



AGENDA

Infrastructure Committee Meeting Tuesday, 26 July 2022

Date Tuesday, 26 July 2022

Time following the Environmental Services Committee

Location Council Chamber
Timaru District Council Building
2 King George Place
Timaru

File Reference 1515376

Timaru District Council

Notice is hereby given that a meeting of the Infrastructure Committee will be held in the Council Chamber, Timaru District Council Building, 2 King George Place, Timaru, on Tuesday 26 July 2022, at the conclusion of the Environmental Services Committee meeting.

Infrastructure Committee Members

Sally Parker (Chairperson), Paddy O'Reilly (Deputy Chairperson), Mayor Nigel Bowen, Steve Wills, Allan Booth, Peter Burt, Barbara Gilchrist, Richard Lyon, Gavin Oliver and Stu Piddington

Quorum – no less than 2 members

Local Authorities (Members' Interests) Act 1968

Committee members are reminded that if you have a pecuniary interest in any item on the agenda, then you must declare this interest and refrain from discussing or voting on this item, and are advised to withdraw from the meeting table.

Andrew Dixon
Group Manager Infrastructure

Order Of Business

1	Apologies	5
2	Identification of Items of Urgent Business.....	5
3	Identification of Matters of a Minor Nature	5
4	Declaration of Conflicts of Interest	5
5	Chairperson’s Report.....	5
6	Confirmation of Minutes	6
	6.1 Minutes of the Infrastructure Committee Meeting held on 14 June 2022	6
7	Reports	12
	7.1 Seadown Water Scheme Improvements.....	12
8	Consideration of Urgent Business Items.....	22
9	Consideration of Minor Nature Matters.....	22

- 1 Apologies**
- 2 Identification of Items of Urgent Business**
- 3 Identification of Matters of a Minor Nature**
- 4 Declaration of Conflicts of Interest**
- 5 Chairperson's Report**

6 Confirmation of Minutes

6.1 Minutes of the Infrastructure Committee Meeting held on 14 June 2022

Author: Andrew Feary, Governance Advisor

Recommendation

That the Minutes of the Infrastructure Committee Meeting held on 14 June 2022 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Attachments

- 1. Minutes of the Infrastructure Committee Meeting held on 14 June 2022**



MINUTES

Infrastructure Committee Meeting Tuesday, 14 June 2022

Ref: 1515376

**Minutes of Timaru District Council
Infrastructure Committee Meeting
Held in the Council Chamber, Timaru District Council Building, 2 King George Place, Timaru
on Tuesday, 14 June 2022 following the Environmental Services Committee**

Present: Cr Sally Parker (Chairperson), Cr Paddy O'Reilly (Deputy Chairperson), Mayor Nigel Bowen, Cr Allan Booth, Cr Peter Burt, Cr Barbara Gilchrist, Cr Richard Lyon, Cr Gavin Oliver, Cr Stu Piddington

In Attendance: Bede Carran (Chief Executive), Andrew Dixon (Group Manager Infrastructure), Hannah Goddard-Coles (Director Engagement & Culture), Beth Stewart-Wright (Director User Experience & Community Engagement), Jason Rivett (Acting Group Manager Commercial & Strategy), Rosie Oliver (Development Manager), Michelle Bunt (Water Services Community Engagement Officer), Grant Hall (Drainage & Water Manager), Lloyd McMillan (Temuka Community Board), Wayne O'Donnell (Geraldine Community Board), Janine Adams (Geraldine Community Board)

1 Apologies

Apology

Resolution 2022/5

Moved: Cr Stu Piddington

Seconded: Cr Paddy O'Reilly

That the apology received from Cr Steve Wills be accepted.

Carried

2 Identification of Items of Urgent Business

No items of urgent business were received

3 Identification of Matters of a Minor Nature

Water discolouration update to be discussed as a matter of minor nature.

4 Declaration of Conflicts of Interest

Cr Peter Burt declared a conflict in relation to item 9.1, due to his employment with Environment Canterbury.

