

ORDER PAPER

ASSETS/INFRASTRUCTURE COMMITTEE MEETING

Date: Thursday, 11 July 2024
Time: 9.30am
Venue: Council Chamber
Rangitikei District Council
46 High Street
Marton

Chair: Cr Dave Wilson
Deputy Chair: Cr Richard Lambert
Membership: Cr Brian Carter
Cr Fi Dalgety
Cr Gill Duncan
Cr Greg Maughan
Cr Jeff Wong
Cr Simon Loudon
Cr Paul Sharland
HWTM Andy Watson

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Locations:	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <u>Marton</u> Head Office 46 High Street Marton </td> <td style="width: 50%; vertical-align: top;"> <u>Bulls</u> Bulls Information Centre Te Matapihi 4 Criterion Street Bulls </td> </tr> <tr> <td style="vertical-align: top;"> <u>Taihape</u> Taihape Information Centre 102 Hautapu Street (SH1) Taihape </td> <td></td> </tr> </table>	<u>Marton</u> Head Office 46 High Street Marton	<u>Bulls</u> Bulls Information Centre Te Matapihi 4 Criterion Street Bulls	<u>Taihape</u> Taihape Information Centre 102 Hautapu Street (SH1) Taihape	
<u>Marton</u> Head Office 46 High Street Marton	<u>Bulls</u> Bulls Information Centre Te Matapihi 4 Criterion Street Bulls				
<u>Taihape</u> Taihape Information Centre 102 Hautapu Street (SH1) Taihape					
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Notice is hereby given that an Assets/Infrastructure Committee Meeting of the Rangitīkei District Council will be held in the Council Chamber, Rangitīkei District Council, 46 High Street, Marton on Thursday, 11 July 2024 at 9.30am.

Order Of Business

1	Welcome / Prayer	4
2	Apologies	4
3	Public Forum	4
4	Conflict of Interest Declarations.....	4
5	Confirmation of Order of Business	4
6	Confirmation of Minutes	5
	6.1 Confirmation of Minutes	5
7	Follow-up Action Items from Previous Meetings	12
	7.1 Follow-up Action Items from Assets/Infrastructure Committee Meetings	12
8	Chair's Report	14
	8.1 Chair's Report - July 2024	14
9	Reports for Information.....	16
	9.1 Assets & Infrastructure Report - Period Ending May 2024	16
	9.2 Project Management Office Report – June 2024.....	35
10	Meeting Closed.	59

AGENDA

1 Welcome / Prayer

2 Apologies

3 Public Forum

4 Conflict of Interest Declarations

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of items on this agenda.

5 Confirmation of Order of Business

That, taking into account the explanation provided why the item is not on the meeting agenda and why the discussion of the item cannot be delayed until a subsequent meeting, [enter item number](#) be dealt as a late item at this meeting.

6 Confirmation of Minutes

6.1 Confirmation of Minutes

Author: Kezia Spence, Governance Advisor

1. Reason for Report

- 1.1 The minutes from **Assets/Infrastructure Committee Meeting held on 9 May 2024** are attached.

Attachments

1. **Assets/Infrastructure Committee Meeting - 9 May 2024**

Recommendation

That the minutes of Assets/Infrastructure Committee Meeting held on 9 May 2024 [**as amended/without amendment**] be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

MINUTES

UNCONFIRMED: ASSETS/INFRASTRUCTURE COMMITTEE MEETING

Date: Thursday, 9 May 2024
Time: 9.30am
Venue: Council Chamber
Rangitikei District Council
46 High Street
Marton

Present

- Cr Richard Lambert
- Cr Gill Duncan
- Cr Jeff Wong
- Cr Simon Loudon
- Cr Greg Maughan
- Cr Fi Dalgety
- HWTM Andy Watson

In attendance

- Mr Kevin Ross, Chief Executive
- Mr Arno Benadie, Chief Operating Officer
- Mrs Carol Gordon, Group Manager- Planning and Democracy
- Ms Gaylene Prince, Group Manager- Community
- Mr Dave Tombs, Group Manager- Corporate Services
- Mr Pieter Haasbroek, Project Manager
- Ms Kezia Spence, Governance Advisor
- Mr Steve Carne, Contractor

Order of Business

1 **Welcome / Prayer** 3

2 **Apologies** 3

3 **Public Forum** 3

4 **Conflict of Interest Declarations**..... 3

5 **Confirmation of Order of Business** 3

6 **Confirmation of Minutes** 3

7.1 Follow-up Action Items from Assets/Infrastructure Committee Meetings 3

7 **Chair’s Report** 4

8.1 Chair's Report - May 2024 4

8 **Reports for Information**..... 4

9.1 Assets & Infrastructure Report - Period Ending March 2024..... 4

9.2 Project Management Office Report – May 2024 5

ITEM 6.1 ATTACHMENT 1

Unconfirmed

1 Welcome / Prayer

Cr Lambert opened the meeting at 9.30am and Cr Duncan read the Council prayer.

2 Apologies

Resolved minute number **24/AIN/010**

Apologies received from Cr Wilson and Cr Carter.

HWTM A Watson/Cr G Maughan. Carried

3 Public Forum

There was no public forum.

4 Conflict of Interest Declarations

There were no conflicts of interest declared.

5 Confirmation of Order of Business

There was no change to the order of business.

6 Confirmation of Minutes

Resolved minute number **24/AIN/011**

That the minutes of Assets/Infrastructure Committee Meeting held on 15 February 2024 **without amendment** be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

Cr R Lambert/Cr G Duncan. Carried

7 Follow-up Actions

7.1 Follow-up Action Items from Assets/Infrastructure Committee Meetings

Cr Maughan left the meeting at 9.41am and returned at 9.49am.

Item 1- List of Slips

Mr Benadie clarified that the list of slips are updated based on Requests for Services (RFS) received and that if councillors have anything they would like to report or know of any slips to put this through as an RFS.

Item 2 Otara Bridge

Mr Benadie responded to questions that the expected completion date is the 16 May and if this changes then councillors and the community (via the website) will be advised.

Item 11-Pedestrian Crossings

Councillors discussed the idea of a pedestrian crossing in Bulls and that this has come up previously to Waka Kotahi. There was further discussion of a bypass of Bulls and this has gone to the Bulls Community Committee and they do not want this.

Resolved minute number 24/AIN/012

That the report 'Follow-up Action Items from Assets/Infrastructure Committee Meetings' be received.

Cr F Dalgety/Cr G Duncan. Carried

8 Chair's Report

8.1 Chair's Report - May 2024

Cr Lambert gave Mr Steve Carne the opportunity to introduce himself during this item. Mr Carne advised he is working for Council on an interim basis to support the PMO team.

Resolved minute number 24/AIN/013

That the Chair's Report – May 2024 be received.

Cr R Lambert/Cr G Maughan. Carried

9 Reports for Information

9.1 Assets & Infrastructure Report - Period Ending March 2024

Mr Benadie began this item by responding to the emailed questions from councillors and noted that he will send out an email with detailed answers.

Calico Line Walkway

The cost of moving the fence back will sit with Council and there have been no issues currently with this approach from property owners.

Shared Services Update

Mrs Gordon responded to questions on the transition from the Shared Services agreement and that this would only be impacting the roading and water services. The environmental health and animal control services are not part of this change. The roading and water services will come back in-house as of 01 July 2024.

Memorial Hall

Councillors discussed the parking behind memorial hall being resealed and that if this did not happen would this be a cost saving. Ms Prince clarified that this was added when the playground was put in due to a car parking being needed and is a turnaround space for trucks during the shearing sports. Councillors felt the need to revisit this item and check that this is required expense.

Roading

His Worship the Mayor requested the costs associated with traffic management as this would support his requests to LGNZ and to the Minister.

Water Compliance

Mr Benadie advised that the drinking water for the most part is compliant across the network, however the wastewater is not. The committee noted the challenges in wastewater and the consents currently in place.

Resolved minute number 24/AIN/014

That the Assets & Infrastructure Report - Period Ending March 2024 be received.

Cr F Dalgety/Cr J F Wong. Carried

9.2 Project Management Office Report – May 2024Marion Office Space

Mrs Gordon updated the committee that Mr Ganapathi has presented the draft Project Work Plan to ELT and this will be coming to the Council workshop on the 23rd May.

Putorino Landfill

His Worship the Mayor requested that the Putorino project be added back into this reporting until this is signed off from the Horizons Regional Council.

Marion Water Strategy

Mr Benadie updated the committee that work is progressing with this and that the comms to the community is important. Mr Benadie noted that the benefit of this work is to provide better water quality and will not impact the water pressure.

Resolved minute number 24/AIN/015

That the report 'Project Management Office Report - May 2024' be received.

Cr G Duncan/Cr S Loudon. Carried

The meeting closed at 11.11am

The minutes of this meeting were confirmed at the Assets/Infrastructure Committee held on 15 August 2024.

.....
Chairperson

Unconfirmed

7 Follow-up Action Items from Previous Meetings

7.1 Follow-up Action Items from Assets/Infrastructure Committee Meetings

Author: Kezia Spence, Governance Advisor

1. Reason for Report

1.1 On the list attached are items raised at previous Assets/Infrastructure Committee meetings. Items indicate who is responsible for follow up, and a brief status comment.

2. Decision Making Process

2.1 Staff have assessed the requirements of the Local Government Act 2002 in relation to this item and have concluded that, as this report is for information only, the decision-making provisions do not apply.

Attachments:

1. Follow-up Actions Register [↓](#)

Recommendation

That the report 'Follow-up Action Items from Assets/Infrastructure Committee Meetings' be received.

Current Follow-up Actions

Item	From Meeting Date	Details	Person Assigned	Status Comments	Status
1	16-May-24	investigate longer opening hours for Marton Transfer Station and potentially all transfer stations (came from an LTP submission)	Raj / Arno	This action is being looked at by Officers currently.	In progress
2	9-May-24	Roading programme - should be a regular update on this agenda, with timelines and progress etc	Arno Benadie	A verbal update will be provided to the July meeting and in future written reports will be provided. Roothing programme updates have been provided to past Council meetings.	In progress
3	9-May-24	Traffic Management Plans - can we have an indication of the costs for each project as LGNZ have requested it. From RA: Can we also have the procedures for this for A&I.	Arno Benadie	Due to the prioritisation of the integration of the Shared Services this task has been delayed.	In progress
4	9-May-24	Cobber Kain Ave, Memorial Hall and playground carpark, reseal - should this be delayed? What were the reasons for doing it in the first place?	Arno Benadie	Due to the prioritisation of the integration of the Shared Services this task has been delayed.	In progress
5	15-Feb-24	Investigate whether we can provide a list of slips. Status report on how slips are recorded and reported going forward - at the beginning of the financial year.	Arno Benadie	Due to the prioritisation of the integration of the Shared Services this task has been delayed.	In progress
6	12-Oct-23	That Council engage with Waka Kotahi over the Gretna corner Give Way as the give way sign has been removed and the markings are not clear and consider repainting the road markings clearly.	Arno Benadie	Council staff have passed on the request to Waka Kotahi. The assigned number is SR37514935. Contact was made by NZTA staff stating that this issue should have been resolved but were not sure. Officers have not heard further and will need to contact again.	In progress
7	12-Oct-23	That Council staff consult with the Taihape Community Board over the feasibility of disability parks in Taihape town and having better signage.	Arno Benadie	Council staff will add the repainting of the disability markings to the works programme of the road marking contractor.	In progress
8	12-Oct-23	That Council staff consult with the Taihape Community Board over the feasibility of low garden edging along the corners on Hautapu Street. There are issues with heavy rain and the bark and mulch flowing into gutters and drains	Arno Benadie	After further consultation with the TCB on this issue, Council staff have passed on the request to Waka Kotahi. The assigned number is SR37623007.	In progress
9	12-Oct-23	That Council staff consult with the Taihape Community Board over the feasibility of marae signage.	Arno Benadie	Council staff have passed on the request to Waka Kotahi. The assigned number is SR37626048. This is relation to Winiata Marae.	In progress
10	12-Oct-23	That Council engage with Waka Kotahi on traffic speed specifically for areas, Mataroa Rd extended to Bellis Park and the 70k from Jones Road to Bellis Park to 50km.	Arno Benadie	Council staff have passed on the request. Staff are communicating with Waka Kotahi staff who have asked for clarification of the request.	In progress
11	12-Oct-23	That Council engage with Waka Kotahi about the safety concerns for pedestrian crossings on Hautapu street- such as repainting the crossings, markings before and after the lanes to provide colour blocks, and keeping the vegetation trimmed to below 1.2m. The board would like Belisha beacons to all work.	Arno Benadie	Council staff have passed on the request to Waka Kotahi. The assigned number is SR37635947. Parks and Reserves staff have trimmed the vegetation.	In progress

8 Chair's Report

8.1 Chair's Report - July 2024

Author: Dave Wilson, Councillor

Welcome all

As reported during our June Council meeting Mayor Andy and I Travelled to Wellington for an Infrastructure conference hosted by LGNZ with a number of keynote speakers including current and past Government ministers as well as past Prime Minister, Bill English. All spoke well and all highlighted the challenges we all face with our country's aging infrastructure, the costs of which cannot continue to fall on rate payers, it is simply not sustainable.

