

# Infrastructure and Services Committee

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## Notice of Meeting

A meeting of the Infrastructure and Services Committee will be held in the Council Chamber,  
Forum North, Whangarei on:

**Wednesday  
11 April 2012  
9.00 am**

## Committee

Cr G M Martin (Chairperson)  
His Worship the Mayor  
Cr C B Christie  
Cr S J Deeming  
Cr A J Edwards  
Cr S M Glen  
Cr P R Halse  
Cr J S Jongejans  
Cr B L McLachlan  
Cr S L Morgan  
Cr K J Sutherland  
Cr W L Syers  
Cr M R Williams  
Cr J D T Williamson

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**Recommendations contained in this agenda are NOT final decisions.  
Please refer to the minutes for resolutions.**

## 1. Minutes: Infrastructure and Services Committee Wednesday, 14 March 2012

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*Minutes of a meeting of the Infrastructure and Services Committee of the Whangarei District Council held in the Council Chamber Forum North on Wednesday 14 March 2012 at 10.30 am.*

**Present:**

G M Martin (Chairperson)

His Worship the Mayor M C A Cutforth, Crs C B Christie, S J Deeming, , A J Edwards, S M Glen, P R Halse, J S Jongejans, B L McLachlan, S L Morgan, K J Sutherland, W L Syers, M R Williams and J D T Williamson

**In Attendance:**

Group Manager Infrastructure and Services (S Weston), Group Manager District Living (P Dell), Policy and Monitoring Manager (P Waanders), Roading Asset Engineer (S Gough), Policy Planner (N Webb), Senior Policy Planner (H Duncan), Councillor Support (J Crocombe) and Senior Meeting Co-ordinator (C Brindle)

### 1. Confirmation of Minutes of a Meeting of the Infrastructure and Services Committee held on 8 February 2012

**Moved:** Cr Halse

**Seconded:** Cr Jongejans

“That the minutes of the meeting of the Infrastructure and Services Committee held on 8 February 2012, including the confidential section, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.”

**CARRIED**

### 2. Long Term Council Community Plan (LTCCP) Performance Report to December 2011

**Moved:** Cr McLachlan

**Seconded:** Cr Deeming

“That the information be received.”

**CARRIED**

### 3. Scholarship Students, Staff Study and Cadets Progress Report

**Moved:** Cr Morgan

**Seconded:** Cr Jongejans

“That the information be received.”

**CARRIED**

### 4. Parking Management Strategy 2011 – Implementation and Recommendations

**Moved:** Cr Williams

**Seconded:** Cr Edwards

- “1. That the information be received.
2. That the proposed changes to parking fees and time restrictions as set out in the agenda report and in the tabled document, be approved.
3. That Council work with mPark on the implementation of a mobile phone payment system.”

**CARRIED**

*Cr Halse requested his vote against be recorded.*

## 5. Walking and Cycling Strategy Review 2011/12

**Moved: Cr Edwards**  
**Seconded: Cr McLachlan**

- “1. That the document be received.
2. That the funding requirement outlined in the strategy is subject to Annual Plan and Long Term Plan approval.
3. That the reference to the District Plan review requirements be deleted from the document.
4. That the Walking and Cycling Strategy 2012, including the additional wording to page 39 bullet point 2 ‘*Safe Footpaths*’ as set out below, be adopted by Council.

*“Safe Footpaths*

*“Construct footpaths or safe footways on at least one side of all existing urban and rural roads where appropriate.”*

**CARRIED**

## 6. Proposed No Stopping Lines: Anzac Road

**Moved: Cr McLachlan**  
**Seconded: Cr Sutherland**

“That pursuant to the Whangarei District Council Parking and Traffic Bylaw 2007, clause 14 it is hereby resolved that the parking of vehicles be prohibited at all times as described in the schedule below:

Schedule:

- a) Anzac Road  
 Between the vehicle crossings serving No 2 Anzac Road and No 4 Anzac Road.”