5 Chairperson's Report

5.1 Chairperson's report

Since the last Infrastructure Committee meeting the Chairperson has attended the following:

- Presented to the Town and Country Ladies Group

- Meeting with Minister Mahuta
- Dementia Friendly Meeting
- Airport Users Meeting
- Tenders and Procurement Committee
- Pareora Community Meeting
- Workshops

Resolution 2022/6

Moved: Cr Sally Parker

Seconded: Cr Barbara Gilchrist

That the Chairpersons report be received and noted.

Carried

6 Confirmation of Minutes**6.1 Minutes of the Infrastructure Committee Meeting held on 26 April 2022****Resolution 2022/7**

Moved: Cr Barbara Gilchrist

Seconded: Cr Richard Lyon

That the Minutes of the Infrastructure Committee Meeting held on 26 April 2022 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Carried

7 Reports**7.1 City Hub Strategy - Programme of Trials/Delivery Tactics**

The Development Manager, Helen Kerr of Isthmus and Ryan Reynolds of Gap Filler spoke to this report for committee members to review and endorse the 30-50 year strategic vision for Timaru as set forth in the Timaru CityTown Strategic Framework (the Framework). It also provides an early opportunity for Committee members to provide feedback on a proposed programme of Trials over the next 18 months as we refine our immediate investment priorities with our community and stakeholders.

Discussion included concern over the length of time before the community sees visible results from the programme.

Resolution 2022/8

Moved: Cr Barbara Gilchrist

Seconded: Cr Peter Burt

That the Infrastructure Committee;

1. Endorse the Timaru CityTown Strategic Framework, and
2. Approve in principle, the proposed suite of possible trials subject to any indicated exclusions.

In Favour: Clrs Sally Parker, Paddy O'Reilly, Nigel Bowen, Allan Booth, Peter Burt, Barbara Gilchrist, Richard Lyon and Gavin Oliver

Against: Clr Stu Piddington

Carried 8/1

7.2 Temuka Urban Stormwater Management Plan and Resource Consent Update

The Group Manager Infrastructure, Water Services Community Engagement Officer, Drainage & Water Manager and the Tewera King (Te Rūnanga o Arowhenua representative) spoke to this report to provide an update on the progress of the Temuka Stormwater Management Plan and associated Resource Consent application, following on from public consultation undertaken in October and November 2021.

Discussion from Committee Members identified the investment in stormwater and subsequent infrastructure will address many concerns of flooding in Temuka.

Resolution 2022/9

Moved: Cr Sally Parker

Seconded: Cr Paddy O'Reilly

That the report be received and noted.

Carried

8 Consideration of Urgent Business Items

No items of urgent business were received

9 Consideration of Minor Nature Matters**9.1 Water discolouration update**

The Water & Drainage Manager spoke to the Committee to give an update on the water discolouration issue. The gallery intake where the excess manganese had been identified, has been isolated; which raises a risk of vulnerability during rain events.

Environment Canterbury are still investigating the cause of the manganese contamination; early indications point towards a non-consented activity been undertaken within the Water Protection Zone.

Discussion suggested holding the responsible entity / party(s) involved accountable with a view to cost on the rate payer in the response to the water contamination.

Once Council is furnished with the Environment Canterbury report, what available options can then be discussed Environment Canterbury to be made aware that the expedition of the report is becoming increasingly time critical.

The Meeting closed at 11:03am.

.....

Cr Sally Parker
Chairperson

7 Reports

7.1 Seadown Water Scheme Improvements

Author: Michelle Bunt, Water Services Community Engagement Officer
Grant Hall, Drainage & Water Manager

Authoriser: Andrew Dixon, Group Manager Infrastructure

Recommendations

That the Infrastructure Committee approve the;

1. Development of a Seadown Water Supply Long Term Management Strategy on the basis as proposed in this report
2. Establishment of a Seadown Water Supply Users' Liaison Group
3. Development of a Seadown Water Supply policy document or similar.

