

AGENDA ITEM D4

INFRASTRUCTURE AND SERVICES GROUP REPORT

Purpose of Report

To update Councillors on the Infrastructure and Services Group activities

Recommendations

Officers recommend that the Council:

1. *Receive the information.*

1. Asset management

The New Asset Management position and change to the Infrastructure and Services group is underway. The New position descriptions have been accepted and the advertising of the new positions will be take place shortly.

The initial focus will be on an accumulation of information on existing projects, schemes, plans, consent conditions etc. This will be the foundation of the projects delivery going forward.

Work has continued on the asset modelling system with 3 waters, buildings, roads and playgrounds now in as first cut data. Finding accurate condition data has been difficult and some information will need to be collected as part of the development of the new contract schedules.

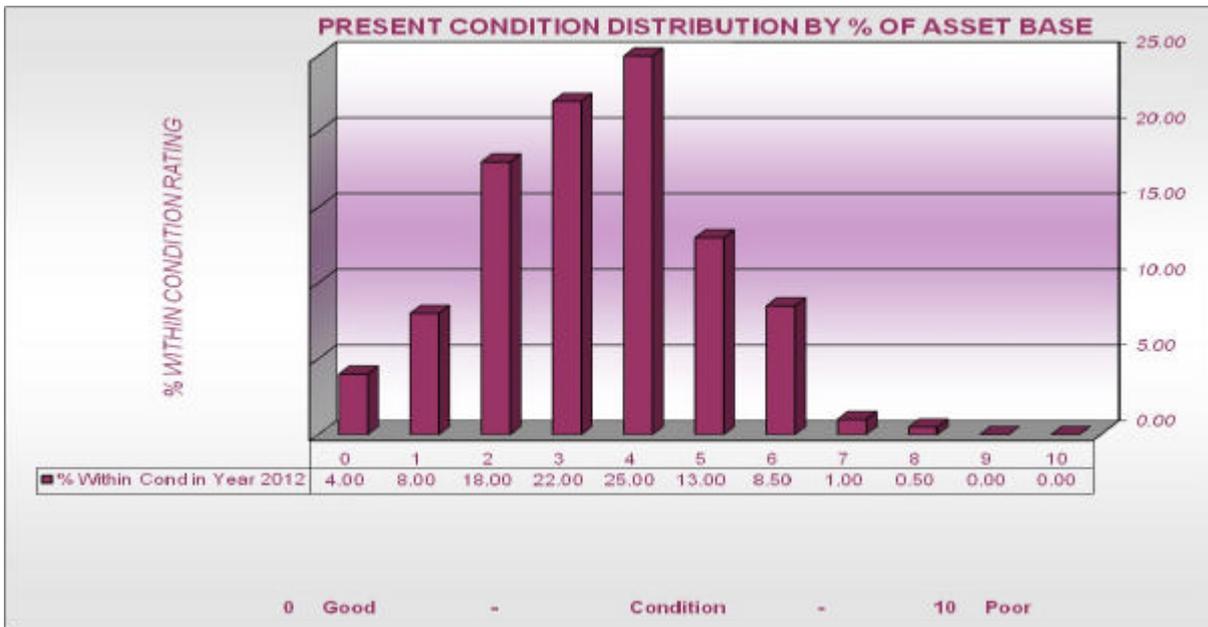
The format below showing waste water pumps will be how the information is represented and developed. It will form part of the future asset management plans for assets groups and feed into future Annual Plans Long Term Plans.