**CARRIED**

## 7. Proposed No Stopping – Spedding Road/Puna Rere Drive/Denby Crescent

**Moved: Cr Edwards**

**Seconded: Cr McLachlan**

- “1. That pursuant to the Whangarei District Council Parking and Traffic Bylaw 2007, clause 14, it is hereby resolved that the parking of vehicles be prohibited at all times as described in the schedule below.

Schedule:

a) Spedding Road

On the northern side of Spedding Road, starting at the western side of the crossing extending 15m west.

On the southern side of Spedding Road, starting at the western side of the crossing extending 6m west.

On the southern side of Spedding Road, starting at the eastern side of the crossing extending 15m east.

On the northern side of Spedding Road starting at the intersection point of Spedding Road/ Denby Crescent extending 35m east.

On the southern side of Spedding Road starting at the intersection point of Spedding Road/ Denby Crescent extending 45m east.

b) Denby Crescent

On the eastern side of Denby Crescent starting at the intersection point of Spedding Road/ Denby Crescent (north) extending 25m north.

On the eastern side of Denby Crescent starting at the intersection point of Spedding Road/ Denby Crescent (south) extending 34m south.

On the western side of Denby Crescent starting at the intersection point of Puna Rere Drive/ Denby Crescent (north) extending 40m north.

On the western side of Denby Crescent starting at the intersection point of Puna Rere Drive/ Denby Crescent (south) extending 24m north.

c) Puna Rere Drive

On the southern side of Puna Rere Drive starting at the intersection point of Puna Rere Drive/ Denby Crescent (south) extending 42m west.

On the northern side of Puna Rere Drive starting at the intersection point of Puna Rere Drive/Denby Crescent (north) extending 39m west.”

**CARRIED**

## 8. Amendment to Time Restricted Parking on Tania Place

**Moved: Cr Williamson**

**Seconded: Cr Deeming**

- “1. That, pursuant to the Whangarei District Council Parking and Traffic Bylaw 2007, clause 15 it is hereby resolved that the parking of vehicles for a period greater than 1 minute be prohibited at all times as described in the schedule below:

Schedule

a) Tania Place

From the boundary of No 12 and No 10 Tania Place to the end of the eastern side of the turning head.”

**CARRIED**

**The meeting closed at 11.00am**

Confirmed this 11<sup>th</sup> day of April 2012

G M Martin (Chairperson)

## 2. Minutes: Extra-ordinary Infrastructure and Services Committee

### Thursday, 8 March 2012

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*Minutes of an Extra-ordinary meeting of the Infrastructure and Services Committee of the Whangarei District Council held in the Council Chamber Forum North on Thursday 8 March 2012 at 10.00 am.*

**Present:**

G M Martin (Chairperson)

His Worship the Mayor M C A Cutforth, Crs S J Deeming, , A J Edwards, P R Halse, J S Jongejans, S L Morgan, W L Syers and J D T Williamson

**Apologies:**

Crs C B Christie, S M Glen, B L McLachlan, K J Sutherland and M R Williams

**In Attendance:**

Chief Executive Officer (M P Simpson), Group Manager Infrastructure and Services (S Weston), Positive Growth Manager (J Thompson), Waste and Drainage Manager (A Carvell) and Senior Meeting Co-ordinator (C Brindle)

#### 1. CON11063: Ruakaka South Sewer Extension Design and Construction

**Moved: Cr Martin**

**Seconded: Cr Halse**

"1. That the information be received.

2. That Contract 11063 for Ruakaka South Sewer Extension Design and Construct be awarded to Fulton Hogan for the tendered sum of \$7,195,339.90 (excl GST)."

**CARRIED**

#### 2. CON11062: Supply of Pressure Sewer Pumping Units

**Moved: Cr Halse**

**Seconded: Cr Edwards**

"1. That the information be received.

2. That Contract 11062 for the Supply of Pressure Sewer Pumping Units be awarded to Ecoflow Ltd for the sum of up to \$2,370,595.00 (GST exclusive).

