

Marlborough District Council

Report and Minutes of a Meeting of the ASSETS & SERVICES COMMITTEE held in the Council Chambers, District Administration Building, Seymour Street, Blenheim on THURSDAY 19 NOVEMBER 2009 commencing at 8.30 am

Present

Cls F D Maher (Chairman), N W Weetman, W O Brice, G A Hope, Mr R Hunter (iwi representative) and Mayor A T Sowman.

Also Present

Cls J L Andrews, G S Barsanti, C R Bowers, J Bunting, T R Harrison, P J S Jerram and G Taylor.

In Attendance

Mr M S Wheeler, Manager - Assets and Services Department and Ms J R North, Committee Secretary.

P.09/10.224 Marlborough Stadium Trust M110-03

The Chairman of the Marlborough Stadium Trust, Luke van Velthooven, presented his report, along with Matt Kerr, Treasurer who presented the audited accounts for the year ended 2009.

Mr van Velthooven reported that they had once again delivered a trading surplus, and through their nine years of operation, continued to be one of very few organisations of their type who deliver a positive financial result, on a continuous basis. The Trust acknowledge their many ongoing local sponsors who showed strong support this year.

New trustee, Paul McKendry, has taken over from inaugural Trust member, Liz Winter who has continued her involvement by being appointed secretary of the Trust.

Matt Kerr reported that the Stadium had a busy year and the total turnover was just under \$1.8M. This was the largest turnover the Trust had achieved since it started operating and reflected the increasing programmes and services Stadium 2000 was providing. The "Marlborough on the Move" contract with the Marlborough District Health Board created a significant amount of new activity. The Trust's net operating surplus however did not continue the trend and was slightly down on the previous year by \$19,250 at \$173,563. The Council's contribution, including an energy subsidy, to the operating costs of the pool and stadium has remained at \$310,000 annually for the last eight years. Mr Kerr commented this represented less than 18% of their total revenue and the Trust took pride at this being one of the lowest ratios from similar facilities in New Zealand.

The Aquatic Redevelopment Project, which was at the tender stage at the end of the 2008/09 financial year, was projected to be completed by mid-2011.

The Committee showed their appreciation at the outstanding efforts of the Trust in operating the Aquatic Centre.

Cls Brice/Maher:

That the Marlborough Stadium Trust's report and audited annual accounts for the year ended 30 June 2009 be received.

Carried

P.09/10.225 Financial Report for Period Ended 30 September 2009

F045-07

A detailed financial report for the Assets and Services Department for the period ended 30 September 2009 was presented by the Finance and Information Supervisor, David Craig.

Clrs Weetman/Maher:

That the financial report for the period ended 30 September 2009 be received.

Carried

ATTENDANCE: Frank Porter and Steve Murrin of Marlborough Roads.

**P.09/10.226 NZTA Draft Farebox Recovery Policy for Public
Transport Services**

T135-01

Steve Murrin of Marlborough Roads provided a brief overview of the NZ Transport Agency's (NZTA) Draft Farebox Recovery Policy for Public Transport Services which is currently being consulted with regional councils.

NZTA is concerned that farebox recovery ratios have been declining in New Zealand for quite some time and they are keen to arrest this decline. The policy requires regional councils set a farebox recovery ratio target. They must give reasoning how they came by this target and on how they intend to achieve this target.

The current total cost to carry a passenger on the Blenheim Bus is \$7.00 per passenger. The passenger pays a fare of \$2.00, MDC/Mitre 10 subsidise \$2.50 and NZTA subsidise \$2.50. The concerns are that the users of public transport may not be paying their fair share of the cost of providing the service.

Submissions on the policy close on 30 November 2009.

Clrs Weetman/Brice:

- 1. That Marlborough District Council set a farebox recovery ratio of 25%.**
- 2. That a submission be sent to NZTA stating the reason why the farebox recovery ratio is at this level the reason being the service is provided more for social rather than economic reasons.**
- 3. That fares be kept at \$2.00 per adult and \$1.00 per child and be reviewed at the time of next year's Draft Annual Plan.**

Carried

P.09/10.227 Flood Damage

R945-01

Marlborough Roads reported that significant rain in September had caused further flood damage estimated at \$800,000. A claim has been lodged with NZTA together with rating details. Indications were that the works would be funded at, or near, base subsidy rate.

