Notice is given that the meeting of the Masterton District Council Infrastructural Services Committee will be held on 15 November 2017 at REAP House, Queen St, Masterton commencing at 3.00pm.

**RECOMMENDATIONS IN REPORTS ARE NOT TO BE CONSTRUED AS COUNCIL POLICY UNTIL ADOPTED**

10 November 2017
AGENDA:

1. CONFLICTS OF INTEREST (Members to declare conflicts, if any)
2. APOLOGIES
3. PUBLIC FORUM
4. LATE ITEMS
5. PUBLIC EXCLUDED ITEMS
   • Hood Aerodrome Manaia Road Development

FOR INFORMATION

6. COMMUNITY FACILITIES & ACTIVITIES INFRASTRUCTURE UPDATE (223/17)
   Pages 311-312
7. INFRASTRUCTURE UPDATE (230/17)
   Pages 313-319
8. HENLEY LAKE CONSENT UPDATE (229/17)
   Pages 320-321
MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED AT THE INFRASTRUCTURAL SERVICES COMMITTEE MEETING – WEDNESDAY 15 NOVEMBER 2017

MOVED BY: SECONDED BY:

That the public be excluded from the following parts of the proceedings of the meeting of the Masterton District Council:-

- Hood Aerodrome Manaia Road Development

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:-

<table>
<thead>
<tr>
<th>General subject of each matter to be considered</th>
<th>Reason for passing this resolution in relation to each matter</th>
<th>Ground(s) under section 48(1) for the passing of this resolution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hood Aerodrome Manaia Rd Development</td>
<td>7(2)(a) To protect the privacy of natural persons, including that of deceased natural persons.</td>
<td>s48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.</td>
</tr>
</tbody>
</table>
To: Infrastructural Services Committee

From: Andrea Jackson, Manager Community Facilities and Activities

Endorsed by: Pim Borren, Chief Executive

Subject: Community Facilities & Activities Infrastructure Update

Date: 15 November 2017

FOR INFORMATION

Recommendation:
That the Infrastructural Services Committee receives the update on progress from Community Facilities and Activities in report 223/17.

Purpose
The purpose of this report is to provide the Infrastructural Services Committee with an update on key Community Facilities & Activities projects that sit within the scope of activity for this committee.

Updates
- **Sports Facilities**
  - Douglas Villa Clubrooms - LGE have completed the detailed seismic assessment on the clubrooms, which is rated at 50% with some minor work required to bring it up to 70%. This building will require recladding which will require a building consent. We are bringing together a budget and timeframe for this work.
  - Athletics & Cycling Masterton - the building was completed last month, and we are working with the tenant on a project plan to deliver an upgrade, and include some of the work they are planning at the same time. This will include relining of ceilings, and a re-vamp of the downstairs changing facilities. Staff are working on a budget and timeframe for this work.
  - Memorial Park Grandstand – the report will be completed in November.

- **Senior Housing and Rental Properties**
  - Senior Housing - all senior houses are either insulated or have an exemption certificate, apart from Panama, where there is insulation in the ceiling cavity, however it has not yet been assessed as to whether it is up to required standard thickness. A full renovation was completed in a unit at Panama after a tenant moved out. Security lighting has been installed at Panama following a request from tenants.
  - Lake House - has been prepared (water blasted) for the installation of the new awning which is happening this month.
- **Riversdale Surf Lifesaving Club** - a further (third) water tank has been installed at the Club which now provides enough capacity so that water does not have to be transported out over summer.

- **Trust House Recreation Centre**
  Our structural engineer has completed drawings for the bracing to the ducting at the Centre. A building consent will be prepared and the work tendered with a view to completing during a facility closure, the last two weeks in term 2 2018, this is yet to be confirmed. Other repairs will be undertaken during the closure period.

  Consistent feedback has been received on the quality of the changing rooms at the Centre and we will engage a tiler shortly (depending on availability) to tile these areas.

  Roof repairs are still planned when the weather becomes more settled.

  The outdoor pool has now been filled for the season with the official opening on 11th November.

- **Public Conveniences**
  - **Castlepoint Toilets** - pre-consultation on the proposed design for the toilets has been undertaken with five submissions back. This will be considered by the project team during November. The result of the funding application to MBIE is due at the end of November.
  
  - **Henley Lake** – the toilet project is currently being scoped.
  
  - **Riversdale Surf Life Saving Club** - an extra water tank has been installed at the Club toilets to reduce the need for water tankers to deliver water onsite. With the third tank there should be enough rain water captured to ease supply issues.

- **Mawley Park**
  The barrier arm has been installed and bollards put in place to complement the arms. This is a swipe card system which is working well.

  The boundary security fence will be constructed in January. There will be considerable tree work undertaken along the boundary prior to the fence going in, which will also increase security and reduce maintenance on some of the buildings.

- **Queen Elizabeth Park Rejuvenation Project update**
  The project team continue to work on the final design stage of the project. Once this is completed a resource consent application will be lodged with Council’s planners. The project tendering process, for the physical works stage, will start shortly.