**CARRIED**

**The meeting closed at 10.05am**

Confirmed this 11<sup>th</sup> day of April 2012

G M Martin (Chairperson)

### 3. Demand Management Update 2012

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**Reporting Officer:** Andrew Venmore (Water Manager)

**File Ref:**

**Date:** 23 March 2012

***Vision, Mission and Values***

*To optimise the service to customers, extend the lives of assets and reduce water losses.*

***Local Government Act 2002 – The Four Well-Beings***

***Cultural:*** *No direct link.*

***Economic:*** *This item may have an impact on the amount of water customers use but will help reduce operating expenditure.*

***Environmental:*** *This item helps reduce water losses and promotes efficient water use.*

***Social:*** *This item will impact on some communities with high water pressure.*

#### **Introduction**

Water Services has undertaken a number of water demand management initiatives over the last couple of years. These initiatives are aimed at reducing water losses, reducing water consumption, extending the lives of water assets and reducing operational costs. The agenda item highlights some of the progress to date and outlines the next stages of the demand management approach. The demand management section of the Water Services Activity Management Plan provides more detail.

#### **Background**

With increasing pressure being put on our water resources demand management has become an important part of the water supply activity. Some resource consents require that Demand Management practices are implemented in order to comply with the conditions of consent. Demand Management is a phrase used to imply the most effective and efficient use of water by controlling where and how the water is used. Within the Water Services activity management plan a number of strategies for demand management are outlined. There are a number of areas where these strategies can be implemented;

1. At the treatment plant
  - Effective Process control
  - Recycling of wash water.
  
- 2 In the reticulation
  - Zone monitoring
  - Leak detection
  - Asset maintenance and replacement
  - Effective metering
  - Pressure reduction
  
- 3 With the Customer
  - Water efficient devices
  - Education on water use
  - Effective pricing
  - Realistic allocation



This agenda item looks at some of the initiatives being undertaken in the reticulation network to manage demand.

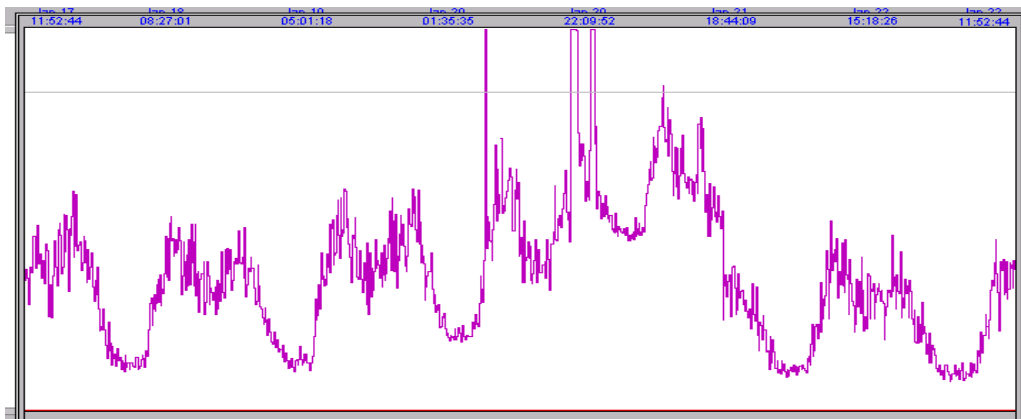
### Demand Management in the Reticulation Network

Demand Management in the reticulation network is particularly important as water lost in this area is non-revenue water. The majority of water lost in the reticulation network is through leaks, and hence most resources are allocated to minimising leakage. Whangarei has an old pipe network and many of the pipes are near to the end of their useful lives. Ideally it would be good to be able to replace these pipes before they start leaking. However, this is not realistic and so a combination of preventative and reactive maintenance approaches are taken.