Summary of Modelling Results for: Waste Water Pumps & Valves

Table No IAS 1 Asset Performance

Within the Waters

						13	
						Sheet Note	
Characteristic	Figure	Exp. Range	Characteristic	Figure	Exp. Range	% of Demand Type Being Met	% of Demand Type Being Met
Present Annual Renewal Expenditure	\$52,000	N/A	Present Annual Renewal Demand From Modelling	\$59,807	N/A	% of Present Demand Met	86.95%
Total Asset Group Quantity	1	N/A	Av Annual Renewal Demand (Long Term)	\$55,194	N/A	% Long Term Demand Met	94.21%
Units	No	N/A	Av Unit Renewal Cost in \$/Unit	\$2,759,717.52	N/A		
Total Cost to Renew the Whole Asset Group in \$	\$2,759,718	N/A	% at and above Intervention Level (In Poor Cond)	1.50%	0 to 10%		
Annual Maintenance Exp.	\$0	N/A	Present Value of assets above Intervention	\$41,396	N/A		
Retreatment Intervention Condition Level	7.00	7 to 10	% at & Under Cond 2 (%In Excellent Cond)	30.00%	< 35%		
Return Cond Level following Renewal	2.00	0 to 4	Largest Individual % in Starting Condition Dist.	25.00%	< 30%		
Life to Condition 10 in Years	50.0	10 to 250	St Dev of Condition Distribution	9.20	< 10.0		
Life in years to Intervention Level	41.0	10 to 250	Condition Distribution Accuracy Indicator	2.30	< 5.5		



2. Contracts

2.1 Utilities and Facilities Management

The following schedule is still on track for delivery. One tender has withdrawn and the remaining tenderers are currently reviewing facilities for pricing.

Proposals Close	25 June 2012
Initial Evaluation by the team. Individuals to complete prior to this.	9/10 July 2012
Presentations from Submitters	16/17 July 2012
Site Visits	19/20 July 2012
Shortlist Top Two	23/24 July 2012
Price Clarification	25/26 July 2012
Preferred Submitter(s) Recommended to Chief executive	27 July 2012
Preferred Submitter Notified	27 July 2012
Negotiations	30 July 3 Aug 2012
Chief Executive Approval	3 Aug 2012
Council Approval	8 Aug 2012
Tenderers Notified	10 Aug 2012
Contract Commences	1 Oct 2012

Detailed reviews are taking place on the Anzac Hall and the three pools to review current standards, work required and the development of a maintenance management plan. These plans as developed, will fold into the new contract as

maintenance schedules and inspection programs to proactively deal with asset management requirements.

Once negotiations are underway, discussions will be held with the CE and/or Council to ensure the changes to service levels (used to moderate price) is acceptable to the community.

3. Consents

3.1 Consent meetings

Regular meetings are being held with Greater Wellington Regional Council on all consents, current and future renewals.

The Regional Councils' focus remains that Council must continue to achieve compliance where non-compliance has existed previously; and that in regard to the new consent applications where required Council must commit and demonstrate a commitment to improved environmental outcomes Significant Water Consents.

3.1.1. Wastewater

The consent application lodgement for the Greytown WWTP and the latest timeline indicates lodgement by end of September 2012.

The new AEE and consent application lodged for the Martinborough WWTP consent renewal is under development and is expected to be re-lodged by mid July. The Featherston WWTP consent renewal application has been submitted. Greater Wellington has accepted the application but is developing a Section 92 request for further information in regard of the consent application. It is expected that this request will require Council within the time frame of the consent (term requested is eight years) to provide tertiary treatment infrastructure that will reduce adverse effects on the receiving environment.

This means that Council will have to offer up the commitments and timelines necessary to achieve this in line with its proposed long term strategy and proposed medium term capital expenditure programme.

3.1.2. Water Takes

The water take consents for Greytown and Martinborough community water supplies were lodged before the end of March 2012. Council has since provided further information for both consents in relation to usage (domestic, non-domestic and irrigation) within the communities and processing of the application continues

3.2 Other consents

The Martinborough landfill consent has been submitted and further information has been requested. The Regional Council have requested that consent applications be lodged to legitimise the current green-waste shredding and cover operations at the Martinborough Site.

An exercise has been undertaken to identify the most cost effective option i.e. the status quo where all green-waste is taken to the Martinborough site and mulched for cover or alternatively freight green waste (un-processed) to Nursery Road Masterton. Masterton District Council's current gate fee of \$62.00 per tonne of green waste make this option not so attractive, however until the consent conditions are made clear this remains one option for the future.

4. Utilities

4.1 Wastewater

4.1.1. Operations

Wastewater treatment plants operated routinely over the period. Normal monitoring for flow and compliance reporting continued throughout the period with no non-compliance issues reported.

Four pipeline blockages were reported and rectified during the period.