- **Rural Trails Network Plan**
  Consultation closed on 21st September and approximately 10 submissions were received. Positive feedback was received on the Lansdowne Recreation Park, including from neighbouring residents who were supportive but interested in screen planting on the boundary. There was also support for the Waipoua extension, bridge and through to Opaki.
To: Infrastructural Services Committee
From: David Hopman, Manager Assets and Operations
Endorsed by: Pim Borren, Chief Executive
Date: 15 November 2017
Subject: Infrastructure Update

INFORMATION

Recommendation:
That the Committee notes the information contained in Report 230/17.

Purpose

The purpose of this report is to provide the committee with an update on key infrastructure projects and areas of focus.

Activity Reports

Roading Projects

The following provides the status of roading projects recently completed, currently underway or expected to commence within a month:

Pavement Rehabilitation - Two contracts have been let to Higgins Contractors for the 2017/18 sealed and unsealed pavement rehabilitation works with the aim to have completion by the end of March. The pavement design report has been received for sites on Lees Pakaraka Rd (final section), Masterton Castlepoint Rd (at Taueru) and Te Ore Ore-Bideford Rd (at Waterfalls) (sealed 2.15km); Ngahape Rd and Mangapurupuru Rd (unsealed 3.27km). Contract supervision will be undertaken in-house.

Resealing - A contract for the 2017/18 reseal programme has been let to Fulton Hogan with a completion date specified at the end of March. Contract supervision will be undertaken in-house. (Fulton Hogan).

July Storm Event - Geotech investigations are still in progress on the Te Maire and two Blairlogie sites with stability problems and on abutment problems at Knights Bridge and Epirama Bridge (Homewood Rd) to determine the extent of the problem to establish a preferred solutions.

LED Streetlight Upgrade - The evaluation of the LED luminaires offered by seven suppliers in response to a Request for Information (RFI) has been completed. Selected suppliers have been invited to price for the supply contracts before mid-November and the installation phase will be tendered as a separate contract for completion between February and May next year. NZTA have now asked that the State Highway lights not be included in the schedule of works along with those of the three Council’s. The work is being undertaken using in-house resources with technical advice provided by a local electrical consultant.
50MAX Vehicle Routes - NZTA has now funded the initial screening of a total of thirteen bridges for their capacity to carry 50 MAX loads. A more detailed assessment of in-situ material properties in the Taueru No5 Bridge on Masterton-Stronvar Rd (marked yellow below) is now required for the preparation of a report on remedial options. Three others (marked orange below) were found to have be adequate for standard trucks but insufficient capacity for 50MAX and will be posted accordingly by December. All others screened were deemed capable of carrying the additional load.
Map of planned reseal programme
**Water Network Projects**

**Current Projects**

- Cole Street Sewermain Replacement by Higgins, site work complete, pending CCTV and as-built.
- Manuka/Tankersley Street minor stormwater pipe installation, site works completed by City Care Ltd. As-built received, pending CCTV report review.
- Churchill Avenue sewermain replacement, Higgins completed site work. Pending CCTV report review.
- Cole Street (from Pownall Street to Coradine Street) sewermain renewal, Higgins Wairarapa completed site work. Pending minor remedial work.
- Villa Street (from Kummer Crescent to Perry Street) sewermain renewal, City Care Ltd completed site work.
- High Street (from Solway to Judds Road) sewermain upgrade & Water main renewal, Contract extended to Bledisloe Street. Higgins Wairarapa commenced site work in August 2016.
- Queen Alexandra Street sewermain renewal, City Care Ltd completed site work, pending CCTV report.
- Dixon Street 150 mm sewermain replacement by G & C Diggers, site work completed, pending CCTV report.
- Cornwall Street Sewer Main Renewal, Higgins Wairarapa completed site work in September 2017, pending CCTV inspection.
- Roberts Road to Te Ore Ore Road 225 mm sewermain relinements by Interflow, Works commenced on 22nd May 2017.
- Nursery Road 380 mm sewermain relinements by Interflow, Works commenced on 22nd May 2017.
- South Road sewer main renewal, Higgins Wairarapa commenced site work in September 2017.
- Alton Grove 300 mm stormwater pipe upgrade by G & C Diggers, site work commenced October 2017.
- High Street Sewermain and water main renewal from Bledisloe Street to Short Street, G & C Diggers Ltd commenced work in November 2017.

**Contract Awarded but yet to Commence Site Work**

- Renall Street Sewermain upgrade from railway to Nagumutawa Road, contract awarded to Higgins Wairarapa on 7 August 2017.
- Taranaki Street Sewermain upgrade, contract awarded to G & C Diggers on 7 August 2017.
- Sewer renewal for Macara Street (226m x 150mm), contract awarded to Higgins Wairarapa on 30 October 2017.
- Sewer upgrade for Kuripuni Street (180m x 300mm), contract awarded to Higgins Wairarapa on 30 October 2017.
- Sewer renewal for Villa Street (157m x 150mm), contract awarded to G & C Diggers on 30 October 2017.
- Watermain renewal for Hessey Street, contract awarded to Higgins Wairarapa on 30 October 2017
- Watermain renewal for Matipo Street, contract awarded to Higgins Wairarapa on 30 October 2017.
- Watermain renewal for Solway Street, contract awarded to G & C Diggers on 30 October 2017.
- Watermain renewal for Stamford Place, contract awarded to G & C Diggers on 30 October 2017.

