

SOUTHLAND DISTRICT COUNCIL

TE ANAU COMMUNITY BOARD

20 JULY 2010

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Minutes of the Ordinary meeting of the Te Anau Community Board held in the Meeting Room, Real Journeys Events Centre, Te Anau on Tuesday, 20 July 2010, commencing at 2.00pm

PRESENT Members R Egan (Chairman), J Attfield, A W Jukes, D Prendergast, Councillor Ridley.

IN ATTENDANCE K McNaught (Property Manager), G Jones (Area Engineer), B McKenzie (Water & Waste Services), I Evans (Manager-Water & Waste Services) J Labruyere (Area Officer, Te Anau) E Pearce (Airport Manager), and M Sorrell (MWH Consultant).

1.0 APOLOGIES:

Moved Member Jukes, seconded Member Prendergast and RESOLVED THAT THE APOLOGY FOR NON ATTENDANCE LODGED BY MEMBERS CARRUTHERS AND CARRAN, BE SUSTAINED.

2.0 PUBLIC FORUM:

Moved Member Prendergast, seconded Member Jukes and RESOLVED THAT STANDING ORDERS BE SUSPENDED TO RECEIVE MEMBERS OF THE PUBLIC.

M Hagen

Mr Hagen addressed the Board on the proposed development of the Te Anau Sewerage Scheme adjacent to the Te anau Airport – Manapouri. Mr Hagen believes that consideration should be given to options such as worm farming to ensure that in the long term the right treatment and disposal system is installed.

R Willet

Mr Willet commented on the following;

- Concerned at the statement that appeared in a local newspaper that the Te Anau Community Board's nomination of the new Airport at the 2009 Community Board Conference Awards Ceremony was unsuccessful, and believes that the nomination should be put forward again for the same award at the 2011 NZ Community Board's Conference.
- Acknowledged the Council's Water and Wastewater department for responding to his request for the installation of the toilet and hand basin at the transfer station.
- Applauded the Community Board for retaining the gum trees on the lakefront as he considers they are an icon. He also commented that he wishes to see a covenant placed on the trees.

2.0 PUBLIC FORUM CONT'D:**H Kraak**

Mr Kraak stated that he supports the comments expressed by Mr Hagen earlier in the Public Forum and added that he feels it important that the community is kept informed on the development of the proposed Water & Waste treatment scheme at Manapouri.

G Bell

Mrs Bell stated that she wishes the working papers on the proposed Water & Waste treatment scheme at Manapouri be made available to the public.

Prior to returning to the formal meeting the Chairman commented a report entitled "Update on the Te Anau Sewerage Long Term Improvement Strategy – Kepler Proposal", is part of the Agenda for today's meeting and will be discussed at the appropriate time.

Moved Member Attfield, seconded Member Jukes
and RESOLVED THAT STANDING ORDERS BE UPLIFTED AND THE BOARD RETURN TO OPEN MEETING.

3.0 NOTIFICATION OF BUSINESS OF AN URGENT NATURE:

There was no Urgent Business to consider.

4.0 ACTION SHEET:

The Action Sheet emanating from the Board's previous meeting, was tabled.

Moved Member Attfield, seconded Member Prendergast
and RESOLVED THAT THE ACTION SHEET BE RECEIVED.

Issues arising from items on the Action Sheet;

Industrial Land:

Mr McKenzie informed the Board that he will have a report available for the August meeting on the Strategic Water Review.

10.2.6.4 Strategic Plan- Lions Park:

The Area Engineer reported that implementation of improvements and new equipment is underway.

5.0 MINUTES:

r/10/06/8097

Minutes of the Ordinary Meeting of the Te Anau Community Board held on 16 June 2010, were circulated to Members.

Moved Member Jukes, seconded Member Attfield
and RESOLVED THAT THE MINUTES OF THE ORDINARY MEETING OF THE TE ANAU COMMUNITY BOARD HELD ON 16 JUNE 2010, BE RECEIVED AND CONFIRMED AS A TRUE AND CORRECT RECORD OF PROCEEDINGS.