4.1.2. Water Supply Capital

No capital works programmed or implemented during the period.

4.2 Water Supply

4.2.1. Operations

Leak detection work has been completed in Martinborough water supply network with no major leaks found but a number of smaller leaks around services pipes and the smaller diameter pipelines. Repair work for these items has been scheduled and is underway.

This completes the in reticulation leak detection work for the three serviced areas which ought to be conducted on at least a three year cycle.

Community water usage records and trending is attached for Council's information.

4.2.2. Capital

Bore water availability investigation continues at Woodside and Underhill Roads with some early indication of good potential at Woodside Road close to the Ultra-filtration Plant

4.3 Water Races

Water races operated normally during the period.

The Three Waters Focus Group recently expressed a wish that the Council undertake a review of the water race network within the District:

The objects of this review include:

- Optimal use of the systems
- Possible Opportunities to extend benefits to existing users
- The development of a range of recommended actions for the future purposes of the system(s)

4.4 Waste Management

4.4.1. Operations

Operations continued without incident throughout the period. Waste export and recycling tonnage data for the period is attached.

5. Roothing

5.1 Roothing maintenance – Oldfield Asphalts

Routine maintenance is satisfactory; Oldfields are grading unsealed roads, fixing potholes and straightening signs.

Significant other recent works include;

- Renewal of signs on the Greytown Bidwills Rd.
- Metalling of unsealed roads. 8000 cu m of metal has been produced and is being spread during May and June.
- Replacing old an inadequate culverts, 4 in recent weeks

The frequent repair of slumping of the White Rock Road on Ushers Hill is continuing on an almost weekly basis.

Oldfields have also repaired slumping on the Te Awaiti Rd at the “Glue Pot”.

On the Cape Palliser Road at the Whatarangi Cliffs, Oldfields are constructing a retaining wall above the boulder beach to protect the road and cliff from rain and wind erosion. This may be the first of several walls required over the next 10 years.

6. Parks and Reserves

Routine maintenance is satisfactory and Transfield’s response to requests for additional works has been prompt.

7. Property and Facilities

7.1 Properties

Featherston Information Centre – Exterior works continue. Window repairs and restoration of the front doors are underway and the exterior will be painted by mid June.

Featherston Library – The ramp has now been completed.

Pain Farm Cottage – Insulation has now been installed in the ceiling.

7.2 Pensioner Housing

Units 1, 2, 7 and 8 of the Burling Flats have had roofs replaced. The television aerials will also be removed and placed on the side walls of the flats.

7.3 Swimming Pools

Thompsons Fibre glassing has produced reports on the current condition for SWDC’s three pools and maintenance required to bring them up to current pool standards. These reports have been issued to the Community Boards for their review. The next step is to prioritise required works and draft a works programme for review and approval.

7.4 Cemeteries

Featherston Cemetery Extension Stage 1 shelter belt planting has been completed. Fencing to protect this planting is underway.

A new ashes wall is currently being built in Featherston Cemetery.

7.5 Camping Grounds

Greytown Camp Ground lease was awarded to Neil and Anne Smith. Lease negotiations are underway with the lease due to commence 1 July 2012.

7.6 Leases and Licenses

Pain Farm Land Tender – This tender closed on 14 May 2012 and was awarded to Mike Moran (incumbent leasee). Lease commenced 1 June 2012.

Stella Bull Park Building – Expressions of Interest have been called for the Stella Bull Park Building (currently the Wairarapa Wine Centre) and proposals are due mid June. The current lease is due to expire 31 July 2012.

8. Libraries

8.1 Statistics all Libraries

Refer appendix 1 for statistics:

- Issues
- Transactions
- New Borrowers
- Wifi Internet Usage
- Summer Reading Programme
- Door Count