### Zone Metering

Over the last few years a number of new zone meters have been installed and connected to Water Services Telemetry system. This enables staff to monitor flows into and out of water supply zones daily. In particular staff are able to see how much water is being used during the night when it is expected demand would be at its lowest. By regularly reviewing these night flows, it is possible to see when leaks are occurring. The night flow is shown on the graph below as the lowest point on the line. Some leaks are easy to spot as both the daytime and night time flows jump significantly.

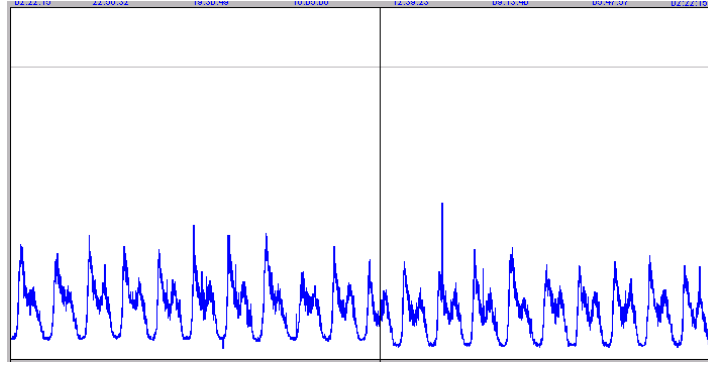
The leak below occurred on a rider main and was caused by the pipe splitting.



The graph shows the flow out of a reservoir over a period of 6 days. On the fourth day the flow increases significantly and doesn't drop down at night. Staff identified the problem during routine inspection of the trends and immediately tasked the contractors to find and fix the leak. The contractors had to isolate areas of the zone to identify where the leak was occurring as the water was not coming to the surface. Once the area was narrowed down, they were able to find and fix the leak on the fifth day. The amount of water being lost was 18m<sup>3</sup>/hr which equates to 432m<sup>3</sup>/day. In the past, this type of leak may have continued for weeks or even months. However, with improved monitoring, these leaks are quickly identified and fixed.

Most leaks are not large and obvious like the one above. The majority of leaks are small and within a zone begin to add up to a significant amount over a number of months.

The graph below shows the flows into a zone over 20 days.



At the start of the graph, staff had identified that the flows night were higher than desirable and had the zone surveyed. The result was that a number of leaks were found and fixed at around the point in the graph where the black line is and the night flows dropped down. The saving was  $8\text{m}^3/\text{hr}$ , which may not seem much but adds up quickly if leaks are left to run. Continuous monitoring of a number of zones have allowed Water Services to identify problems early and get leaks fixed quickly, reducing losses.

### Leak Detection

All water systems leak. Large leaks are usually evident due to water pooling on the ground or wet patches in the berms. The public are good at reporting these and our maintenance contractors have to respond quickly to these calls and repair the pipe. However, many leaks are small and do not come to the surface, and so may go unnoticed for long periods or until the pipe fails completely. Leak detection is the practice of identifying these leaks using acoustic monitoring devices to trace the noise made by the water leaving the pipe.

Previously leak detection was undertaken once a year. However, with improved monitoring it is now possible to target poor performing zones with reactive leak detection work. This helps to prevent individual zones getting too many leaks. It is still useful to do regular sweeps of other zones and Water Services have an annual budget for leak detection works.

### Asset maintenance and replacement

Routine maintenance and replacement of failing assets is another key element to demand management. Old leaking pipes can be fixed but will usually spring another leak and then another until they are replaced. Although expensive, replacement of leaking assets is the most effective way to prevent further leakage. Water Services have an ongoing programme for renewal of aging and leaking assets in the LTP.

### Pressure Management

Pressure Management, is the name given to the process of controlling water pressures within the system, so that pressures are minimised without impacting on the customer's ability to use water effectively. Water Services consider that an optimal water pressure is between 30 and 40 metres. Our level of service allows a minimum pressure of 25m. However, many customers receive a pressure in excess of 70m. Where pressures within an area are too high, a pressure reducing valve (PRV) can be installed.

