

SOUTH WAIRARAPA DISTRICT COUNCIL

20 FEBRUARY 2013

AGENDA ITEM C9

RURAL WATER SUPPLY CONNECTION MARTINBOROUGH TRANSPORT

Purpose of Report

To advise Council of a request received from Martinborough Transport Ltd in respect of a new water supply connection to their new business premises at 154 Lake Ferry Road, Martinborough.

Recommendations

Officers recommend that the Council:

1. *Receive the information.*
2. *Use its discretionary powers under current policy as it sees fit.*

1. Executive Summary

Martinborough Transport is relocating their business activities to 154 Lake Ferry Road. They have requested that the Council allow a water connection for domestic use only.

The site is in the rural area (within a recently consented rural subdivision) with a 50mm diameter pipeline passing the property en route to the Martinborough Transfer Station. Current policy precludes a water connection in the rural zoned area unless special dispensation is given by Council.

Council under certain circumstances (as defined in the policy) can give dispensation and allow a new water supply connection in the rural area

2. Background

The current relevant policy extracts are as follows:

- 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.*
- 3.3.4 *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.*

2.2 Previous Consent Conditions

Martinborough Transport plan to establish on subdivided land immediately north of the Council owned Pain Farm.

A condition of the consent for the subdivision (which has yet to be completed) requires that for each of the four lots that dwellings must have at least 30,000 litres of stored potable water. There is no reference or commitment to the availability of town supply within the conditions of consent.

The land use consent subsequently issued to Martinborough Transport for development on the site does not reference any aspect of servicing except that relating to adequate on site stormwater management.

3. Discussion

Council has not committed itself to the provision of potable water supply for this development in either of the statutory processes associated with this development (Original Sub divisional and subsequent Land Use consent applications).

It could, however, give favourable consideration in terms of 3.3.4 of the current policy to this request.

3.1 Options

Give favourable consideration to this request subject to the conditions relating to restricted supply on the grounds:

"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 Councils absolute discretion"

Decline the request on the grounds that the service request does not in Councils view meet the above test

3.2 Consultation

Not applicable.

3.3 Legal

Not applicable.

3.4 Financial Considerations

Cost neutral to Council either way.

4. Supporting Information

Existing policy as above in Para 2.

Contact Officer: Bill Sloan, Asset Manager, Infrastructure Services

Reviewed By: Mark Allingham Group Manager, Infrastructure Services