



TWIZEL COMMUNITY BOARD

Membership:

John Bishop (Chairman)
Bruce White
Phil Rive
Pat Shuker
Cr Russell Armstrong

Notice is given of a meeting of the Twizel Community Board to be held on Monday, March 10, 2014, at 4pm.

VENUE: Council Service Centre, Twizel

BUSINESS: As per agenda attached

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER



Twizel Community Board

Agenda for Monday March 10, 2014

APOLOGIES

DECLARATIONS OF INTEREST

MINUTES:

Confirm and adopt as the correct record the minutes of the meeting held on Tuesday, 28 January, 2014.

MATTERS UNDER ACTION

REPORTS:

1. Report from Council Strategic Workshop.
2. Alkaline Adjustment of Twizel Water.
3. Twizel Youth Centre Building.
4. TPDA Use of Events Centre (verbal report from Garth Nixon)
5. Ward member's report (verbal report).
6. Reports from members who represent the Community Board on other committees (verbal report).

GENERAL BUSINESS:

1. Working Bee – Northwest Arch (item from Pat Shuker).

PUBLIC EXCLUDED:

That the public be excluded from the following part of the proceedings of this meeting namely:

1. Previous minutes, Twizel Community Board meeting on January 28, 2014.

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Previous minutes, Twizel Community Board, January 28, 2014.	Commercial sensitivity	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Previous minutes Twizel Community Board, January 28, 2014, section 7(2)(b)(ii).*

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TWIZEL COMMUNITY BOARD HELD IN THE COUNCIL SERVICE CENTRE, TWIZEL ON TUESDAY, JANUARY 28, 2014 AT 5:05PM

PRESENT:

John Bishop (Chairman)
Bruce White
Pat Shuker
Cr Russell Armstrong

IN ATTENDANCE:

Claire Barlow (Mayor)
Wayne Barnett (Chief Executive)
Bernie Haar (Asset Manager)
Suzy Ratahi (Roading Manager)
Paul Morris (Manager Finance and Administration)
Garth Nixon (Community Facilities Manager)
Arlene Goss (Committee Clerk)

Liz Bloomfield (Twizel Youth Centre)
Christine Lavery (Twizel Youth Centre)

APOLOGIES:

Resolved: that an apology be received from Phil Rive.

John Bishop/Bruce White

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

Resolved that the minutes of the meeting of the Twizel Community Board held on November 18, 2013, be confirmed and adopted as the correct record of the meeting.

Pat Shuker/Bruce White

The chairman commented that regarding the issue of cars parking on footpaths he had put letters to the editor in local media and spoken to police, who informed him they could not issue tickets because there were no white lines or curbs in most areas.

Cr Armstrong joined the meeting at 5.11pm.

MATTERS UNDER ACTION:

Alleyways:

Fencing will be completed before spring. Sufficient timber left over to carry out two more alleyways perhaps opposite Rhoboro Road and Mt Cook Street. This has been initiated by Garth.

Town Projects:

- a) Walkways:
 - Tekapo Drive from Mackenzie to Glen Lyon.
 - Front of Town from Ruataniwha to Ostler Road.
- b) Tekapo Drive:
 - Levelling and re-sowing completed – rolled again in the spring. Tekapo Drive track has been sprayed. Improve irrigation. Mulch trees
 - Supplement planting – tree planting underway.
- c) Lake Ruataniwha:
 - Bollard fencing – Estimates previously and processing through these with assistance from Town Manager in regards to speaking with contractors. The bottom section by the start and the road way section will be undertaken first. Budget review will follow.
 - Tree felling
 - New road way
- d) Frontage Planting: This item is completed and can be removed from the list.
- e) Greenway fencing – Still awaiting the fencing of the last two greenways.
- f) Cemetery:
 - Tree removal and improvements. The cemetery is not quite complete. Contractors missed some areas.
- g) Stump grinding: Stump grinding is complete and this can be removed from the list.

Market Place Signs:

This item can be removed from the list.

Public Toilets:

Tender process start in New Year with both original and alternative options being advertised for tender.

Bike Lockup:

Agenda item for later in the meeting.

