

# Marlborough District Council

**Report and Minutes of a Meeting of the ASSETS AND SERVICES COMMITTEE held in the Council Chambers, District Administration Building, Seymour Street, Blenheim on THURSDAY 11 MARCH 2010 commencing at 8.30 am**

## **Present**

Clrs 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**

Clrs C R Bowers, 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.09/10.385 Financial Report for Period Ended 31 January 2010 F045-07**

A detailed financial report for the Assets and Services Department for the period ended 31 January 2010 was presented by the Finance and Information Supervisor, David Craig.

**Clrs Weetman/Brice:**

**That the financial report for the period ended 31 January 2010 be received.**

## **Carried**

**ATTENDANCE:** Frank Porter and Steve Murrin of Marlborough Roads for the following roading items.

## **P.09/10.386 Northbank Road – Programme Reinstatement R495-N01**

Marlborough Roads Manager, Frank Porter reported of a national reallocation of capital funding and the consequent opportunity to reinstate improvements to the Northbank Road.

Marlborough Roads' staff at the February Assets and Services Committee meeting advised that Northbank Road improvement works were being deferred to enable construction of the Silverstream Bridge. At that time Marlborough Roads was not aware of the NZ Transport Agency General Circular 10/01 issued on 5 February 2010 which advised of the release of \$55 m (from projects elsewhere in NZ not advancing to budget) for reallocation.

The Marlborough District Council now has the opportunity to seek reinstatement of the Northbank rehabilitation project at a cost of \$320,000. The work involves some widening and pavement strengthening. Marlborough Roads has submitted this project to NZTA to enable consideration at the next review.

It was reported that the Financial Assistance Rate is 56%; therefore the Council share is \$140,000. Budget exists for this.

In order to complete the works, a contract would need to be let by the end of March/early April.

**Clrs Maher/Weetman:**

**That Council reinstate \$320,000 major rehabilitation works on Northbank Road for the 2009/10 financial year.**

## **Carried**

**P.09/10.387**

**Marlborough Ridge Feature Panels**

*R945-01*

Marlborough Roads reported that they had received a request from Deluxe Properties Limited and a resident of Marlborough Ridge for Council to undertake repairs to entry panels and walls at Marlborough Ridge, due to poor quality workmanship. To refurbish the signs the plaster needed to be removed, a new plaster coat applied and walls repainted.

It was believed that the cost to repair all the panels in the subdivision was likely to be between \$30,000 and \$40,000. Marlborough Roads' current budget for Unsubsidised Signs Maintenance is \$5,150 for the whole district per annum.

Mr Murrin advised that threshold treatments are not specifically included in the Roothing Asset Management Plan (AMP). They have generally not been a significant asset requiring much planning, however because these structures are on legal road and have been approved by Council at subdivision stage, it is Council's job to maintain them.

Marlborough Roads proposed to establish inventory of these signs and include maintenance and renewal costs in Council's AMP. The AMP informs the annual budget and Long Term Council Community Plan processes.

The draft Annual Plan includes a proposal for a landscaping rate to apply to new developments. Mr Murrin advised that it could also be considered for existing situations, such as this, where standards beyond the normal base level were required. Another alternative would be removal of the signs. It is at Council's discretion.

**Cllrs Maher/Weetman:**

**That the proposed landscaping rate be applied to the Marlborough Ridge properties for consultation during the draft Annual Plan process.**

**Carried**

**P.09/10.388**

**Implementation of the Infrastructure Bill**

*R945-01*

Marlborough Roads reported that late in 2009 the Government's Transport and Industrial Relations Committee recommended the passing of an Infrastructure Bill with some amendments.

A section of the Bill provides for a new Utilities Access Act, and makes a number of amendments to several Acts to remove a number of legislative barriers to infrastructure development. The passing of the Act will have some direct impact on Council.

The Road Controlling Authority being Marlborough District Council will become responsible for the implementation of the national Code of Practice for Utilities Access to the Transport Corridor as required in the Act.

The new Code is due to be released shortly followed by a consultation period with probable implementation towards the end of 2010.

The Code requires the appointment of a Corridor Manager. Roles will include assessing preliminary notification for works and liaise with other utility operators; receiving and processing corridor access requests; approving the access request and set conditions on the utility operator, etc.

The Bill also provides provisions for the road controlling authority to place a two year maintenance period on any trenching or utility works undertaken within the road reserve.

With the extra requirements of the Code it was envisaged extra staff resources would be required. It was estimated that this might be 0.5 of a position.

Another option is for the Code to be administered by Marlborough Roads Network Consultants. The Code does provide for the charging of fees to utility operators so that the activity is self-funding and if charges are properly set would require no rates input.

Marlborough Roads does not intend implementing the Code until the final Code is approved after the consultation process. It was expected that implementation will be able to be undertaken in time for any budget adjustments to be made in 2011/12.

