



Ashburton District Council

AGENDA

An Extraordinary Meeting of the ASHBURTON DISTRICT COUNCIL will be held as follows:

Date: Thursday 4 September 2008
Venue: Council Chamber
5 Baring Square West
Ashburton
Time: To follow Environmental Services Committee

- 1 Apologies
- 2 Notification of Extraordinary Business
- 3 Revenue & Financing Policy Review 1
- 4 Lake Hood Public Toilets 3
- 5 North East Ashburton Business Park 9

MEMBERS:

His Worship the Mayor, M B O'Malley
Cr R C Beavan
Cr N A Brown
Cr I J Burgess
Cr J A Everest
Cr K L Holmes
Cr R J Kilworth
Cr J A Kingsbury
Cr L J Leadley
Cr K W P Lowe
Cr P W Reveley
Cr J Sparks
Cr B A Tasker

B LESTER
Chief Executive

29 August 2008

ASHBURTON DISTRICT COUNCIL REPORT

FILE NO:
DATE: 4 September 2008
REPORT TO: Extraordinary Council Meeting
FROM: Community Planning Manager
SUBJECT: Revenue & Financing Policy Review

3. REVENUE AND FINANCING POLICY REVIEW [Attached]

3.1 SUMMARY

This report requests Council to approve the draft reviewed Revenue and finance Policy for the purposes of community consultation.

3.2 RECOMMENDATION

“That Council approves the draft reviewed Revenue and Financing Policy for the purpose of community consultation.”
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3.3 BACKGROUND

Council’s Revenue and Financing Policy is being reviewed as part of the development of the long term council community plan (LTCCP) 2009-2019. The policy can only be changed and/ or adopted as part of the long term council community plan or as an amendment to a plan.

The process being used for this review will see Council approve a draft Revenue and Financing Policy following consultation that will then be included in the LTCCP 2009-2019 for consultation and then adoption.

The key change proposed to the Revenue and Financing Policy is in the funding of “community” water supplies. It is proposed that operating costs (excluding interest, depreciation and capital expenditure) be funded equally across the following schemes: Ashburton, Methven, Rakaia, Chertsey, Hinds, Lake Hood, Hakatere, Mayfield and Mount Somers.

The effect of this on rates is to significantly reduce water rates for Chertsey, Hinds, Lake Hood, Hakatere, Mayfield and Mount Somers and for water rates for Ashburton and Rakaia to increase slightly and for water rates in Methven to increase by \$41.

This change has been proposed to improve affordability on smaller water schemes.

3.4 STATUTORY IMPLICATIONS

Not applicable at this time.

3.5 OPTIONS AND RISKS CONSIDERED

Council has considered a number of options regarding funding for its activities and is proposing to make the changes to its revenue and Financing Policy that are detailed in the consultation.

3.6 STRATEGIC LINKS

Linkages with LTCCP: The draft Revenue and financing Policy will be used to develop financial information included in the Ashburton District Council LTCCP 2009-2019 and the full draft policy will be included in that document for consultation purposes.

Linkages with community outcomes: The draft policy document includes linkages between activities and community outcomes.

3.7 CONSULTATION

The consultation for this preliminary consultation process will meet the requirements of the special consultative procedure details in section 83 of the Local Government Act 2002.

The draft policy developed following this consultation will be included in the Ashburton District Council LTCCP 2009-2019 and be available for consultation with that document.

3.8 FINANCIAL IMPLICATIONS

None at this stage.

Prepared By
Gavin Thomas
Community Planning Manager

Approved By
Paul Brake
Finance Manager

ASHBURTON DISTRICT COUNCIL REPORT

FILE NO:
DATE: 4 September 2008
REPORT TO: Extraordinary Council Meeting
FROM: Operations Manager
SUBJECT: Lake Hood Public Toilets

4. LAKE HOOD PUBLIC TOILETS

4.1 SUMMARY

The Ashburton Rowing Club has approached Council regarding the possibility of installing a wastewater connection from their facilities to the public wastewater system at Lake Hood.

There is a proposal to construct public toilets in the area between the Rowing Club and the connection point on the wastewater system and there is an opportunity for sharing the cost of the pipework, pumping station and associated utilities.

Investigation work has been carried out. The purpose of this report is to set out the results of the investigation work carried out and recommend a way forward with respect to the construction of public toilets at Lake Hood.

4.2 RECOMMENDATION

<p>“That Council approves the construction of a toilet block at Lake Hood at an estimated cost of \$229,170 excluding GST; and that additional funding in the sum of \$95,140 be provided from the Dividend Reserve Account.”</p>

4.3 BACKGROUND

The Rowing Club currently has toilet facilities that discharge into storage tanks. These tanks are pumped out and the waste is transported off site for disposal. The Rowing Club has stated that this is at a significant cost and the emptying of these tanks is a financial burden on the Club.

