

3.5 Provision of a Wastewater Dump station in Coromandel

TO	Coromandel-Colville Community Board
FROM	Len Whittaker - Consultant Project Engineer
DATE	25 September 2018
SUBJECT	Provision of a Wastewater Dump Station in Coromandel

1 Purpose of report

The purpose of the report is to seek a decision from the Coromandel-Colville Community Board on the location of a new wastewater dump station.

2 Background

In 2016, the New Zealand Motor Caravan Association (NZMCA) approached the Thames-Coromandel District Council with a proposal to purchase a block of land in Tiki Road for NZMCA members to utilise, and to look at the installation of a wastewater dump station located on the same land. The wastewater dump station would be for members use only.

Council supported the NZMCA plans on the land purchase, however advised the NZMCA that development contributions (DC) would be payable on a private wastewater dump station based on calculations of a camp ground. The figure was calculated at approximately \$78,000.

As the NZMCA found the \$78,000 development contribution too expensive, a task was set to find a way of Coromandel receiving a new wastewater dump station without the requirement for DC's.

It was found that if the wastewater dump station was open for public use and located on public land, no DC's were applicable. Hence the quest to find a suitable locality that was agreeable to both TCDC and NZMCA as there would be a cost sharing agreement of:

NZMCA costs

- Supply and installation of the wastewater dump station unit.
- Half cost sharing of the pavement construction of the access and turn around area.
- In August 2017, NZMCA had an approved budget of \$8,600 plus gst total funds for the project.

TCDC costs

- Supply and install a wastewater connection from the public wastewater reticulation to the new dump station unit.
- Supply and install a water connection from the public water reticulation to the new dump station unit.
- Half cost sharing of the pavement construction of the access and turn around area.

An agreed suitable site was found in Pound Street, with costings requested.

Before an agreement could be reached, CILT applied to Council to construct a Community Hub Facility on the same piece of land; therefore a proposal to incorporate both the dump station and the hub was looked at. It was decided by staff, that the vehicle movements of motor homes and caravans through a public carpark area would not be ideal and the use of

a significant area of land in this locality for a dump station was not the best use for it. Therefore other sites were looked at, being:

- Pound Street (end of existing sealed road)
- Hauraki Road (Wastewater treatment plant site)
- NZMCA site on Tiki Road
- Edward Street reserve
- SHWY 25 Whangapoua Road (old stockyards)

After detailed investigations, two sites have been selected as being suitable, being:

- Pound Street (end of existing sealed road)
- SHWY 25 Whangapoua Road (old stockyards)

3 Issue

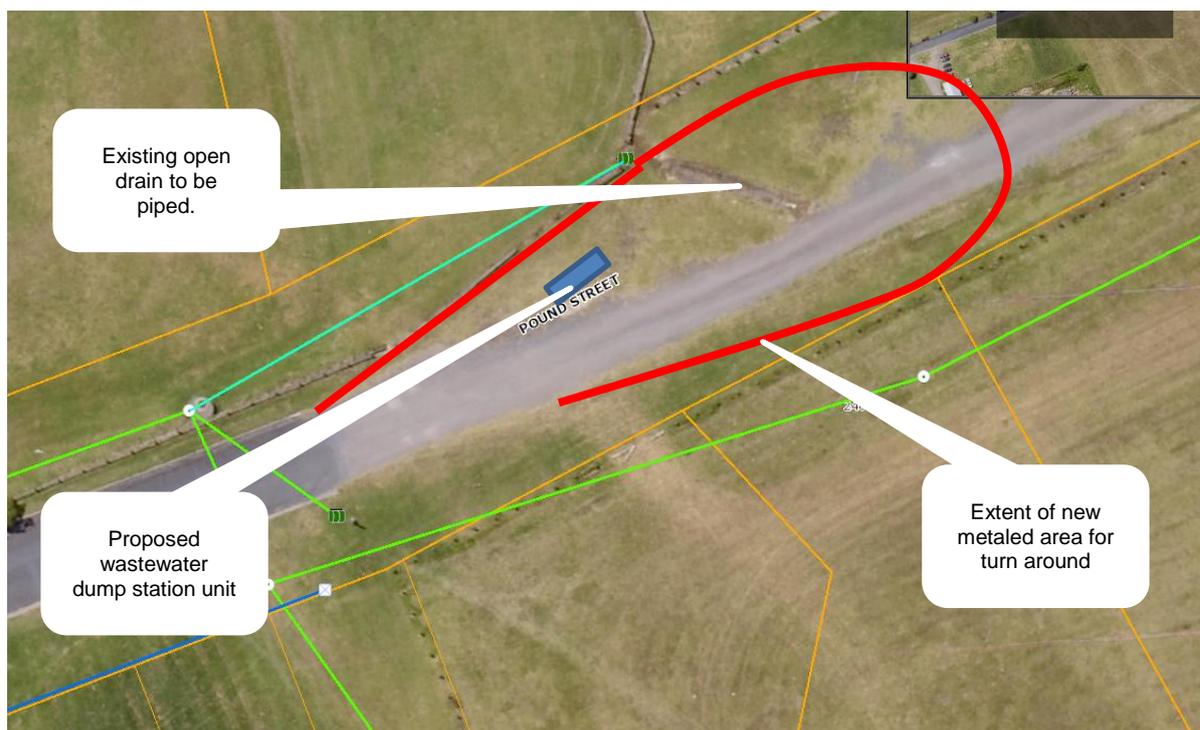
An existing wastewater dump station that is located on Patukirikiri Reserve is not suitable for heavy use as it is located next to a public toilet facility that restricts vehicle parking along with only being able to serve one vehicle at a time.