6.0 REPORTS SECTION:

6.1 WORKS & FINANCE REPORT FOR THE PERIOD ENDED 31 MAY 2010: 200/25/2/24

Works and Finance report for the period ended 31 May 2010, prepared by G Jones (Area Engineer), D Shayler (Accountant) and L Collins (Operations Engineer, Water & Waste Services), was tabled.

Issues arising from the Works and Finance report included:-

- Tenders for the Lions Park Toilets have been accepted and current issues being worked through with successful tenderer and architects.

Mr Jones also stated that a cost saving exercise to bring the overall project within budget is underway and it is hoped that construction will commence in August.

- A quote of \$4,785 from the Aero Club has been accepted for a fence to separate airside operations from hangar area at the airport as required by Civil Aviation rules
- Dead limbs have been trimmed from Lakefront Drive gum trees. Further work with both crane and hydraulic exactor will be required to cut out high central limbs which have also died.
- In response to a submission lodged through Annual Plan process Telecom has agreed to tidy up a narrow strip of land adjacent to the exchange building so that it can be mowed.

Moved Member Jukes, seconded Member Attfield
and RESOLVED THAT THE WORKS AND FINANCE REPORT FOR THE PERIOD
ENDED 31 MAY 2010, BE RECEIVED.

6.2 TENDERS FOR LIONS PARK-TOILET UPGRADE: 3518/0096

Copy of a report to the Activities Performance Audit Committee (APAC) on the tenders lodged for the construction on the upgraded toilets at Lions Park, prepared by Mr G Jones (Area Engineer), was tabled before the Board.

In his report Mr Jones stated that \$845,000 has been approved for the construction of new toilets at Lions Park.

Mr Jones also reported that;

- 1.0 The new facilities will be on a user-pay basis
- 2.0 Nine contractors registered an interest in the construction of the new toilets and five suitable builders were selected and invited to tender for the work.
- 3.0 The toilets are 100% district funded. Funding from a loan has previously been approved by Council with repayments made from user fees.

The Board was advised APAC has authorised that the tender, lodged by Barry Stewart Builders, in the sum of up to \$732,700, plus GST, be accepted.

6.0 REPORTS SECTION CONT'D:**6.2 TENDERS FOR LIONS PARK –TOILET UPGRADE CONT'D:**

Moved Member Attfield, seconded Member Prendergast and RESOLVED THAT THE COPY OF A REPORT TO THE ACTIVITIES PERFORMANCE AUDIT COMMITTEE (APAC) ON TENDERS LODGED FOR THE WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE NEW TOILET FACILITIES AT LIONS PARK BE RECEIVED AS INFORMATION.

NOTE: HER WORSHIP THE MAYOR JOINED THE MEETING AT THIS POINT.

6.3 UPDATE ON TE ANAU SEWERAGE LONG TERM IMPROVEMENT STRATEGY - KEPLER PROPOSAL:
400/20/10/1, 240/10/1/1

Report by Messrs I Evans, (Asset Manager, Water and Waste), and M Sorrell (MWH Consultant), updating the Board on the strategy for development of a treatment system at the Kepler block, adjacent to the Te Anau Airport –Manapouri, was tabled.

Mr Evans updated the Board with a report backgrounding issues such as;

Present Pond Performance

The report relevant to this particular subject was presented to the Guardians of the Lake in March 2010.

The report summarised the present situation indicating that at certain times the plant performance is below expectation, and given there is unlikely to be a quick fix, the current long term strategy should be maintained. Notwithstanding this, phased or short term improvements will be considered as part of the development details of the scheme and the development concepts at the existing treatment plant site provided they remain consistent with the long term strategy goals.