**Mayor Sowman/Clr Brice:**  
**That the information be received.**

**Carried**

ATTENDANCE: Stephen Rooney, Operations and Maintenance Engineer and Brett Walker, Infrastructure Projects Engineer.

**P.09/10.389                      Durham Street Stormwater Drainage                      S315-04**

Stephen Rooney explained an issue regarding stormwater run-off through 23 and 23A Durham Street, Picton brought to Council's attention by the property owner, Mr Jim Sadd. Mr Sadd was present at the meeting, and answered questions.

23 and 23A Durham Street are at the foot of the hillside which slopes downward toward that property from Dorset and Scotland Streets. During the storms in mid-2008, Mr Sadd experienced large quantities of surface water running down the slope and groundwater flowing out of the cut embankment on his property. Water also flowed around the house at 25 Durham Street.

Mr Sadd considered it was Council's responsibility to capture water and prevent it from running through his property. He believed water flowing over or through the cut face within his property would cause erosion and collapse of that embankment.

Council's policy is not to fund private property drainage issues.

Council however did engage Davidson Partners to design a stormwater pipe system which could be installed to capture the roof water from properties immediately above 23 and 23A Durham Street. The cost of its installation is estimated at \$30,000.

Staff considered that any remedial works would benefit only those six properties affected. Therefore it was considered appropriate that those properties fund all of the drainage works proposed.

Letters were sent to all six affected property owners in that regard outlining the proposal and suggesting that each property contributes a one-off sum of \$5,000 toward the stormwater mains construction costs. Each property owner would still be responsible for funding the cost of works from the main to the houses within each property. Four replies were received, all of which declined to participate in the scheme, including Mr Sadd.

Committee members asked that there be a site visit and then the matter be brought back to a future Committee meeting.

**Clrs Brice/Weetman:**  
**That the matter lie on the table in order for a site visit to Durham Street, Picton and then the matter be brought back to a future Committee meeting.**

**Carried**

**P.09/10.390          Dryhills Stormwater Drainage Improvements          S315-02**

The Infrastructure Projects Engineer, Brett Walker, reported that drainage in the roadside berm in Dry Hills has prevented residents maintaining the area to the standard they desire.

The grass swales (drains) are currently maintained by Council to rural roadside drainage standard.

Mr Walker presented several options for the improvement of the drains which ranged in cost from \$21,600 to \$69,900 with varying maintenance costs.

Currently the properties do not pay the level of additional costs for stormwater drainage as do urban areas.

**Clrs Hope/Weetman:**

**That the Dryhills body corporate be asked to consult their community and advise Council what level of service and therefore what targeted rate they are prepared to pay for drainage.**

**Carried**

**P.09/10.391          Service Connection Fee Review 2010/11          W270-01**

The Operations and Maintenance Engineer introduced a report which recommended the 2010/11 fee structure for service connections for Marlborough ie; (sewer, water and stormwater).

Service connection fees were last assessed in the 2008/09 year and set in June 2009. Actual increases in costs were not fully reflected in the fee structure as set, due to the percentage increases being very high in some instances. The fee structure still lagged behind the actual costs to install those services; in some instances by a considerable margin.

It was reported that by increasing service connection fees by a rate higher than the Producers Price Increase (PPI), but less than the actual increases, the difference between fees received and actual costs would be reduced.

An across the board increase of 10% was recommended for all new service connection fees.

**Clrs Weetman/Brice:**

**1. That sewer connection fees for Blenheim, Renwick, Riverlands, Seddon, Spring Creek and Havelock be increased from \$2,700 to \$2,970 for 2010-2011.**

**2. That sewer connection fees for Grovetown be \$210,000 for 2010-2011.**

**NB: This service connection fee only covers lateral connection and excludes the required boundary kit, on property lateral, grinder pump and electrical works and any other connection costs required. These other costs are assessed by staff at time of connection.**

**3. That water connection fees for Seddon/Awatere be increased from \$1,200.00 to \$1,320.00 for 2010-2011.**

**4. That water connection fees for Blenheim, Picton, Riverlands, Havelock and Renwick be increased from \$1,000.00 to \$1,100.00 for 2010-2011.**

**5. That water connection fees for Wairau Valley be increased from \$1,125.00 to \$1,235.00 for 2010-2011.**

**6. That single kerb and channel stormwater connection fees be increased from \$690.00 to \$760.00 for 2010-2011.**

7. That twin kerb and channel stormwater connection fees be increased from \$950.00 to \$1,045.00 for 2010-2011.
8. That underground stormwater connection fees be increased from \$1,250.00 to \$1,375.00 for 2010-2011.
9. That the mechanisms for determining connection fees be further investigated this year.

Carried

## **P.09/10.392 Information Package** -

The Information Package for the Assets and Services Committee dated 11 March 2010 and circulated separately was received and noted.

The meeting closed at 9.55 am

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