Within the Whangarei City area we already have 24 PRVs to control pressure.

Reducing the pressure within a zone has a number of benefits, these include;

- Reduction in the number of leaks
- Reduction in the amount of water lost when leaks do occur
- Increase in the lives of assets
- Reduction in customer demand
- Reduction in wear and tear on household appliances
- Operational and Capital cost savings

The disadvantages are;

- Potential for customer dissatisfaction due to reduced pressure
- Reduction in fire fighting pressures and flows
- Reduction in revenue for time dependant water use.

### **Demand Management initiatives**

Water Services have made significant improvements in Demand Management in the reticulation network over the last few years. Zone monitoring, leak detection and asset renewals are ongoing and effective. The next stage is to introduce pressure management to some of the remaining high pressure areas of the district. Funding has been allocated in the current years' budget and also next year to purchase equipment and implement pressure management.

### **Pressure Management programme**

Investigations have been undertaken of the City water network to determine where additional pressure reductions would be most effective. The zones chosen are, Springs Flat, Onerahi (Beach Road and Airport), Whau Valley, Maunu Hill, The Port, CBD. Some of the equipment for pressure reduction within these zones is already in place.

The process for pressure reduction will be to gradually reduce the pressure over a number of months. This will ensure that staff can monitor changes in the network and service levels are maintained. Customers will not notice any sudden changes and if problems are encountered they can be more easily addressed. The first zone will be Springs Flat, followed by Onerahi.

### **Customer consultation**

It is proposed to contact all customers within a zone, by letter, prior to reducing any pressures. In particular, customers that may receive less than the normal level of service will be contacted so that a satisfactory supply can be maintained. All properties with fire sprinkler systems will also be contacted. Staff have already talked with the Fire Service with regard to properties with sprinklers. However, it will be important to investigate each one on a case by case basis to determine how they may be impacted. Flow control technologies are available to maintain flows into critical areas and these may need to be considered when the programme reaches the CBD.

### **Conclusion**

Demand Management is an important part of a public water supply operation. As water becomes more scarce, the techniques described above will become more important, and in some cases may even become legislative requirements. However, demand management also makes operational sense and a good demand management programme will save both water and money. Water Services already have an effective monitoring and leak detection programme in place. The next step is pressure reduction in selected areas. This will reduce leakage and increase the lives of the water assets.

## **Recommendation**

That the information be received.

## 4. Extension to Marist Sports Club building - Kensington Park

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**Reporting officer** Aubrey Gifford (Technical Officer Parks)

**Date** 15 March 2012

### ***Vision, mission and values***

*This item is in accord with Council's vision, mission and values statement as because it seeks to assist a community partner in the provision of services.*

### **Local Government Act 2002 – The four well-beings**

**Cultural** *Increasing a culture of sports participation through provision of facilities.*

**Economic** *No direct effect.*

**Environmental** *While further buildings on green space are seldom considered desirable, this extension is necessary for the successful operation of the club.*

**Social** *The council supports organisations which work to increase sports opportunities in the community*

### **Introduction**

The Marist Sports Club is domiciled at 39 – 41 Park Ave, on Kensington Park. The club has written to the council requesting approval to extend its building to cater for increases in member numbers. The request is illustrated in the attached plan.

### **The Club's Request**

The club wishes to extend its building in three directions.

1. Towards Park Ave, the club plans a 4 x 14 metre extension which will be within its current lease area.
2. Towards the all weather athletics track, a 4 x 16 metre extension, which will extend over the current lease boundary by 1.4 metres, into the area leased by the Northland Athletics and Gymnastics Stadium Trust. The Trust has provided a letter giving its unconditional support to the Marist Club. That letter is attached.
3. Towards the Kensington Park side, a 14 x 9.5 metre building extension, with associated concrete ramp and pathway area, which will extend over the current lease boundary by 17.5 metres.