Purpose of Report

- 1 The purpose of this report is to provide an update on progress following the identification of options for the improvement of the Seadown Water Supply Scheme, including the feedback received through community engagement, and to confirm the proposed way forward for the scheme in the short and long term.

Assessment of Significance

- 2 This matter is deemed medium significance in terms of the Council's Significance and Engagement Policy. Although this matter is an approved Council project that is consistent with the Long Term Plan the scheme level of service may change and engagement with the Seadown scheme users is required.

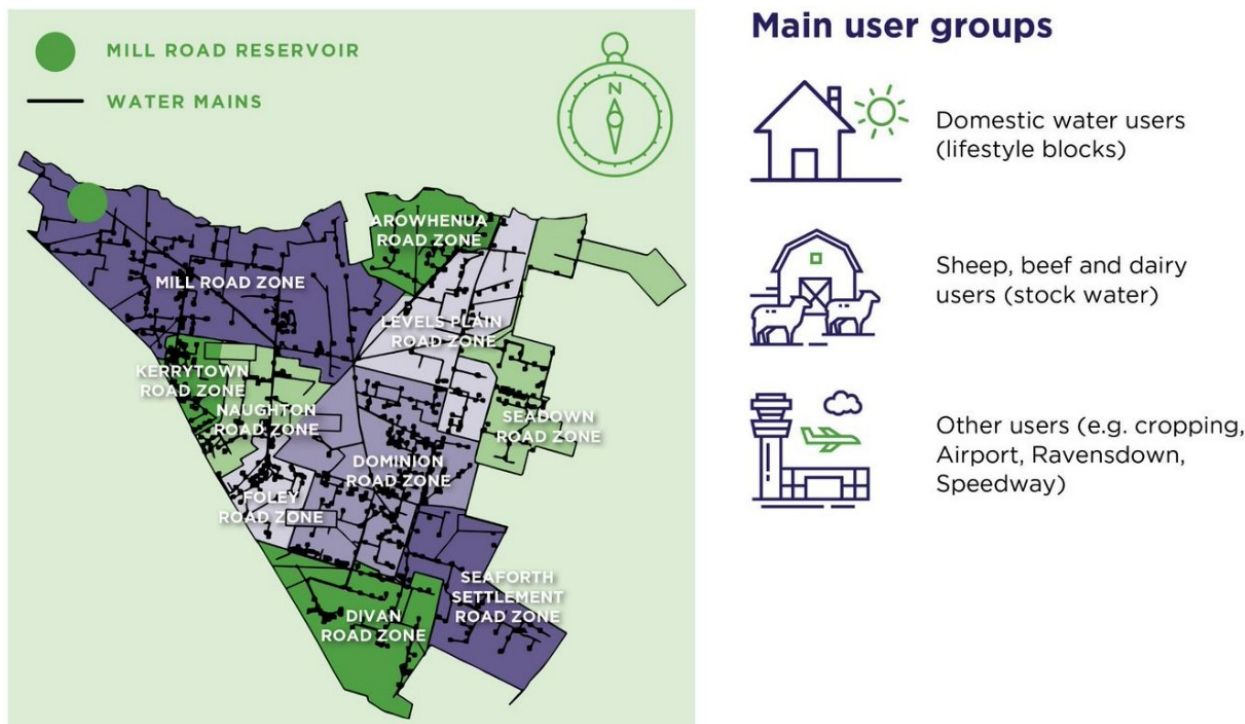
Background

- 3 The Seadown water supply provides water for domestic and stock use for farms and lifestyle blocks in the area between Timaru, Temuka and Pleasant Point. It is not used for irrigation purposes. The water supply serves approximately 5,226 hectares (not including roads).
- 4 There are 452 rateable properties on the scheme, with the following connections:
 - 612 troughs (63% of total customers)
 - 223 unrestricted tanks (23% of total customers)
 - 133 restricted (or trickle-feed) tanks (14% of total customers)
- 5 The reason there are a mixture of trough, unrestricted and trickle feed connections is due to changes to the connection standards introduced over time in attempts to maintain an appropriate level of service throughout the scheme.
- 6 When the scheme was first established the vast majority of connections were directly to troughs. The requirement to install unrestricted tank connections was introduced when the scheme started showing difficulty in maintaining levels of service. The tanks were unrestricted as all the trough connections were unrestricted. And the requirement for all new and

modifications to existing connections to be via a trickle feed tank has been in place in more recent times in an attempt to curb the very high scheme demands.