Improvement Programme

It was noted that under this particular heading that the main milestones of the improvement programme are:

- | | | |
|-----|---|--------------|
| (a) | Lodgement of Kepler Consent
(timing dependent on successful water quality investigation) | October 2010 |
| (b) | Undertake any short term improvements -
(if consistent with longer term goals) | 2011 - 2013 |
| (c) | Short term renewal of existing consent | 2014 |
| (d) | Construction of the Kepler scheme
(dependent on funding) | 2014 - 2020 |

To complete the Kepler consent the work programme developed in 2008 remains appropriate and requires the following key tasks:

- (a) Continued consultation.

6.0 REPORTS SECTION CONT'D:

UPDATE ON TE ANAU SEWERAGE LONG TERM IMPROVEMENT STRATEGY - KEPLER PROPOSAL CONT'D:

- (b) Continued groundwater monitoring including targeted water quality investigations.
- (c) Prepare development plan for the existing Te Anau plant site considering flooding, social, and improvement issues (this allows definition of the need for ponds at Kepler site). This report could be extended to consider project staging and short term improvements.
- (d) Preparation of the AEE document and related consultations.

All of these tasks are scheduled for completion within the next six months.

- Improvement Options Considerations

Issues that were addressed as part of the review process are:

- a) Are there new or other technologies that may be more appropriate?
- b) Is the preferred option an environmentally friendly option?
- c) Issues with the Kepler Proposal

Next Steps

The following specific immediate steps or priority tasks are recommended;

- Approval of works programme by the Community Board.
- Determination of existing Te Anau site development concepts.
- Consider project staging or short term improvements.
- Review and updating of project costs.
- Update and further detailing of economic position and impact on programme.
- Other tasks related to the preparation of the AEE for the Kepler proposal, as outlined in Section 3.4.

Medium Term Options for Project Staging

Mr Sorrell commented that to date, discussion of the strategy has been restricted to the Infrastructure Working Group and Te Anau Community Board members. Implementation of the strategy will require community consultation at both a Council and consenting level.

In regard to financial considerations Mr Sorrell stated that indicative capital and operating costs were identified in the 2007 report to the Community Board. These costings will be reviewed as a matter of priority and will be the subject of a future report to the Community Board. Similarly, the 2007 report identified estimated UAC rates for options and development (growth scenarios). The estimates will also be reviewed and updated as part of the financial review.

6.0 REPORTS SECTION CONT'D:

6.3 UPDATE ON TE ANAU SEWERAGE LONG TERM IMPROVEMENT STRATEGY - KEPLER PROPOSAL CONT'D:

The Board was advised that legal requirements surrounding the purchase of the Kepler Block are all complete at present. Discharge resource consents and associated documentation are the main legal requirements at this stage.

In summarising Mr Sorrell stated the need to advance the long term improvement strategy for Te Anau sewerage is continuing with a number of key activities programmed over the next 12 months. These mainly centre around lodgement of the consent for the Kepler proposal later this year, notwithstanding the expectation that actual construction is likely to be some time after the expiry of the present system consent in 2014.

Finally it is considered that the determination of the Working Group and the Te Anau Community Board in 2007 that the Kepler proposal remains the preferred long term strategy.

Also tabled with the report was a brief update on the existing Te Anau Sewerage Scheme. Issues covered in this Paper included:

- Brief Assessment of recent performance of treatment plant
- Update on Long Term Improvement Strategy

Mr Sorrell concluded by stating the overall situation is not ideal, where an impact on the environment from the present system is recognised, yet the present economic climate restricted the ability to accelerate the adopted long term improvement plan. Mr Sorrell added that while detailed investigation into short term improvements have not been done, as a principle, it is considered preferable to advance funding to the long term strategy rather than diverting to short term and possible low benefit improvements.

Also tabled with the report was a Paper from MWH on Te Anau Sewerage Improvement Programme Development Concepts at Existing Site.

This Paper covered issues pertaining to;

- Feature of the Existing Treatment Site
- Details of the Present Treatment System
- Consideration of Future Treatment Requirements
- Discussion on Siting Issues
- Selection of Preferred Development Options at Existing Site

The conclusion this particular Paper recommended that;

- Two aerated lagoons be developed at the existing site.
- The existing ponds be used as maturation ponds providing for a population of 15,000pe.
- The location of further maturation ponds be deferred until growth occurs and the implications of the Kepler consent are known.
- The consideration of landscaping and a bypass drainage channel be included in the subsequent design phase.
- Make contingency provision for maturation ponds in the Kepler Block consents.