9. Appendices

Appendix 1 – Statistics all Libraries

Appendix 2 – Monthly Water usage

Appendix 3 – Waste exported to Bonny Glen including Recycling

Contact Officer: Mark Allingham, Group Manager Infrastructure and Services

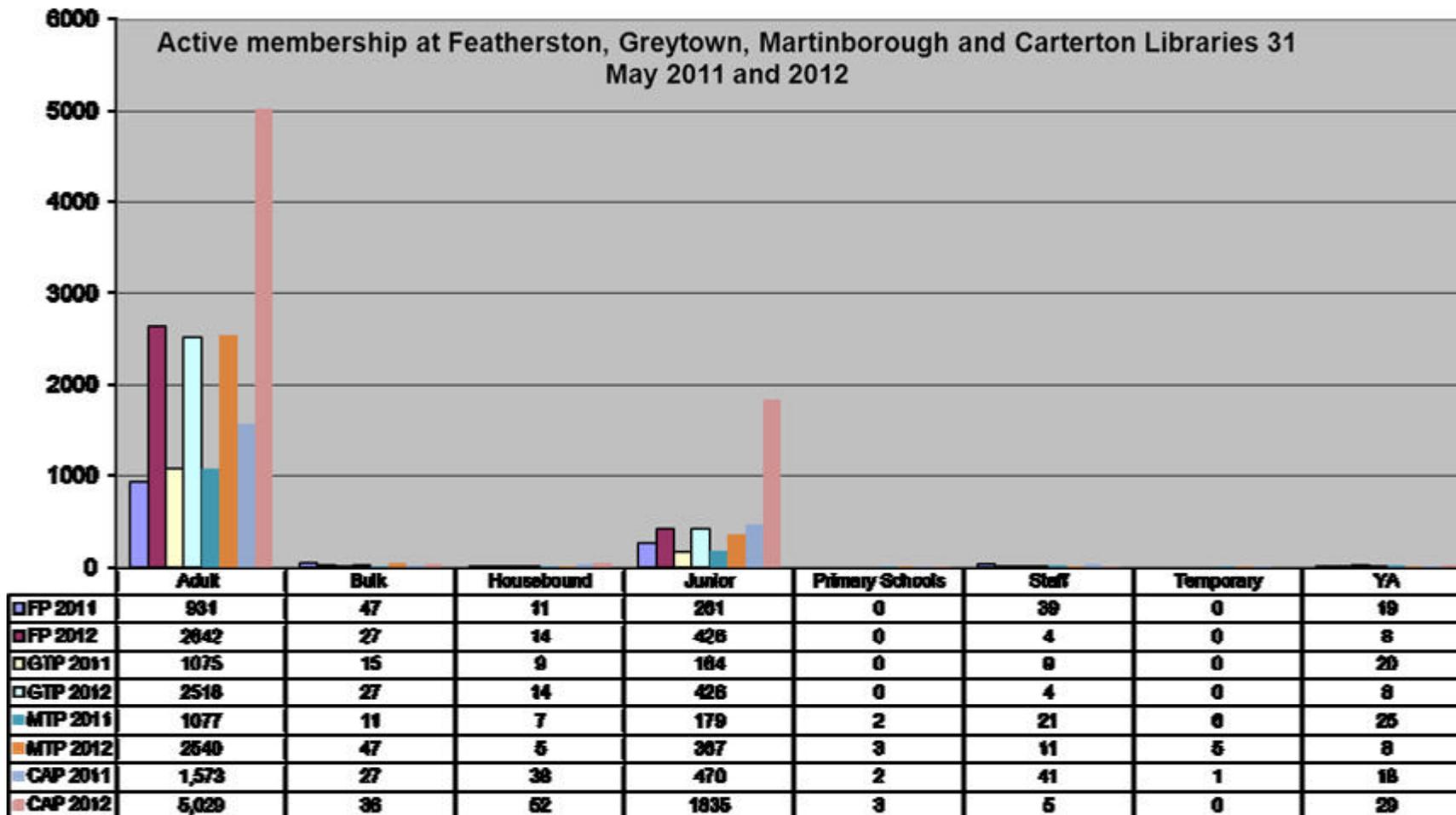
Reviewed by: Dr Jack Dowds, Chief Executive Officer