It is the 3<sup>rd</sup> item above which is the subject of this agenda item, as the encroachment is over the line noted in the Kensington Park Management plan as the natural turf boundary.

In the Plan, 6.7 Policies in the Maintenance and Development section says:

Buildings and artificial or hard surfaces, and structures will be restricted to areas outside of the natural turf sports fields and marked by a dashed line on the Kensington Park Layout Plan. Any proposed encroachment onto the natural turf sports fields must first satisfy the council that an equivalent area of adjacent natural turf will be provided.

The provisions of the Reserves Act with respect to changing circumstances are relevant to this matter. Under clause 41 (4), the administering body is required to keep the plan under "*continuous review*" so that the plan is "*adapted to changing circumstances or in accordance with increased knowledge*".

Any review must ensure the plan "*shall provide and ensure the use, enjoyment, maintenance, protection and preservation..... of the reserve for the purposes for which it is classified*", that is Recreation Reserve.

If the proposed change to the management plan is not a comprehensive review, and the proposed change does not compromise the use, enjoyment, maintenance, protection and preservation of the reserve for the purposes for which it is classified, then the administering body under clause 41 (9) can, at its discretion decide whether to follow public notification requirements or not.

That decision rests effectively on the interpretation of whether allowing the proposal to proceed will effect or compromise the use, enjoyment etc of the reserve to any significant extent.

The area concerned is currently mostly a rising mound in front of the Marist club building, and is not used by any codes for any sporting use, and it is not likely to be in future, as it is between the existing car park and athletics track fence.

In 2006 the council considered a request from the Northland Emergency Services Trust, to build an additional helicopter hanger next to the existing one on the park's north west corner. This situation was very similar to that of Marist's request, and the council approved the encroachment at the time without engaging in public consultation. The effects were considered to be minor.

Staff therefore recommend, that the proposal from Marist Club will not interfere or unduly compromise the general public and sports code use of the park.

Note: The building extensions proposed by the Marist Club still need to satisfy the requirements of the district plan, and this item has no bearing on the Resource Consent process, other than to recommend remove this single hurdle in the management plan.