Market Place Car park Upgrade:

The chairman said the car park upgrade looks fantastic and he has heard many good comments. This item can be removed from the list.

TWIZEL YOUTH CENTRE

Liz Bloomfield from the Twizel Youth Centre spoke to the community board about the damage to the youth centre building during heavy rain and her concerns about roof safety.

There was some discussion about the maintenance of the building and the need to keep the guttering clear of leaves. Under the terms of the current lease the Youth Centre is required to maintain the building.

Garth Nixon has climbed onto the roof, taken photos and has instructed Whitestone to clean the gutters. During the heavy rain water had been stopped from entering the downpipe by the build-up of leaves and had poured into the ceiling, resulting in the ceiling collapse and the damage to carpet and building contents. The building is insured by council and he is waiting to hear back from the assessors. The insurers have indicated they are happy to fix the ceiling tiles and lay new carpet.

The community board supports having a youth centre in Twizel. The chairman asked if the youth centre was interested in taking over ownership of the building, while the land would belong to the council.

Liz Bloomfield and Christine Lavery supported this idea. There was some discussion around the need to pay a \$5,000 insurance excess to repair the current damage. Liz Bloomfield suggested the youth centre pay half at \$2,500. The chairman suggested selling the building to the youth centre for \$2,500, but he would not want to do this without getting an expert to assess the building first.

The chief executive questioned whether selling the building to the youth centre would over burden the youth centre in years to come if there was another rain storm and flooding resulted in the youth centre needing to pay for the insurance excess. He said it might be cheaper for the youth centre if council owned and insured the building under the current arrangement. He suggested that formalising the current agreement might be better in the long term for both parties.

Liz Bloomfield and Christine Lavery said they would go away and consider the options. The community board agreed to have the building assessed as soon as possible to enable further discussion.

Resolved:

1. That the report be received.
2. That council goes ahead with assessing the building with regards to the total cost, in conjunction with the insurance company.

Russell Armstrong/Bruce White

REPORTS:

FINANCIAL REPORT:

The chief executive went through the financial report with the community board.

The report prompted discussion about public space in the Twizel town centre being used by a local business to seat customers.

Bruce White asked what the cost was of mowing sections to prevent fire danger. The chief executive said notifications were sent out before Christmas to owners with problems and they were given over Christmas to mow. These properties were to be checked after Christmas, so he would not expect that any mowing done by council would be recorded in the financials at this stage.

The chairman questioned the timing of the notices and said he was concerned that nothing happens after a notice is issued. The chief executive said he would follow this up with Nathan Hole.

Resolved:

That the report be received.

John Bishop/Russell Armstrong

REQUESTS FOR GRANTS:

The board considered three requests for grants from the High Country Medical Trust, SADD Twizel and the Ben Ohau Golf Club.

The community board discussed a previous meeting where SADD were informed there would be a cost for building consent that they would be required to meet. There was some concern expressed that SADD had instead come back to the community board for funding to pay this amount. Bruce White argued the board could pay at least half because SADD do not have the money, and do a lot of good work.

The board felt the other two applications were worth supporting. The Ben Ohau event attracts people into the community and the High Country Medical Trust project was one that would benefit the whole community.

Resolved:

1. That the report be received.

Pat Shuker/Russell Armstrong

2. That the Twizel Community Board approves the request from the Ohau Golf Club and grants a \$100 donation to their tournament.

Pat Shuker/Russell Armstrong

3. That the Twizel Community Board declines the request from the Students Against Drunk Driving.

John Bishop/ Pat Shuker

This motion was passed with three in favour and one against.

4. That the Twizel Community Board approves the request from High Country Medical trust to meet the Hall hire cost of \$132.50 for their event.

Pat Shuker/Russell Armstrong

FIRST TREE PLANTING TWIZEL PLAQUE.

Garth Nixon spoke to his report on the First Tree Planting Twizel Plaque and the board considered a letter from Len and Angela Wakefield. Mr Nixon does not see any problem with reinstating the plaque on the site even though the tree is gone. He suggested it be restored. The community board agreed.

Resolved:

1. That the report be received.
2. That first tree plaque be returned and installed in a prominent position as close as possible to its original location.
3. That the Twizel Community Board advises the Wakefields of this decision.