**Homebush Wastewater Treatment Plant**

Discussion with GWRC and neighbouring properties to Homebush regarding additional irrigation on the Homebush farm is progress.
### Parameter Analysis

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Average Pond analysis since Nov 2016</th>
<th>Consent limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>ecoli (cfu/100ml)</td>
<td>998 Winter 652 Summer</td>
<td>4,000 Winter 1,800 Summer</td>
</tr>
<tr>
<td>Phosphorous (g/m3)</td>
<td>1.8</td>
<td>4</td>
</tr>
<tr>
<td>Ammoniacal Nitrogen (g/m3)</td>
<td>7.5</td>
<td>16</td>
</tr>
<tr>
<td>Total Nitrogen (g/m3)</td>
<td>12.3</td>
<td>20</td>
</tr>
<tr>
<td>Total Suspended Solids (g/m3)</td>
<td>26.3</td>
<td>91</td>
</tr>
<tr>
<td>Total BOD (g/m3)</td>
<td>15.8</td>
<td>42</td>
</tr>
</tbody>
</table>
To: Infrastructural Services Committee
From: David Hopman, Manager Operations and Assets
Endorsed by: Pim Borren, Chief Executive
Date: 15 November 2017
Subject: Henley Lake Resource Consent Update

**Recommendation:**
That the Infrastructural Services Committee receives the update on the Henley Lake Resource Consent.

**Purpose**
The Resource Consent for the water take and discharge for Henley Lake is currently being renewed. The purpose of this report is to update the Committee with the status of this application. This consent lapsed in May and we are currently working on the renewal. (Note that we applied for the renewal before the Consent lapsed, so are able to continue operating while the Consent is being processed.)

**Summary**
Masterton District Council holds a Resource Consent from the Greater Wellington Regional Council (GWRC) to take water from the Ruamahanga River to supply Henley Lake. The Consent also allows water to be discharged from the Lake either back to the river or to the wetlands.

The previous consent was granted in 1993. Since that time, significant changes have occurred with the Regional Rules governing water takes and discharges. Currently, the GWRC is operating under both its existing Freshwater Plan and the Proposed Natural Resource Plan.

The Proposed Plan, as currently written, will change the rules relating to taking water from the river. Minimum river flow levels and prohibitions on taking water below minimum flows are included in the Proposed Plan. This rule is under appeal but has weight in the meantime. The new plan will also increase the amount of information required with the application, including ecological and hydrological assessments.

Additionally, Council staff have been working on looking at a solution to the annual toxic algal blooms that occur in Henley Lake. Staff have met with a number of stakeholders and interested parties with ideas as well as suppliers with suggested product solutions. Primary drivers to the bloom include low water flow, warm water temperatures and accumulating nutrients.

Because of this, the Resource Consent application has been made to include a pump station on the banks of the river to supplement the low summer flows into the lake. This will not replace the existing water race inlet, but will work to provide water when the river levels drop below the level of the inlet.
Keeping adequate water flows through the lake will help to minimise – but not entirely eliminate – toxic algal blooms. Management of the nutrient supply is recommended as being an additional control option. This would necessitate significant changes to the existing streams entering the lake and is likely to be a medium to long term solution.

Regional Council have indicated that the Consent application is likely to be publicly notified, primarily due to our intention to continue to take water from the river when it is in a low flow state. This is the main reason for the delay in completing the application, as we have been in discussion with GWRC as to what information is required to Notify.

As a result of these discussions, Council has now engaged an ecological consulting firm to assist us with preparing the Notification documents and proceeding to a Hearing.

It is estimated that the costs of completing the ecological work, paying for the GWRC Hearing and providing expert witnesses to the Hearing will be in excess of $100,000.

**Discussion**

Council staff have been working with their counterparts at GWRC to develop a pathway forward. Both parties are committed to finding a solution to the toxic algal issue and to processing the Resource Consent as efficiently as possible.

Complexity arises due to the new rules contained in the Proposed Regional Plan, which will make it increasingly difficult to take water from the river at times of low flows. Council and others are appealing these rules, but in the interim they need to be addressed via the Consent process.

The Resource Consent application will therefore need to address the ecological benefits of maintaining Henley Lake and the associated wetlands, against the need to maintain minimum river flows. The Consent will also look at medium to long term measures to control the nutrient levels in Henley Lake, including through diversion of the Hiona Stream.

Council’s ecological consultants are currently preparing an assessment of environmental effects to lodge with the Resource Consent. Based on the expected Notified Consent requirements, and assuming that the Consent is granted, the earliest we would expect to be able to commence work on the construction of the pump station would be late 2018.