

Minutes of an extraordinary meeting of the Gore District Council, held in the Council Chambers, 29 Bowler Avenue, Gore, on Monday 29 October 2018, at 5.07pm

Present His Worship the Mayor (Mr Tracy Hicks, JP), Crs Beale, Bolger, Davis (from 5.08pm), Gardyne, D Grant, P Grant, Highsted, Phillips, Reid, (from 5.25pm) and Sharp.

In Attendance The Chief Executive (Mr Stephen Parry), General Manager Regulatory and Planning (Mr Ian Davidson-Watts), General Manager Infrastructure (Mr Ramesh Sharma), 3 Waters Asset Manager (Mr Matt Bayliss), Parks and Recreation Manager (Mr Ian Soper), Planning Consultant (Mr Keith Hovell), HR/Administration Manager (Susan Jones), Communications-Marketing Manager (Sonia Gerken) and two members of the public in the gallery.

Apologies Crs Davis and Reid apologised for lateness and Cr Dickson for absence.

1. WATER TASKFORCE ACTION PLAN (SC2079)

A memo had been received from the Chief Executive following the experiences of the 2017-18 summer which had been hot, dry and long. With the previous summer and the potential impact of climate change, staff had been prompted to consider how the Council could better position itself for any challenges that the forthcoming summer might pose in regard to managing demand for water. Environment Southland had commissioned a report that addressed potential impacts of climate change on a range of catchments in the region. In regard to the Mataura catchment, preliminary indications were that it was gradually getting wetter and likely to be concentrated in winter and spring, followed by warmer, drier summers.

A copy of a Water Taskforce Plan had been circulated with the agenda. The plan sought to investigate and make meaningful improvements on multiple fronts covering infrastructure management, regulatory and policy, incentives or facilitation and public education. A communications plan had been devised including a monthly gardening column aimed at educating residents and helping them prepare for a dry summer and potential water restrictions.

Other proposals included:

- A manned display at the Gore A&P show focusing on water, water storage tanks, and green infrastructure;
- Visuals to be developed to show where Gore's water came from; and
- A fact sheet to be distributed to all ratepayers.

Other actions that the Council was taking included:

- Looking at making rainwater capture systems mandatory for new homes and businesses,
- Green infrastructure for all new builds to minimise the impact of rainfall on the wastewater networks,
- Reviewing water restrictions so they were more specific and relevant,
- Investigating the potential for additional water sources,
- Monitoring and fixing leaks in the network, and
- Investing \$12.8 million in water supply infrastructure over the next 10 years.

Cr P Grant asked how hot and dry the previous summer had been compared to previous years. It had not been the driest summer he had lived through farming wise. His Worship did not have the statistics but said they could be obtained. There had been a lot of focus on water across the region, not just the Gore District.

Cr D Grant thought the action plan looked good to him and he liked some of the ideas put forward.

In response to Cr Phillips asking whether the figure for infrastructure should be quoted publicly, the 3 Waters Manager confirmed a budget of \$12.8 million to be invested in water supply infrastructure had been included in the 2018-28 Long Term Plan.

RESOLVED on the motion of Cr D Grant, seconded by Cr Beale, THAT the report and the Water Taskforce Action Plan be received and endorsed.

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Cr Davis now attended the meeting from 5.08pm

2. GORE AND MATAURA RAW WATER SUPPLIES – RESILIENCE AND RELIABILITY INVESTIGATIONS (SC0647/SC0659)

A memo had been received from the 3 Waters Asset Manager advising that the Gore water supply currently struggled to meet demand during prolonged dry periods. Historically the peak summer demand had been managed through water restrictions and supplementary pumping from the Mataura River. It had been noted that climate change was predicted to increase the frequency of prolonged dry periods. In addition, restrictions on water take consents from the Mataura River were expected to tighten up in the future and regular pumping from the river was not seen as a preferred long-

term sustainable solution. Alternative water sources to improve the resilience and reliability of Gore and Mataura's water supply had been investigated.

His Worship reminded Cr Sharp that the Coopers Well site was located on his property and any comments he made needed to be made with that in mind.

Cr Gardyne wondered if there should have been bores drilled at Jacobstown. The 3 Waters Manager said the restriction for that occurring at the moment was the Hilbre Avenue water treatment plant. With the plan to put a pipeline across the river and centralise the water treatment plant, the Council could better utilise the bores at Jacobstown and further down the track there was potential to have more bores there. Currently however, the potential to maximise those bores was limited because of the lack of pipe across the river.

Cr Gardyne asked what the timeline for laying a pipe across the river was. The Manager thought it would be 2-3 years.

In response to Cr Phillips, the Manager said whether a new Coopers bore could cope was unknown. The test drilling undertaken suggested that if the bore had been in place last summer, then the water supply would have been more than satisfactory. Until the staff fully understood the aquifer with the deeper well, it would not be known.

