

SOUTH WAIRARAPA DISTRICT COUNCIL

12 DECEMBER 2012

AGENDA ITEM C2

REQUEST FOR RURAL WATER CONNECTION

Purpose of Report

To inform Councillors of a request from a rural ratepayer to connect to the Martinborough Water Supply

Recommendations

Officers recommend that the Council:

1. *Receive the information.*
2. *Decline the request for a water connection to 31 Todd's Road, Martinborough as it is at variance to current water supply policy; or*
3. *Approve the request for a water connection to 31 Todd's Road, Martinborough noting this is at variance to current water supply policy, but that it is granted under special circumstances as the resource consent includes access to water supply.*

1. Executive Summary

Hibar Trust at 31 Todd's Road plan to relocate a building to this property and resource consent has been issued for the relocation of the new building. The consent required that the building be connected to the community sewage system as this was the subject of a consent notice (as an on-going condition) for the original subdivision creating this lot in 2001.

This consent notice predates subsequent servicing policy later developed for the servicing of rural property with sewer and water hence.

The same consent notice did not make water servicing a requirement but stated that if town water was to be connected it would be restricted in nature and should be supplemented by roof water collection.

This type of connection is still current practice where connections are permitted in the rural fringes, however such a connection will only be allowed at Council's discretion i.e. where special circumstances apply.

As special circumstances (refer Para 3.3.3 below) may apply in this case (the consent notice makes reference to a restricted water connection), Council may wish to consider granting this application.

2. Background

The current policy applies:

EXTRACT:

3.2.1 *Urban boundaries are those defined in the District Plan Maps.*

3.2.2 *In urban areas, new water supply connections are 20mm nominal diameter (internal). Financial contributions set by the Council year to year referred to in 3.1.8 above are for standard 20mm connections. For bigger diameter connections if and where permitted shall be on pro-rata bases, e.g. for 32mm diameter pipe connection, financial contributions will be 2.56 times that of 20mm diameter connection financial contributions.*

3.3 RURAL AREAS

3.3.1 *Rural areas are those areas outside the urban boundaries defined in item 3.2.1 above. Any rural areas included in the urban zone as a result of further District Plan changes will remain classified as rural areas for water supply connection financial contributions purposes. Except for rural properties for which council has already committed to provide water supply connections, no other new connections shall be provided to any rural property.*

3.3.2 *New water supply connections are for domestic use only, and to meet that demand, supply is limited to 1500 litres per twenty-four hours. To supplement town water supply, applicants are required to provide a conventional roof water collection system. Storage of water from town water supply is limited to 5m³. As explained in clause 3.3.1 above, except for rural properties for which Council has already committed to provide water supply connection, no new connections shall be provided to any rural property.*

3.3.3 *Applicants may use a 20-mm connection pipe from the mains and provide a Council approved flow control system to regulate the flow to the extent mentioned above. Details of town supply flow control and roof water collection is available from the Manager Works and Services on request. As explained in clause 3.3.1 above, except for rural properties for which Council has already committed to provide water supply connection, no new connections shall be provided to any rural property.*

Despite clauses 3.3.1 to 3.3.3 above, Council may provide a new connection of any specification to a rural property provided that the connection is for a Council deemed significant commercial use and it promotes the social, economic, environmental and/or cultural well-being of the community. Any connection provided under this clause will be at Council's absolute discretion. For the avoidance of doubt, no connection will be provided under this clause for any agricultural use or a residential subdivision.

3. Discussion

3.1 Options

Council may be able to re -consider this type of request in the future if and as policy changes allow.

A new policy would define a particular area of benefit recognising that a number of rural properties were permitted in the past to connect to urban services and that in some locations across the three communities the urban/rural interface has changed.

3.2 Consultation

Not relevant.

3.3 Legal

Not relevant.

3.4 Financial Considerations

Not applicable.

4. Supporting Information

4.1 LTP/Annual Plan

No direct reference made to the LTP.

4.2 Existing Policy

As above.

5. Appendices

Appendix 1 – Letter of application from Hibar Trust dated 5th November 2012

Appendix 2 – Subdivision Consent Notice dated 14th November 2001

Contact Officer: Bill Sloan, Asset Manager, Infrastructure Services

Reviewed By: Mark Allingham, Group Manager, Infrastructure Services

**Appendix 1 – Letter of
Application From Hibar Trust
Dated 5 November 2012**

Bill Stean

by e-mail.



19 Todds Road,
Martinborough

5 November 2012.

The Manager
South Wairarapa District Council
Martinborough

Dear Sir

Re: Request for connection to water main.

The Hibar Trust owns the vacant section at 31 Todds Road, Martinborough, and now wishes to connect to the water main outside the fence along Todds Road and seeks the Council's approval for this.

The section is on a separate title and at present has no water supply.

The section is about to be sold to our son and daughter in law, Gerald and Dinah Cox, and we would appreciate it if the water supply could be connected before the sale is completed. Gerald and Dinah plan to move a residence on to the section once the sale process for the section is complete and have applied to the Council for Resource and Building Consents. They understand that the Council will likely require that they install rain water tanks and that a limited daily supply may apply.

I look forward to this request being approved as soon as possible.

Thanks

Hiatt Cox

Hiatt Cox
Trustee
Hibar Trust

**Appendix 2 – Subdivision
Consent Notice Dated 14
November 2001**

SOUTH WAIRARAPA DISTRICT COUNCIL
FOR THE DEPOSIT OF LAND TRANSFER PLAN NO 302996

THE SUBDIVISION OF LOT 5 DP 64608, BLOCK IX HUANGARUA SURVEY
DISTRICT (CERTIFICATE OF TITLE 33A/576)

H COX
BOUNDARY ROAD AND OXFORD STREET
MARTINBOROUGH

Pursuant to Section 221(1) of the Resource Management Act 1991, the South Wairarapa District Council hereby gives Notice that it has consented to the subdivision on the following conditions to be complied with on a continuing basis:-

1. Any water connection shall be for domestic use only, and to meet that demand, supply shall be metered at the applicant's expense and limited to 1500 litres (subject to further review) per twenty four hours. To supplement town supply, the applicant shall provide a conventional roof water collection system.
2. That proposed Lots 2 & 3 are to be connected to the Council's Town Sewer Disposal System.

A financial contribution to join the exiting sewer disposal system shall be at the rate of \$1,969.45 per lot (inclusive of GST) for two extra Lots.

3. The entranceway to serve Lots 2 and 3 from the carriageway to the property be formed and sealed and in compliance with Appendix 4A - parking and vehicle standards within the District Plan. Plans for this work are to be approved by the Manager Works and Services prior to any work being undertaken and that this condition be secured by way of a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, registered on the Title at no cost to the Council.

DATED at Martinborough this 14th day of November 2001

CONO 5138895.2 CONSENT UNDER 522
CPV-01/01.PCS-001.17/01/02.17-16



DocID: 410372225

Signed by Ross McKinnon Smith,
Corporate Planning Manager of the South
Wairarapa District Council on behalf of,
and by the Authority of the said Council
under Sections 252(1)(a) and 716(1) of
the Local Government Act 1974


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R.M. Smith