Central Government is strongly signaling user pays models going forward and it remains uncertain how user pays charges will be applied.

A number of speakers talked about the need to understand asset condition, not just in the 3 water assets, which is the 'gift that keeps on giving', but equally so Roading, property and above ground assets, which all councils are struggling to, not only maintain, but to upgrade and make fit for 'future' purpose. Strong asset management plans are essential and must be funded accordingly --- knowledge of asset condition is critical to good planning and decision making.

With this in mind, Council has made the decision to bring a number of our assets management back in house, whilst I am in support these decisions, we must make sure we staff and fund to get the best outcomes for our district from these decisions.

Central Government is moving quickly with 'Local Water Done Well' regulations which will require robust conversations with our neighboring councils, these will need to continue with urgency, to ensure that future management and decisions have local focus and inputs.

We must also focus on the next stages of our roading procurement, which must be in place by July 2025.

I have asked for, and we have been given, timelines that need to be met to have this in place, as we are currently only operating on a NZTA approved 1 year extension, again this needs our focus.

Our New Marton water project, which follows the Marton Water Strategy developed in 2019, has meet the first stage with the completion of the new bore. Water flow capacity and water testing has now been completed which allows the next stage to be progressed, the re design of the treatment plant to manage the effective treatment of 'bore' water. Our Strategy is to have consistent water quality in terms of colour, taste and odour as well as to meet all regulatory and health requirements, now and into the future.

I note that the times lines in the strategy suggest a completion date of Dec 2024, however whist this is the target date for completion we need to be realistic to the possibility that the re-design and treatment upgrades required will need to be thoroughly tested to ensure the strategy purpose can be meet in terms of water quality and on-going treatment costs.

If this delays the project, whilst not ideal, it may be required to ensure a successfully, fit for purpose outcome for all of our residents, we need to be mindful that this is an issue that dates back more than 50 years, we must get this fixed once and for all!

It has been mentioned that our Capex program in our long-term plan is ambitious and it may well be, however all of the projects have a long-term view and we must continue to push on and to make the hard decisions, for the long-term future benefits of these projects to enable our district to grow and to be a district with quality Infrastructure, both below and above ground! These projects will never be any more costs effective than they are now!

Recommendation

That the Chair's Report – July 2024 be received.

9 Reports for Information

9.1 Assets & Infrastructure Report - Period Ending May 2024

Author: Arno Benadie, Chief Operating Officer

Authoriser: Arno Benadie, Chief Operating Officer

RDC ROADING REPORT: MAY 2024

1. EMERGENCY WORKS

The table below lists the remaining projects to be completed.

Location	Start	Finish	Comments
Turakina Valley Rd 2 RP16500 rock job	Jan 24	Aug 24	Underway: Byfords
Tiriraukawa Road package	Jan 24	June 24	Underway: Graham Civil
Mangahoe 12.950 Rock Armouring Repairs	Apr 24	May 24	Underway
Waiaruhe Rd RP7603 June 2022 Weather Event. Ongoing investigation	TBC	TBC	2024-25
Kaimatawi Rd RP2106 May 2023 Weather Event. Ongoing investigation	TBC	TBC	2024-25

2. MAINTENANCE

This work provides for the routine care of sealed pavements to maintain their structural integrity and serviceability.

3. RENEWALS

This work provides for non-routine planned periodic renewal of sealed and unsealed road pavements, drainage, and structures.

Reseals (35 km) are programmed, starting December 23 through to February 24. Complete.

Rehabilitation

The projects are listed in the table below.

Location	Start	Finish	Comments
Ruatangata Rd RP230-1020 Length 790m	Oct 23	Nov 23	Complete

Kensington Rd RP60-180 Length 120m	Jan 24	Jan 24	Complete
Kensington Rd RP6-26 Length 26m	Jan 24	Jan 24	Complete
Pukepapa Rd RP3260-4597 Length 1337m	May 24	Sept 24	Underway

Structural component replacement: This work provides for the renewal of components of, road bridges, retaining structures, guardrails, tunnels, stock access structures, cattle stops, footpaths on road structures, pedestrian over-bridges/underpasses.

Location	Start	Finish	Comments
Kensington Road – resurface bridge deck and reconstruction	Jan 24	Jan 24	Complete
Miscellaneous bridge protective repairs	July 23	May 24	Complete
Special Inspections/Assessments/Investigations	July 23	May 24	Complete
Minor Retaining wall reinstatements	July 23	May 24	Complete
Brandon Hall Road bridge protective coating Repair	2024-25	2024-25	Deferred
Otara Rd Bridge structural repairs	Nov 23	May 24	See notes below

Otara Bridge – Progress Update

Work to strengthen the Otara Bridge began in February this year. This has been a joint project between MDC and RDC. The strengthening work was completed on 16 May 2024. The topcoat of paint to the strengthening work commenced but has been postponed till October. This is because temperatures are now too low.

The central 22 vertical hangers need to be replaced. As a precaution the bridge is restricted to vehicles with a weight limit of 6 tonnes, at a speed of 10 km per hour, with one vehicle crossing at a time travelling central to the bridge.

The hangers are currently being manufactured. The hangers are programmed to be replaced between mid-July and mid-August.

4. ROAD IMPROVEMENTS

ITEM 9.1

This work category provides for improvements to or upgrading of existing roads within the existing or widened road reserve.

Road Improvements (LCLR): This work category provides for the construction / implementation of low-cost, low-risk improvements to the transport system.

Location	Start	Finish	Comments
Wanganui Rd/Williamsons Line RTB	Nov 23	Dec 23	Completed
Hawkestone Rd RP0.220-0.238	Jan 23	Jan 24	Complete
Taheke Rd Seal bridge approaches	Jan 24	Jan 24	Complete
Pohonui Rd Seal bridge approaches	Jan 24	Jan 24	Complete
Toe Toe Road. RP2.390 - 3.680 Seal widening to achieve consistent pavement widths and safe shoulders.	Jan 24	Feb 24	Complete
Koeke Road. RP4.680 - 4.850 Retreat.	Jan 24	Jan 24	Complete
Ruahine / Cage Road RP0.350 – 0.600. Retreat	Jan 23	May 24	Underway: Loaders
Turakina Valley 3 RP2050-3785 Otiwhiti	Feb 23	Jun 24	90% Complete
Turakina Valley 3 Hautawa RP2.990 - 3.000 Guardrail	Feb 23	Jun 24	Underway
Makirikiri Rd/ Goldings Line RP 2.217-2.617	June 23	Sep 23	Awarded to Loaders
Turakina Valley Road 2 / Mangatipona Rd Intersection. RP17.202-17.322 Retreat road away from unsafe corner at intersection.	2024-25	2024-25	

Moawhango Valley Rd RP10.751-10.764	2024-25	2024-25	
Waikakahi Rd Bridge guardrail RP0.278-0.310	2024-25	2024-25	
Wanganui Rd/Fernflats Rd RTB	2024-27	2024-27	
Parewanui Road RP3.500-4.100	2024-27	2024-27	<p>Improve curve geometry and widen road formation. The Design complete.</p> <p>Land entry agreements and resource consent is required. The Property Group has been briefed. Land entry negotiations are underway. When land entry has been secured a resource consent application will be submitted to Horizons. Construction is programmed for the 2024-2025 financial year.</p>
Ruanui Road RP0.936-1.478	2024-27	2024-27	<p>Improve geometry and widen the road formation. Design complete.</p> <p>Discussing with DOC regarding legalising the road. Resource Consent and Iwi consultation required.</p>
Spooners Hill Road Stage 1&2 RP10.990-11.775	2024-27	2024-27	<p>Safety Improvements. Investigation and Design underway</p> <p>Physical works in 24/27</p>
Taihape Napier Road 1 RP3.400 – 3.550	2024-27	2024-27	<p>Widen road opposite a previous underslip. Design underway.</p> <p>Construction 2024-27</p>
Nga Tawa Rd: Marumaru St Marton to Nga Tawa School	2024/27	2024/27	<p>Walking and cycling shared pathway. Design complete. Physical works included in 24/27 LTP</p>

ITEM 9.1

Resilience improvements: This work category provides for non-routine work to protect the following from damage.

Location	Start	Finish	Comments
Various locations. Multiplate and light weight culvert invert repair.	Jan 24	Jan 24	Complete
Mortons Road RP 0.010 – 0.041 Stabilise abutment to Puketoi bridge.	Feb 24	Feb 24	Complete
Various locations. Stream channel rock protection to bridges	Mar 24	Apr 24	Complete
Potaka Rd RP0.713-3.906 Culverts to protect slip areas Scope to be confirmed on site	Apr 24	Apr 24	Complete
Moawhango Valley Rd RP2.308-7.113	Mar 24	Jun 24	Underway

Road to Zero: This work category provides for the construction / implementation of high priority low-cost, low-risk improvements to the transport system.

Location	Start	Finish	Comments
Makirikiri Rd / Pukepapa Rd RIAWS.	Jan 24	Apr 24	Complete
Turakina Valley 3 Otiwhiti RP2.061 - 2.085 Guardrail	Jan 23	June 24	Underway

Footpath programme

1. Location	2. Start	3. Finish	4. Comments
5. Ingle Walkway Reinstatement	6. Dec 24	7. Dec 24	8. Complete

5. UNSUBSIDISED CONSTRUCTION

Urban unsubsidised construction

9. Location	10. Start	11. Finish	12. Comments
13. Cobber Kain Ave, Memorial Hall and playground carpark:	14. May 23	15. Sep 23	16. Stage 1 and part of stage 2 complete

Rural un-subsidised construction:

17. Location	18. Start	19. Finish	20. Comments
21. Industrial subdivision, between Makirikiri Road and Wings Line	22. TBC	23. TBC	24. Contingency funding for possible work in the road corridor associated with the Marton Hub Development

Un-subsidised Mitigation Sealing:


Location	Start	Finish	Comments
Mt Curl Road seal extension	Jan 24	Feb 24	Complete
Turakina Valley 2 Killawarra	Jan 24	Jan 24	Complete

Un-subsidised Footpath

Location	Start	Finish	Comments
Calico Line from 50/80km sign – Nga Tawa School	April 24	June 24	Survey and Design complete. Liaising with Land Owners started