Appendix 2 – Statistics all Libraries



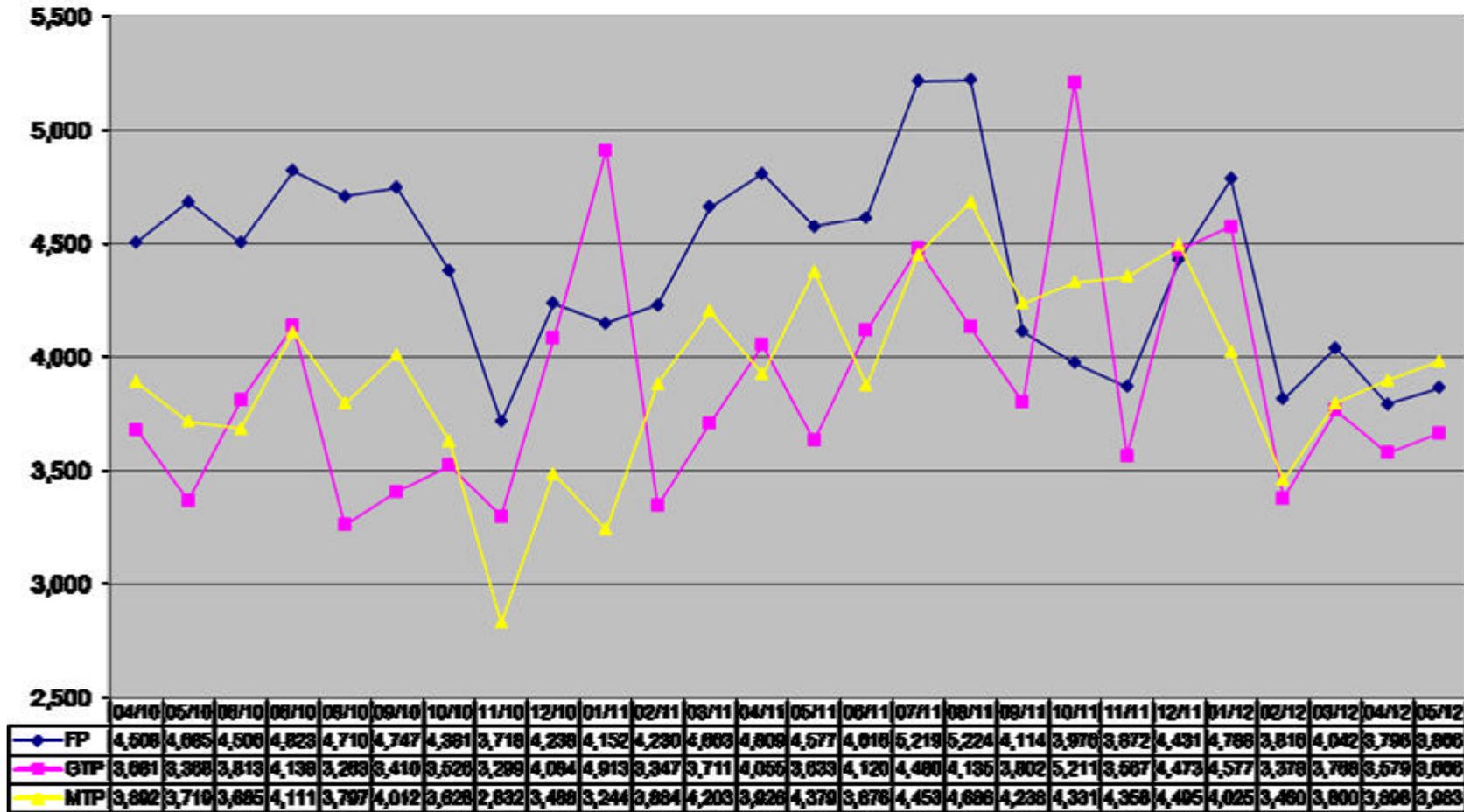
	Martinborough	Featherston	Greytown	Carterton District
Population*	1764	5124	2001	7098
Membership 2011	1328	1309	1292	2170
Membership 2012	2997	3297	3139	7227
% increase 2011/2012	125.68%	151.87%	142.98%	233.04%

Membership at the libraries has increased significantly over the last year with the largest rise at Carterton. The new Events Centre and the Toy Library now part of the Public Library will have influenced that rise.