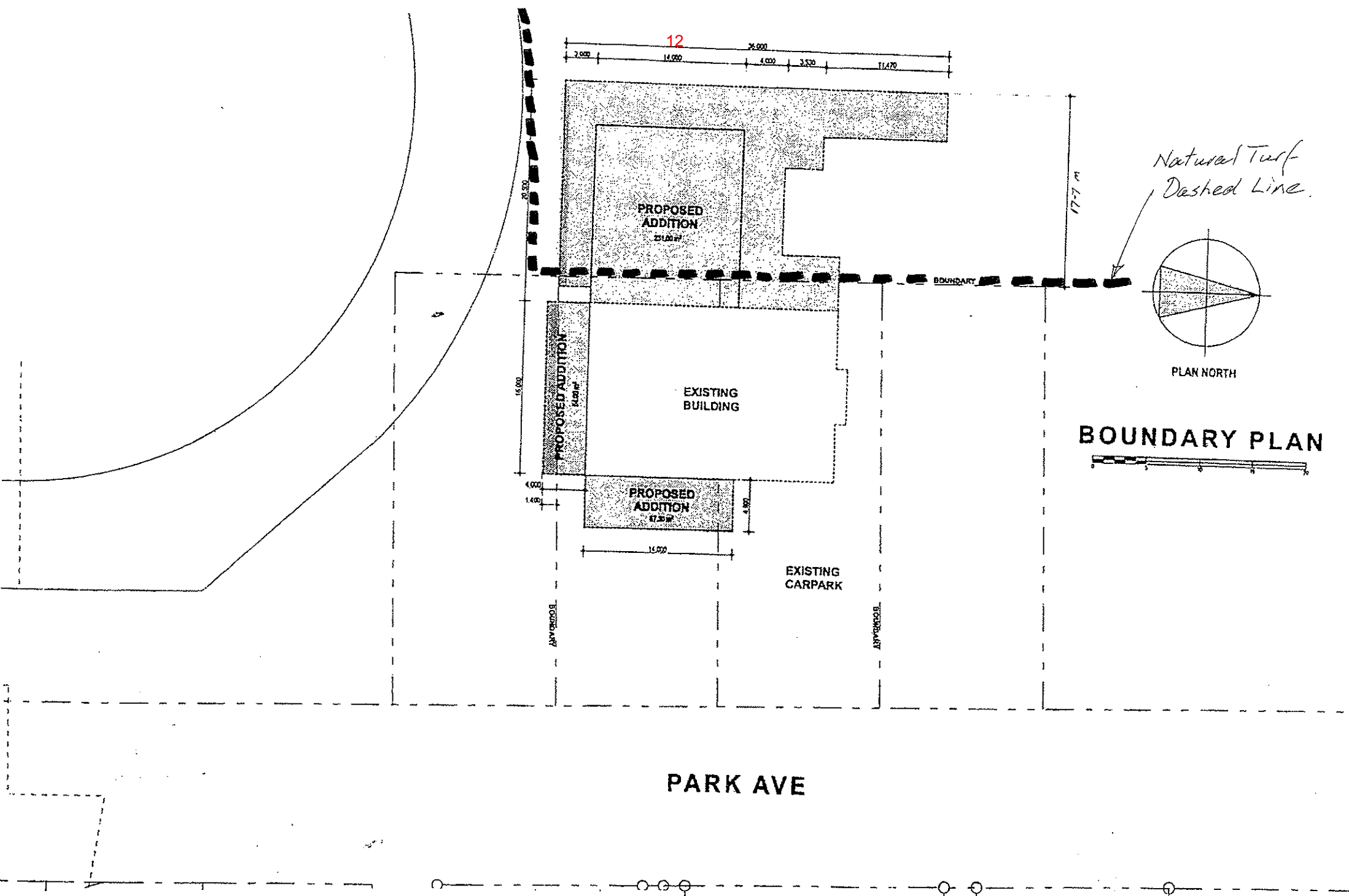
## **Recommendation**

That the council amend the Kensington Park Management Plan by redrawing the dashed line on the layout plan so that it will allow for the extension of the Marist Sports Club building extension as requested.

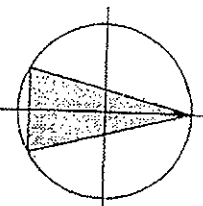
### **Attachments**

[Proposed Site Plan for Marist Extensions](#)

[NAGST Letter](#)

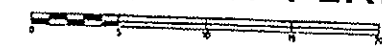


Natural Turf  
Dashed Line.



PLAN NORTH

BOUNDARY PLAN



PARK AVE



ADDITIONS TO MARIST SPORTS CLUB  
C06

ISSUED: FEBRUARY 2011

A1

# Northland Athletics and Gymnastics Stadium Trust

P O Box 1492  
WHANGAREI  
0140

Phone (09) 437 9605  
Fax (09) 437 9639  
brente@sportnorth.co.nz

9 June 2011

Greg Shipton  
Marist Sports Club  
Kensington Park  
WHANGAREI

Dear Greg

## **Proposed Extension of Marist Clubrooms**

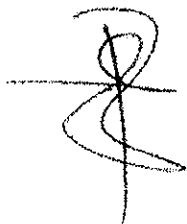
On behalf of the Northland Athletics and Gymnastics Stadium Trust (NAGST), I am writing to give our unconditional support to the Marist Sports Club for their proposed clubroom extension.

After final plans of the extension were tabled at a recent board meeting, it was agreed that the Trust is happy to relinquish (from their lease) the small parcel of land required by Marist, as long as Marist meets all costs associated with this.

A plan of the land being relinquished by the Trust is attached for your information.

It is also understood that more approval will be needed at building consent time and the Trust will provide that when required.

Yours sincerely



Brent Eastwood

**TRUSTEE/ADMINISTRATOR**