ITEM 9.1

6. CONTRACTOR’S HEALTH AND SAFETY

 HIGGINS showing the way		RDC - ZERO HARM REPORTING											
LEAD INDICATORS		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Type	Explanation												
Drug and Alcohol Tests	LEAD: Total number of drug and alcohol tests completed in the period for pre-employment and random testing including Sub	4	4	5	4	4	3	4	5	4	1	4	
Positive Drug and Alcohol Tests	The total number of positive Drug and Alcohol test results in the period	0	0	0	0	0	0	0	0	0	1	0	
Site H&S Conversations	The total number of site H&S Conversations completed in the period by Contractors or site personnel	3	2	3	3	3	3	2	3	4	5	6	
Site Health and Safety Audits	The total number of site Health and Safety Audits completed in the period by the Contractors or site personnel	2	2	3	3	3	2	2	3	3	4	6	
Safety Briefing	The total number of Safety Briefings completed in the month including pre-starts, toolbox meetings, task talks, safety alert	2	2	3	2	3	3	3	3	3	5	5	
Near Miss (Close call)	The total number of Near Misses submitted in the month by the site team	0	0	0	0	0	0	0	0	0	0	0	
Traffic Management Inspection	Total number of audits completed by the designated Site Traffic Manager Supervisor (STMS) or other suitable qualified members	1	2	2	2	3	3	3	3	4	5	6	
Sub Contractor Review	Number of Sub Contract Reviews completed by the main Contractor in the period	1	2	2	2	3	3	3	3	4	2	0	
Stop Work Action	The number of occasions when work is suspended proactively due to a member of the site team identifying an area of safety	0	0	0	0	0	0	0	0	0	0	0	
Positive Reinforcement	The number of occasions the site team have been congratulated of a proactive action or safety milestone. The following are	2	2	3	4	3	3	3	4	4	2	5	
LAG INDICATORS		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Type	Explanation												
Fatal Injuries	Any incidents resulting the loss of life of a transport agency, contractor or Sub Contractor or member of the public on a work	0	0	0	0	0	0	0	0	0	0	0	
Notifiable Injuries	Any incident required under H&S Legislation to be reported to a Statutory Authority e.g. Worksafe NZ, ACC, Police etc	0	0	0	0	0	0	0	0	0	0	0	
Lost Time Injuries	Any work related injury or illness certified by a Medical Practitioner and compensable under worker compensation laws (e.g. ACC) that	0	0	0	0	0	0	0	0	0	0	0	
Medical Treatment Injuries	The Management and care of a patient to effect Medical Treatment or combat disease or disorder not including	0	0	0	0	0	0	0	0	0	0	0	
First Aid Injuries	Treatment administered by and within the qualifications of a trained first aid attendant or Occupational Health Nurse. The following	0	0	0	0	0	0	0	0	0	0	0	
Recordable Injuries	NO NOT COMPLETE	0	0	0	0	0	0	0	0	0	0	0	
Serious Environmental Incidents	Environmental controls absent or construction of a device is so poor that it is likely to or has led to failure leading to an uncontrolled	0	0	0	0	0	0	0	0	0	0	0	
Service Strikes	Contact with an above ground or buried service resulting in damage or potential damage to the service	0	0	0	0	0	0	0	0	0	0	0	
Property Damage	Contact with third party property resulting in damage	0	0	0	0	0	0	0	0	0	0	0	

7. FINANCIAL TRACKING

Work Category	Project Budget	Spend to Date	%
Emergency works and non-MOR programme maintenance			
EW - Cyclone Gabrielle February 2023 -	\$562,043	\$450,308	80%
EW - Cyclone Gabrielle February 2023 -	\$393,200	\$393,200	100%
EW - January 2023 event	\$1,167,477	\$522,900	45%
EW - November 2022	\$143,905	\$143,905	100%
EW - November 2022	\$197,825	\$197,825	100%
EW June 2022	\$368,939	\$368,939	100%
EW May 2022	\$453,609	\$424,511	94%
EW: May 2023	\$373,118	\$373,118	100%
EW: May 2023	\$160,564	\$160,564	100%
Emergency Works December 2021	\$538,370	\$479,268	89%
Total	\$5,314,293	\$3,514,538	66%
Subsidised Maintenance and Renewal			
Sealed pavement maintenance	\$1,438,049	\$1,763,940	123%
Unsealed pavement maintenance	\$460,386	\$758,705	165%
Routine drainage maintenance	\$988,386	\$949,302	96%
Structures maintenance	\$228,529	\$170,622	75%
Environmental maintenance	\$1,379,883	\$1,212,815	88%
Network service maintenance	\$424,754	\$441,836	104%
Network operations	\$924	\$0	0%
Cycle path maintenance	\$1,061	\$0	0%
Footpath maintenance	\$130,299	\$56,046	43%
Rail level crossing warning devices maintenance	\$23,347	\$32,480	139%
Minor events	\$126,666	\$184,569	146%
Network and asset management	\$1,204,105	\$721,771	60%
Unsealed road metalling	\$461,625	\$388,506	84%
Sealed road resurfacing	\$1,370,700	\$1,175,061	86%
Drainage renewals	\$764,694	\$916,907	120%
Sealed road pavement rehabilitation	\$1,204,105	\$631,587	52%
Structures component replacements	\$618,153	\$436,904	71%
Bridge and structures renewals	\$0	\$0	
Environmental renewals	\$0	\$0	

ITEM 9.1

Traffic services renewals	\$292,195	\$436,904	150%
Cycle path renewal	\$0	\$0	
Footpath renewal	\$240,982	\$60,735	25%
Total	\$11,358,843	\$10,338,690	91%
Subsidised Local Road improvements			
Low cost / low risk improvements 2021-24	\$3,619,324	\$3,619,243	100%
Mangaweka Bridge	\$38,223	\$1,866	5%
Total	\$3,657,547	\$3,621,109	99%
Road to Zero			
Road to Zero	\$302,831	\$215,487	71%
Subsidised Roading Total	\$20,788,467	\$17,844,777	86%

COMPLIANCE REPORT: MAY 2024

Non-Compliances:

Drinking Water Compliance:

Huntermville Urban pressure differential over filters needs investigating – rule T3.70

All other schemes compliant for Protozoa.

All Schemes met Bacterial compliance.

Wastewater Discharge Non-Compliance:

Taihape WWTP – Non-compliant for discharge volume for whole month (31days) as well as High Aluminium upstream of discharge.

Bulls WWTP – Non compliant for total suspended solids and E.coli in effluent.

Mangaweka – Non compliant for E.coli in effluent – due to UV unit not operating

Huntermville WWTP – Non compliant with discharge volume for 9 days. DRP & E.coli in effluent.

8. Water Supply

8.1 Water Supply Consent Compliance

Table 1 shows the compliance of each water supply scheme against consent conditions. Only those schemes for which Rangitikei District Council (RDC) is the consent holder have been shown.

RDC is authorised to abstract surface water and groundwater to provide water for eight water schemes. The associated limits for eight of these abstractions were complied with for the duration of February 2024 (see Table 1 for details).

Table 1: Consent Compliance Abstraction – Water Supply

Scheme	Compliance March 2024	Comments	Actions
Marion	Compliant		No action required
Taihape	Compliant		No action required
Bulls	Compliant		No action required
Mangaweka	Compliant		No action required
Ratana	Compliant		No action required
Erehon Rural	Not recording	This is Horizons equipment	
Huntermville Rural	Compliant		No action required
Omatane Rural	Compliant		No action required

8.2 Drinking Water Quality Assurance Rules

Table 2 shows the compliance of each water supply scheme against the Drinking Quality Assurance Rules (DWQAR) (2022) Treatment Rules. Under new rules no bacterial testing is required at treatment plants that serve populations over 500. E.coli is monitored monthly at Mangaweka.

Table 2: DWQAR Compliance Treatment Rules

Scheme	Rule	Parameter	Limit	Compliance for May 2024
Bulls	T3.1	Continuous monitoring		
	T3.2	C.t	15 min.mg/L	
	T3.3	FACE	>=0.2 Percent	
	T3.4	T10	5 mins	
	T3.5	Turbidity	NTU<1.0 (95%)	
	T3.6	Turbidity	>2 NTU for 15 mins	
	T3.31	Turbidity	0.15 NTU(5%)	
	T3.32	Turbidity	>0.5 NTU for 15 mins	
	T3.33	Continuous Monitoring		
	T3.85	Flow	within 95%	
	T3.86	UV Dose	40 (95%)	
	T3.87	UV Dose	40 (95%)	
	T3.88	Turbidity	>5 NTU for 15 mins	
	T3.91	Continuous Monitoring	UVT	

ITEM 9.1

Scheme	Rule	Parameter	Limit	Compliance for May 2024
Huntermville	T3.1	Continuous Monitoring		
	T3.2	C.t	15 min.mg/L	
	T3.3	FACE	>=0.2 Percent	
	T3.4	T10	5 mins	
	T3.5	Turbidity	NTU<1.0 (95%)	
	T3.6	Turbidity	>2 NTU for 15 mins	
	T3.43	Turbidity	0.15 NTU (5%)	
	T3.44	Turbidity	>0.5 NTU for 15 mins	
	T3.45	Continuous Monitoring		
	T3.65	Turbidity	1 NTU (5%)	
	T3.66	Turbidity	1.0 NTU for 15 mins	
	T3.67	Turbidity	Filtrate NTU< Feed water NTU for 15 mins	
	T3.68	Flow Range		
	T3.69	DP	Within manufacturer’s recommendations	
	T3.70	DP (differential pressure)	Min DP> new DP	Most days
	T3.72	Continuous Monitoring		
	T3.85	Flow range	95%	
	T3.86	UV Dose	40 (95%)	
	T3.87	UV Dose	40 (95%)	
	T3.88	Turbidity	>5 NTU for 15 mins	
T3.91	Continuous Monitoring	UVT		
Mangaweka	T2.2	E.coli, total coliforms	<1	
	T2.9	Turbidity	< 5 NTU	
	T2.18	FAC	<0.5 mg/L	
	T2.20	pH	pH between 6.5 and 8	

Table 2: DWQAR Compliance Treatment Rules – continued

Scheme	Rule	Parameter	Limit	Compliance for May 2024
Marton	T3.1	Continuous monitoring		
	T3.2	C.t	15 min.mg/L	
	T3.3	FACE	>=0.2 Percent	
	T3.4	T10	5 mins	
	T3.5	Turbidity	NTU<1.0 (95%)	
	T3.6	Turbidity	>2 NTU for 15 mins	
	T3.39	Turbidity	>0.3 NTU (5%)	
	T3.40	Turbidity	> 0.5 NTU for 15 mins	
	T3.41	Continuous monitoring		
	T3.85	Flow range	95%	
	T3.86	UV Dose	40 (95%)	
	T3.87	UV Dose	40 (95%)	
	T3.88	Turbidity	>5 NTU for 15 mins	
	T3.91	Continuous Monitoring	UVT	
Ratana	T3.1	Continuous Monitoring		
	T3.2	C.t	15 min.mg/L	
	T3.3	FACE	>=0.2 Percent	
	T3.4	T10	5 mins	
	T3.5	Turbidity	NTU<1.0 (95%)	
	T3.6	Turbidity	>2 NTU for 15 mins	
Taihape	T3.1	Continuous Monitoring		
	T3.2	C.t	15 min.mg/L	
	T3.3	FACE	>=0.2 Percent	
	T3.4	T10	5 mins	
	T3.5	Turbidity	NTU<1.0 (95%)	
	T3.6	Turbidity	>2 NTU for 15 mins	

ITEM 9.1

ITEM 9.1

	T3.39	Turbidity	0.3 NTU (5%)	
	T3.40	Turbidity	0.5 NTU for 15 mins	
	T3.41	Continuous Monitoring		
	T3.85	Flow range	95%	
	T3.86	UV Dose	40 (95%)	
	T3.87	UV Dose	40 (95%)	
	T3.88	Turbidity	>5 NTU for 15 mins	
	T3.91	Continuous Monitoring	UVT	

Drinking water was safe to drink for the month of May 2024.

MDC Staff are managing digital reporting of DWQAR compliance to Taumata Arowai via Water Outlook. Large water supplies (population greater than 500) are reported monthly. Small water supplies have a 3 monthly reporting timeframe, the only Rangitikei District water supply of this size is Mangaweka.

Taumata Arowai has changed the water compliance reporting year from 1 July to 30 June to the calendar year 1 January – 31 December.

Table 3: Distribution Zone Compliance 4.11.4 D3 Residual Disinfection, Disinfection By-product, and Plumbosolvent Metal Rules

Distribution zone name	Rule	Parameter	Limit	Compliance for May 2024
Bulls (BUL001)	D3.19	FAC	0.2 mg/L	
	D3.29	E.coli, Total coliforms	<1	
Hunterville (HUN001)	D3.19	FAC	0.2 mg/L	
	D3.29	E.coli, Total coliforms	<1	
Marton (MAR001)	D3.19	FAC	0.2 mg/L	
	D3.29	E.coli, Total coliforms	<1	
	D3.22	Disinfection by-products	various	
Ratana (RAT001)	D3.19	FAC	0.2 mg/L	
	D3.29	E.coli, Total coliforms	<1	
Taihape (TAI001)	D3.19	FAC	0.2 mg/L	
	D3.29	E.coli, Total coliforms	<1	

Table 4: Distribution Zone Compliance Section 4.8 D2 Distribution System Rules

Mangaweka (MAN001)	D2.1	E.coli, total coliforms	<1	
	D2.5	FAC	0.2 mg/L (80%)	

9. Wastewater

RDC have seven discharge consents, of which three were fully compliant for the duration of November 2023 (See below tables for details).

