



Otorohanga Community Board

AGENDA

6 October 2016

4.00pm

Members of the Otorohanga Community Board

Mr R Prescott (Chair)
Mr NS Chetty
Mrs EM Cowan
Mrs AC Laws
Mr PD Tindle
Mr DR Williams

Meeting Secretary: Mr CA Tutty (Governance Supervisor)

OTOROHANGA COMMUNITY BOARD

6 October 2016

Notice is hereby given that an Ordinary meeting of the Otorohanga Community Board will be held in the Council Chambers, 17 Maniapoto Street, Otorohanga on Thursday 6 October 2016 commencing at 4pm.

27 September 2016

DC Clibbery
CHIEF EXECUTIVE

AGENDA

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PRESENT

IN ATTENDANCE

APOLOGIES

ITEMS TO BE CONSIDERED IN GENERAL BUSINESS

CONFIRMATION OF MINUTES – 6 SEPTEMBER 2016

REPORTS

ITEM 101 PRESENTATION BY ROKTOPUS CREATIVE PLAY EQUIPMENT

**To: Chairperson & Members
 Otorohanga Community Board**

From: Executive Assistant

Date: 6 October 2016

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community
 - Provide for the unique history and culture of the District
-

Executive Summary

Roktopus Creative Play Equipment to present a concept for a Kiwiana Playground to the Otorohanga Community Board.

This concept is a joint design between Dave Charnley (Landscape designer) and Roktopu (playground equipment designers).

Staff Recommendation

It is recommended:

That the presentation by Roktopus Creative Play Equipment be received and recorded for the information of the new Otorohanga Community Board members.

Day Dowd
Executive Assistant

ITEM 102 WATER METERING UPDATE

To: **Chairman and Members
Otorohanga Community Board**

From: **Chief Executive**

Date: **6 October 2016**

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community
 - Promote the local economy and opportunities for sustainable economic development
-

Executive Summary

An update is provided on the implementation of water metering in Otorohanga

Staff Recommendation

It is recommended that:

1. The report be received.
2. Immediate action is taken, using the provisions of Council's water services bylaw if necessary, to ensure that wasteful water usage is addressed on those residential properties indicated by water meter readings to be receiving more than 10 times the average amount of water used by typical residential properties in Otorohanga.
3. That implementation of 'Universal' metered water charges, applicable to all residential properties in Otorohanga, is deferred until 1 July 2018.

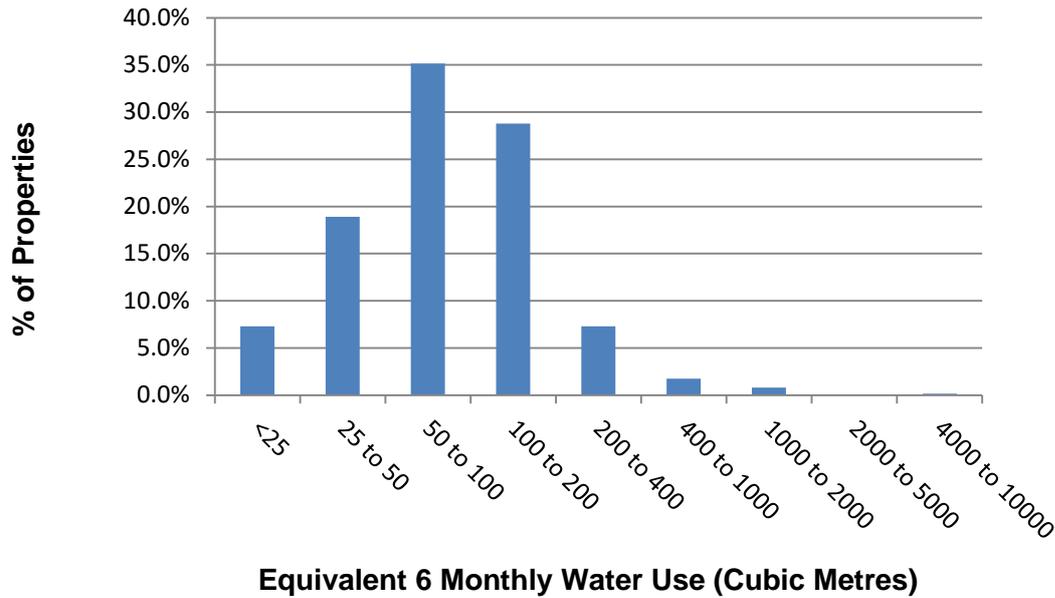
Report Discussion

An initial round of reading the newly installed residential water meters in Otorohanga has commenced. Whilst this round of readings has not yet been completed (currently just under 700 of the 1050 installed meters have been read) it is considered worthwhile to share the results to date with Board members, before the local government election that will see an entirely new Board appointed.

Because the water meters were installed over an extended period from February to May 2016, the initial readings reflect quite variable length of time, ranging from 4 to 7 months. For purposes of comparison the average daily readings over these periods for the individual meters have been multiplied by 183 days to give indicative 6-monthly consumption figures.

The distribution of these indicative figures is shown in the graph overleaf.

The average equivalent 6 monthly consumption from these initial readings was 126 cubic metres (126,000 litres). These figures include the autumn and winter months when water consumption is typically lower because of limited outdoor water use, and as such do not yet provide a full picture of the level of water use in the community.



Identified Water Leakage

The most interesting detail to emerge from the meter readings is the existence of a few properties that have taken extremely large amounts of water, which is only reasonably explained by there being massive leaks on or from those properties.

The five largest water receiving properties identified from the initial meter reading to date are shown in the table below.