Russell Armstrong/ Pat Shuker

WARD MEMBER'S REPORT:

Cr Armstrong said the council is employing an additional building inspector.

Peter Munro was appointed chairperson of the Tekapo Community Board and Stella Sweney deputy chairperson. The council has supported the Fairlie Community Board in the repair of the Old Library Café building and have instructed the chief executive to implement a tender process. The building was insured and the council hopes this will meet the cost of repair.

Owen Hunter was appointed chairperson, and Trish Willis deputy chairperson of the Fairlie Community Board.

The Tekapo Property Group held two public workshops in Tekapo over the last two weeks. The combined attendance was over 100 people. The reason for these workshops was to inform the public of what stage they are at in the sale of land and to receive feedback on the overall concept design. From the feel of these workshops the Tekapo Property Group have a lot to consider before making further decisions.

Bruce White asked where the additional building inspector would be based. The chief executive said the decision had not yet been made. Prime area of catch-up is in the processing of inspections, so this would be a focus for the new person.

REPORTS FROM MEMBERS WHO REPRESENT THE BOARD ON OTHER COMMITTEES:

There was no business reported from other board members.
Garth Nixon will be checking whether a community board member needs to be nominated to represent the board on the Community Care Trust.

GENERAL BUSINESS:**RUBBISH DISPOSAL:**

A letter from Bruce McCormick was considered by the board.

Bernie Haar said the issue raised by Mr McCormick was expected when council moved to wheelie bins, but at that time it was a policy decision of council not to make

an allowance for holiday home owners. He tabled a letter drafted in response to Mr McCormick for the board to consider. The letter is attached as an appendix to these minutes.

Resolved:

That the community board agrees to send out the draft letter in response to Mr McCormick.

Bruce White/Russell Armstrong

TPDA EVENTS CENTRE:

A verbal report was supplied by Garth Nixon. He said the TPDA currently rents space in the events centre where the Twizel Update is produced. The TPDA pays \$5,000 for this space, which it receives from the community board as a grant. It also receives a further \$2,000 a year to provide services.

There was some discussion around whether the TPDA would be able to provide a more cost effective service to the community in a smaller location. Moving the information centre from the events centre to the council office means there is not as much value in the community board spending \$5,000.

The Twizel Update is of huge value to the town and would need to be produced somewhere. There needs to be a discussion between the community board and the TPDA regarding the space.

The board also discussed issues around access to the events centre, including the gym and toilets in the building. Public access is an issue that needs to be resolved.

Resolved:

That the community facilities manager approaches the TPDA with a view to having a discussion regarding their rental of the events centre.

John Bishop/Pat Shuker

A20 CAR PARKING, CYCLE STORAGE, LUGGAGE STORE:

An email from Phil Rive was discussed. Garth Nixon reported that the issue of parking has been solved as Tony Ritchie has offered to store vehicles for people who are using the Alps2Ocean trail.

Regarding the luggage store, the community board agreed that the business community could be involved in supplying something that is self-funding. They saw it as an opportunity for a local business rather than a community board project.

Regarding cycle storage, there was a discussion on the position of the current bike stand in the Twizel town centre. It has recently been moved to allow travellers to keep an eye on their bikes while shopping, and was then moved back to its old position. More secure space for bikes would be created when the old toilets and building were removed.

OVERNIGHT CAMPING:

The board discussed the issue of overnight camping. There are currently two freedom camping areas near Twizel but they are not close to the town centre. There is a possibility that overnight campervan parking might be provided in the area set aside for bus parking behind the events centre, or in an area on Wairopo Road. The number of spaces could be restricted but it does involve policing.

Council is working on a freedom camping policy which will go out for public consultation so people can comment on the locations chosen.

RULES AND CHARGES FOR MULCHER/CHIPPER:

Garth Nixon recommended that the community board continue to hold onto the mulcher for community projects and council use as per the original resolution from 2009.

The chairman said he always gets people asking for it. The chairman recently used the mulcher in the community and was given a hundred dollars cash. The chairman handed this money to Garth Nixon to process.