Table 3: Consent Compliance Legend – Wastewater Treatment Plants

	No sample
	Compliant
	Exceeding a limit due to upstream concentrations
	Non-Compliant

Marton WWTP Compliance

Month	Volume	Effluent	Environment	Comments
July				
August			NTU downstream	
September			scBOD, ammonia	
October				
November			ammonia	
December			Turbidity	
January			Turbidity	
February			Turbidity	
March			Turbidity	
April		TSS	BOD, Turbidity	
May				
June				

ITEM 9.1

ITEM 9.1

Taihape WWTP Compliance

Month	Volume	Effluent	Environment	Comments
July	31days		VSS Upstream	Non-compliant for discharge volume for whole month (31days) High Aluminium upstream
Aug	31 days		E.coli,DRP,Aluminium upstream	
September	14 days		Aluminium & DRP upstream	
October	31 days		Aluminium & DRP upstream	
November	30 days		Aluminium upstream, DRP	
December	20 days		Aluminium upstream	
January	31 days		DRP,E.coli	
February	25 days		Upstream Aluminium and E.coli	
March	31 Days		Upstream Aluminium	
April	30 days		E.coli and upstream aluminium	
May	31 days		Aluminium	
June				

Bulls WWTP Compliance

Month	Volume	Effluent	Environment	Comments
July	16 days			
August	22 days			
September	4 days	TSS		
October	17 days			
November				
December				
January				
February				
March		TSS and E.coli		
April				
May	20 days			
June				

Mangaweka WWTP Compliance

Month	Volume	Effluent	Environment	Comments
July		E.coli		Non-compliant for E.coli in effluent – due to UV unit not operating. New unit has been ordered.
Aug		E.coli		
September		E.coli		
October		E.coli		
November		E.coli		
December		E.coli		
January		E.coli		
February		E.coli		
March		E.coli		
April		E.coli		
May		E.coli		
June				

Huntermville WWTP Compliance

Month	Volume	Effluent	Environment	Comments
July	7 days	DRP & E.coli	Aluminium upstream	
Aug	21 days	DRP		
September	12 days	DRP & E.coli		
October	22 days	DRP	Aluminium upstream	
November	6 days	DRP & E.coli		
December	2 days	DRP & E.coli		
January	2 days	DRP		
February	9 days	DRP & E.coli		
March	9 days	DRP & E.coli		
April	8 days	DRP		
May	7 days	DRP		
June				

ITEM 9.1

Ratana WWTP Compliance

Month	Volume	Effluent	Environment	Comments
July	31 days			WSP are co-ordinating the reconsenting and treatment upgrade to ensure volume and effluent exceedances are addressed.
Aug	32 days			
September	16 days			
October	20 days			
November	11 days			
December				
January	Not working			
February				
March				
April				
May				
June				

Koitiata WWTP Compliance

Month	Volume	Effluent	Environment	Comments
July				
Aug				
September				
October				
November				
December				
January				
February				
March				
April				
May				
June				
July				

Recommendation

That the Assets & Infrastructure Report – Period Ending May 2024 be received.

9.2 Project Management Office Report – June 2024

Author: Carol Gordon, Group Manager - Democracy & Planning

Authoriser: Kevin Ross, Chief Executive

1. Reason for Report

- 1.1 This is a monthly report on progress on significant projects (based on budget) currently being delivered by Council's Project Management Office (PMO).

2. Notes for the Report

- 2.1 The colours in the attachment (Attachment 1) follow a traffic light system of **red**, **orange** and **green** to indicate health of the *overall project* as well as health in the categories: *H&S, Programme, Cost, Quality* and *Top 5 Risks*.

2.1.1 **Green – no / low concerns**

2.1.2 **Orange – some concerns**

2.1.3 **Red – significant concerns**

- 2.2 The top 5 risks are included in the report; further risks and their mitigations can be found in the work plan for each project. The risks are identified and are all actively managed by the PMO office, and the Project Manager assigned to the project. The risks get updated and new ones added when they have been identified. Any new risks that raise concerns will be brought back to Council as an update in the PMO report.

3. Key Highlights from Current Projects

Wastewater Projects

3.1 Marton to Bulls Wastewater Centralisation (Project Manager - Pieter Haasbroek)

3.1.1 A dedicated project group, in close collaboration with RDC, iwi, planners, and specialists, has been diligently working to formulate a comprehensive solution for the current situation. This collective effort is crucial in lodging consent with Horizon Regional Council.

3.1.2 The workshop held on 29 May 2024 went well and all parties provided input into options to solve the problem. Currently the team is busy formulating a longlist of options that will be shortened at the next workshop being held in August 2024.

3.1.3 Consent has been lodged with Horizons Regional Council regarding the two remaining stream crossings.

3.2 Rātana Wastewater Discharge to Land (Project Manager - Pieter Haasbroek)

3.2.1 No updates on Councils discharge and irrigation consent applications have been received from Horizons Regional Council, including the decision whether these applications will be fully notified or not. In May staff received confirmation that the Whanganui based manufacturer of the components needed for the treated wastewater transfer pipe, will honour their price estimate, provided Council commits to ordering this financial year. The Ministry for the Environment have provided an updated draft letter of agreement that will provide sufficient capital

to pay for these pipeline materials. The sale and purchase agreement for the additional 4ha needed, due to wetland offset area and storage pond, is close to final agreement. Comparison of the “depth to groundwater from ground level” for the ground water borehole measurements between June 2023 and June 2024 shows how extreme 2023 was for wet weather:

	23 June 2023	14 June 2024
Bore hole 1	2765mm	4150mm
Bore hole 2	1320mm	2720mm
Bore hole 3	370mm	1880mm
Bore hole 4	770mm	2040mm
Bore hole 5	1990mm	3175mm

3.3 Taihape Papakai Wastewater Pump Station (Project Manager - Pieter Haasbroek)

3.3.1 Final site cleanup and installation of security fencing are complete. Project completion documentation will be finalised by the end of June.

3.4 Taihape Wastewater Treatment Plant Membrane Upgrade (Project Manager - Pieter Haasbroek)

3.4.1 The new membranes have been successful in reducing the e-Coli count from over 24,000 in the pond, down to under 10 at the clarifier outlet. Our contractor Guaranteed Flow Systems Limited (GFS) has been monitoring the upgraded treatment plant and control systems since the membranes were commissioned and have identified a small number of renewals to valves and controls required. These are being carried out given they are critical to ensuring compliance with our discharge consents. There was a recent unauthorised discharge in May where one of these control systems had failed, and this was notified to Horizons Regional Council on a proactive no-surprises approach. One of the final steps to finalising the work by GFS is adding a new inlet screen at the pond, to help preserve the life of the new membranes. A hui has been planned for July to update hapu and iwi leaders.

Water Projects

3.5 Marton Water Strategy (Project Manager - Eswar Ganapathi)

3.5.1 The trial plant was delivered to site on 11 June 2024 and has since been commissioned. This plant should provide a clear picture of the expected outcomes from the new system, in terms of treatment efficacy and the volume and make-up of the waste stream. Staff are yet to get a response from PowerCo on their application for additional power. A technical consultant is required to design how the two bores will work together, including all piping design from the bores to the treatment plant. This appointment is yet to be confirmed. A demolition contractor is expected to be appointed soon. Staff are about 95% ready with the information required for the water take consent application. Staff are waiting for a meeting confirmation with iwi to reassure they are in favour of this consent application.

Community Facilities

3.6 Marton Offices and Library (Project Manager - Eswar Ganapathi)

The project work plan was approved by Council in May, without amendment. Land contamination investigations are expected to begin by end of June 2024. Archaeological survey works have commenced. Staff are working on a detailed timeline which shows the steps and timeframes of this project, including compiling a list of requirements. This timeline will be shared with elected members, staff and key stakeholders once it has been completed.

3.7 Taihape Grandstand (Project Manager - Eswar Ganapathi)

Council approved staff to proceed with further investigations. Staff engaged a peer review consultant to advise on the proposed seismic strengthening approach. As it turns out, the proposed approach is deemed experimental in nature with not much literature available around it. Not to mention the lack of available project references. Staff deem this approach to be high risk. As such, staff would like to engage the peer review consultant to work out a more reasonable approach. However, whatever approach we take, it will mean some design work to be carried out first. Staff would like to proceed with high level concept design/calculations in order to ascertain the extent of work and in turn the anticipated cost. When the decision to undertake work on the Grandstand comes before Council, all offers that have previously been presented to Council will be included in the report.

3.8 Taihape Town Hall and Library Redevelopment (Project Manager - Eswar Ganapathi)

A work plan is attached (Attachment 1) for Council's review and approval, refer to Recommendation 2.

The work plan outlines the project structure and Council are asked to appoint an elected member from the Northern Ward to be part of the governance representatives' group. A recommendation is included below – refer to Recommendation 3.

4. Miscellaneous

4.1 Scotts Ferry (Project Manager - Pieter Haasbroek)

4.1.1 Council completed a range of storm water upgrades at Scotts Ferry since 2019. The final project is the automation of the flood pump just upstream of the Scotts Ferry township. The original allowance in the current LTP was for the automation of a diesel engine to switch on and power the existing pump during flood events. In the April 2023 Council meeting, an alternative design was presented to Council for consideration. The alternative design proposed the use of an electric motor to turn the existing storm water pump at Scotts Ferry with an updated cost estimate. Council approved the alternative solution and increased budget.

4.1.2 After detailed investigations with the owner of the pump (a local farmer), it became clear that this will not be achievable due to the unique requirements of the pump that is designed to be used in farming applications and powered by a tractor or similar equipment. The most cost-effective way to resolve this is to revert back to making use of a tractor or similar to power the pump.

4.1.3 The original automation of the existing pump was to resolve two issues of concern with the existing procedures during flood events:

ITEM 9.2

- The operation of the pump is dependent on the local farmer using his own tractor and fuel to power the pump during flood events. There is a risk that either the farmer or his tractor might not be available during flood events.
- Access to the pump is dependent on the water level during any flood event. If the water is too deep the tractor cannot be connected to the pump. There is a risk that the water levels rise during the night and that the farmer is too late to be able to get to the pump.

4.1.4 We propose to purchase a tractor that will be dedicated to the operation of the pump. This has been discussed with the local Scotts Ferry fire fighting group and they support this initiative. A number of the firefighting team members will be trained to operate the tractor and the pump and will be responsible to connect the tractor to the pump during flood events.

4.1.5 We will add an early warning system to alert the firefighting team with enough time to connect the tractor to the pump.

4.1.6 All proposed equipment and training can be completed with existing approved budgets.

4.2 Taihape Hautapu Bridges (Project Manager – Pio Rowe)

4.2.1 Work undertaken during June to the beginning of July included preparation of the site for construction, which includes:

- Site tidy up around the foundations.
- Measuring of ropes for the bridges.
- Building steps and ramps
- Construction team is working with Engineers to test and compact loose soil around Bridge 1 (Old Powerhouse Swing Bridge).
- Construction of bridges will resume mid-July with assistance from the NZ Army.

Attachments:

1. **Taihape Town Hall Library Redevelopment Project Work Plan** [↓](#)
2. **Project Management Office Update - June 2024** [↓](#)

Recommendation 1

That the report 'Project Management Office Report - June 2024' be received.



Making this place home

Rangitikei District Council
Project · Work · Plan

Project Work Plan

Taihape Town Hall and Library
Redevelopment

Endorsement by Elected Members is sought for:

The Project Work Plan and its method; and that the project team proceeds to implementing the plan.

Project Work Plan Decision: ENDORSED by Council in DECEMBER 2023

Project Sponsor: Gaylene Prince
Project Manager: Eswar Ganapathi

Taihape Town Hall and Library Redevelopment

I. Version control

This document is a living document which will be reviewed regularly as part of the standard project management practice.

The table below outlines the versions and what areas were updated.