Property Location	Equivalent 6 Monthly Water Use (Cubic Metres)
Mountain View Road	8210
Turongo Street	1913
Hinewai Street	1843
Turongo Street	1641
Mountain View Road	1348

The largest receiver, with a remarkable actual meter reading of 8051 cubic metres over a period of 179 days, (equating to 8210 m³ over 6 months) received more than 70 times the average consumption of the other residential users.

The water meter of this property was continuously running at extremely high speed, but despite this there was no obvious evidence of leakage on the section to alert the property owner. Exactly where this water has been going is still not clear, but a new temporary pipe which bypasses the presumed leaking section has now been installed on the property, which has immediately stopped the water loss.

Whilst where this water has been going is not yet known with certainty, it does however appear extremely coincidental that there is what had been believed to be a natural spring that emerges on the neighbouring property immediately below, less than 30 metres from the water meter. This 'spring' then discharged into the Bob Horsfall Reserve.

Investigation suggests that the leakage from this property may well have been feeding this 'spring', which is understood to have flowed with considerable reliability (now perhaps more understandable) for at least the last 50 years. If the leak on the property has indeed been a source or contributor to this 'spring' for all of this period, the total volume of water lost will have been huge, perhaps approaching a million cubic metres – a billion litres – with a value at today's cost for water approaching \$1 million.

Whilst such a massive, hidden and potential long-lived leak is almost certainly not typical, finding and rectifying this one example – which would only have been achieved through water metering – yields an immediate and substantial water saving for the community.

This leak, and those on the other 4 'highest user' properties in the previous table account for nearly 20% of the total water consumption of the almost 700 properties for which the meters have been read. Fixing these few leaks alone would have significant benefit for the community, including 'freeing up' more than enough water for a number of potential new residential subdivisions, of the type that is currently being proposed.

Implementation of Metered Water Charges and Remedying Water Leaks

It has been previously indicated to the Board that there is likely to be delay in the implementation of 'universal' metered charges for water (originally proposed to commence on 1 July 2017) because some further water meters still need to be installed, and once that is completed an adequate period is to be provided for residents to understand and potentially modify their water usage before charges take effect.

It is now clear that such a delay is essential, and for this reason it is now proposed that the implementation of 'universal' metered charging commences a year later, on 1 July 2018.

In the interim it is however considered important to ensure that the serious leakages of water that are being identified by the initial water meter reading are rectified.

It is hoped that in most cases when serious leakages on or from a private property are brought to the attention of the ratepayer, the ratepayer and/or owner will appreciate the need to address them, and will take the necessary action voluntarily.

Should however this voluntary resolution not be achieved, Council does currently have the power to classify properties that waste water - through a failure to fix leaks etc – as cases of 'Extraordinary Water Supply' for which the existing system of metered water charges for large-volume users can be applied.

At this point it is suggested that any residential property that uses more than 10 times the average consumption of typical residential properties in the town should be considered to be wasting water unless they can demonstrate that their usage is reasonable, and the ratepayer for such property should be immediately advised to remedy the leakage or other excessive use of water within 60 days.

If this does not occur the property would be classified as an 'Extraordinary' user under the existing water charging system, and substantial charges - probably over \$1,500 per year – would henceforth become payable.

In addition to the action that is to be taken to address these major leakages or other wastages of water, it is intended that once the initial round of water meter readings is completed all residential properties for which a meter has been installed will receive a notice indicating whether their consumption appears to be in the low, medium or high ranges. This will start the education process that will lead up the implementation of universal charges in 2018.

Dave Clibbery
CHIEF EXECUTIVE

ITEM 103 SIR ED HILLARY WALKWAY ROOF

**To: Chairperson & Members
 Otorohanga Community Board**

From: Community Facilities Officer

Date: 6 October 2016

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community
 - Provide for the unique history and culture of the District
-

Executive Summary

A request was made to see if painting the underside of the walkway roof was an option.

Staff Recommendation

It is recommended:

The Board continue with the original proposal to re-roof the walkway rather than paint the underside.

Report Discussion

A price was sought from Bosco Painters and Decorators to paint the underside of the existing polycarbonate roof. A cost of \$3218 plus gst (\$3700.70) was provided. Upon discussing this option with Scott Baker, the owner of Bosco, there were several factors highlighted.

1. It will take three days to complete the work.
2. The walkway will need to be closed during that time.
3. Water blasting will need to be done, which will require all displays to be covered.
4. His price does not include covering displays, shutting the walkway or any signage, detours etc.
5. The overspray will be difficult to contain and the adjacent carpark may need to be closed off. Also overspray may affect local businesses.
6. It will require on-going maintenance, estimated every 5 years.

The original estimates to fit a new a new roof (previous report dated 21/04/16) were:

1. Coloursteel \$5000 plus gst
2. Zinalume \$4000 plus gst

Re-roof quotes will need to be obtained.

Mark Lewis
COMMUNITY FACILITIES OFFICER

ITEM 104 OCB MATTERS REFERRED FROM 25 AUGUST

To: His Worship the Mayor & Councillors

Otorohanga District Council

From: Governance Supervisor

Date: 6 October 2016

BOARD

28 January 2016

To hold a workshop on the establishment/continuation of Community Boards.

To hold a workshop with Council and Otorohanga Kiwi House representatives on the future of the Kiwi House

ENGINEERING MANAGER

02 JUNE 2016

To speak to the Lines Company regarding the Maniapoto street lighting.

COMMUNITY FACILITIES OFFICER

02 JUNE 2016

To arrange for Council's Community Facilities Officer to contact local painter Scott Baker, regarding painting the underside of the roof along the Sir Edmund Hillary Walkway.

CA Tutty

GOVERNANCE SUPERVISOR

GENERAL