The tanks are emptied prior to and after regattas which are the events where their facilities receive the most use.

The Rowing Club has approached Council regarding a wastewater pipeline connection from their facility to the public system. Their proposal is outlined below:

- The shortest / best route for the pipeline is a straight line between the Rowing Club and the connection manhole.
- The approximate distance from the rowing club to the connection manhole is 536m.
- It is not possible to service the Rowing Club using a gravity pipeline. The service connection would need to be a rising main from a pumping chamber in the Rowing Club to the connection manhole.
- The pump would be “powered” using a portable generator to empty the tanks. This pump would need to be manually operated.

Council is currently discussing the construction/placement of public toilets in the general area between the Rowing Club and the connection manhole.

It would be advantageous if connections for these toilets and the Rowing Club were combined to ensure efficiency and “value for money” for both the Rowing Club and Council. The location of the public toilets has been discussed with the Lake Hood Trust and the Rowing Club.

There are essentially two public toilet options:

1. A single toilet block with multiple pans
2. A number of strategically located single/separate toilets

Both of these options require the facilities to be connected to the wastewater system.

At its meeting on 6 March, the Operations Committee resolved:

“That the Committee approves:

1. *The design of the infrastructure to service the public toilets and rowing club; and*
2. *in principle negotiating a cost share for the infrastructure where both the rowing club and Council are beneficiaries.”*

Set out below is a summary of the results of the investigation and concept design work carried out to date.

- The Rowing Club has indicated that they would prefer the location of the public toilets to be approximately 100m from their facilities and if possible to be sized to cater for up to 1000 people (to cater for significant rowing events).
- The Lake Hood Trust has indicated a preference for the toilets to be located mid way between the rowing club and the “Lake House” approximately 310m from the rowing club. This is considered the best location from a “public facility” point of view.
- Wastewater will need to be pumped from both the Rowing Club and or public toilets because of proposed development at Lake Hood which includes the construction of a new canal between the Rowing Club and proposed public toilets and the existing wastewater system.
- The wastewater pipeline will be required to pass under the proposed canal or be attached to a bridge. The canal will be 3m deep and 6m wide.
- A gravity pipeline is possible between the Rowing Club and the proposed public toilets/pumping station but construction costs will be very high because of dewatering requirements during construction.
- There is some uncertainty regarding electrical supply. The Lake House is currently some distant from the transformer and has a marginal supply due to cable losses, so further supply from this line is not possible. A new transformer will likely be constructed adjacent to the Lake House as part of any new development. Supplying any new pumping station in the interim will require a separate cable back to the transformer.
- The implications from an electrical supply point of view for the Rowing Club and proposed public toilets are:
 - A mains supply would need to be laid approximately 450m from the existing transformer to the proposed toilet site and a further 315m to the Rowing Club.
 - Installation would be relatively expensive.
 - It is likely some of this cable would be redundant as a result of the eventual relocation of the transformer.
 - The estimated cost to provide power to the toilet block site is \$17,500 excluding GST.

- These issues could be managed by operating the public toilets, Rowing Club facilities and the pumping station at the proposed public toilets by using a generator to run the pumps or to empty storage tanks using a “sucker” truck.
- The option of considering single toilets or a toilet block was also considered.
- A single toilet block is preferred because it is:
 - less expensive to construct
 - easier to clean and maintain
 - Less expensive to connect to services
 Note: single toilets could provide more convenience due to wider spacing.
- The proposed size of the toilet block is as follows:
 - 3 x female WC
 - 2 x male WC & urinal
 - Handbasins
 Toilets would be stainless steel and vandal-resistant as far as possible.
- Significant events at the Rowing Club will require the use of additional portable toilets.
- Easements will be required for pipework.
- The estimated cost of a vandal-resistant toilet block comprising 3 x female, 2 x male WC’s and urinals is \$229,170 excluding GST.
- The above has been discussed with the Rowing Club and they have decided to proceed with their own stand-alone system.

Based on the above, it is proposed that:

- A new toilet block comprising 3 x female, 2 x male and urinal be constructed at the location indicated on the attached plan. **Page 9**
- The pumping station at the toilet block be sized to accommodate some additional future capacity.
- That the existing electrical supply be extended from its current location to service the toilet block pumping station.

4.4 STATUTORY IMPLICATIONS

There are no statutory implications arising from the approval of the recommendations in this report.

4.5 OPTIONS AND RISKS CONSIDERED

Option 1: to construct public toilets at Lake Hood

This option will increase the public toilet facilities available at Lake Hood and recognises the increased use of Lake Hood for rowing and recreation.