The chairman suggested setting a hire rate to use the mulcher of \$40 an hour, \$100 per half day, or \$150 per full day. This rate would be charged when it was used for commercial use, but not for community projects.

Garth Nixon said he was not comfortable in setting hire rates as it put obligations on council and created expectations. Bernie Haar said he agreed with charging for hire because then there would be no perception of underhand deals.

After some discussion the community board agreed to continue with the current situation and allow the chairman to negotiate costs with individual operators if he felt it was appropriate. No formal resolution was put.

AREAS OF RESPONSIBILITY:

The chairman suggested members take responsibility for reporting at community board meetings on the following areas of responsibility:

Resolved:

1. That Phil Rive take responsibility for the Ruataniwha area.
2. That Bruce White takes responsibility for the Green-Ways area.
3. That Pat Shuker takes responsibility for the Northwest Arch.
4. That Peter Bell takes responsibility for the River Group (to be confirmed).
5. That John Bishop takes responsibility for the Town Square and Trees.

Russell Armstrong/Bruce White

LATE ITEM**TOWNSHIP ROADING FUND RESERVE**Resolved:

That pursuant to the Local Government Official Information and Meetings Act 1987, the report Unsubsidised Roding Fund Reserve be considered by the Twizel Community Board.

John Bishop/Russell Armstrong

Roading Manager Suzy Ratahi spoke to her late report on the roading budget. As this was a late item the community board were not able to make a formal decision on this matter, however they unanimously agreed that the footpaths were their priority and agreed that the roading manager could put this as a motion to the next Asset and Services committee meeting.

PUBLIC EXCLUDED:Resolved:

That the public, be excluded from the following part of the proceedings of this meeting namely:

1. Genesis Canal Roding Plan (verbal report from the Chairman).

Russel Armstrong/Pat Shuker

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Genesis Canal Roding Plan	Commercial sensitivity	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Genesis Canal Roding Plan section 7(2)(b)(ii)*.

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 7.18PM**

CHAIRMAN: _____

DATE: _____

TWIZEL COMMUNITY BOARD MATTERS UNDER ACTION:

1. Alleyways:

Fencing will be completed before spring. Sufficient timber left over to carry out two more alleyways perhaps opposite Rhoboro Road and Mt Cook Street. This has been initiated by Garth.

2. Town Projects:

a. Walkways:

Tekapo Drive from Mackenzie to Glen Lyon.
Front of Town from Ruataniwha to Ostler Road.

b. Tekapo Drive:

Levelling and re-sowing completed, rolled again in the spring. Tekapo Drive track has been sprayed. Improve irrigation. Mulch trees.

c. Lake Ruataniwha:

Bollard fencing – Estimates previously and processing through these with assistance from Town Manager in regards to speaking with contractors. The bottom section by the start and the road way section will be undertaken first. Budget review will follow.

Tree felling

New road way

d. Greenway fencing – Still awaiting the fencing of the last two greenways.

e. Cemetery - Tree removal and improvements. The cemetery is not quite complete. Contractors missed some areas.

3. Public Toilets:

Tender process start in New Year with both original and alternative options being advertised for tender.

4. Bike Lockup:

More bike space to be created when old toilets and building are removed from town centre.

5. Twizel Youth Centre

Building to be assessed with regards to the total cost in conjunction with the insurance company.

6. First Tree Planting Plaque in Twizel

Plaque to be returned to as close as possible to its original location. Wakefields have been advised.

7. TPDA Rental of Events Centre:

Garth Nixon to approach TPDA for discussions on future use of events centre.

8. Overnight Camping:

Community board to decide on locations of overnight camping areas so they can be included in schedule to new council bylaw and go out for public consultation.

9. Upgrade of Twizel Footpaths:

The Roding Fund Reserve money will be spent on upgrading high priority Twizel footpaths. This work is to start as soon as possible and be completed within the current financial year.

MACKENZIE DISTRICT COUNCIL

REPORT TO: TWIZEL COMMUNITY BOARD
SUBJECT: COUNCIL STRATEGIC WORKSHOP
MEETING DATE: 10 MARCH 2014
REF:
FROM: WAYNE BARNETT, CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

To notify the Community Board of the strategic directions identified by Council during the workshop held on 28 January 2014.

