

REPORT OF THE WORKS & SERVICES COMMITTEE MEETING HELD AT 9.10AM ON WEDNESDAY 18 MAY 2016 AT THE MEMORIAL HALL SUPPER ROOM, ESPLANADE, KAIKOURA.

PRESENT: Councillor C Mackle (Deputy Chair), Mayor W Gray, Councillors T Blunt, J Diver, J Howden, D Millton, D Morgan.

IN ATTENDANCE: A Oosthuizen (Chief Executive Officer), G Essenberg (Operations and Maintenance Manager), S Syme (Committee Secretary).

APOLOGIES: Councillor G Harmon
Moved by Mayor Gray, seconded by Councillor Morgan and resolved that apologies be accepted.

1. OPERATIONS AND MAINTENANCE MANAGER'S REPORT

Water Supplies

The work in South Bay was now in the tidying up phase. Private property work would commence in the second week of June in conjunction with the installation of new streetlights. Mainpower work on private property would continue until October.

Parks & Reserves

Expressions of Interest in the contract had been shortlisted to three prospective tenderers.

Roading

A meeting with HEB contracting had been held to ensure improvements to the unsealed roading maintenance programme. Concern was expressed regarding the state of some roads following grading in terms of road safety. The Operations Manager advised if grading was not to the required standard the subcontractor would be made aware. A discussion was also held regarding the grading cycle, it was noted Council was not charged if the work was not undertaken. HEB representatives had indicated they were committed to improving levels of service.

Moved by Councillor Mackle, seconded by Councillor Morgan and resolved that the Operations and Maintenance Manager's report be received.

2. AIRPORT DRAFT ACTIVITY MANAGEMENT PLAN REPORT

The Operations Manager presented the report. The aim was to agree constraints regarding operations at the Airport for the good of all users.

The report covered the following areas;

- Funding
- Future development (new hangar sites, parking and access, terminal building extensions, water and sewer services)
- Governance.

A meeting had been held with the Airport Committee and a workshop had been held following the meeting. A discussion was held regarding the Committee and its function. The Chief Executive Officer suggested after the local body elections that all Committee be formalised and terms of reference approved.

A submission would be made to the draft Annual Plan from operators at the Airport regarding operating and landing fees. A discussion was held regarding debt associated with the Airport. Revenue was received from landing fees and leases. Over time with increased revenue from leases and other fees general rates input should reduce. It was noted there would always be an element of public good associated with the Airport.

A discussion was held regarding the procedure if someone wished to construct a hangar. It was noted Council had adopted a Development Plan in 2006 which included approved locations for hangar sites. It was noted there were rules at the Airport set by the Civil Aviation Authority which meant a number of decisions were outside the control of Council.

Moved by Mayor Gray, seconded by Councillor Mackle and resolved that;

- 1. The Airport Draft Activity Management Plan report be received.***
- 2. That Leases at the Airport recognise the actual costs of the infrastructure provided by Council including interest and depreciation.***
- 3. That additional "hangar" sites be developed by Lessees at their cost as required and agreed with Council.***
- 4. That additional extensions to the Terminal be developed by Lessees at their cost as required and agreed with Council.***
- 5. That water and wastewater services be provided as part of the Council's 3 waters infrastructure.***
- 6. That additional services be provided and funded as part of the Council's Airport infrastructure.***

Against: Councillor Morgan.

The meeting adjourned at 10.30am and resumed at 10.50am.

2. SEWERAGE POLICY REPORT

The intent was to have an internal policy in place that could be used to encourage landowners when to connect to the sewerage system. The report identified areas that were able to be serviced by the sewer network. The Operations Manager noted the presence of services should not influence development. If properties wanted to connect to the sewer then they should be allowed to connect. A discussion was held regarding the following;

- Cost effective infrastructure
- Environmental effects (sewer system/septic tanks)

Moved by Councillor Mackle, seconded by Councillor Howden that;

- 1. The Sewerage Policy Report be adopted.***
- 2. The sewer network boundary as shown by the green line on the map included in the agenda define the extent of the Zone within which new***

septic tanks or on-site disposal systems would be discouraged. (New Council Sewer Policy)

- 3. All new connections shall be gravity unless physically impossible and shall allow for the maximum number of future connections. Where other connections are possible to a line a contribution may be provided by Council subject to approval by the Operations and Maintenance Manager and budget.**
- 4. That all sites less than 500metres from the serviced area will be connected to the sewer if feasible as determined by the Operations and Maintenance Manager.**
- 5. That all commercial development and subdivision with a likely end result of more than five lots less than 1000m from the serviced area will be connected to the sewer if feasible as determined by the Operations and Maintenance Manager.**

Discussion:

A discussion was held regarding landowners receiving a half sewer charge in their rates because a subdivision had meant pipes passed the property. It was noted that being able to connect to the sewer added value to a property. It was suggested that not everyone wished to have value added to their property. The Chief Executive Officer advised in other districts properties were levelled a full sewerage charge if the service was available. She felt the half charge was fairer.

The motion was put and carried.

Against: Councillor Morgan.

There being no further business the meeting closed at 11.14am.