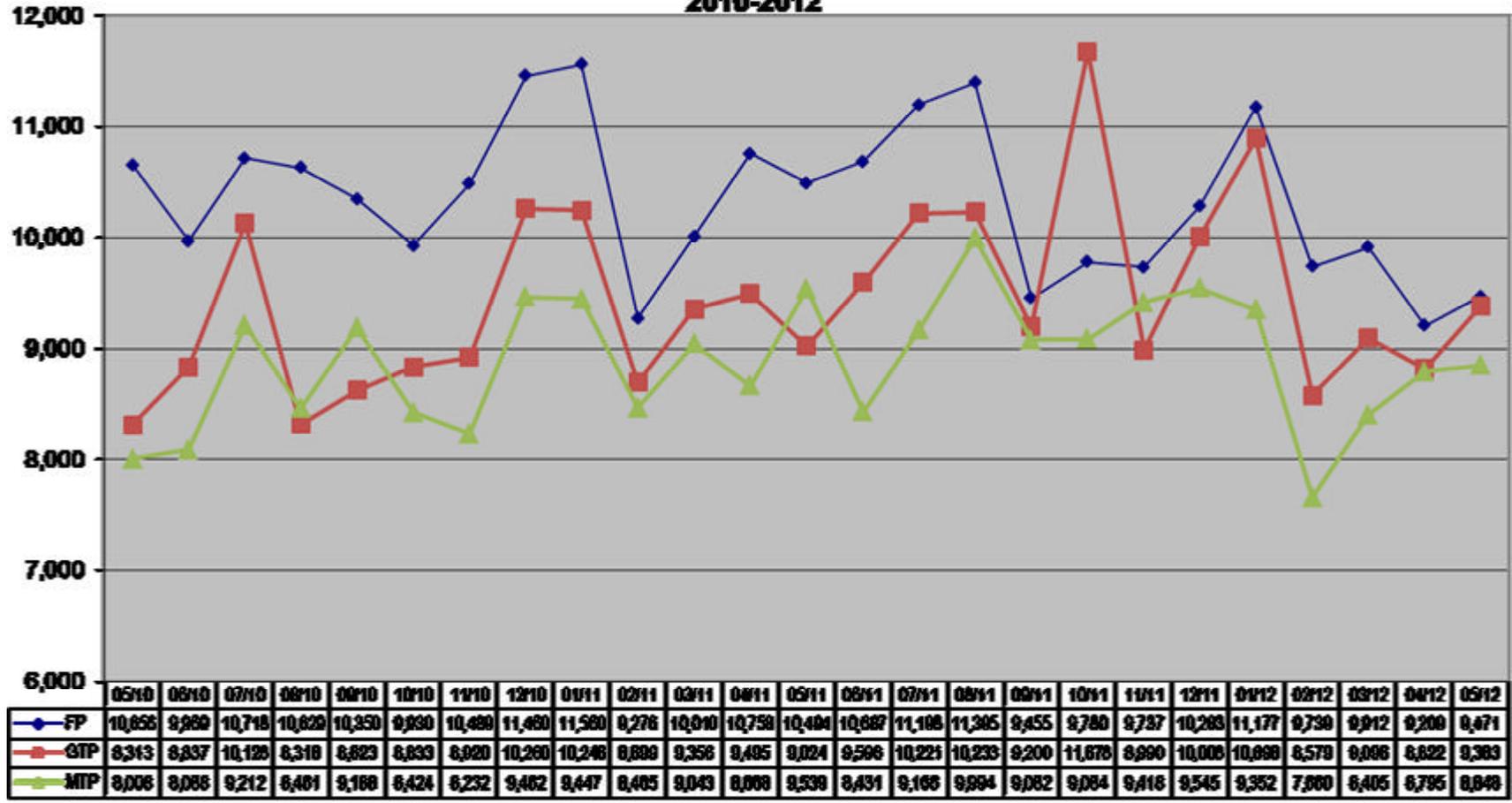


This is a breakdown of the previous membership rise to show what category of members have joined. The major rise has been in Adult membership although Junior does also show an increase. Young Adult membership has decreased, however may reflect the limitations of the current Library Management System (it does not automatically upgrade a Junior Borrower to YA category).