In 2016, the NZMCA approached Council for a new dedicated wastewater dump station to be located in Coromandel. After investigation of a number of identified sites, two sites have been selected as suitable for the installation of a public wastewater dump station capable of serving two motor caravans/caravans at any one time, being Pound Street (end of existing sealed road), and SHWY 25 Whangapoua Road (old stockyards).

4 Discussion

Two sites have been selected as suitable for the installation of a wastewater dump station, being:

Pound Street (end of existing sealed road).



Construction estimate is:

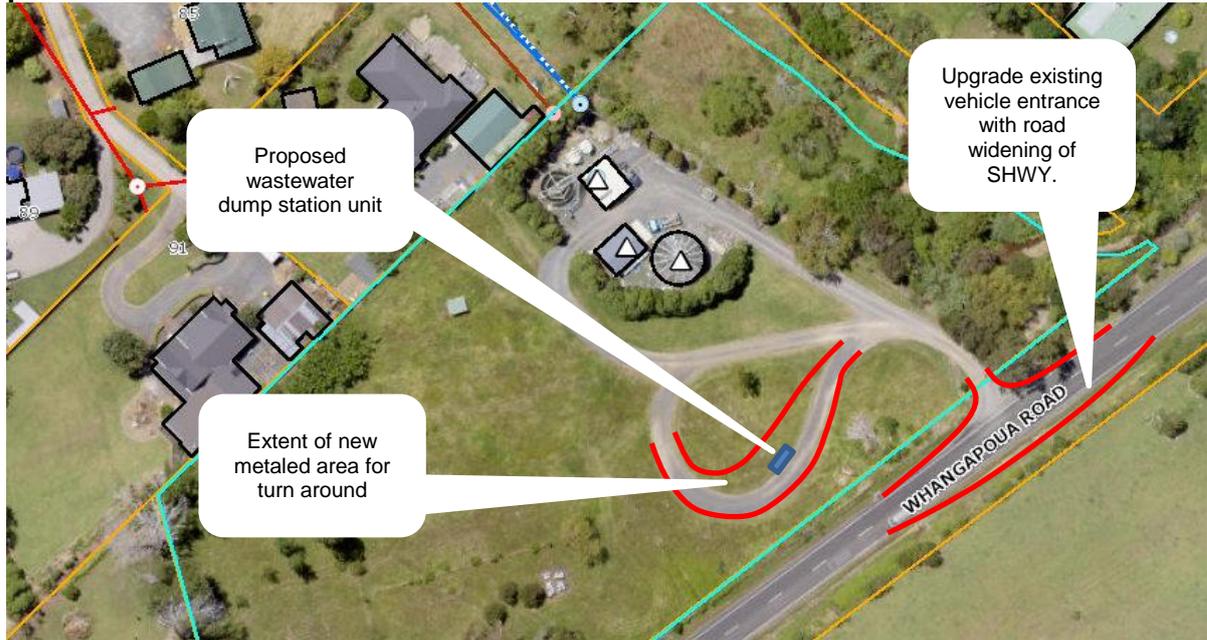
	NZMCA contribution	TCDC contribution	TOTAL cost estimate
Wastewater connection (100m plus pump station)	NIL	\$10,000	\$10,000
Water connection (50m)	NIL	\$1,500	\$1,500
Metalled access road top up.	\$500	\$500	\$1,000
Metalled access to dump station (300m ²)	\$4,500	\$4,500	\$9,000
Supply and install dump station unit.	\$8,600 (2017 cost from NZMCA)	NIL	\$8,600
Supply and install stormwater culvert (300mm dia and catchpit - 15m)	NIL	\$3,000	\$3,000
TOTAL	\$13,600	\$19,500	\$33,100

