

Important Information – Please Read

Council's Plan to Stop Wastewater Overflows into Waiwhetu Stream

Issue 5 – December 2007

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Background

During heavy rain, sewer drains in your area become overloaded causing sewage to overflow into Waiwhetu Stream. This dirty water and untreated effluent is a health and environmental hazard. Tests have shown that the overflows are mainly caused by groundwater entering cracks and breaks in private sewer drains, that is, pipes on private property that connect to Council sewers.

The Council has a resource consent from Greater Wellington Regional Council that requires us to substantially reduce overflows, from the current average of about four times a year, to about once every five years, by 2009.

We have split this project into three parts so that we can work through Areas 1, 2 and 3 in time to meet our resource consent obligations. The map at the back of this newsletter shows which area you are in.

This newsletter updates you on progress to date and next steps for the project throughout 2007/08. It is very important you read it as it may affect you.



Above: The upgrade of private drains in the area has already prevented sewer overflows into Waiwhetu Stream.

Project update

Area 1 nears completion

Thanks to all the residents of Area 1 for your support and patience during this work. Since our last newsletter in March we are pleased to advise that work on almost all of the properties requiring upgrades in Area 1 is complete.

Monitoring and analysis of these upgrades, together with ongoing upgrades of the public system, confirms there has been a significant reduction in sewer flows during heavy rainfall. This has already prevented sewer overflows into Waiwhetu Stream.

We are on target for a 70 per cent reduction in groundwater infiltration into the sewer system. This will ensure that the frequency of the overflows from this area will be reduced to a level which will meet resource consent requirements.

Area 2 testing complete

Most of the nearly 800 properties in Area 2 have had their sewer drains tested for watertightness and owners have been advised whether or not they have passed or failed. So far, upgrade work on the failed drains is steadily being undertaken by Council contractors.

Thank you to all those residents who responded to the initial request to make contact with Mike Ryan at Cardno Truebridge Callender Beach Ltd to visit and explain and quote for the work required to be done. If you have not received advice of testing results and/or been supplied a quote for work that may be required please call Mike at Cardno TCB on 4780 342.

Area 3 testing ongoing

Some testing has already been completed in Area 3 and the rest of the testing is currently under way. As properties are tested owners will receive a letter outlining whether their private drains meet the watertightness requirements (no further remedial work required) or whether they fail the requirements and further work is required to upgrade the drains at the owner's expense.



Workmanship impresses in Puketapu Grove

John Puketapu of Puketapu Grove is extremely impressed by the technique used by Perkinson Civil to lay new pipes during the upgrade of his private drains in Area 2 of the upgrade programme.

“Our drain pipe goes down the driveway and directly under the garage and then clears the garden down by the back fence. Most of the drain is under concrete.”

John was pleasantly surprised to find that preparation for the work actually took longer than replacing the pipe itself, which only took about 20 minutes.



Above: John Puketapu and David McPhee, a drainlayer for Perkinson Civil, discuss a job well done.

“They use the most amazing technique with compressed air and a borer to drag the replacement flexible plastic pipe through the old pipe, which bursts and disintegrates under ground and doesn’t disrupt the surface at all.”

“It was very interesting to watch and see this big drain pipe disappear under ground at a steady pace and just keep going until it reached the end.”

Approximately 17 metres of new pipe was inserted into the old pipe.

John says the only area the contractors dug up was where the inspection hole was, to determine the bend in the new pipe was not too sharp.

He says that even though the earth under the garage was very dry and hard, and that the machinery had to work a bit harder going through there, it was no problem.

The only disruption to the household's routine was a lack of water for half an hour while the actual pipe laying took place. John says the contractors left the place neat and tidy, and other than the new bit of concrete that needed to be laid you would never know they had been there.

How to manage the upgrade work

Owners of properties whose drains require upgrading will receive a letter from the Council that sets out the two options available for upgrading private sewer drains.

Option 1 – Council to manage upgrade

If your drains need upgrading, you have the option of the Council managing the repairs for you. The Council's consultants, Cardno TCB, will provide you with a quote for the upgrade before any work takes place so you know in advance the maximum amount you'll need to pay. The Council contractors who will undertake the actual work are Perkinson Civil and Excell Corporation.