Version	Date	Extend of Review	Prepared by	Reviewed by
A	30/11/2023	Original draft	Eswar Ganapathi	Adina Foley
B	07/12/2023	Final draft for Council	Adina Foley	Adina Foley
C	28/05/2024	Procurement process updates	Eswar Ganapathi	Carol Gordon

II. Table of Contents

- I. Version control..... 2
- II. Table of Contents..... 2
- III. Detailed Project Scope Statement – What will the project do and not do? 3
- IV. Project Background..... 5
- V. Project Approach 6
- VI. Procurement approach 6
- VII. Project Constraints and Priority..... 11
- VIII. Council Resolutions..... 12
- IX. Stakeholders, Roles & Responsibilities 13
- X. Project Structure 15
- XI. Budget..... 16
- XII. Timeline 17
- XIII. Risks 18
- XIV. Communication Plan..... 18
- XV. Issues Log 18

Taihape Town Hall and Library Redevelopment

III. Detailed Project Scope Statement – What will the project do and not do?

PROJECT PURPOSE STATEMENT

To redevelop, renovate, optimise and earthquake strengthen the Taihape Town Hall and community facilities, maintaining the iconic historic look of the façade and the location.

PROJECT OBJECTIVES (in order of importance)

- 1) Earthquake strengthen and upgrade the town hall facilities
- 2) Improve the building to meet current structural, fire safety & accessibility code compliance
- 3) Enhance the overall public & staff user experience
- 4) Modify spaces to provide an inviting and flexible experience for a wide variety of facility uses
- 5) Provide meeting/conference facilities to make Taihape a business hub in the region
- 6) Reopen the civic heart of the town
- 7) To actively engage and work with Elected members, Iwi and Hapu, Stakeholders and the wider community to achieve the best outcome for the project within its defined limitations
- 8) To construct and implement the identified and necessary works in an efficient, cost-effective, reliable, and timely manner

PROJECT SCOPE – informed by public feedback workshop

Space	Scope item description	Recommendation by PMO
Investigation & Engagement	Investigate and document the condition of the existing town hall structure	In Scope
	Work with seismic strengthening specialist consultants/contractors to define the improvements required to bring the building to comply with a min. 67-80% NBS	In Scope
	Work closely with elected members and wider community confirming requirements for future proofing the facilities	In Scope
	Conduct separate workshops with community and staff to collect feedback on expected improvements	In Scope
	Identify and form a User Group which will act as the community representative during the design development stages	In Scope
	Ensure regular communication over the duration of the project with all stakeholders including staff, elected members, iwi, interested parties and the community	In Scope
Procurement & Construction	Identify, shortlist and procure design consultants and contractor/s	In Scope
	Ensure seamless handover to property and facilities team	In Scope

Taihape Town Hall and Library Redevelopment

	Manage the construction contract to ensure the project is effectively managed within agreed time, cost and quality parameters	In Scope
<u>General Building Requirements</u>	Building Code Compliance, especially for accessibility and fire safety	In Scope
	Strengthen the building to a minimum of 80%NBS	In Scope
	Power Upgrade if required	In Scope
	Efficient use of spaces with a desire to reduce costs where possible	In Scope
	Remove first floor to reduce complexity of redevelopment and saving costs (retain existing floor space by extending ground floor behind library)	In scope to be an option during design process
	Demolish and rebuild façade to look like it does now, to reduce complexity of redevelopment and saving costs	In scope to be an option during design process
	Efficient heating/ cooling for the whole facility	In Scope
	Flexible area access control	In Scope
	Alarm systems	In Scope
	CCTV system	In Scope
	Accessible parking	In Scope
	Adequate storage facilities in all areas	In Scope
	Good free Wi-Fi connection	In Scope
	Easy access to bathrooms from all areas	In Scope
<u>Auditorium/Main Hall</u>	separate entrance to hall for events outside of open hours	In Scope
	Display screens for presentations	In Scope
	Sound system	In Scope
	Good acoustics	In Scope
	Ability to divide the space into smaller spaces	In Scope
	Improved lighting	In Scope
	Tables and chairs for meetings, events	In Scope
	USB ports?	In Scope
	Pin boards?	In Scope
	Direct access to kitchen	In Scope
<u>Sports in the main hall</u>	basketball/badminton/netball/fitness classes	In Scope
	high ceiling	In Scope
<u>Stage</u>	changing rooms with mirrors, showers and bathrooms and direct access to stage	As they are at the moment, could be relocated if it suits the design
	Fly Tower for quick scene changes	To be checked with user group
	Curtains	In Scope
<u>Learning Hub/ Library / staff area</u>	Weather protection for entrance area	In Scope
	Printing facilities	In Scope
	Flexible shelving – book, cd, DVD, newspaper, games display	In Scope
	Space for activities	In Scope

Taihape Town Hall and Library Redevelopment

	Front desk library / information centre	In Scope
	Exterior books drop off outside of open hours	In Scope
	Open plan layout to oversee the whole library with minimal staff	In Scope
	More natural light	In Scope
	Staff office for 6 people	In Scope
	Separate small staff meeting room for confidential conversations	In Scope
	Separate staff bathroom	In Scope
	Separate staff small kitchenette / lunchroom	In Scope
	Spaces for 5 public computers	In Scope
Meeting rooms incl. chambers and business hub	Various sizes of meeting rooms (minimum 1x for 30 people, a few smaller ones)	In Scope
	Video conferencing facility	In Scope
	Projector & Screens	In Scope
	Water access	In Scope
	Whiteboards	In Scope
Other	Tables and chairs	In Scope
	dedicated youth space	In Scope
	outdoor deck/garden	optional

OUT-OF-SCOPE

- Streetscape around the facility
- Heritage improvements
- Complete demolition and rebuilt
- Landscaping
- Change of location
- climbing wall
- non-slip/sprung flooring
- score board
- Bar
- better use of shed area (more detail is required)

IV. Project Background

On 3 December 2021 Council received a series of Detailed Seismic Assessments for some of Council’s buildings. The Taihape Town Hall received a rating of 10% NBS, which is a Grade E and equates to a very high risk to life-safety more than 25 times the risk relative to a new building. The decision was made to close the building for move staff out of the facility with immediate effect.

As an interim measure, the library was relocated to the BNZ building at the intersection of Hautapu Street and Tui Street in Dec 2021. The library and the staff have been operating under less than ideal conditions for the past two years. There have been numerous cries from the public and staff to kickstart the redevelopment works and to move back into a space that they have built an emotional connection with over a very long time.



Making this place home

Taihape Town Hall and Library Redevelopment

Council included costs for the refurbishment of the Taihape Town hall within the 2021-31 LTP. Council approved the new budget of up to \$14million, broadly outlined as Option 1 in the key choices section of the annual plan 2023-24 consultation document. Council will receive \$1,883,000 from better off funding towards the project as offset to this budget. There are just two milestones specified for the BOF component of this project:

- Investigation and design with forecast completion by 31 December 2024 (for which \$250,000 of BOF has been allocated)
- Project commencement of potential refurbishment/new build with forecast completion by 31 December 2025 (for which \$1,633,000 has been allocated)
- The end date (specified in the Variation Agreement signed 7 July 2023) is 30 June 2027. This provides scope to extend the completion date noted above

V. Project Approach

A public feedback workshop was conducted by The Integral Group Limited (TIGL) on 3rd October 2023 in Taihape to gather valuable input with regards to the future requirements of the Town Hall and what the priorities are. A sizeable amount of the community turned up for the event and made it a worthwhile exercise. We have since reviewed and collated all feedback from the community into a report. It is to be noted that a section of the community was in favour of a complete new-build (with re-erecting the same iconic façade) if it can be achieved with lesser cost and far greater certainty than trying to repair and retain the existing façade.

We have also had a separate feedback session with the staff in Taihape. Feedback gathered from these two sessions have largely been used to gauge the expectations from the staff and community and further helped in formulating the scope document for the project which are outlined below.

The key functions required in the upgraded facility have been identified and broad requirements for each of these spaces have been defined.

There are two main areas to be considered:

- **Auditorium/Main Hall** – the requirements are formed keeping in mind that this space shall be used for a wide variety of uses broadly classified under Community Events, Family Events, Exhibitions, Community Hub, Council Events, various Clubs and Sports
- **Learning Hub / library / offices** – this space is used for a large variety of activities, including but not limited to library users, youth, computer access, Wi-Fi connection, information services, business users, group meetings, play groups, hobby groups etc.

A community user group has been formed by Council staff as a representation of the community groups that use the facility. The Council had to consider a mix of individuals including current and possible future users of the Hall and determine an appropriate size for the user group. The purpose of the user group will be to act as the voice of the community and facility users providing feedback during the design development phase around usability of the design. We expect their involvement to end when the design is completed. During the construction phase, progress updates at frequent intervals will be shared. Ultimately, the decision on design will rest with the Council.

VI. Procurement approach

A procurement strategy workshop was conducted in November 2023, to brainstorm and identify the best possible approach to selecting and engaging the required technical consultants and contractors for the project.

Taihape Town Hall and Library Redevelopment

The core parts of the procurement include:

- earthquake strengthening and structural construction
- design and professional services
- general construction and trades for the facility

Compared to a new-build on a greenspace, this project has a higher level of complexity such as unknown site/ground conditions, unknown structural conditions once work starts, reuse of existing layout, condition of electrical wiring, water, and wastewater pipe conditions, etc.

These challenges need to be carefully considered in our procurement approach. The RDC procurement policy's intent is to give a fair chance to companies in the market, to make sure council received best value for money, to allow for innovation and futureproofing in our design and to spend public money wisely.

The procurement policy allows staff to investigate innovative ways to approach the procurement of specialists and experts where there is a very limited options in the market and where the open tender process may not be the best approach to get good responses which are value for money.

The following are important considerations for a most efficient and practical engagement of the most suitable experts for the best possible project outcome:

- Specialist knowledge is required for the strengthening component of the scope
- There are no local commercial grade larger construction firms located in Taihape
- There are limited sub-contractors located in Taihape (e.g. plumbing, electrical, hydraulics etc.)
- The current market is still stretched, and a lot of construction and consultant companies are quite booked up which can result in poor tender responses
- A collaborative approach between design and construction results in more efficient construction and easier buildability, further can increase flexibility around changes when the work has started (e.g. when conditions of the current structure or the site are less optimal than expected)
- Early contractor involvement would also help to reduce risks for all parties involved and more accurate construction cost estimates

All the above considerations are crucial to reduce costs and shorten construction timeframes where possible.

A. Required Suppliers

- Professional Services:
 - o Seismic Strengthening Specialist
 - o Geo Tech Engineer
 - o Structural Engineer
 - o Mechanical Engineer
 - o Hydrological Engineer
 - o Lighting / Sound Engineer
 - o Independent QS
 - o Architect
 - o Fire Engineer
- Structural strengthening Expert
- Construction Contractor:
 - o Main Contractors
 - o Sub Trades:
 - Roofer
 - Carpenter
 - Plumber

Taihape Town Hall and Library Redevelopment

- Electrician
- Painters
- Ventilation & Heating

B. Early Contractor Involvement (ECI)

NZ Government Procurement shares the following guidelines around ECI:

<https://www.procurement.govt.nz/assets/procurement-property/documents/early-contractor-involvement-construction-procurement.pdf>

Early contractor involvement (ECI) is an approach to contracting that can complement either a traditional or novated design and build delivery model.

ECI can be used to gain early advice and involvement from a contractor into the buildability and optimisation of designs. It's suited to large, complex or high-risk projects because it affords an integrated team time to gain an early understanding of requirements, enabling robust risk management, innovation and public value.

ECI usually takes the form of a two-stage approach to tendering.

- First stage tender

The first stage tender documents should contain sufficient project information to enable tenderers to submit a tender response which will typically include:

- construction methodology, programme, and approach to the project including sub-contractor management and health and safety
- a response on how realistic the client's budget ceiling is and initial thoughts on achieving this
- identification of initial risks and opportunities for design and construction
- proposals for working with the design team to provide buildability, value engineering and supply chain input to the development of the design to achieve the budget ceiling specified for the project
- details of the proposed project team, both for the second stage tender process and during construction
- fixed preliminaries (site running costs) and fixed margin (covering off site overheads and profit)
- schedule of rates for common building elements (where there is sufficient information to develop this)
- pre-construction services fee for providing input to the design and tender services during the second stage tender process (unless specified by the client).