To provide a forum for discussion of strategic matters by the Community Board.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That the Community Board endorse the strategic workshop objectives as it sees fit.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

Strategic Workshop Summary - 28 January 2014.

BACKGROUND:

On 28 January 2014 the full Council took part in a facilitated strategic workshop at the Tekapo Community Centre.

The purpose of the workshop was to enable members to stand back from current issues of Council and consider wider objectives.

It is intended that the ideas generated at the workshop will be used to frame high level objectives so stakeholders can understand Council's drivers and staff can implement the agreed directions.

The attached summary sheet sets out Council's vision, supporting goals and implementation actions.

CONCLUSION:

This paper has been provided to support a discussion between the Board and Council members. It is hoped that this will enable development of wider understanding and support for Council's objectives.

Mackenzie District Council

Strategic vision

To strengthen the resilience, personality and self-determination of the Mackenzie District.

- retaining diverse strong communities;
- growing and succeeding in the face of our challenges;
- working and living in balance with our iconic environment;
- caring for the essence of our identity and
- enhancing the welcome to and experience of our visitors.

Council Contribution to the vision

The role of the Council in achieving this vision is to provide a strong voice for the needs and interests of the Mackenzie, deliver effective and efficient services and to support and enable business and communities to thrive.

Goals

- 1. To develop a shared strong brand as the Mackenzie District.**
 - a. Resilient and sustainable
 - b. Shared and owned across our communities - speaking well of one another
 - c. Welcoming to guests in the district - everyone who visits takes a little of the Mackenzie to their hearts
- 2. To strengthen the District economy**
 - a. Actively support existing major economic activities of tourism and farming
 - b. Facilitate building the capability and innovation for existing business
 - c. Advocate for the provision of infrastructure e.g. broadband
- 3. To improve the leadership and advocacy role of the Council**
 - a. Strengthening the policy advice capability of the Council
 - b. Strengthening and building our partnerships and alliances
 - c. Leadership for the Mackenzie agreement
- 4. To maintain and strengthen the performance of the Council**
 - a. Managing risks
 - b. Maintain strong cost control
 - c. Investing in the District and the strategic direction

Actions

Council and partners capability

1. Review the capability and performance of the Council to ensure the Council is ready and able to increase its contribution to economic and environmental objectives
2. Test the readiness of existing providers of marketing and economic development services to respond to the new Council emphasis

Brand and advocacy

1. Promote the “one district” identity for the District. Strong communities working to sustain a strong District.
2. Identify the investment and actions required to advance the Mackenzie agreement – what by whom
3. Develop a council advocacy plan

Economic Development

1. Testing the projections of growth – demographic and economic for the Mackenzie
2. Develop an economic development plan for the district
3. Strengthen economic development alliances
4. Review investment policy

Aligned Council Plan

1. Prepare a discussion document to inform the long term plan conversation

First steps

- a. Strategy conversation at next council meeting
- b. Testing the strategic direction with community boards

MACKENZIE DISTRICT COUNCIL

REPORT TO: TWIZEL COMMUNITY BOARD
SUBJECT: ALKALINE ADJUSTMENT OF TWIZEL WATER
MEETING DATE: 10th MARCH 2014
REF: WAS 16/25
FROM: UTILITIES ENGINEER
ENDORSED BY: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

To advise the Twizel Community Board on the outcome of a report from Opus International Consultants Ltd as to the value in installing the necessary equipment to raise the pH of the Twizel water as part of the current upgrade works and the decision Council has taken on this matter.

STAFF RECOMMENDATIONS:

1. That the report be received.

ATTACHMENTS:

Opus International Consultancy Ltd

Twizel Water Alkalinity and pH Adjustment Report

Note - Technical discussion removed from the report

1 Introduction

This report discusses the advantages and disadvantages of adjusting the alkalinity and pH of the Twizel water as a means of preventing corrosion in the trunk mains, reticulation piping, and plumbing fittings. In particular would the life of the asbestos cement (AC) pipes be extended by adjusting the alkalinity and pH?

2 Background

The Twizel water is considered to be soft and therefore corrosive to pipes and fittings. There are a large number of asbestos cement (AC) pipes throughout the reticulation and the question of the need to adjust the pH and alkalinity as a means of extending the life of these pipes has been raised.

Testing of raw water parameters for the Twizel water appears to be very limited. However, the testing of a sample in July 2007 (see attached results) showed that the water had low pH and a low level of alkalinity. By calculation the water has a high level of carbon dioxide. These parameters confirm that the water is soft and likely to be highly corrosive.

3 Corrosion Indicators

There are a number of pipe corrosion indicators which can be used to assess the corrosion potential of a particular water. The most well-known is the Langelier Saturation Index (LSI) which compares the pH of the water with the pH at which the water is saturated with calcium carbonate.

At $LSI = 0$ the water is saturated. With $LSI < 0$ the water is potentially corrosive and with $LSI > 0$ the water has the potential to form scale. As the LSI becomes more negative the water moves from being potentially aggressive, to moderately, and then highly aggressive. With $LSI > 0$ the water is considered to be non-aggressive.

The Langelier Saturation Index needs to be used with care on soft New Zealand waters as its applicability has found to be wanting.

Other corrosion indicators are the Ryznar Stability Index and the Aggressivity Index. These indices relate pH and the saturation pH, or pH and levels of calcium and alkalinity.

4 Other Considerations

In addition to adjusting the pH and alkalinity to reduce corrosion of pipes and fittings other aspects such as chlorination, corrosion of copper hot water cylinders, and scaling of heating elements need to be considered.

As the pH of the water increases, the effectiveness of chlorine disinfection decreases. Above $pH = 8$ the quantity of chlorine added must be increased in order to maintain the effectiveness achieved at $pH = 8$.

Soft waters have been implicated in the rapid pin-hole corrosion of copper hot water cylinders. Water chemistry parameters that indicate that such corrosion should be unlikely

are:

Water pH in the range 7.8 to 8.3, along with

Water alkalinity in the range 50 to 100 g/m³.

There are other necessary parameters conditions as well but the above conditions are the main ones related to pipe corrosion.

Scaling of heating elements is possible if alkalinity/pH correction is undertaken. This is because the calcium levels needed to achieve the required corrosion protection for pipes can cause scaling when the water is heated.

5 Dosing the Water with Alkali Chemicals

5.1 Hydrated lime, Ca(OH)₂, (Lime)

Hydrated lime, Ca(OH)₂, is the lowest material cost alkali chemical for adjusting alkalinity and pH, but has a number of issues in its use. It is a very messy chemical to handle and dose and the dosing lines are prone to blockage unless particular measures are taken to prevent this from happening.

5.2 Sodium Hydroxide, NaOH, (Caustic Soda)

Caustic soda has good ability to remove carbon dioxide from water and increase alkalinity concurrently, but it does not add any calcium to the water. It can also create large changes in pH for small changes in dosing.

5.3 Sodium Carbonate, Na₂CO₃, (Soda Ash)

Soda ash produces moderate changes in pH and alkalinity when dosed. It does not add any calcium to the water. Soda ash doses need to be larger than for lime and caustic soda in order to make significant changes to the pH and alkalinity.

6 Discussion

While adjusting the alkalinity and pH of the water is primarily to reduce or prevent corrosion of pipes and fittings in the reticulation system, such action can also assist in preventing pin-hole corrosion in copper hot water cylinders. However, any alkali dosing should be carried out with caution.

Councils around New Zealand have had to defend accusations from irate consumers about the Council's water causing copper hot water cylinder corrosion, when a spate of failures has occurred. Such accusations attract media attention and although it is very unlikely that the water is the sole cause, it creates a lot of work for Council staff. It does appear that changes in water chemistry do increase the propensity for pin-hole corrosion to occur in copper. Therefore any changes to a water supply should be made carefully. If alkalinity and pH changes are to be made then it is essential that the treated water meets the requirements for good copper performance.

Opus carried out an AC pipe assessment in 2009 on an AC pipe from Twizel. This showed that the pipes are low pressure; therefore thin walled, and so they have a limited remaining life. When the cost and inconvenience of dosing alkali chemicals, along with the problems of hot water cylinder element and jug scaling issues, are considered, then it would be better to put that money towards replacing the pipes.

If no adjustment of alkalinity and pH is carried out then the plumbosolvency of the water will have to be considered. Plumbosolvency is the tendency for a water to dissolve small amounts of metals that it comes into contact with. Plumbosolvency is widespread

throughout New Zealand because the soft waters contain very low levels of calcium and magnesium salts which buffer the water.

The traces of heavy metals which result from extended water contact with the plumbing fittings are a health concern. The Ministry of Health has recognised that the most cost effective way of minimising exposure to heavy metals is for consumers to flush a small volume of water from the tap before drawing water for drinking, cooking, or oral hygiene.

To comply with the New Zealand Drinking Water Standards a water supply authority with plumbosolvent water must provide their consumers with advice about the steps to take to avoid having high heavy metal levels in the water that they use. Advising consumers six-monthly is considered an adequate frequency in order to comply with the Standards.

6 Conclusions

Adjusting the alkalinity and pH of the Twizel water as a means of preventing corrosion in the AC pipes has the disadvantages of cost and inconvenience of dosing chemicals, along with the probable problems of hot water cylinder element and jug scaling issues.

The AC pipes in Twizel are low pressure rated; therefore thin walled, and so have a limited remaining life. (Replacement will be due 2020-2025).

Money which would be spent on adjusting alkalinity and pH would be better spent on replacing the AC pipes.

7 Recommendation

It is recommended that:

Mackenzie District Council does not adjust the alkalinity and pH of the Twizel water.

Mackenzie District Council continues to advise consumers six-monthly of the plumbosolvency issue with the Twizel water.

Murray Petrie
Principle Environmental Engineer

BACKGROUND:

When Twizel township was first constructed, asbestos cement (AC) pipes were used for the main trunk water lines. As the services were only required to last 20 years, a lower class of pipe with thinner walls was also specified, ie the minimum pressure pipe that was needed.

Due the alkalinity of the water eating up the cement content of the pipe the pipe is softening from the inside and the thus the overall structural integrity is reducing and thus has a limited life.

One of the ways to extend the life of AC pipe, where the pH is low, is to correct it by the addition of chemicals as detailed in the Opus report.

ISSUES AND OPTIONS:

The issues and options have been well canvassed in the Opus report.

CONSIDERATIONS:**Legal Considerations:**

na

Financial Considerations:

To pH correct the Twizel water supply would have a financial cost, both Capital and operational. We have not costed this out as there is no benefit to extending the useful life of the existing AC pipes.

Other Considerations:

na

ASSESSMENTS OF OPTIONS:

The issues and options have been well canvassed in the Opus report.

CONCLUSION:

As detailed in the Opus report “*Adjusting the alkalinity and pH of the Twizel water as a means of preventing corrosion in the AC pipes has the disadvantages of cost and inconvenience of dosing chemicals, along with the probable problems of hot water cylinder element and jug scaling issues*” therefore staff recommended that Mackenzie District Council did not adjust the alkalinity and pH of the Twizel water.

The Assets and Services Committee accepted that recommendation and decided not to install pH correction equipment as part of the Twizel water supply upgrade.

MACKENZIE DISTRICT COUNCIL

REPORT TO: TWIZEL COMMUNITY BOARD
SUBJECT: TWIZEL YOUTH CENTRE
MEETING DATE: Monday 10th March
REF: WAS 4/4
FROM: GARTH NIXON COMMUNITY FACILITIES MANAGER

PURPOSE OF REPORT:

To consider results of building inspection of the Twizel Youth centre.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That the Twizel Community Board recommend to Council that building ownership be transferred to the Twizel Youth Centre or appropriate body, subject to the Youth Centre undertaking the necessary work detailed in the builder's report.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

Email from Rob Davis.

BACKGROUND:

The Community Board listened to a submission from the Twizel Youth Centre at their last meeting. The youth centre expressed a desire to eventually own the building. The Community Board have requested a building report to determine other work that needs to be undertaken to protect the building long term.

The insurance assessors have determined that the work will exceed the \$5,000 excess and Rob Davis has been commissioned by the insurers to undertake the remedial work to the ceiling.