6.0 REPORTS SECTION CONT'D:

6.4 UPDATE ON TE ANAU SEWERAGE LONG TERM IMPROVEMENT STRATEGY - KEPLER PROPOSAL CONT'D

Following the presentation of the Paper presented, the Board Members questioned a number of issues contained in the Paper.

Moved Member Prendergast, seconded Member Attfield and RESOLVED THAT;

- a) THE REPORT ON THE UPDATE ON TE ANAU SEWERAGE LONG TERM IMPROVEMENT STRATEGY - KEPLER PROPOSAL, BE RECEIVED.
- b) THE PAPER ON THE EXISTING TE ANAU SEWERAGE SCHEME BE RECEIVED.
- c) THE PAPER PREPARED BY MWH ON THE TE ANAU SEWERAGE IMPROVEMENT PROGRAMME, BE RECEIVED.
- d) THIS BOARD APPROVES THE WORKS PROGRAMME OUTLINED IN SECTION 3.4 AS SET OUT IN THE REPORT ENTITLED "UPDATE ON TE ANAU SEWERAGE LONG TERM IMPROVEMENT STRATEGY - KEPLER PROPOSAL".
- e) THIS BOARD ADOPTS A MEDIUM TERM DEVELOPMENT STRATEGY OF RETAINING THE EXISTING PONDS AS MATURATION PONDS, COMPLEMENTED BY TWO AERATED LAGOONS, AND THAT CONTINGENCY PROVISION BE MADE FOR MATURATION PONDS IN THE KEPLER BLOCK CONSENTS.

7.0 COMMITTEE REPORTS:

There were no comments forthcoming out of Committee Reports.

8.0 COUNCILLOR'S REPORT:

Councillor Ridley reported on matters from the Southland District Council table. These included;

- Rating 2010/11
- Mararoa river bridged repairs and replacements
- Roading contract tenders
- Concept Plan meeting
- Cleddau River Flood Protection Works – resource consent applications
- Health Centre works progressing

9.0 CONSIDERATION OF URGENT BUSINESS:

There were no matters of Urgent Business to consider.

NOTE: The meeting adjourned at this point in order that the Board's Community Service Award presentation to Mrs Sally Macdonald take place. The time of adjournment was 3.25 pm.

NOTE: The Board reconvened its formal meeting at this point. The time the meeting reconvened was 4.20pm.

10.0 EXCLUSION OF PUBLIC:

Moved Cr Ridley, seconded Member Jukes
and RESOLVED THAT PURSUANT TO SECTION 48(1) OF THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987 THAT THE PUBLIC BE EXCLUDED FROM THE MEETING WHILE THE FOLLOWING BUSINESS IS TRANSACTED:

- **CONFIDENTIAL MINUTES OF 19 MAY 2010 MEETING**
- **DISPOSAL – WAI AU AIRSTRIP**
- **AIRPORT RUNWAY CONFIGURATION ENHANCEMENTS**
- **LEASES RENTALS– TE ANAU AIRPORT- MANAPOURI**

AND THAT THE REASON FOR THE PASSING OF THIS RESOLUTION IS THAT IT IS THE OPINION OF THE BOARD THAT IT IS NECESSARY TO:

- 6(a) PREJUDICE THE MAINTENANCE OF THE LAW, INCLUDING THE PREVENTION OF, INVESTIGATION OF, AND DETECTION OF OFFENCES OR PREJUDICE THE RIGHT TO A FAIR TRIAL;
- 6(b) ENDANGER THE SAFETY OF ANY PERSON.
- 7(2)(a) PROTECT THE PRIVACY OF INDIVIDUALS, INCLUDING THAT OF ANY DECEASED PERSON;
- 7(2)(b) PROTECT INFORMATION WHERE MAKING IT AVAILABLE WOULD:
- (i) DISCLOSE A TRADE SECRET:
 - (ii) BE LIKELY TO UNREASONABLY PREJUDICE THE COMMERCIAL POSITION OF ANY PERSON WHO SUPPLIED, OR WHO IS THE SUBJECT OF, SUCH INFORMATION.
- 7(2)(c) PROTECT INFORMATION WHICH IS SUBJECT TO AN OBLIGATION OR CONFIDENCE OR WHICH ANY PERSON HAS BEEN OR COULD BE COMPELLED TO PROVIDE UNDER THE AUTHORITY OF ANY ENACTMENT WHERE THE MAKING AVAILABLE OF THE INFORMATION WOULD BE LIKELY TO:
- (i) PREJUDICE THE SUPPLY OF SIMILAR INFORMATION, OR INFORMATION FROM THE SAME SOURCE, AND WHERE IT IS
 - (ii) IN THE PUBLIC INTEREST THAT SUCH INFORMATION SHOULD CONTINUE TO BE SUPPLIED;
 - (iii) OTHERWISE DAMAGE THE HEALTH OR SAFETY OF THE PUBLIC;
- 7(2)(d) PROTECT THE HEALTH OR SAFETY OF THE PUBLIC;
- 7(2)(e) PREVENT OR MITIGATE MATERIAL LOSS TO THE PUBLIC;

10.0 EXCLUSION OF PUBLIC CONT'D:

- 7(2)(f) MAINTAIN THE EFFECTIVE CONDUCT OF PUBLIC AFFAIRS ARISING DIRECTLY FROM THE NEED TO PROTECT MEMBERS AND STAFF FROM IMPROPER PRESSURE OR HARASSMENT;
- 7(2)(g) MAINTAIN LEGAL PROFESSIONAL PRIVILEGE;
- 7(2)(h) ENABLE THE COUNCIL TO CARRY OUT COMMERCIAL ACTIVITY WITHOUT PREJUDICE OR DISADVANTAGE;
- 7(2)(i) ENABLE THE COUNCIL TO CARRY OUT NEGOTIATIONS WITHOUT PREJUDICE OR DISADVANTAGE (INCLUDING COMMERCIAL AND INDUSTRIAL NEGOTIATIONS);
- 7(2)(j) PREVENT THE DISCLOSURE OR USE OF OFFICIAL INFORMATION FOR IMPROPER GAIN OR ADVANTAGE;
- 48(1)(d) THAT THE EXCLUSION OF THE PUBLIC FROM THE WHOLE OR THE RELEVANT PART OF THE PROCEEDINGS OF THE MEETING IS NECESSARY TO ENABLE THE LOCAL AUTHORITY TO DELIBERATE IN PRIVATE ON ITS DECISION OR RECOMMENDATION IN ANY PROCEEDINGS TO WHICH THIS PARAGRAPH APPLIES.

10.1 EXCLUSION OF PUBLIC – STAFF:

Moved Member Attfield, seconded Member Prendergast and RESOLVED THAT THE COUNCIL OFFICERS AND PUBLIC LISTED BELOW BE PERMITTED TO REMAIN AT THE MEETING AFTER THE PUBLIC HAVE BEEN EXCLUDED BECAUSE OF THEIR KNOWLEDGE OF (a) MEETING PROCEDURE AND/OR (b) THE SUBJECT MATTER UNDER CONSIDERATION.

- MR G JONES AREA ENGINEER
- MR K McNAUGHT PROPETY MANAGER
- MR E PEARCE AIRPORT MANAGER
- MR B McKENZIE MANAGER, WATER & WASTE
- MR I EVANS ASSET MANAGER, WATER & WASTE
- MR M SORRELL CONSULTANT
- MRS J LABRUYERE AREA OFFICER

11.0 RETURN TO OPEN MEETING:

The Board returned to open meeting at this point.

12.0 CONCLUSION

The meeting concluded at 5 pm

C O N F I R M E D:

CHAIRPERSON:

DATED: