, college staff, hockey turf users and roller skating representatives. Operational agreements will be put in place between all parties.

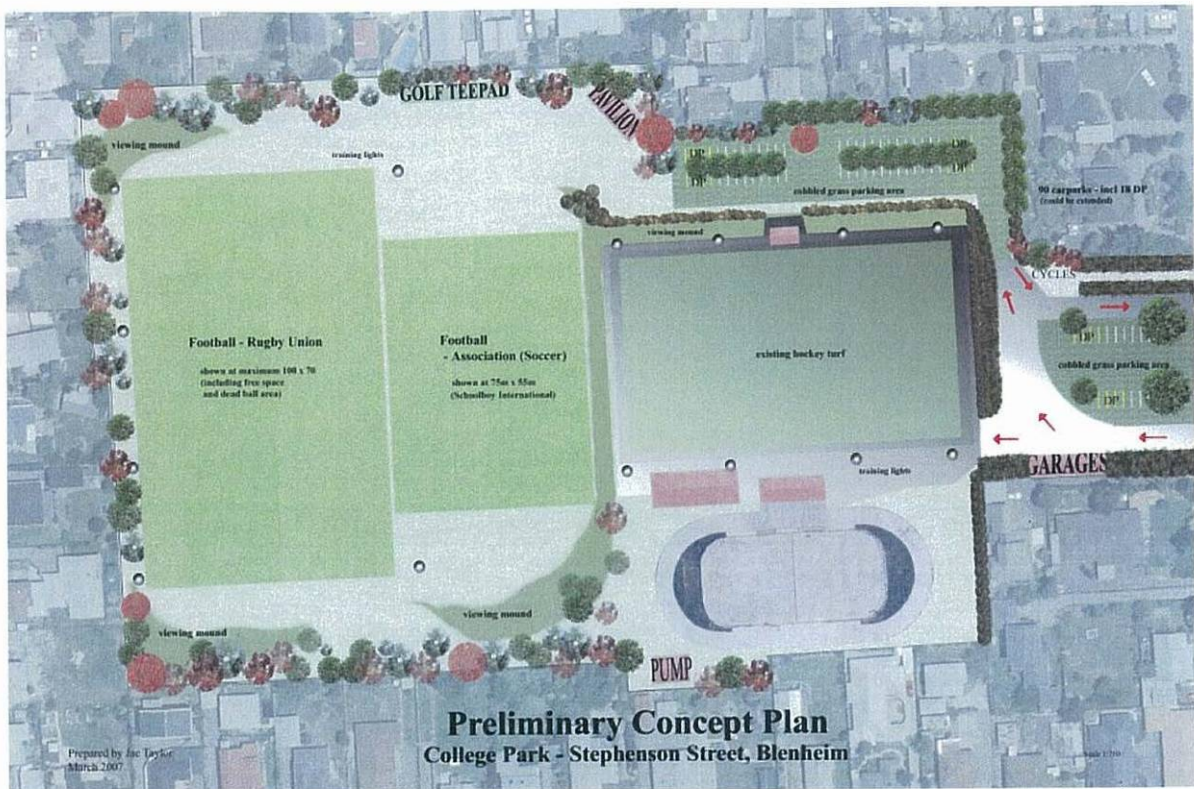
Summary

10. The MoE and MBCBoT have signed a 20 year lease for Council to administer College Park. The lease is subject to a peppercorn rental.
11. Council contractors have already carried out some turf remedial work on College Park.
12. A development concept has been designed for the future of College Park. This will require funding and consultation with affected parties.

RECOMMENDED

That the information be received.

Appendix A



Winter Concept



Summer concept