POLICY STATUS:

N/A

SIGNIFICANCE OF DECISION:

Not consider to be significant under the significance policy

ISSUES & OPTIONS:

Options for the future include

1. Undertaking the necessary work and leasing the building to the Youth Centre.
2. Undertaking the necessary repairs and gifting the building to the Youth Centre.
3. Requiring the Youth Centre to undertake the necessary repairs and gift the building to the Youth Centre

CONSIDERATIONS:

The building has been leased to the Youth Centre for a number of years. As part of this lease they have been required to maintain it. The building report highlights a number of issues that need to be dealt with. These issues appear to have been overlooked by the Youth Centre.

The extent of this extra work has not been priced. Some work is handy man type work whilst other work will require tradespersons.

At the previous meeting the Youth Centre group indicated that they had some funds available. The community board could suggest that they contribute this to the work.

ASSESSMENT OF OPTIONS:

- Option 1. This would be further unbudgeted work to this building. In the past the youth centre has looked to the Community Board to contribute to the cost of the lease.
- Option 2. Similar to the above but no financial return to the community.
- Option 3. If the Youth Centre undertake the necessary work this would show their commitment to the building and contribute to their feeling of ownership. By investing in the building they may look after it in the future.

CONCLUSION:

That the Twizel Community Board recommend to Council that the building ownership be transferred to the Twizel Youth Centre or appropriate body, subject to the youth centre undertaking the necessary work detailed in the report.

ATTACHMENT: EMAIL FROM ROB DAVIS

From: Rob and Angie Davis [<mailto:radbuilding@xtra.co.nz>]

Sent: Monday, 24 February 2014 9:14 p.m.

To: Angie Taylor

Subject: Youth Center maintenance work needed

Gidday Garth,

I had a quick look round the Youth Center last evening and have compiled a list backed up with photos of work that needs tending to.

Decking.

- re-screw loose decking slates
- replace broken decking slates on west side
- replace 'fire-weakened' decking slates on east side.
- address broken /exposed corners of decking sub-structure - suggest a 'box-corner' arrangement .
- close in exposed decking sub structure on west side.

verandah facade/posts/rails

- without an invasive inspection at least half the lintels need replacement with four bays showing signs of serious rot and dangerous weaknesses present
- remove the wasp nest on the eastern side of the building - housed in the verandah facade above stairs
- at least six posts show signs of serious rot.
- steel brackets supporting posts need rust ground off and re-sealed
- two rails missing - broken edges need urgent attention to grind back to a safe state before main repair work is done - see photo
- down pipes need re-connecting.
- there are no soak pits for any down pipes other than the main rain head from center gutter upon roof - this rain head has a large hole in it.
- all guttering needs emptying of leaves and a 'gutter guard' needs employment here!
- one section of soffit is broken and could be replaced
- some support/intermediate posts for hand rail are not longer touching the deck and need packing and re-fixing so they might perform their intended tasking.

Chimney and roof vents

- one roof drain is redundant and can be removed.
- there is no vermin/bird proofing to chimney
- another roof vent has been broken off and either needs replacing or sealing over to prevent further egress of water

Roofing and guttering.

- some flashings need re-folding in order for these to work as designed.
- the 'guilty' rain gutter running the length of the roof could be replaced with another gutter that has return wings on each side - the current one does not and allows water to flow over the lip into the building

Cladding

- paint is only masking a tired fibre cement board. balls, boots and other heavy knocks will always break large sections of this cladding off leaving little options for repair. A 'band-sawn' ply and batten look is easy to maintain/repair and would with stand almost all the things kids could throw at it
- the heat pump need protection - perhaps something a little more grunt but on the same lines as the covers on the Blue Water hotel units.....

I realize its a hell of a list for a quick look and perhaps doesn't paint the best picture of a building that ultimately does have 'good bones'. however despite good bones someone perhaps needs to address the public safety issues first up, then look at the structural integrity second. the later will need a future look to be combined with it as what ever happens, the removal of the old facade to replace lintels will most certainly leave items in a state unfit to re-enstate.

thanks for the opportunity to have a look over the building

Rob Davis
RAD Building Ltd

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