The first stage tender documents should provide early design information (e.g., concept or preliminary) and an indication of the client's budget limit. The documents should also include a pre-construction services agreement (PSA) detailing the services required to be provided by the contractor during the second stage tender, e.g., buildability, value engineering and supply chain advice, and input to the design and tendering services.

The PSA will usually state that contract award will be conditional upon:

- satisfactory performance of the contractor during the second stage tender
- the contractor providing full cost transparency to the client through an open book approach
- agreement of a contract sum that is acceptable to the client (in public value terms), is below the specified cost ceiling, and without qualification.

Where the specified conditions are not met, the PSA will typically provide the client with the right to

Taihape Town Hall and Library Redevelopment

go back out to the market for tender. This ensures that competitive tension is maintained throughout the tender process. Where the contractor is not awarded the contract, it will be paid for its services in accordance with the PSA, to avoid any potential disputes over intellectual property.

Following the evaluation of the first stage tender proposals, a preferred contractor is appointed through execution of the PSA to go forward to the second stage tender process.

- Second stage tender

The second stage tender will involve the contractor working with the design team to provide input to the design and develop its tender price on an open-book basis in line with the PSA. The second stage tender will conclude upon award of contract, or when the client notifies the contractor that it will not be awarding a contract due to certain conditions of the PSA not being met.

For a traditional delivery model, the client and contractor will jointly agree how the project is to be split into work packages. Once the design is complete for each package, the client and contractor will jointly tender each package to the market on an open-book basis. Once the client is satisfied that the packages represent public value and are within budget, the contractor is awarded the contract to proceed to build, typically based on a lump sum fixed price.

For novated design and build delivery models, the contract sum is essentially arrived at through a process of negotiation since the design will not be complete at the time of contract award. To ensure competitive tension, the process of negotiation is made on an open-book basis where the contractor's cost build-up for the project is fully transparent to the client's cost consultant. These costs can be subject to market testing to ensure that the total cost of the project represents public value. The contract may be awarded based on a lump sum fixed price where the client wants little or no involvement in the design process and is willing to accept the risk premium that comes with design and build. Clients that want to be involved in a more collaborative arrangement with the contractor and its design team during the design phase to share any savings made through innovation in design, may choose to adopt a guaranteed maximum price arrangement.

C. Design and Build Delivery Model

<https://www.procurement.govt.nz/assets/procurement-property/documents/design-and-build-delivery-model-construction-procurement.pdf>

In the design and build delivery model, the main contractor takes on the responsibility for both the design and construction.

The client develops the functional and technical performance requirements for a facility and this information is used in the tender process, to invite contractors to submit proposals for design and construction. Except for relatively simple, straightforward projects, design and build projects typically require a comprehensive set of requirements documents to ensure that the completed facility meets the client's expectations.

Benefits of integrated design and construction processes Design and build can provide certainty in cost, and cost benefits. Integration of the design and construction processes means value-for-money decisions can be optimised, since aspects of buildability will be key factors in design decisions. The design team can work with the contractor to consider the costs of constructing the range of proposed design solutions.

The contractor will also be able to bring their expertise, and that of the supply chain, to work with the design team in developing innovative design solutions that maximise project benefits. They may, for example, specify alternative products that meet the same performance requirements that the design team are looking to achieve, or source alternative products that have shorter lead times for delivery to speed up the programme.

Taihape Town Hall and Library Redevelopment

Speed of delivery

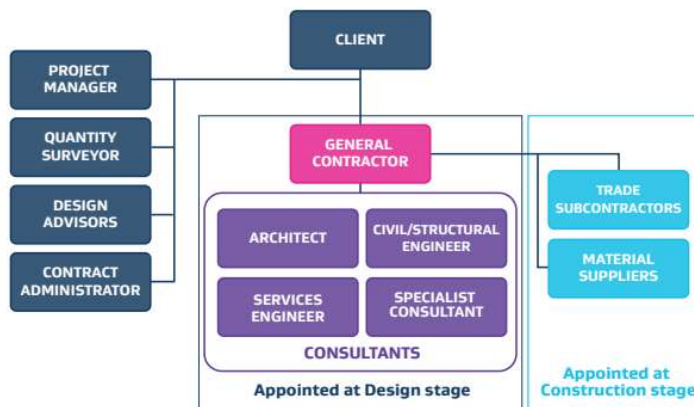
Design and build can enable an earlier on-site start date and an earlier completion date when compared to a traditional delivery model, through overlapping design and construction activities. However, compared to a traditional delivery model, extra time will be needed at tender stage. This includes sufficient time allowances for tenderers to prepare proposals for the design, and sufficient time allowances for the tender evaluation team to review and evaluate proposals, and to seek clarifications from tenderers.

Level of design information provided at time of tender

The level of design information provided to the contractor at the time of tender will influence the contractor’s

Design and build delivery model contractual relationships

This diagram shows a typical contractual arrangement for the design and build model.



ability to realise the benefits a design and build delivery model is intended to bring. Tendering near-completed designs is not good practice. It limits opportunities for innovation and is likely to result in significant risk pricing as the contractor seeks to cover its risks for taking on responsibility for a design developed by others. Clients that use the design and build delivery model in this way are primarily using it as a way of transferring most of the project risk to the contractor, while limiting the contractor’s scope to manage this.

D. Critical touch points with Council & Taihape user group

- Staff have prepared a tender evaluation report for Council consideration, which identifies a preferred vendor along with a reserve vendor.
- Staff shall proceed to enter into a contract with the vendor chosen by the Council, initially for the design development phase.
- Staff shall organize a design workshop with user group where the chosen vendor shall take feedback, which in addition to the agreed scope shall form part of the design concept development.
- Staff shall provide regular updates to Council & user group during the concept design stages.
- **Staff shall present the Concept design along with preliminary cost estimates, for Council endorse**
- If the contractor is unable to produce a design solution within budget, staff may choose to end

Taihape Town Hall and Library Redevelopment

- the process and enter into an agreement with the reserve vendor.
- Once the concept design is endorsed, staff shall then allow the contractor to proceed with detail design development.
- Staff shall continue to provide regular updates to Council and user group during this phase
- **The detail design once completed shall then be presented to the Council for endorsement along with detail cost estimates. In the event, the budget constraints aren't met, Council reserve the right to either re-evaluate scope, increase budget or shelve the project.**
- If endorsed, staff then proceed to enter into a construction contract with the contractor.
- Staff shall continue to provide periodic updates to Council.

VII. Project Constraints and Priority

The Theory of Constraints (TOC) was originally developed by Israeli businessman, Eliyahu M. Goldratt. The central idea is that there will always be at least one component in any system that will constrain or slow down processes. It is along the lines of the saying, "A chain is only as strong as its weakest link."

The three most common constraints are scope, time, and cost. Together, these three constraints are known as the Triple Constraint. One of these constraints cannot be changed without impacting the other two. So there needs to be a way to balance and prioritise these three.



Scope: The scope should be well documented and clearly communicate what will and won't be included in the final product to reduce scope creep.

Time: The timelines need to be realistic. To create a realistic schedule, it is essential to look at the resources available, team member skills, and the amount of time it took to do similar tasks in a past project.

Cost: Every project has a budget. It is an estimate what the project will cost by analysing previous projects. If resources and time are limited, the budget needs to be adjusted to avoid overages.

For every project, it must be defined whether scope, time, or cost is most important. Then the other two constraints need to be aligned. For example, if the deadline is the highest priority and can't be moved, then cost and scope need to be adjusted to reflect what can be accomplished within the time constraint.

For this work plan the focus is on the main three constraints, **scope, time & cost**. These must be prioritised and labelled with either of the following (each one can only be used once):

- Must Meet
- Within acceptable limits
- Optimise

Constraint	Priority	Description	Metrics
Cost	Must Meet (suggestion by PMO)	Council approved up to \$14million in the annual plan 2023-24 consultation. Council will receive \$1,883,000 from better off funding towards the project as offset to this budget.	Total project spend to be less than \$14,000,000, ideally significantly less

Taihape Town Hall and Library Redevelopment

Time	Within acceptable limits (suggestion by PMO)	Timelines mentioned in the Better-Off Funding to be met.	Design Completion by 31 Dec 2024 Project Completion by 30 June 2027
Scope	Optimise (suggestion by PMO)	Identified via feedback workshops	

Other constraints that can be considered:

Quality: The quality constraint is closely related to the Triple Constraint. Any change to scope, time, or cost might impact product quality. A change in quality expectations affects the project’s scope, time, and cost.

Risks: Every project comes with risks. To manage risks as a constraint, a range of responses to potential risks that customers and stakeholders will tolerate needs to be defined.

Benefits: The projected benefits help to justify costs, resources, scope, and time needed to complete the project.

VIII. Council Resolutions

The following Council resolutions have been made in relation to this project:

Resolved minute number 22/RDC/037	That considering the closure of the Taihape Town Hall due to an unfavourable seismic assessment, Council approves starting the Better Business Case analysis on the Taihape Town Hall Development in the 2021/22 financial year instead of waiting for year 4 as currently scheduled in the 2021-31 Long Term Plan. Cr C Raukawa/Cr G Duncan. Carried
Resolved minute number 22/RDC/069	That Council confirms that all three Northern Ward Councillors be appointed to assist the development of the Taihape Town Hall Development Business Case, using the Better Business Case model. HWTM/Cr G Duncan. Carried
Resolved minute number 23/RDC/076	That Council agree to reject the unsolicited offers to earthquake strengthen the Taihape Town Hall/Civic Centre and the Taihape Memorial Park Grandstand at this time. Cr D Wilson/Cr J Calkin. Carried
Resolved minute number 23/RDC/172	That Council approves the new budget for the Taihape town hall/civic centre, broadly outlined as option 1 in the key choices section of the consultation document, of up to \$14 million noting that Council is likely to receive \$1,883,000 for better off funding towards the project included in this budget. HWTM/Cr J F Wong. Carried
Resolved minute number 23/RDC/173	That Council directs staff to focus on the completion of this project ahead of the Marton civic centre and starts the design process as from 1st July 23 which is earlier than planned in the long term plan 2021-2031 HWTM/Cr S Loudon. Carried
Resolved minute number 23/RDC/173	That Council directs staff to focus on the completion of this project ahead of the Marton civic centre and starts the design process as from 1st July 23 which is earlier than planned in the long-term plan 2021-2031 HWTM/Cr S Loudon. Carried
Resolved minute number 23/RDC/174	That prior to preparing tender documents the council engages with key users of the Taihape Town Hall and civic centre to clarify community needs regarding the design. Cr G Duncan/Cr J F Wong. Carried

Taihape Town Hall and Library Redevelopment

Resolved minute number 23/RDC/175	<p>That the design process calls for tenders to provide for the following elements</p> <ul style="list-style-type: none"> I) Earthquake strengthening of the town hall civic centre II) To meet compliance issues for the strengthened building III) To provide for efficient heating IV) To meet current fire standards V) To provide for power upgrade VI) To consider users expectations re design <p>Tenders will be considered for all or individual elements of the design. HWTM/Cr G Duncan. Carried</p>
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IX. Stakeholders, Roles & Responsibilities

A. Stakeholder Register

Stakeholder	Influence (high / low)	Interest (high / low)	Requirements	Concerns	Strategies for Gaining Support
Elected Members RDC	H	H	<ul style="list-style-type: none"> ✓ Approve Budget and procurement ✓ Endorse Project Work Plan ✓ Receive updates on progress ✓ Decision making power 	<ul style="list-style-type: none"> ✓ Financial ✓ Regulatory Compliance ✓ Cultural ✓ Environmental ✓ Reputation 	<p>Regular updates on progress and next steps</p> <p>Seek advice and expert knowledge to overcome issues which might arise throughout the project.</p>
Rangitikei District Council	H	H	<ul style="list-style-type: none"> ✓ Compliance ✓ Consenting Authority 	<ul style="list-style-type: none"> ✓ Regulatory Responsibilities ✓ Building Code Compliance 	<p>Regular Updates</p> <p>Seek feedback on approach or planning</p>
RDC Property Team	H	H	<ul style="list-style-type: none"> ✓ Operation of Town Hall and Library 	<ul style="list-style-type: none"> ✓ Ease of operation ✓ Low maintenance ✓ Ability to manage the building with minimal staff 	<p>Seek input from operations for best outcome</p>
Community	H	H	<ul style="list-style-type: none"> ✓ Efficient outcome ✓ End user requirements 	<ul style="list-style-type: none"> ✓ Emotional connection ✓ Financial ✓ User friendly 	<p>Feedback discussion during design development and periodic updates during execution</p>
Media	L	L	<ul style="list-style-type: none"> ✓ Sensitivity around wastewater 	<ul style="list-style-type: none"> ✓ Cultural ✓ Environmental 	<p>Regular Updates</p>