7 A workshop was held with Elected Members on 10 November 2020 which provided an update on options for improvements to the scheme.

8 A map of the scheme and a summary of the main user groups is shown in the following graphic:



9 Funding of \$5.5 M has been allocated for upgrades to the scheme as part of the 2021-31 Long Term Plan. This funding is spread over the ten-year period, with the bulk from years two (2022/23) to six (2026/27).

2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
\$110,000	\$1,010,000	\$1,010,000	\$1,010,000	\$1,010,000	\$1,010,000	\$85,000	\$85,000	\$85,000	\$85,000

Discussion

10 There are a number of major issues with the scheme have been identified which are summarised as follows:

11 **Water Demand** - Water demand often exceeds the capacity of the scheme, delivering poor pressure and flow to some consumers.

- A ‘spiky’ demand profile due to unrestricted consumption and non-compliant connections results in low pressures at times throughout the scheme.
- High demand in some areas exceeds the capacity of the local network.
- High headloss in some zones during peak demand contributes to the low pressures in these areas.

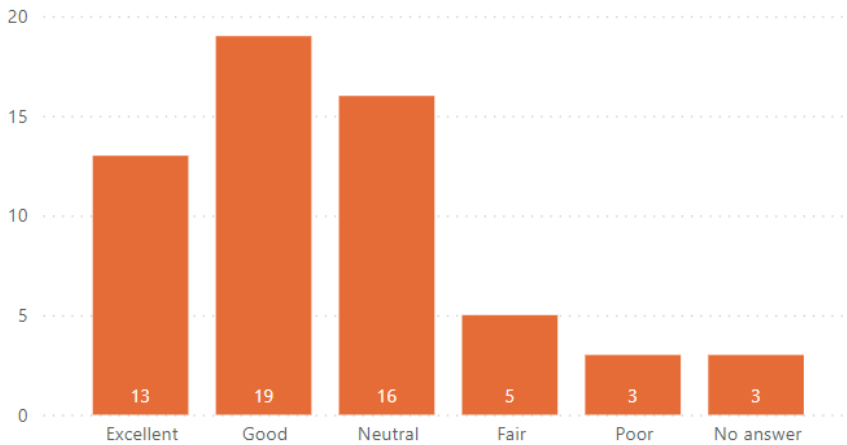
- 9 **Access to Raw Water** - High peak demand and projected growth increases the risk of water restrictions and of breaching resource consent conditions.
- Peak flows at times can get to more than the consented maximum take of 21 litres per second.
 - Forecast growth (at 10%) will see the scheme exceed the consented water take.
 - ECan is unlikely to approve an increase in the consented maximum water take.
 - Impacts of climate change will continue to affect demand and availability (hotter weather, less rain).
 - There are increasing regulatory directions and requirements related to water (Te mana o te wai, National Policy Statement on Freshwater, Essential Freshwater Reforms, ECan Plan Change 7).
- 10 **Public Health** - A lack of backflow protection, especially at stock water consumption points, increases the risk of scheme contamination.
- There is little to protect against a backflow event which could contaminate the scheme (both from new and existing connections).
 - There is increasing government regulation around public health through the drinking water regulator (Taumata Arowai).
- 11 **Aging Assets** - Leakage and failures caused by aging assets increases water losses and consumer supply interruptions.
- Ageing infrastructure is reaching the end of its useful life
 - Inefficient use of water occurs due to connections failing and pipes leaking.
 - There are high 'unaccounted for' water losses in some areas of the scheme.
 - These failures result in interruptions to supply and impact on the scheme level of service.