Significant damage has occurred at the Mahakipawa Hill where a severe under-slip will require a retaining wall. A further three dropouts occurred on the Kenepuru Road, two at Ohingaroa Bay and a further site near Nikau Bay. First investigations indicate significant retaining walls will be required.

Contact has been made with property owners in Ohingaroa Bay who have agreed to shift the road with a subsequent boundary adjustment and 'land for road'. This may allow a cheaper option of a combination reduced wall design and lateral shift of the road. Any savings realised will reduce the actual expenditure in respect of the claim.

After much negotiation, Survey Solutions (NZ) Limited, Surveyorss, had obtained written agreement between the two parties as to alternative access which includes an exchange of land from Sorensen to Crump to allow adequate access to the Crump forestry block.

Mr Sorensen and Mr Crump sought the stopping of the legal (unformed) road adjoining the Sorensen land; this would be amalgamated into Mr Sorensen's adjoining title.

Portions of the Crump land and the Sorensen land (adjoining) would be vested as road and be exchanged for the unformed road.

The vested portion of road on Crump's property would be used for forestry access. Mr Crump would be responsible to meet whatever Council requirements that would be necessary to form the road. Marlborough Roads would not be responsible for maintenance of the road or any problems associated with it. The general public would be able to access the Okaramio River from this road.

Mr Sorensen would be responsible for all costs associated with the exchange of land.

As the area of unformed road is larger than that of the road to be vested, Mr Sorensen would also be responsible for the cost of obtaining a valuation for the difference in land and pay the purchase price at valuation.

Clrs Brice/Weetman:

- 1. That Council agree to the exchange proposal with the procedures to achieve that exchange to be under the Public Works Act.**
- 2. That Council consent pursuant to the Public Works Act to the vesting as road and stopping of road of the areas shown on the plan presented.**
- 3. That a condition of the approval be that any road stopped or closed be amalgamated with the adjoining property so no separate titles are held for that stopped or closed road land.**
- 4. That Mr Sorensen be responsible for all costs associated with the exchange of land including the cost of obtaining a valuation for the difference in area of land between the road to be stopped and road to be vested and pay the purchase price at valuation.**

Carried

**P.09/10.230 Road Stopping and Road Vesting Proposal - Realignment
of Queen Charlotte Track *R810-S33***

Council's approval was sought on a proposal for an exchange involving legal road stopping against road vesting for securing a portion of the Queen Charlotte Track.

It was reported that the Department of Conservation has been working with landowners over whose properties the Queen Charlotte Track runs to see if the status on which the track runs can be protected. In this case the Department has finalised an arrangement with the Sowman family involving a block of land owned by the family in Resolution Bay.

It was proposed that the exchange would be dealt with by stopping a strip of unformed legal road as it runs through the Sowman property and in exchange the taking as road of a 6 metre wide strip at the top end of the property. That strip follows the actual line of the Queen Charlotte Track.

Discussions continue between the Department and the family about the possible inclusion within the exchange proposal of the strip shown as '2' on the plan presented.

The Department will meet the costs involved. It was considered Council could contribute to the resolution by absorbing any internal costs normally associated with such an exchange. The Department would meet all disbursements such as survey, LINZ costs etc.

Clrs Weetman/Maher:

- 1. That Council agree to the exchange proposal with the procedures to achieve that exchange to be under the Public Works Act.**
- 2. That Council consent pursuant to the Public Works Act to the vesting as road and stopping of road of the areas shown on the plan presented.**
- 3. That a condition of the approval be that any road stopped or closed be amalgamated with the adjoining property so no separate titles are held for that stopped or closed road land.**
- 4. That the Department of Conservation be responsible for all third party (eg survey) costs associated with the exchange of land with no Council costs to be charged given the intent is to secure the route of the Queen Charlotte Track.**

Carried

**P.09/10.231 Inorganic Refuse Disposal for the Marlborough Sounds -
Community Co-ordinated Scheme *R360-01***

Solid Waste Manager, Willi Borst, presented her report which considered whether to formalise Council support of community co-ordinated refuse disposal projects.

In 2004 there were 14 local targets identified for action in Council's Waste Strategy 2005-2010. One of these targets was: "To reduce inorganic waste, the MDC will investigate and consult the community about the set-up of a collection system for properties with only boat access in the Marlborough Sounds."