The above costs are for construction only, no maintenance costs have been estimated.

Pro's	Con's
<ul style="list-style-type: none"> • TCDC land (Road Reserve), therefore no development contributions required (Approx. \$78,000). • Close to NZMCA site. • Close to town. • Flat site. • Location direct off existing non-sealed public road. • Only requires metal access and turn around area. 	<ul style="list-style-type: none"> • Public wastewater reticulation 110m away requiring a pump station. • Public water reticulation 40m away. • Need to pipe open stormwater drain. • Will remove a few non designated car park spaces. • Could inhibit future development in the area. • Close to proposed community centre development.

And;

SHWY 25 Whangapoua Road (old stockyards) - next to Coromandel water treatment plant



Construction estimate is:

	NZMCA contribution	TCDC contribution	TOTAL cost estimate
Wastewater connection (100m plus pump station)	NIL	\$10,000	\$10,000
Water connection (100m)	NIL	\$1,500	\$1,500
Metalled access road top up.	\$500	\$500	\$1,000
Metalled access to dump station (280m ²)	\$4,200	\$4,200	\$8,400
Supply and install dump station unit.	\$8,600 (2017 cost from NZMCA)	NIL	\$8,600
Upgrade existing vehicle entrance	\$5,000	\$5,000	\$10,000
Electrical connection to new wastewater pump station	NIL	\$2,000	\$2,000
TOTAL	\$18,300	\$23,200	\$41,500

The above costs are for construction only, no maintenance costs have been estimated.

Pro's	Con's
<ul style="list-style-type: none"> • TCDC land (Passive Reserve), therefore no development contributions required (Approx. \$78,000). • Located direct off SHWY 25. • Only require to provide extension to non-sealed turn around area. 	<ul style="list-style-type: none"> • 1.5km to NZMCA site. • Location outside the town. • Public wastewater reticulation 100m. away requiring a pump station. • Public water reticulation 100m away. • NZTA consent needed.

Staff are recommending the Whangapoua Road site as the preferred option due to the easier access, ease of use and to avoid any potential conflict with future uses of the Pound Street site.

Contact has been made with the NZMCA who have not finally confirmed they still have funds available for the project in accord with the above estimates and cost sharing arrangements.

If the Whangapoua Road option is approved the total cost is estimated to be \$41,500. After the contribution from the NZMCA additional unbudgeted TCDC funds of \$23,200 would be required. This would need to be loan funded and approved by Council. The additional cost to Coromandel rates would be approximately \$1.00 per annum over the life of the asset.

The final amount of additional funding could vary depending on the final contribution from the NZMCA.

5 Suggested resolution(s)

That the Coromandel Community Board:

1. Receives the Provision of a Wastewater Dump Station in Coromandel report.
2. Recommends to Council that Whangapoua Road is the preferred option for the establishment of a new Coromandel wastewater dump station.
3. Recommends that Council approves a total budget of \$41,500 for the provision of a wastewater dump station at the Whangapoua Road site.
4. Recommends to Council that the Chief Executive be authorised to finalise all arrangements including the contribution from the New Zealand Motor Caravan Association.