Taihape Town Hall and Library Redevelopment

Town Hall User Group	H	H	✓ Seeking feedback on requirements from various groups ✓ Ongoing feedback to and from	✓ Useability of the spaces	Regular meetings Regular updates on progress
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B. Project Team

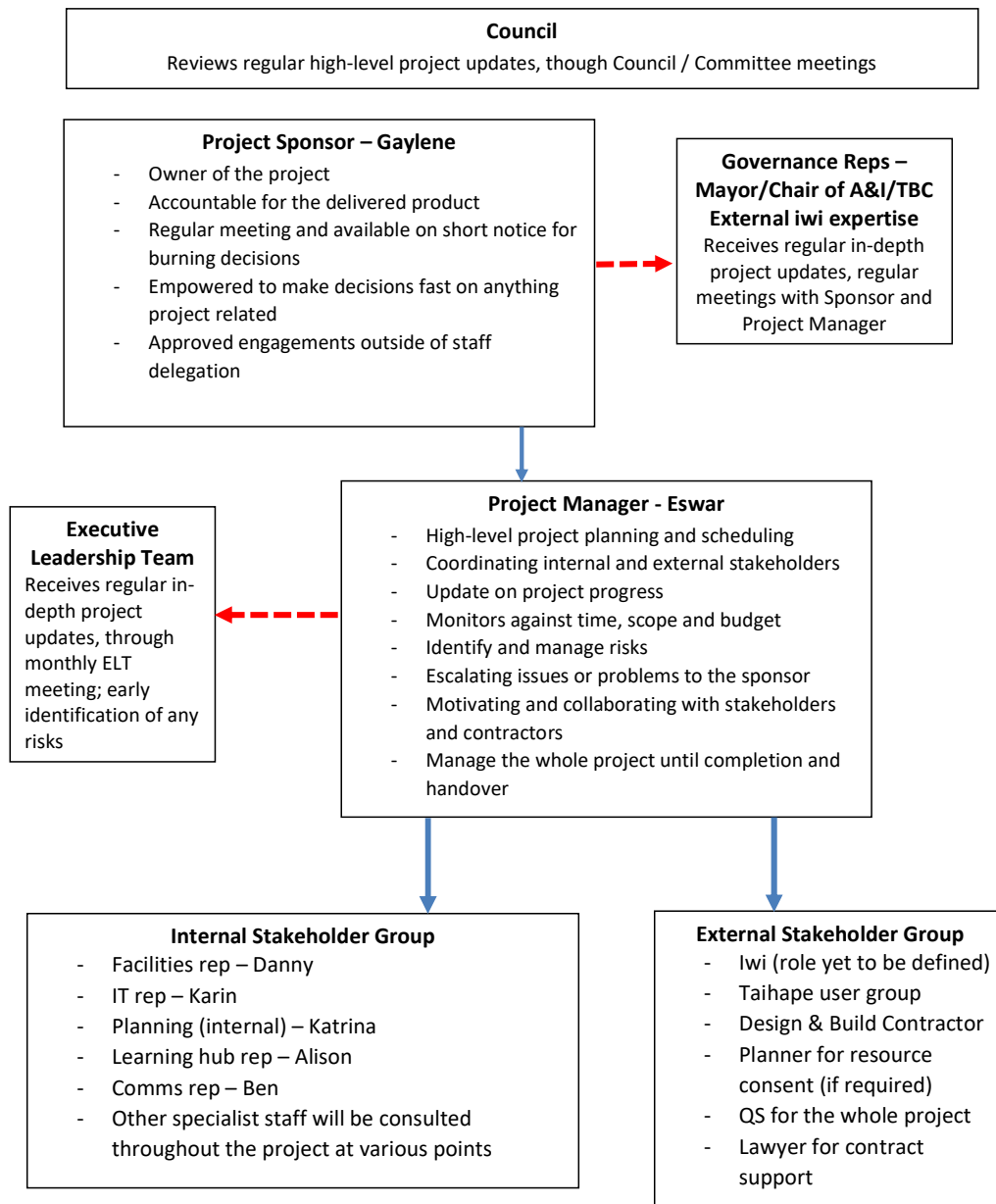
Name	Project Role (e.g. Sponsor, Project Manager, Designer etc.)	BAU Role
Gaylene Prince	Project Sponsor/ Internal client	Group Manager Community
Adina Foley	Project Director	Group Manager Capital Projects
Eswar Ganapathi	Project Manager	Senior Project Manager
Dianne Ritter	Project Assistance	Project Coordinator
Rhonda Morris	Communications	Communications Manager
TBC	Fire Engineering Expert	
TBC	Design Expert	
TBC	Construction Contractor(s)	
RDC operations Team	Final operational delivery	RDC operations Team (through shared Service)

C. Project Team Charter – How will the people working on the project work together? What are the protocols for decision-making, conflict resolution and meetings?

Who is client / customer for the project?
Council as an entity, Iwi, Community and other stakeholders with interest in the redevelopment of the Taihape Town Hall and Library.
Project Team Meeting Protocols
<ul style="list-style-type: none"> ✓ Weekly Project Team Meetings ✓ Monthly Project Control Group Meetings ✓ Monthly updates to council via PMO report ✓ Bi-monthly updates to the Assets and Infrastructure Committee via PMO report ✓ Project Manager to take actions and complete actions. ✓ Other meetings as required to enable the successful delivery of the project works.

Taihape Town Hall and Library Redevelopment

X. Project Structure



Taihape Town Hall and Library Redevelopment

XI. Budget

Item	Value	% Confidence in estimate
Funding		
Rangitikei District council	\$12,117,000	100%
Better Off Funding	\$1,883,000	100%
Total Funding	\$14,000,000	100%
Costs Estimates (will be more defined throughout the project)		

XII. Timeline

The overall program for the project is for all works to be completed and operational before December 2026.

Project Activities	Timing
Complete Project Work Plan	November 2023
Council endorsement	November 2023
Identify procurement strategy	January 2024 – February 2024
Tender Process	March 2024 – May 2024
Recommendation report to Council	June 2024
Design & Build Contractor Award	Jul 2024
Design Development (Includes engaging with user group)	Jul 2024 – May 2025
Building Consent	May 2025 – Jul 2025
Construction	Jul 2025 – Mar 2027
Handover to Property Team	Mar 2027 – May 2027

Taihape Town Hall and Library Redevelopment

XIII. Risks

Probability / Impact / Ranking rated as: **Low** | **Medium** | **High**

Risk Response: Accept | Transfer | Mitigate | Avoid

Risk	Probability	Impact	Ranking	Risk Response	Actions
Structural uncertainties of the façade due to unknown details of existing fabrication	High	High	High	Avoid	Demolish and re-build façade in light weigh material
Structural uncertainties of whole building	High	High	High	Mitigate	Early appointment of seismic strengthening & structural specialists
Cost overrun	Medium	High	High	Mitigate	Early structural investigations by specialists and adoption of solutions and methods which reduce complexity, focus on scope
Unrealistic expectations and suggested requirements	Medium	Medium	Medium	Mitigate	Manage user expectations through clear messaging and regular updates, avoid scope creep
First Floor area adding complexity and cost to earthquake strengthening, fire proofing and accessibility	High	High	High	Avoid	Remove first floor and extend ground floor behind library instead
Divide within user group with competing requirements	Low	Low	Low	Transfer	Focus largely on their individual area of expertise while providing feedback
Lack of local large scale construction expertise in Taihape	High	High	High	Mitigate	Early contractor involvement (ECI) model of procurement

Taihape Town Hall and Library Redevelopment

XIV. Communication Plan

Stakeholders	Updates on any developments
Key Messages (To Tell & Listen For)	<p>RDC acknowledge the work and feedback from the community for this project.</p> <p>RDC values the feedback from the community and will regularly engage with the user group that was put together by staff.</p> <p>RDC will redevelop the existing building, in the location where it is now, as efficiently as possible.</p> <p>Staff will be actively working on methods to reduce costs throughout the project.</p> <p>The building’s iconic look will be maintained by either restoring the façade or rebuilding the façade with the same look it has now.</p> <p>RDC acknowledges that currently having this significant building closed is challenging for the community and staff will work on the completion of the redevelopment, expediting it where possible.</p> <p>This project is a priority for RDC and has dedicated project support and a significant budget.</p>
Tone & Manner	<p>Professional</p> <p>Open to advice and collaboration with stakeholders</p>
Communication Method	Email, Phone, council reports, face to face, regular meetings
Actions	Completed with urgency
Responsible	Project Team

XV. Issue Log

Date	Issue	Action

Project Name	Project Summary	Project Lead	Est Start Date	Est Finish Date	Health/ Safety	Programme	Cost	Quality	Top 5 Risks	Project Budget	Actual Spend to date	Iwi Consultation	Key Tasks Completed	Next Steps (June Update)
Wastewater														
Marton to Bulls Wastewater Centralisation	The purpose of the project is to improve the current Marton and Bulls wastewater network to become efficient, effective, and reliable wastewater collection, treatment and disposal services in a culturally sensitive and environmentally responsible manner that meets evolving regulatory requirements and ongoing sustainable compliance. The Marton to Bulls wastewater centralisation scope includes the construction of a wastewater pipeline from Marton Wastewater Treatment Plant to Bulls Wastewater Treatment Plant, development of best practical option for the discharge, consenting, upgrades of the treatment plants at Marton and Bulls if required.	Pieter Haasbroek	Oct-20	Jun-28	No concerns to date	There is urgency around the delivery of the project. This project will span over numerous years due to its complexity.	The budget is \$25m, however it is not possible yet to put confident costs against all the components of the project. There is a general expectation that the project will cost more than the current budget. Further budget is included in the current Long Term Plan preparations.	No concerns to date.	1. Infringement notices, fines or Court Order by Horizons until project is completed due to slow progress 2. Unrealistic Expectations of what can be delivered 3. Budget not sufficient for scope 4. Land not available (if land discharge) 5. Long consenting periods & unrealistic consent conditions	\$25,000,000.00	\$12,008,101.66	Ongoing meetings set up with iwi. Iwi is a partner in this project.	Pipeline construction is mostly completed, except for three crossing which need to be designed, consented and implemented. Project Management delivered by PMO. Planner has been engaged. Consenting pathway and timeline endorsed by RDC and Horizons.	The project group, which is a collaboration between RDC, IWI, planner and specialists, is meeting regularly. Work is being continued on design for remaining three stream crossing for the pipeline. Foundations to be confirmed following major delays from the Geotech investigation and build cost to be determined in the next 3-4 months. Further specialists for the consenting pathway have been engaged. A workshop looking at the long list of options will be held in May which is an essential next steps for the consenting process.
Rātana Wastewater discharge to land	This project is a collaborative effort involving local iwi, RDC, HRC and the community of Rātana, and is partly funded (13.4%) by Ministry for the Environment (MfE). The project is to remove treated effluent from Lake Waipu and to dispose of it to land. The project started on 1 July 2018 with an agreement with the Ministry for the Environment (MfE) and has an estimated duration of 5 years. Construction will need to be completed by December 2024. The scope of this project includes purchase of land for disposing of treated wastewater (instead of discharge to Lake Waipu), the installation of irrigation equipment and an upgrade of the existing Rātana Pā wastewater treatment plant.	Blair King	Jul-18	Dec-24	No concerns to date	Construction will need to be completed by December 2024 which is not likely to be achievable since the consent is now awaiting Horizon's assessment.	The budget has been increased in September 2023. However the longer the consent approval takes the more likely are cost increases due to inflation.	No concerns to date.	1. Tight timeframe to complete project by December 2024. 2. Unknow if consent will be public or limited notification. 3. Unforeseen requirements/ consent conditions for RDC. 4. The approved budgets might not be sufficient to cover the full cost. 5. Funding by MfE is linked to milestones, if the project is delayed there is a chance of funding loss.	\$6,532,000.00	\$1,249,658.23	Regular meetings and updates via email / through hui. Iwi is on board with the project and its approach and supports the irrigation to land option.	Land has been found and purchased (an extra 4ha is in the process of being purchased). Resource consent has been lodged.	No updates on Councils Discharge and Irrigation consent applications have been received from Horizon Regional Council, including the decision whether these applications will be fully notified or not. Staff have received confirmation in May 2024 that the Whanganui based manufacturer of the components needed for the treated wastewater transfer pipe, will honour their price estimate provided if Council commits ordering this financial year. Ministry for the Environment have provided an updated draft letter of agreement that will provide sufficient capital to pay for these pipeline materials. The sale and purchase agreement for the additional 4 ha needed due to wetland offset area and storage pond is close to final agreement. Comparison of the "depth to groundwater from ground level" for the ground water borehole measurements between June 2023 and June 2024 shows how extreme 2023 was for wet weather.
Taihape/ Papakai wastewater pump station	Design and construction of a new wastewater pump station and rising main. Includes upgrade to power supply.	MDC	Jan-23	May-24	No concerns to date.	No concerns to date.	No concerns to date. Well within approved budget and a lot of the contingency is not spent or committed to date.	No concerns to date.	1. Delays due to bad weather or supply chain challenges. 2. Poor communication to residents affected by road closures.	\$6,358,184.18	\$4,642,690.95	Updates via email and irregular meetings.	Entire system is now operational with RDC operators in control. Commissioning on 16th April went well and there have been no unforeseen issues.	Final site tidy up and security fencing is in progress. Project completion documentation.
Taihape Wastewater Treatment Plant Membrane Replacement	The resource consent for the Taihape Wastewater Treatment Plant is still valid until 2027, but due to significant non-compliance on volume and quality, staff have started a small project to replace the existing membranes. There is a separate project ongoing determining the best consenting pathway.	Blair King / Pieter Haasbroek	Dec-23	May-24	No concerns to date.	No concerns to date.	No concerns to date.	No concerns to date.	No concerns to date. The work is mostly completed.	\$1,139,337.00	\$988,456.49	Irregular meetings and email updates with iwi.	Most of the work required for the Membrane replacement has been completed.	The new membranes have been successful in reducing the e-Coli count from over 24000 in the pond, down to under 10 at the clarifier outlet. Our contractor Guaranteed Flow Systems (GFS) Limited has been monitoring the upgraded treatment plant and control systems since the membranes were commissioned, and have identified a small number of renewals to valves and controls required. These are being carried out given they are critical to ensuring compliance with our discharge consents. There was a recent unauthorised discharge in May where one of these control systems had failed, and this was notified to Horizons as a proactive no-surprises. One of the final steps to finalising the work by GFS is adding a new inlet screen at the pond, to help preserve the life of the new membranes. A Hui has been planned for July to update Hapu and Iwi leaders. (Arno – do you want to provide an update on the I&I or Large Dam classification given these will likely come up as part of the Hui in July)