In early 2005 Connell Wagner was engaged by Council to undertake a feasibility study for the collection of refuse from road access only properties. The type of refuse referred to included furniture, whiteware, tyres, building waste and other "one-offs". There were a number of operational and financial problems perceived by study authors.

Considerably more work has been completed trying to establish the viability of such a collection, but a viable solution has not yet been found.

During the summer of 2007/2008 the Bay of Many Coves community approached Council with a request to partner an inorganic refuse collection. The community group organised and funded the barge and collection of refuse and Council organised transportation between Picton wharf and the landfill as well as paying the landfill disposal fee. The cost to Council was \$459.38 (GST incl); the amount of refuse disposed was 12 cubic metres.

At a 2009 Sounds Advisory Group meeting, Council was asked if this partnering option could be extended to other Sounds' communities. Ms Borst advised there were currently 21 resident groups in the Marlborough Sounds. If each group was to organise a collection each year as described above, the cost to Council would be approximately \$10,000.

Clrs Maher/Brice:

That Council include \$10,000 in the Draft Annual Plan for the 2010/2011 year to fund partnering with Sounds Residents' Groups to provide inorganic refuse disposal on condition that:

- 1. It is the Residents' Groups which organise the delivery of refuse to either Picton or Havelock wharf.**

2. **It is only bulk inorganic refuse, ie; furniture, whiteware, tyres, building waste and other “one-offs” which is handled.**

Carried

ATTENDANCE: Mayor Sowman (10.10 am).

P.09/10.232 Blenheim Wastewater Treatment - Iwi Memorandum of Understanding *S135-B02-02*

The Assets and Services Manager's report to the Committee proposed the adoption by Council of a Memorandum of Understanding between Council, Ngati Rarua, Ngati Toa and Rangitane in relation to the Blenheim Wastewater Treatment Plant Upgrade, resource consent and designation applications.

The proposed Agreement is the culmination of several years' work with iwi and the community, including a Consultative Working Group. It establishes key principles for Blenheim's sewerage upgrade, management and performance and some conditions for iwi's approval of the resource consent and designation applications.

The financial impacts of the Agreement can be managed within Council budgets for the project. There were many positive environmental, health, amenity and relationship gains expected.

It was noted that iwi do not favour a continuation of the lagoon discharge, but have adopted a pragmatic approach, recognising affordability issues to compromise in the medium term so as to achieve a more ideal discharge outfall over the longer term.

The Committee gave the Mayor its approval to sign the Memorandum of Understanding on behalf of Council. This was duly carried out at the meeting along with iwi signatories, Richard Bradley on behalf of Rangitane, Molly Luke on behalf of Ngati Rarua and Rangi Joseph on behalf of Ngati Toa.

Clrs Weetman/Hope:

That the Mayor be given the Committee's approval to sign the Memorandum of Understanding on behalf of Council.

Carried

P.09/10.233 Grovetown Sewer - Connection Costs *S180-G01*

Mark Wheeler presented his report which considered the sewer connection charge to be applied once Grovetown sewer construction contract works were completed.

Mr Wheeler advised that progress with the Grovetown/Spring Creek Sewerage construction contract had generally been good. Property connection work in Grovetown was close to completion; contract completion was expected in February.

Once the contractor's connection crews have completed their work, further connections would need to be arranged outside the construction contract. Purchase and installation of the grinder pump, piping it to the main and to the house, de-commissioning the old septic tank and electrical installation were among the costs of making future connections to the scheme. Those costs would almost certainly be different to the contract costs which currently apply.

Mr Wheeler stated that additional costs to connect would need to be established for each individual connection. An estimated increase of \$2,115 per connection (GST incl) could apply to the worst case situation where no preparatory work has yet been done.

The additional cost should equitably be recovered from the property owners, who have had ample time to confirm Licence Agreements, repairs or re-routing work; not the wider rating area. It was noted that new lots created by subdivision would also be impacted by those increased costs. New lots would also be subject to a development contribution.

Clrs Maher/Weetman:

- 1. That connections to the Grovetown Sewerage Scheme made outside the construction contract connection crew timeframes are levied a connection charge in addition to the loan rate.**
- 2. That the connection charge be calculated by staff for the individual properties concerned based on the work components required and contract prices at the time connection is made.**

Carried

ATTENDANCE: Brin Williman, Rivers and Drainage Engineer and Kevin McFall, Senior Rivers Engineering Officer.

