



Western Bay of Plenty
District Council

Community Update

Maketu / Little Waihi

Welcome...

... to Edition 9 of the Maketu/Little Waihi wastewater scheme community update.

These newsletters are distributed every two months to update residents on the latest work and how it affects specific areas of the community.

We're aware some property owners may only be here over the Christmas and summer holiday period so Joseph Stewart and Jade Steiner from the project team will be on deck at the project office to help visiting property owners with any queries or concerns regarding connection to the scheme.

The project office is in the Maketu Community Centre and will be open:

28-30 December 2011 from 9am - 4pm.
4 January – onward from 9am- 4pm.

Please note the office will be closed 23-27 December and from 31 December to 3 January.

If it's not possible for you to visit the office please send the team an email at: maketu-littlewaihi@westernbay.govt.nz

For more information please check out the Major Project section of Council's website. www.westernbay.govt.nz/Major-Projects/Maketu-Little-Waihi/

Phone Project Office: 07 533 -2587

The Utilities Team
Western Bay of Plenty District Council

Carol eager to hook property up to scheme

CAROL Poihipi sees all the benefits of the new wastewater scheme – but admits it will be a tough financial call on many residents to pay the annual charges.

Carol lives in Park Road and has put up with poor ground soakage for years. She is looking forward to hooking her property up to the scheme next year and she certainly won't miss the constant emptying of septic tanks (every five or six months) due to the build-up of water infiltration after heavy rain.

Carol pays about \$1900 in rates, so the annual uniform charge for the wastewater will push her rates over \$2600, plus the yearly metered water rates of \$441.

However Carol says the wastewater scheme is essential for the environment and the health of the community.

Water metering is also a positive step for the area as it will hopefully encourage people to use less, she says.

"Metering is a good thing because so many people don't care about their water use. They just turn on their hose and forget about it."



Carol with the newly installed grinder pumps outside her property on Park Road

Work on properties making steady progress

THE project team has made good progress in getting land owner consent forms returned but work continues on properties to undertake electrical upgrades.

While Council did not intend to do any work on properties over the Christmas – New Year period, progress on electrical upgrades has been slower than anticipated so work may have to be done on some properties over that time to keep to the construction schedule.

On the small number of properties for which entry consent forms had not been returned, Council has had to invoke the Local Government Act and enter the properties to undertake the work so as not to delay progress further on the scheme.

Thursday, 16 February 2012...

Mark this date in your calendar now

THE next public meeting for updates on the wastewater scheme is on Thursday, 16 February 2012 at 6.30pm in the Maketu Community Centre.

This will be an important meeting as the completion of the scheme is in April 2012 and many households will already be connected to the scheme by February.

This meeting will be a good opportunity for the community to raise questions and concerns to councillors and staff.

Arawa Avenue properties first to hook up

PROPERTIES on in Arawa Avenue were the first to hook up to the new wastewater scheme when the treatment plant began accepting wastewater on 5 December.

Sixty properties in Arawa Avenue, Little Waihi Road, Ngaparaoa, Whenuariri and Kiokio Place will be connected to the system by mid December.

Originally Council had intended for commercial premises, camping grounds and the marae to be connected to the scheme first.

This plan was abandoned because the volume of wastewater would have been too high for the initial testing of the plant.

Ideally, the treatment plant needs a gradual build-up of flows (connections) as opposed to an instantaneous spike and then a gradual decline in flows from the likes of the campgrounds for commissioning purposes.

Every property will be connected to the new wastewater reticulation system by May 2012.

A word from Joseph, Project Manager

Tena koutou katoa

SUMMER has arrived and the Christmas holiday season is just around the corner, so it's an opportune time to review some of the key milestones the project and construction teams have achieved over the last six months.

I'm pleased to report:

- 95% of the wastewater reticulation has been installed and tested in the roads in and around the communities of Maketu and Little Waihi.
- 75% of all boundary kits will have been installed
- 60 properties will be connected to the system by 16 December 2011
- The Treatment Plant began accepting wastewater on 5 December 2011
- 83% of Landowner Entry Consent Forms have been returned
- 50% of dwellings will have had their control panels fitted in preparation for the connection to grinder pumps

Overall the project is well on track, however we have not advanced as we much as we'd had hoped with Landowner Entry Consents and electrical upgrade work.

The toughest challenge for Jade and Jess at the Project Office has been the scheduling for site visits and electrical upgrades on individual properties.

The project team appreciates that property owners have to make time to attend these meetings, some having made the effort to travel home to Maketu from Australia.

However it is vital to the completion of the scheme that the property owner participates in any discussion and decision making with regard to locating the grinder pump, control panel and pipes on the property.

If you have not had a site visit or an electrical upgrade please contact Jade

or Jess at the Project office immediately. The holiday season is a good opportunity for property owners not normally residing in Maketu to make contact with us during their summer visit.

Providing we can secure the appropriate resources the project team will continue to schedule site visits and electrical upgrades on the days after Christmas and New Year.

The project office will be open and we welcome residents to drop by to catch up and discuss any issues.

From 9 January we will be installing and connecting all the Low Pressure Grinder Pumps in both Maketu and Little Waihi.

Council will inform every property owner via a mail-drop when its contractor, Loveridge Drainage, plans to come on to their property.

Between December 2011 and May 2012 Spartan Construction will be commissioning and testing the treatment plant.

Once commissioning and testing have been completed Spartan Construction will operate the plant for one year before Council takes it over – this obligation is part of the original contract.

From the team in the project office we wish you a safe and cool Christmas and thank the community for being so great to work with.

We will be back to see you in the New Year!

Nga Mihi Joe



Guidelines for 'multiple dwellings'

MANY queries have been made to the project team asking for guidelines as to what constitutes a multiple dwelling and letters have been sent to 50 owners of multiple dwellings.

It's important those property owners get in touch with Project Manager Joe as soon as possible so that he can visit each property and assess it individually as to whether it complies with the multiple dwelling criteria.

Council discharge policy unchanged for Maketu/Little Waihi

OWNERS of commercial and industrial properties in Maketu have raised concerns over the wastewater discharge fees they will have to pay once connected to the new scheme.

While these operators are supportive of the scheme, their concerns are that the rationale behind the charging policy is unfair.

The reality is that some businesses, such as camping grounds, have a fluctuating occupancy rate and therefore use of their toilet facilities and the consequent discharge also fluctuates significantly.

Council's Operational Services Committee discussed these concerns at its November meeting and has recommended that the charges remain consistent with Council's existing policy for wastewater charging covering Katikati, Waihi Beach, Omokoroa and Te Puke.

Council's policy on wastewater charges is:

- **Uniform Annual Charge:** All properties connected or available to be connected will be charged a Uniform Annual Charge for wastewater.
- **Multiple Connection Charges:** Council has a policy for charging properties with more than one toilet in the dwelling. This charge covers fixed and variable costs.

Non – residential properties with more than one toilet will pay the standard connection fee for the first toilet.

For each additional toilet the charge will be 25% of the variable cost component of the standard connection charge, plus the full fixed cost component of the standard connection charge. A confirmation letter on these associated costs will be sent to each property owner.

In Maketu and Little Waihi the Uniform Annual Charge equates to \$642 plus GST.

As part of the scheme's construction, a number of wastewater meters have been installed to provide information on the seasonal discharge flows from industrial and commercial sites.

Council may review its wastewater charging policy in light of the information gained from this monitoring.