Community Engagement

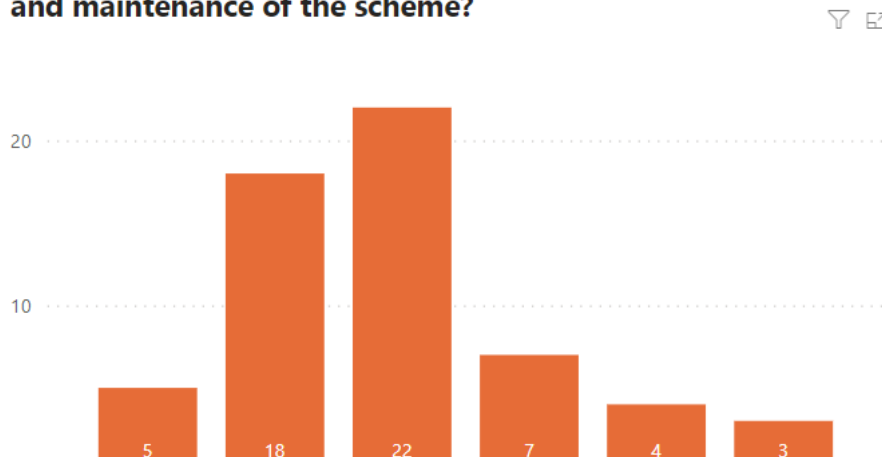
- 12 In order to better understand the issues and opportunities faced by scheme customers, a comprehensive process of community engagement was undertaken at the end of 2021 and early 2022. This involved developing a scheme detail infographic, holding community drop-in sessions and carrying out an online survey.
- 13 Te Rūnanga o Arowhenua were also engaged, through Aoraki Environmental Consultancy Limited (AECL). This was achieved through hui and AECL representatives attending drop-in sessions. The engagement process to date has been supported by AECL.
- 14 Opinions were sought from a combination of community drop-in sessions and a survey. Two information sessions (lunch and evening) were held at the Phar Lap Raceway, Timaru on 11 November 2021. The purpose of these sessions was to enhance customers' understanding of the scheme and discuss the issues and opportunities. Over 100 people attended across the two sessions.
- 15 Following the drop-in sessions, an online survey was developed which was open from January to March 2022. The link to this survey was shared with all scheme users via a letter mail-out. At the request of some scheme members, a hard-copy of the survey was also made available. In total, 59 responses were received. This has provided Council officers with a strong base of information to develop an approach to improving the scheme.

- 16 Council officers are confident the survey feedback is representative of the sentiments of scheme users as a whole and can be considered reliable as it aligns with the themes of previous meetings.
- 17 The results are available at the following website: <https://bit.ly/3N04S42> . Some of the main feedback is shown below noting that the numbers represent the number of responses:

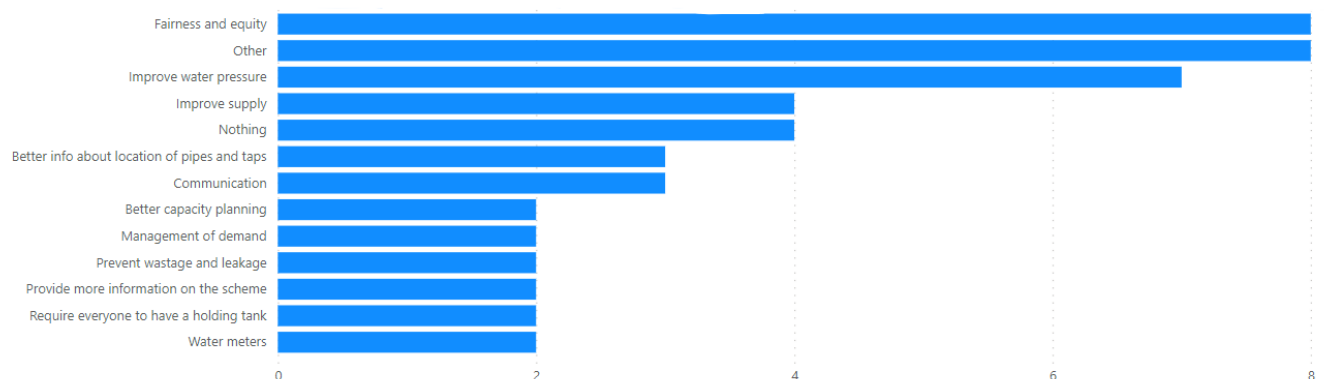
Q11. How do you rate the level of service you receive as part of the scheme?



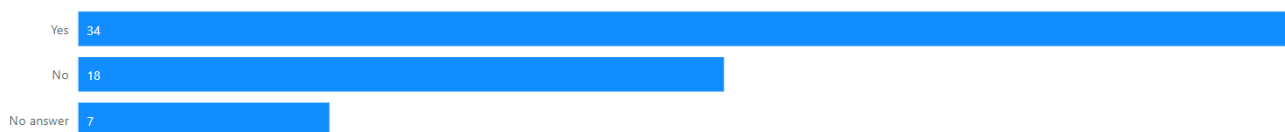
Q12. How do you rate the Timaru District Council's management and maintenance of the scheme?



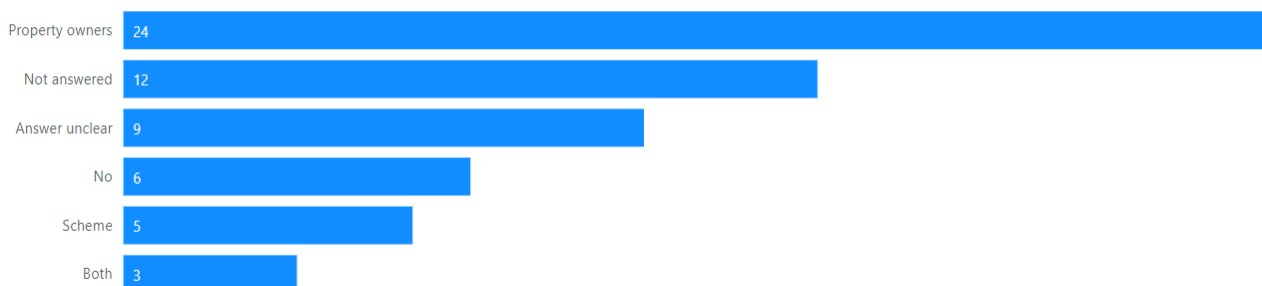
Q14. What could be improved with the scheme?



Q17. Do you think all properties should be on a restricted supply based on water allocation?



Q18. Should improvements to private properties be funded by the whole scheme or by the owners of the properties?



- 18 The feedback received shows that Seadown customers are generally happy with both the management of the scheme by Council and the level of service provided.
- 19 The main improvements desired by scheme customers is improving the fairness and equity of the scheme. This is in reference to the current situation where some consumers at times do not receive the appropriate level of service and where some consumers are on trickle feed tank supplies while others have unrestricted feeds as noted in paragraph 6.
- 20 Another highly rated desired improvement was improving water pressure.
- 21 A majority of scheme customers believed all users should be on trickle feed tank supplies.
- 22 There was also a majority view that any on-farm improvements to the scheme should be funded by individual property owners.

Proposed Improvement Programme

- 23 To align with customer feedback and to address the issues identified earlier in this report, Council officers are proposing a reconfiguration of the scheme that would see the full scheme moving to a fully restricted trickle feed supply.
- 24 However, to enable this significant reconfiguration to occur at a rate that takes into account the remaining lives of current reticulation assets, it is proposed that the change to the scheme is coordinated with asset renewals over an extended period of time, such as the next 10 to 30 years.
- 25 This proposal would see the scheme move to a system of trunk mains that would feed restricted tanks on all properties similar to other rural water supply schemes such as Downlands and Te Moana. This would eventually remove the complexity of the current scheme, from the current mix of trickle feed tanks and unrestricted supplies, and connections directly to troughs.