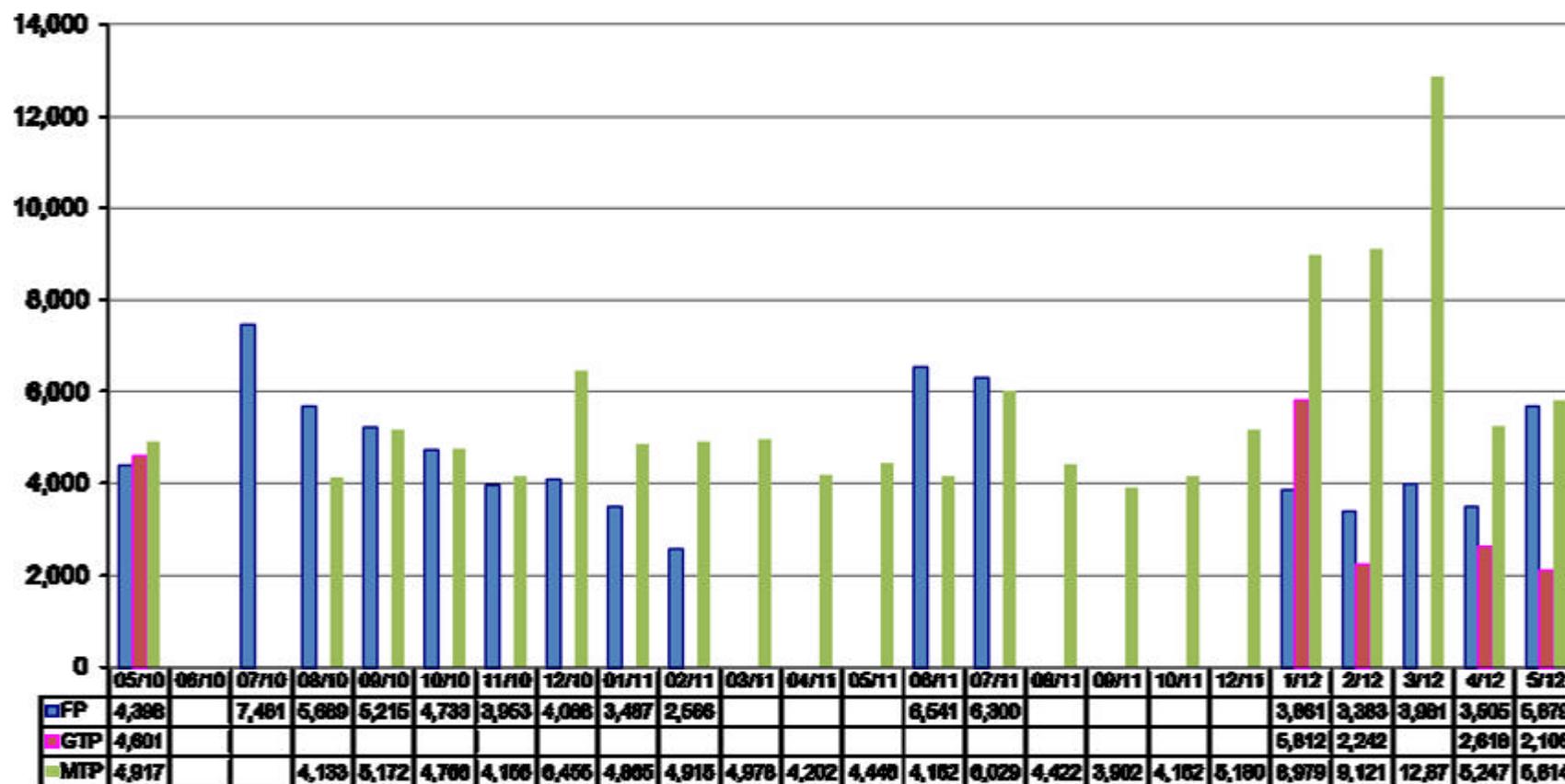
Issues: Featherston, Greytown and Martinborough Libraries: 2010-2012