Option 2: To not construct public toilets at Lake Hood

This option will not meet level of service requirements with respect to the provision of public toilet facilities and does not recognise the increased use of Lake Hood.

The recommended option is Option 1: to construct public toilets at Lake Hood.

Option 1: Individual toilets

This option would involve the provision of individual unisex toilets. A total of at least 5 or 6 would be required to provide the equivalent capacity of a toilet block. Individual toilets could be located at various locations around the site and would require services to each location.

This option is more convenient but will be more expensive to connect to services and to clean and maintain.

Option 2: Toilet Block

This option would require a building footprint of 8x4m (32m²) divided into male and female sections with screened entry points. The design will also provide a small area for the secure storage of cleaning products.

This option is less expensive than individual toilets and would be easier to connect to services and to clean and maintain.

This option is not as convenient as individual toilets at various locations.

The recommended option is Option 2: the construction of a toilet block.

4.6 STRATEGIC LINKS

The recommendations in this report are consistent with the following community outcomes:

- *Natural and developed environments are respected and enhanced for the enjoyment of current and future generations*
- *Healthy and active people enjoying a good quality of life in a caring community.*
- *A community with access to a variety of cultural, recreational and heritage experiences that enrich the quality of life.*

4.7 CONSULTATION

The content of this report has been discussed with the Rowing Club and the Lake Hood Trust.

The Lake Hood Trust supports the proposed location of the toilet block.

The Rowing Club has decided to construct a separate system.

Additional funding requirements have been discussed with the Finance Manager.

4.8 FINANCIAL IMPLICATIONS

The estimated cost of a 5 pan vandal-resistant toilet block is \$230,000.

The estimate is made up as follows:

Pumping station & rising main	\$ 77,770
Toilet block	\$ 92,400
Design	\$ 25,000
Legal / easements etc	\$ 16,500
Power supply	\$ 17,500
TOTAL	\$229,170

The Operations Committee, at its meeting on 21 August, approved a carry-over in the sum of \$134,030 for the construction of public toilets at Lake Hood. This leaves a funding shortfall of \$95,140.

It is recommended that this budget shortfall be funded from the Dividends Reserve Account which has a balance of approximately \$11.0m.

R ROUSE
Operations Manager

ASHBURTON DISTRICT COUNCIL REPORT

FILE NO:
DATE: Extraordinary Council Meeting
REPORT TO: Council
FROM: Mayor
SUBJECT: North East Ashburton Business Park

5. NORTH EAST ASHBURTON BUSINESS PARK

At its meeting on Friday 29 August 2008, the North East Ashburton Business Park Project Board discussed the naming of the proposed business park. For marketing purposes it is necessary to identify the park's formal name at this stage. The Board agreed that the name should be kept simple and incorporate identification with Ashburton. The Board unanimously agreed on the preferred name "Ashburton Business Park" and put this name forward for Council's consideration and acceptance.

RECOMMENDATION

<p>"That the proposed North East Ashburton Business Park be formally named "Ashburton Business Park".</p>

B O'MALLEY
Mayor

ASHBURTON DISTRICT COUNCIL REPORT

FILE NO: 9/14
DATE: 4 September 2008
REPORT TO: Extraordinary Council Meeting – Item of extraordinary business
FROM: Finance Manager
SUBJECT: Revenue & Financing Policy Review

6. ELECTRICITY ASHBURTON ANNUAL GENERAL MEETING

6.1 SUMMARY

The Annual General Meeting of the Shareholders of Electricity Ashburton is to be held at the Hotel Ashburton on Wednesday 10 September 2008.

The Council needs to appoint a representative to attend and vote at this meeting.

6.2 RECOMMENDATION

"That Council appoints Cr Holmes to deal with the AGM for Electricity Ashburton and to vote on behalf of the Ashburton District Council as he sees fit."
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6.3 BACKGROUND

The Ashburton District Council holds shares in Electricity Ashburton

The AGM is held as a statutory process, business to include —

- appointment of auditor
- appointment of directors
- adoption of the Annual Report
- fix Director's fees

The AGM is to be held on 10 September 2008. Attendance would normally be achieved by use of a proxy. Attendance in the past has been either the Mayor or the Chief Executive, neither of whom is able to attend on that date.

6.4 OPTIONS

6.4.1 Do not delegate

Council would be unrepresented at the AGM

6.5 STATUTORY IMPLICATIONS

Participation in the AGM is not required, however is good practice. Business to be transacted includes mandatory items.

6.6 CONSULTATION

Not applicable.

6.7 STRATEGIC LINKS

Not applicable.

6.8 FINANCIAL

No costs will be involved.

P BRAKE
Finance Manager