- 26 There is also a constraint that is currently applied to the scheme which this proposal would eventually remove, which does not allow a property to move or connect any new troughs without changing the supply to the property to a trickle feed tank.
- 27 This proposal would see Council's watermains primarily located in the road corridor. Council would be responsible for the water supply up to the ballcock of the storage tank, and any on-farm improvements would be the responsibility (and cost) of the property owner.
- 28 This would standardise the scheme, allowing Council officers to better understand and manage water use, while also offering property owners an ability to better manage water on their properties.
- 29 The first stage of this programme will be the replacement of a trunk main between the pump station and Naughton/Foley Road intersection. This will affect approximately 20 properties and is expected to begin in Jan/Feb 2023. The cost of this first piece of work has been approved as part of the 2021-31 Long Term Plan.
- 30 There have also been some other properties that would be prioritised for conversion to a trickle feed tank supply, in order to improve the overall scheme level of service.
- 31 Further upgrades would be programmed, following the development of a Seadown Water Supply Long Term Management Strategy.

Benefits

- 32 In relation to the scheme issues identified above, the benefits of the proposed improvement programme are summarised as follows:
- 33 **Water Demand** – By standardising the system to a trunk main with connections to trickle feed tanks, water demand can be accurately modelled, monitored and managed. This will flatten the demand profile due to removal of unrestricted consumption and non-compliant connections and improve pressure level of service issues.
- 34 **Access to Raw Water** – By restricting all supplies, the issues around peak flows and headloss will be mitigated, ensuring more equitable and resilient access to water for all users. This reduces the likelihood of water restrictions, particularly in the face of the effects of climate change.
- 35 **Public Health** – Significantly improved backflow protection and scheme resilience.
- 36 **Aging Assets** – A process of renewals would see aging assets replaced first, ensuring infrastructure is fit for purpose. This would see a reduction in supply interruptions and water losses, and increased scheme efficiency.

Seadown Water Supply Long Term Management Strategy

- 37 Council officers are proposing to develop a Long Term Management Strategy that will guide the long term improvement programme and future management of the Seadown Water Supply, for the next 10 to 30 years.
- 38 This will use a range of modelling and analysis to identify which areas of the scheme are the highest priority for upgrades and scheme reconfiguration. This will ensure that assets that are fit for purpose are not removed ahead of time and will ensure that interventions with the highest impact are prioritised first. Issues that will be evaluated include:
- Water demand
 - Access to raw water

- Public health
 - Age of assets
 - Cost
- 39 The Long Term Management Strategy would also evaluate how to best communicate with scheme customers and ensure they have an appropriate amount of time to plan for any on-farm improvements required.
- 40 This strategy would also explore future options for land parcels not currently connected to Seadown water (either within the scheme boundaries or immediately outside of scheme boundaries). This would allow proactive planning for future development growth and the potential for new connections to be added to the scheme as existing water demand issues are resolved.
- 41 The Long Term Management Strategy will stipulate the design allocation of water to land and dwellings while managing the cost of servicing the scheme as upgrades develop. The current allocation procedure is attached to this report (Attachment 1).

Consultation

- 42 At present the formalised way of communicating with scheme customers is via a letter or email to the rating database.
- 43 A suggestion was made at the drop-in sessions in November 2021 that a Seadown Water Supply Users' Liaison Group be established, for consumers to better communicate with Council.
- 44 As part of the scheme users' survey, respondents were asked whether they would support a Liaison Group. 52% of respondents expressed support and Officers also support the establishment of such a Liaison Group. This would form part of the strategic work proposed above.