**Transactions (excluding Council functions) for Featherston, Greytown and Martinborough Libraries
2010-2012**

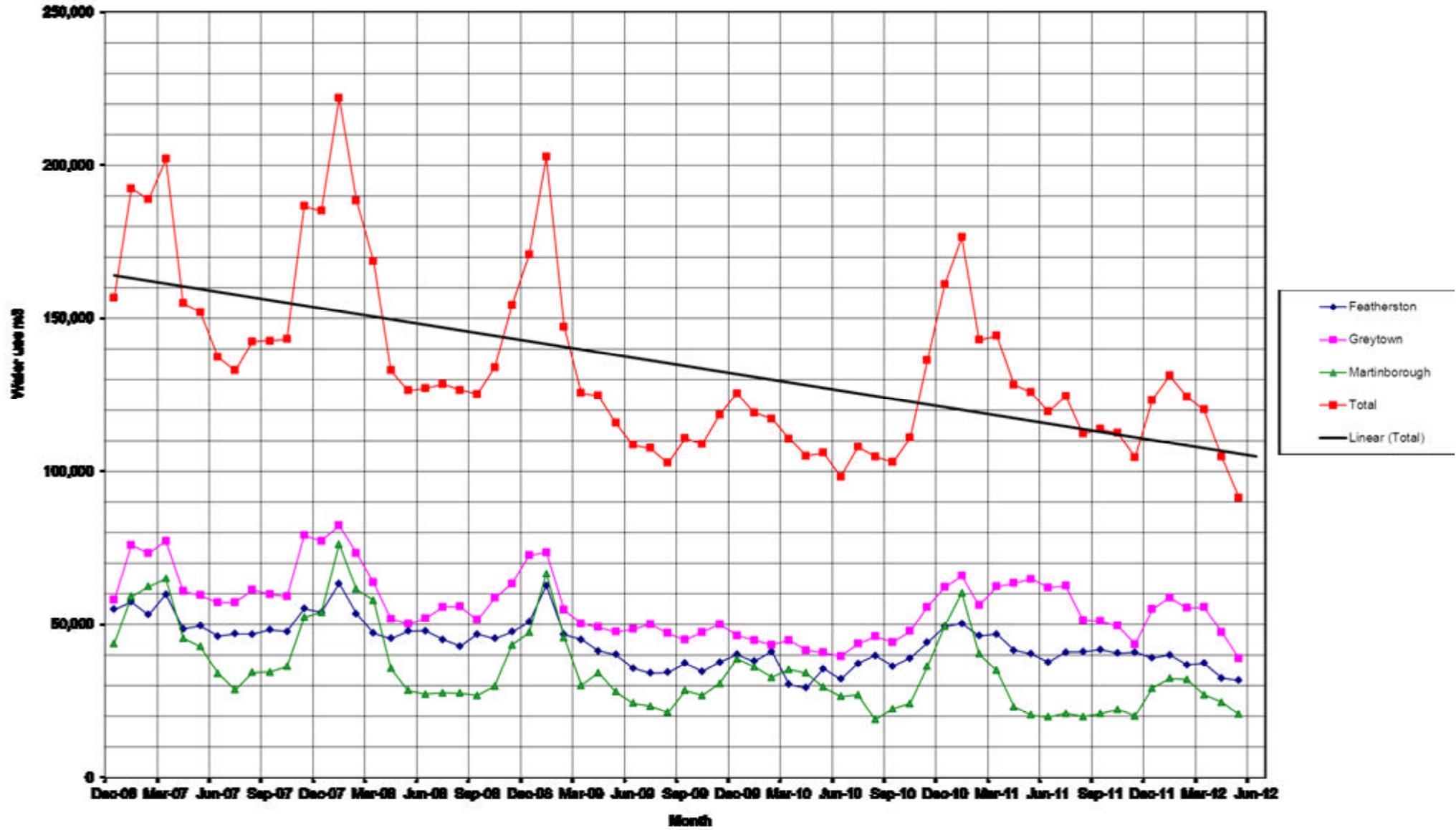


**Door count, Featherston, Greytown, Martinborough libraries
(no count = battery failure or human error)**



Appendix 3 – Water Usage

Water use South Wairarapa District Council



**Appendix 4 – Waste
Exported to Bonny Glenn
including Recycling**

Monthly weight of waste transferred from Martinborough transfer station to Bonny Glen