If you select the Council to manage the upgrade there are three payment options for the cost of upgrade work:

- (i) one lump sum payment within three months of date of invoice
- (ii) costs added to your two-monthly rates instalment with repayment spread over five years
- (iii) partial payment by lump sum within three months of date of invoice and the balance on rates over five years.

Full details, including interest costs of the rates payment options, will be provided to you when you meet with Cardno TCB and in further information that the Council will send you.

Option 2 – Managing the upgrade yourself

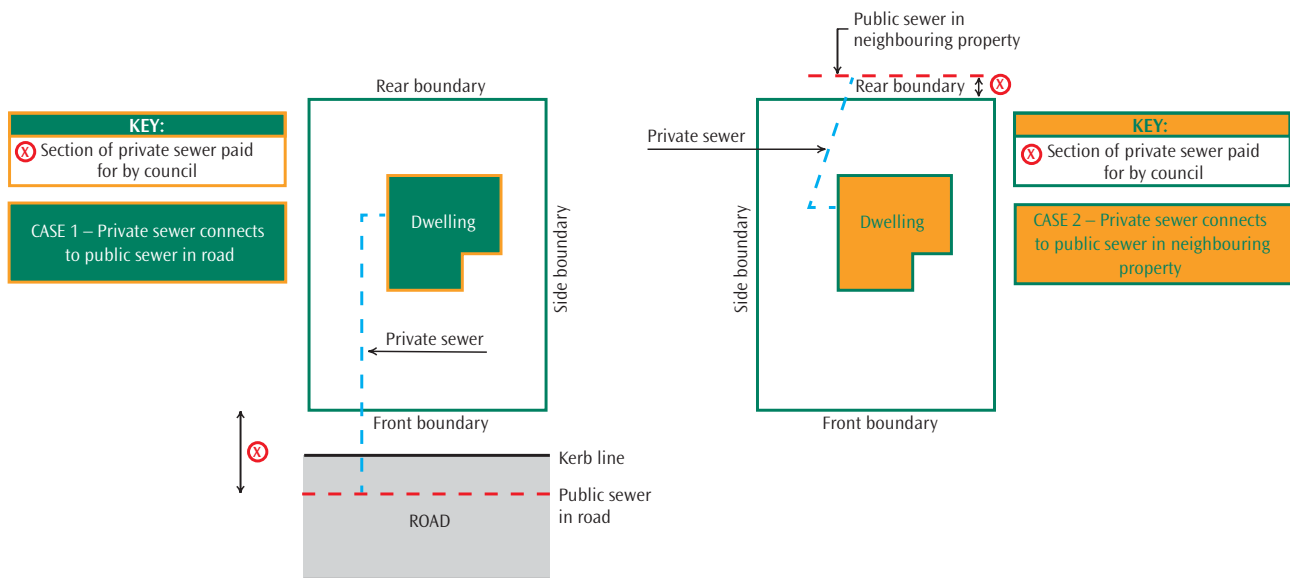
If you prefer to manage the repairs yourself, you'll need to employ the services of a registered drainlayer. The Council will keep in close contact with you to assist and ensure the work is completed to the required standards.

Council payment for part of private drain in road or neighbouring property

The Council will pay for part of the private drain upgrade in some situations. The diagrams overleaf show the section of private drain that the Council will pay for. It is the length of private drain from the property boundary to the Council or public sewer drain, where the public drain is in the road or neighbouring property. It is shown as length X.



Below: Diagram showing section of private sewer upgrade to be paid for by the Council.



Programme timeline

Area 1 2007

Vast majority of repairs to Area 1 already completed

Area 2 2007/2008

	START	FINISH
Council carries out watertightness testing on private drains	Sep 06	Mar 08
Council informs residents/owners of test results	Feb 07	Mar 08
Council and residents/owners agree on how the repairs will be carried out	Feb 07	Mar 08
Council undertakes Council-managed repairs to private drains	Mar 07	Mar 08
Council liaises with residents/owners who choose to carry out repairs themselves	Mar 07	Mar 08

Area 3 2007/2008

Council carries out watertightness testing on private drains	Sep 06	Feb 08
Council informs residents/owners of test results	Feb 08	Apr 08
Council and residents/owners agree on how the repairs will be carried out	Mar 08	Mar 09
Council undertakes Council-managed repairs to private drains	Mar 08	Mar 09
Council liaises with residents/owners who choose to carry out repairs themselves	Mar 08	Mar 09