Financial and Funding Implications

- 45 As mentioned earlier, an initial budget of \$5.5M has been programmed into the 2021-31 Long Term Plan. This funding is spread over the ten-year period, with the bulk from year's two to six. This funding will cover the initial stages of a trunk main upgrade and conversion of some properties to a trickle feed system.
- 46 Funding for the full conversion of the scheme will be costed for inclusion in the next Long Term Plan.
- 47 It is expected that funding for the Seadown Water Supply will continue to be provided by the Seadown scheme users.
- 48 It is proposed that all on-farm or property costs associated with the conversion to a trickle feed system would be the responsibility of the property owners. These costs could include the installation of water storage (likely to be a 30,000 litre tank), a pump and power supply, and any required reconfiguration of their stock water network.

Other Considerations

Council Policies

- 49 Also being recommended is the development and implementation of a Seadown Water Supply policy document or similar.

- 50 This document would ensure that management of the scheme is consistent, operations are efficient and community outcomes are successfully achieved.
- 51 It is expected that this document would be similar in nature to the Downlands Water Supply Policy and the Te Moana Water Supply Scheme Policy. It is acknowledged these policies may in time be replaced with a Water Services Delivery Policy.

Attachments

1. **Seadown Water Supply Scheme Allocation procedure as 1 June 2021**  

Seadown Water Supply Scheme

Water Allocation Procedure (as at 1 June 2021)

Introduction

This Water Allocation Procedure relates to the design allocation of water for all new and modified connections to the Seadown Water Supply Scheme. Any modifications to an existing connection, due to subdivision, connection of a new or existing dwelling, reconfiguration of stock trough connections, or any other changes to the existing water connection, must meet the requirements of this Water Allocation Procedure.

The Seadown water supply scheme is primarily for Stock and Domestic use – further information can be found in the scheme information sheet. (CRM# 1175672)

Water Allocation

1. That the design allocation for a property be based on 65 litres per hectare, per day, with an additional 1,000 litres per dwelling, per day where this allocation has been approved.
2. That the minimum allocation be 1 unit and that all allocations be in half unit increments up to 3 units and thereafter in full 1 unit increments.
3. That where the design allocation of a property exceeds the midway point between allocations, the allocation be rounded up, and where the design allocation of the property is less than the midway point between allocations, the allocation be rounded down.
4. That the allocation of water for extra-ordinary purposes be at the discretion of the Council Staff.
5. That a new connection or additional sale of water can only be approved provided the allocation does not impact on the design and operation of the scheme.

Water Allocation with Subdivisions

6. That all properties must retain the stock water allocation as first priority except when a proven alternative supply of equivalent allocation is available.
7. That where a property is subdivided and water is unavailable for stock water to all new titles, then the stock water will be retained on the larger blocks.
8. That for an existing dwelling with a water allocation, the allocation be retained for the dwelling unless an alternative potable supply is available for the dwelling, provided a Consent Notice is registered on the title which notifies that the dwelling water supply is private.

#1411957

9. That where a property is subdivided with an allocation, the water for each lot must be supplied to a single tank within the proposed allotment.
10. No deferment of tank installation is permitted.

Installation Requirements

11. That all water must be supplied into an external above ground storage tank via a ballcock. The ballcock is the point of supply.
12. That no other connection or take of water prior to the Council point of supply is permitted.
13. That the storage requirement to the single tank is a minimum 30,000 litres or of three times the allocation supplied to the tank whichever is the greater.
14. That all stock troughs fed directly from the scheme are disconnected and the supply is via a storage tank.
15. That approved external level indication of water in storage tanks is to be installed.
16. That the outlet piping arrangement from the storage tank be such that a minimum of 20% of the tank volume be held in reserve.

Maintenance

17. That the Timaru District Council be responsible for the scheme up to and including the ballcock at the point of supply.
18. That the maintenance of the filter and frost plug within the restrictor unit is the responsibility of the consumer.

Fees and Charges

19. That a fee be charged for applications for additional connections and additional water.
20. All costs for removal of non-complying connections or connection tampering be recovered from the land owner as per council fees and charges
21. That a connection fee be charged for each new connection as per council fees and charges.
22. That a fee be charged for any alteration of the jet.

#1411957

8 Consideration of Urgent Business Items

9 Consideration of Minor Nature Matters