Project Name	Project Summary	Project Lead	Est Start Date	Est Finish Date	Health/ Safety	Programme	Cost	Quality	Top 5 Risks	Project Budget	Actual Spend to date	Iwi Consultation	Key Tasks Completed	Next Steps (June Update)
Wastewater														
Water (Drinking)														
Marlon Water Strategy	The Marlon Water Strategy has been developed with a new bore as its foundation to replace the current source for potable water for Marlon. It includes: - Construction of new raw water bore - Design of treatment plant refurbishment and consenting - Upgrades to existing treatment plant Once all the project is completed, Marlon will be provided with pleasant tasting and smelling potable water that meets the NZ Drinking Water Standards. Staff will look at options for the use of the dams once Marlon is drawing water from a bore. This will include looking at restoring flow to the Tutaenui Stream. All work is expected to be completed by the end of 2024.	Eswar Ganapathi	Jun-22	Dec-24	No concerns to date.	Completion is expected in late 2024 - mid 2025. Further scope components need to be specified before a final total project budget can be confirmed.	No concerns to date.	No concerns to date.	1. Long consenting periods & unrealistic consent conditions 2. Challenges in the engineering consulting market making it difficult to secure contract for design in a timely manner 3. Cost overrun due to market escalations 4. Water take restrictions imposed by consent 5. Complexities of the treatment process pushing out budget	\$11,000,000.00	\$2,098,634.26	Initial discussion held with iwi, who are supportive of this alternative water source. Waiting for	BORE only - Physical works complete, practical completion issued, and Assessment of Environmental Effects report received.	For the Bore component of the project MDC will issue a close out report by June 2024. Decision on bore casing storage/sale to be made. Stantec report is now finalised. Staff are working with a lawyer to prepare the contract agreement which is in the draft stages. A request for additional power has been lodged with PowerCo - awaiting a response. Electrical contractor has been engaged and the main switchboard has been ordered. Trial plant is now delivered and commissioned. Water samples will be tested regularly for system effectiveness. In addition, waste stream will also be tested to identify its make-up. Staff are in the process of engaging a design consultant to design how the two bores interact with each other along with the pump design for the new bore. Demolition contractor to be engaged on priority. Staff had their first meeting with Iwi on 16 May 2024. Staff are waiting for Iwi to confirm a meeting request sent to them. The consent application for water intake is expected to be launched by end of June 2024.
Storm Water														
Scotts Ferry Pump	Automation of existing stormwater pump at Amon drain, Scotts Ferry.	MDC / Pieter Haasbroek	Nov-20	unknow	No concerns to date	Slow progress, completion expected by May 2024.	No concerns to date	No concerns to date	1. Costs have been approved, there is always a risk of cost overruns. 2. Delays to the timeframes due to bad weather. 3. Ownership of pump and land	\$298,424.11	\$105,665.59	No interest	All Downs constructed the Generator building, and Generator installed. Construction is currently "on hold" for RDC concerns and automation issues	Project ON HOLD. RDC will speak with Scotts Ferry Volunteer Fire Department to operate the pump station if needed and will use a Tractor instead of automation.
Community Facilities														
Taihape Grandstand Restoration	The scope of this project is the detailed design of the endorsed strengthening concept design for the Taihape Grandstand. Design has been completed for the strengthening of the Grandstand. \$1m was allowed for the Grandstand in the 2021 LTP. Current projections of project costs are estimated to be well above committed budget. Therefore, additional funding will have to be secured or alternative options for strengthening will need to be considered.	Eswar Ganapathi	Oct-20	unknown	No concerns to date	Project scope has not yet been confirmed	\$1m budget for the Grandstand with costs estimates over \$2m.	Project scope has not yet been confirmed	Project scope has not yet been confirmed	\$1,000,000.00	\$250,870.18	Important to engage with Ngāti Tamakopiri.	Report to Council in September outlining project costings and strengthening design. Grandstand has been listed as heritage building.	Council directed staff during the Nov 2023 Council meeting to undertake further investigations to re-confirm some of the structural assumptions made with respect to the seismic strengthening aspects. After much deliberation, the structural consultants have proposed further steps that take about 4-8mths to complete. Staff arranged for a peer review of this proposal. Staff have since requested the peer review consultant to prepare a more tested solution (without budget being a constraint) so that they can advise the community how much funding they may need to raise (if required). Offer of service received from peer review consultant. Staff will have to undertake a concept design to determine the best possible approach.
Marlon New Offices and Library	The current Council civic buildings in Marlon are earthquake prone and are required to be strengthened to meet government legislation. In December 2023, Council has made the decision to start the design process to build a new structure at 46 High Street for the RDC main offices and Marlon library. This also will include a new Civil Defence Shed next door to the offices. Key requirement for this structure is to be fitting into the existing budget.	Eswar Ganapathi	TBC	TBC						\$19,000,000.00	\$526,622.56	Staff have and will continue to engage with iwi.	Decision to move forward with a new Marlon Office and Library at 46 High Street was made by Council in December 2023.	Peer review on the cost estimate provided by architect is now complete. Staff have completed the procurement process for a QS for the project. Project work approved by council without any amendment. Planner has been engaged. Land surveyor, archaeologist and land contamination expert have been engaged. Independent urban review and traffic impact assessment to follow soon. Archaeological sruvet underway. Testing for soil contamination scheduled for 20 June 2024.
Taihape Town Hall and Library Redevelopment	Council included costs for the refurbishment of the Taihape Town Hall within the 2021-31 LTP. Since the LTP was adopted, the Town Hall and Library has been closed due to the earthquake risk posed to staff and the public. Council approved the new budget for the Taihape town hall/civic centre, broadly outlined as option 1 in the key choices section of the annual plan 2023/24 consultation document, of up to \$14 million. Council will receive \$1,883,000 from better off funding towards the project as an offset to this budget.	Eswar Ganapathi	2024	Dec-27	No concerns to date.	No concerns to date.	No concerns to date.	No concerns to date.	1. Long design process 2. Cost overruns 3. Challenging construction as typical with renovations 4. Finding a suitable main contractor 5. Managing stakeholder expectations	\$14,000,000.00	\$283,596.36	Iwi were an active part of workshop panel. Staff will continue to engage.	Public feedback workshop was held in Taihape in October 2023. The user group has been formed by RDC staff and will be updated throughout the process. The ROI received good interest with 12 submissions.	The evaluation team interviewed all 4 parties to go through their RFP submissions on 10 Apr 2024. Staff met with the User Group on 6 Mar 2024 to update them on the progress. The high level concept sketches from the architect are now complete.
Other & Community-Led Developments														
	<ul style="list-style-type: none"> The Marlon Rail Hub (MRH) is an RDC sponsored initiative to establish a rail hub in partnership with private investor(s). Scope includes a rail siding and log yard. RDC financial contribution is limited to \$9.85M (\$9.1M from central Government + \$0.75M from RDC). Additional private investment is required to fully fund the MRH. The MRH forms part of the Marlon Industrial Development Area (MIDA) of 65Ha parallel to Makiriri Road, adjacent to SH1. In late 2020, the 65Ha underwent a District Plan change rezoning the land from rural to industrial. However this was challenged in the Environment Court. In late April 2023, the Environment Court found in favour of RDC, but with provisions (conditions) that RDC believed did not reflect the Court proceedings and, as written, represent a significant barrier to any developer investing in the MRH. In September 2023, the High Court agreed with RDC's position 	Mark Barnes	Oct-20	Feb 2027 to align with the latest forecast from the developer	No concerns to date.	<ul style="list-style-type: none"> Original target completion has been delayed due to the protracted and ongoing Environment Court process and the need to secure additional private investment. The MRH programme aligns with the developer's programme. The developer has advised a +3 month delay to completing their due diligence 	<ul style="list-style-type: none"> To date \$1.887M has been drawn down from the central Government funding allocation of \$9.1M. Spend to date is \$3.181M. Hence RDC remains financially exposed to \$1.294M of spend. RDC's position is that this will be recovered from the central Government funding allocation. Conversations are ongoing, but this 	No concerns to date.	<ul style="list-style-type: none"> 1. Risk: The change in Government may adversely impact the continuation of central Government funding. Impact: RDC has a current cost exposure of \$1.29M (see Costs). Mitigation: Opportunity to be sought to lobby Government to continue support. 2. Risk: The potential developer's due diligence exercise concludes that the project is not viable. Impact: Additional private funding is not forthcoming. The project cannot be progressed. Mitigation: Alternative developers with a different vision to be sought. 	\$9,850,000.00	\$3,462,677.26	Discussions have previously been held with Ngāi Wairiki Ngāti Apa who are supportive of the project.	<ul style="list-style-type: none"> Private developer's due diligence process progressing with RDC support. The developer has declared a + 3 month delay to August 2024. Draft RDC/developer funding agreement issued to the developer for review. Draft Ecological and Landscape Development Plan issued to developer for review. 	<ul style="list-style-type: none"> Stage 1 Development tasks as defined in the Environment Court Provisions progressed. Finalise RDC/developer due diligence funding agreement
Remediation of Historic Landfill on Putorino Road	The Rangitikei river is eroding a historic landfill, creating a risk of further contaminated materials and fill entering the river. The landfill material must be excavated and removed.	Mark Barnes	17/09/2021	May-23						\$2,524,818.06	\$2,497,186.55			Remediation largely complete. CE, Mayor, Iwi met with Horizons on site to look at final sign-off - 3 minor items were identified for removal.

10 Meeting Closed.