In response to Cr P Grant asking what the lowest river flow had been the previous summer, the Manager said it was 12 cumecs. Cr P Grant recalled in 1973 it had been 8 cumecs. The Manager said river flow was a first step in proving reliability, but it was not a final solution. Another benefit of drilling another bore at Coopers was if a pump failed. Cr P Grant said it would worry him if the river flow got to as low as 6 or 8 cumecs.

Cr Highsted thought \$235,000 was a good investment. It was not money that would be lost. It would provide a deeper well and be a good asset for the Council in the long term.

Cr Reid attended from 5.25pm

Cr Sharp said he had written some notes and said he would not take water from Coopers Well as it would risk over-pumping. Existing wells going dry was common in the Knapdale area. There were 13 obsolete wells on his property. Cr Sharp said his farm would dry up and the Council would have to supply him with water. A Council employee rung him late the previous week advising that it was thinking about a water source about 15 metres from the well head. That made sense to him as it was clean water and not Knapdale water. The Council would be over pumping from a finite resource – Coopers Well was not an infinite resource. Opus had told the Council several years ago to pump water from above Gore. He said his farm would dry up and water would have to be provided by the Council to him for his stock. He had thought

of a dam and Opus said it could be viable, but would be expensive. He quoted from condition 9 of the resource consent and asked if the Council had investigated that.

Cr Sharp said his farm had an arrangement with the Council for water but the rest of Knapdale did not. He said the effects of a lower water table had not been taken into account. His Worship expected that Environment Southland would take into account any effects from a new bore.

In response to His Worship, Cr Sharp said the Council staff member had agreed with him as a result of the designation process about supplying his farm with water in the event of Coopers Well. The Chief Executive could not recall the exact terms. His Worship said he would be staggered that Environment Southland would allow a consent that would detrimentally affect other neighbours. He reminded Cr Sharp about his conflict of interest and the Coopers Well. Cr Sharp said he was looking after the interests of Knapdale ratepayers. His Worship reminded him that he and all other Councillors had the interests of all ratepayers.

Cr Beale said he was not aware that the technology was available that could reveal water sources under the ground. There had already been a number of other bores drilled.

Cr Highsted asked Cr Sharp what the consented take from Coopers Well was. The Manager said the consent allowed 5000m³ per day. The peak demand was about 3000m³ per day. Cr Highsted said Environment Southland had already considered that impact when dealing with the resource consent application.

Cr Davis asked what the cost of pumping water from the river was. It would have to be less than \$235,000 proposed cost of a new bore. The Manager said the cost of pumping would be negligible. It was about ensuring the resilience of the well and avoiding the need to have to pump from the river as much as possible. The water quality from the well was better than that from the river. Cr Davis asked if there had been any thought given to an alternative to spending \$235,000. Cr Gardyne said it had cost about \$60,000 to put the pipeline across the river when the Pyramid Bridge was washed away.

Cr Bolger believed there were sufficient checks and balances in place with a new bore at Coopers Well. The Council would get to a stage of not knowing how it may work until it was drilled. If the effects were adverse there would be conditions that it would have to stop. He thought it was a good option to consider. Cr Sharp's concerns about the wider community would be considered through the consenting process.

Cr Davis would like to see a further report looking into the possibility of drilling at Jacobstown and putting a pipe across the river. She would like to know what it would cost to extend Jacobstown where there was more water. Cr Phillips said the water treatment at Jacobstown had not been upgraded sufficiently and there were manganese issues there also.

The Manager said the staff would need to ascertain how it could work. It could be significant and a similar amount of money may need to be spent drilling the new bore. That infrastructure would need to be abandoned when the infrastructure went across the river. Drilling a new bore at Coopers meant the well was permanent infrastructure and could maximise the potential of both well fields.

Cr Sharp referred to the conversation he had with a Council staff member who had mentioned a well about 15 metres from the river, however, that had not been mentioned in the report. The Manager said being that close to the river meant it would be directly linked to the river. It was an idea at the moment and the potential of it needed to be worked through as well as the consenting requirements from Environment Southland.

Cr Phillips asked about the Matura water supply and the steps to be taken that had been outlined in the Long Term Plan. He would like to see the Council also looking for an additional water source in Matura.

Cr Highsted moved THAT the report be received,

AND THAT an internal loan of \$235,000 be raised from wastewater and stormwater activities reserves to fund the installation of a new bore at Coopers Well field, with this being repaid via an external loan against the water activity as part of the 2021-2031 Long Term Plan.

The motion was seconded by Cr Phillips.

The motion was put and it was carried.

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Cr Sharp voted against the motion and asked for his vote to be recorded.

3. UPDATE ON LEAK DETECTION AND RESOLUTION PROGRAMME (SC1472)

A report had been received from the 3 Waters Asset Manager updating the Council on the ongoing leak detection and resolution work that was being completed in the Gore and Matura water supply networks. Minimum flow testing of the Gore network had been completed in two stages in 2012 and 2016. It indicated that approximately 50% of Gore's water was being lost through excessive leakage.

Minimum night time flow testing had been completed on a large portion of the Matura network, however, that indicated that only 15% of Matura's water was being lost through excessive leakage.