P.09/10.234 Annual Drainage Report R585-01

The production of an annual Drainage Report is a requirement of the current resource consent. The 2008-2009 Drainage Report prepared by the Drainage and Floodways Reserves officer was presented to the Committee by the Rivers and Drainage Engineer.

The report will be circulated to interested parties.

Clrs Hope/Weetman:

That the report be received.

Carried

P.09/10.235 Taylor River and Lower Opawa River Weed Clearance and Maintenance Operation R780-02

The Rivers and Drainage Engineer reports annually to Council regarding weed removal and maintenance operations undertaken on the Taylor and Lower Opawa River and town streams. A comprehensive report was presented to Council on 22 April 2004 regarding habitat values, riparian growth, siltation and instream weed growth; works operations and maintenance techniques and outcomes have been reviewed annually since then.

The Rivers and Drainage Engineer presented his annual report on the above subject.

Clrs Maher/Weetman:

That the report be received.

Carried

P.09/10.236 Wairau Gravel Extraction Review R540-08

The purpose of Rivers staff, Brin Williman's and Kevin McFall's report to the Committee was to set gravel extraction policies for the three years from 1 March 2010 in terms of amounts to be extracted, location and charges. This is based on a review of the last three years of gravel extraction operations since Council's major review in 2006. Their report focussed on the Wairau River from Tuamarina to Waihopai, however, also mentioned other rivers. A fuller document containing more figures and tables was available from staff.

Clrs Weetman/Hope:

That subject to consultation with gravel extractors Council approve the gravel allocations and charges in the report presented and to apply for the 3 years from 1 March 2010.

Carried

ATTENDANCE: Robert Hutchinson, Reserves and Amenities Officer.

P.09/10.237 Maxwell Road - Tree Removal R505-08

The Committee was asked to consider a petition from 15 of 62 residents of Maxwell Road, McKendry Drive and Landau Place requesting the removal of eight Irish Strawberry trees growing along Maxwell Road.

The reasons for requesting removal included: trees shedding fruit making a mess along the footpath which is carried into houses, also making the footpath slippery; branches too low forcing the road sweeper and rubbish truck out onto road; and lifting of the footpath.

Reserves Officer, Robert Hutchinson advised that Council had received numerous complaints about the trees. Consequently, pruning, sweeping and cleaning have all been increased when 'fruit drop' from the trees begins.

Mr Hutchinson remarked that Irish Strawberry trees would not be planted as street trees today, given those issues. However, the Maxwell Road trees are attractive and 15 years' growth would be lost if they were to be replaced. The area is dry and harsh which makes for a slow growing process.

Following a site visit, the Committee recommended that the trees remain and the footpath be cleaned outside affected properties weekly (minimum) during the fruiting period. It was acknowledged that the trees were attractive and if removed would affect the streetscape.

Clrs Weetman/Brice:

That the eight Irish Strawberry trees growing along Maxwell Road remain and the footpath be cleaned weekly (minimum) outside properties affected during the fruiting period.

Carried

P.09/10.238 Information Package -

The Information Package for the Assets and Services Committee dated 19 November 2009 and circulated separately was received and noted.

P.09/10.239 Decision to Conduct Business with the Public Excluded

Clrs Brice/Weetman:

That the public be excluded from the following parts of the proceedings of this meeting, namely:

- **Water Supply Reservation**
- **Waikawa Property**
- **Reserve Utilisation Purpose**
- **Picton Flooding**

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General Subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
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<p>Water Supply Reservation Waikawa Property</p>	<p>In order to protect the privacy of natural persons, as provided for under Section 7(2)(a).</p>	<p>That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under Section 7 of the Local Government Official Information and Meetings Act 1987.</p>
<p>Reserve Utilisation Purpose Picton Flooding</p>	<p>To enable the Council, as holder of the information, to carry on, without prejudice or disadvantage negotiations (including commercial and industrial negotiations) as provided for under Section 7(2)(i).</p>	<p>That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under Section 7 of the Local Government Official Information and Meetings Act 1987.</p>

Carried

The meeting closed at 11.10 am.

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