Cr Beale asked if the flow meter had been installed in the area of Gore that may have used more water than other areas. The Manager advised it had not and there was a significant amount of work required for it to be installed. It would be reconsidered and funding had been allowed for the 2019-20 financial year. In the current financial

year, the flow meter at the Mataura treatment plant had been programmed for replacement.

Cr Reid asked if there would be a public information programme provided when the work was being undertaken. The Manager said that would be something to be factored in.

RESOLVED on the motion of Cr Beale, seconded by Cr Davis, THAT the report be received,

THAT the Council increase the proportion of the network being surveyed for leaks annually to 50%, with leaks, repairs and/or renewals being prioritised,

AND THAT the required additional \$25,000 per annum for increased leak detection work be included in the 2019/20 Annual Plan process.

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4. ENCOURAGING RAINWATER STORAGE (SC0647)

A report had been received from the Chief Executive advising that one of the components within the incentives/facilitation work stream contained in the Water Taskforce Action Plan, centred around the Council's role in encouraging or facilitating the installation of water storage tanks on existing properties. Mandatory rainwater storage tanks on new houses under construction was a new feature that had been incorporated into a revised Subdivision Land Use and Development Bylaw.

His Worship saw the Council as having a role as a facilitator in providing water tanks but did not think it should be a funder. Cr Beale thought there needed to be consultation with the community about tanks. There would be a variety of requirements.

Cr Highsted would like to see some modelling done around storage tanks but the Council needed to know what sort of savings could be forthcoming. Cr Phillips agreed and said looking outside the box, solar energy was something that could be considered in the future. Cr Sharp asked if staff knew about the Kapiti Coast storage requirements. The Planning Consultant said Kapiti was one Council that had storage tanks but there were also other options.

Cr Gardyne agreed the Council should support tanks being installed, but he did not agree with funding them. His Worship said there was a lot to learn and a lot of education required to promote water conservation. Water was a very valuable resource.

Cr Reid said there needed to be plenty of information go out to the public to inform them about the tank sizes etc.

Cr D Grant agreed with Cr Highsted and thought there were a lot of ratepayers who would be supportive of being able to install a rainwater storage tank. He supported the Council negotiating a bulk rate and passing the savings onto ratepayers. Cr P Grant was concerned about the Council negotiating bulk rates for tanks. There were plenty of businesses that sold tanks.

His Worship saw the Council acting as a facilitator. He thought the question to be asked was whether the Council went to the community to facilitate the issue or not. Cr Beale said it was a good idea, but thought suppliers would be reluctant to provide deals on tanks when the sizes and quantities were unknown.

Cr Bolger said water tanks were a great idea, but not to be funded by the Council.

Cr Davis asked what happened for those people who wished to retrofit a storage tank.

The Chief Executive took from the discussion that the Council was interested in facilitation and he would come back with a suggested engagement survey to ascertain the level of interest from the community.

The General Manager Regulatory and Planning clarified for Cr Davis that the item related to including storage tanks on existing properties.

The Council agreed that the Chief Executive would provide a report to a future meeting with a draft consultation document seeking input and feedback from the community for storage tanks on existing properties.

5. REVIEW OF WATER RESTRICTIONS REGIME (SC0647)

A report had been received from the Planning Consultant advising that the current four stage regime applying restrictions on the use of water by residents during periods of water shortages had been adopted by the Council in 2009 in response to conditions applying to the resource consent issued by Environment Southland in relation to the Coopers Wells water take. It was suggested that a modified approach was needed, to provide clarity to water users, while at the same time being more equitable across all community groups and not just residents. An amendment to the Water Supply Bylaw 2015 was proposed to achieve that.

The Council held five primary consents granting approval to take water for municipal supply. Only the Coopers Wells consent contained a condition that applied to demand management.

Cr Gardyne asked what the penalties were for breaching the Bylaw. The Consultant said with water there was growing acceptance that everyone was in it together. The Council did have the power to install water meters for repeat offenders. The Chief Executive said Bylaw breaches under the Local Government Act attracted a fine of up to \$25,000 and a daily fine for a continuing breach of \$1,000.

The Consultant said the restrictions would apply to both Gore and Mataura but they may not be the same level of restrictions at the same time. He added that when reviewing the restrictions regime, staff had reviewed other Councils processes and had included those that would be relevant to the Gore District.

RESOLVED on the motion of Cr P Grant, seconded by Cr Davis, THAT the Council approve the proposed amendments to the Water Supply Bylaw,

THAT the Council resolve to undertake public consultation on the proposed amendments to the Water Supply Bylaw 2015, using the special consultative procedure of the Local Government Act 2002,

THAT a sub-Committee comprising Crs Beale, D Grant and Dickson (with any other RMA qualified Councillor to be available for Cr Dickson should she be unavailable) be formed to consider and determine submissions to the Water Supply Bylaw 2015 prior to recommending formal adoption by the Council,

AND THAT the two minor errors in the Water Supply Bylaw 2015, referred to in the report, be corrected by the appropriate procedure.

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The meeting concluded at 6.30pm