



IMPORTANT DATES

Open for written feedback	9 September 2024
Provide your written feedback by	9 October 2024
Hearing of written and verbal feedback	TBC

Securing a safe and reliable water supply for Greytown Statement of Proposal

1. Context

Wellington Water, on behalf of South Wairarapa District Council (SWDC), is seeking to progress with an upgrade or replacement of the water treatment facilities in Greytown to increase the resilience of the Greytown drinking water supply.

The existing bore and water treatment facilities at Soldiers Memorial Park is the primary supply for Greytown. These assets are in very poor condition and need upgrading or replacement to ensure an ongoing reliable supply of safe and healthy drinking water, and to provide enough water for firefighting.

In 2023 a notified consent application was lodged with SWDC to construct a new bore in Soldiers Memorial Park. The intent of this additional bore was to provide a full backup for the existing bore pump supply and allow the treatment plant upgrade to be commissioned offline without compromising the ongoing supply of sufficient water to Greytown. The hearings committee resolved not to progress with the proposal on the basis that a new bore in the park may not be the best option. There was also a view that the proposal lacked a strategic approach to the investment in Greytown water treatment and delivery.

The Council requested that Wellington Water identify and consider other options that would meet Greytown's water supply needs. Since then, Wellington Water in partnership with South Wairarapa District Council undertook a thorough review of options, and investigation and assessment of potential alternative sites for the water treatment plant within the Greytown area using a Multi Criteria Analysis (MCA) approach.

Two potential alternative site options have been shortlisted through this process, and these have then been further assessed against key criteria and compared to the base case of the existing Soldiers Memorial Park treatment plant.

It is important to note that these two alternative site options are still in the feasibility stage and will require further investigations to confirm the estimates that have been outlined in the tables in Section 4 of this document.

The South Wairarapa District Council, in partnership with Wellington Water, is seeking your feedback on the site options. As part of your feedback on which site you prefer, we are also seeking feedback on two options of how this project could be funded.

2. Our proposal

Council is proposing to construct the new bore and water treatment facility in Greytown, either by:

- Installing a new bore somewhere in Soldiers Memorial Park (but outside the existing site of the swimming pool) to provide a backup to the existing bore and a new treatment plant. This proposal would remove the temporary container for the existing plant from the main carpark and replace it with a new containerised plant located away from the parking area returning the carpark to the community.

OR

- Selecting a new site on which to construct two new supply bores (a primary bore and a backup bore to provide duty/standby operation) and a new treatment plant to replace what is currently installed at Soldiers Memorial Park. The two options for the new sites are the Old Borough Council yard on West Street, or to purchase land in the Kuratawhiti Street area.

Council is also proposing to fund the water treatment facilities in Greytown, either by:

- Funding the options through the District Targeted Water Supply Rate. The ongoing cost would be shared by everyone in the district who is connected to (or can be connected to) district water supply.

OR

- Funding the options through the District Targeted Rate PLUS an additional Local Targeted Rate to be paid only by ratepayers connected to (or able to be connected to) the Greytown water supply network. The ongoing cost would be split into two:
 - a base amount would be shared by everyone in the district who is connected to (or can be connected to) district water supply.
 - an additional amount would be paid by everyone connected to (or can be connected to) the Greytown water supply network specifically.

The process of shortlisting the options and funding the options are described in detail in Sections 4 and 5.

Council is proposing that public community engagement is undertaken to seek feedback for Council to support the final selection of the site on which to provide the bore and treatment plant facilities.

This statement of proposal was adopted by the South Wairarapa District Council on 4 September 2024.

3. Reasons for the proposal

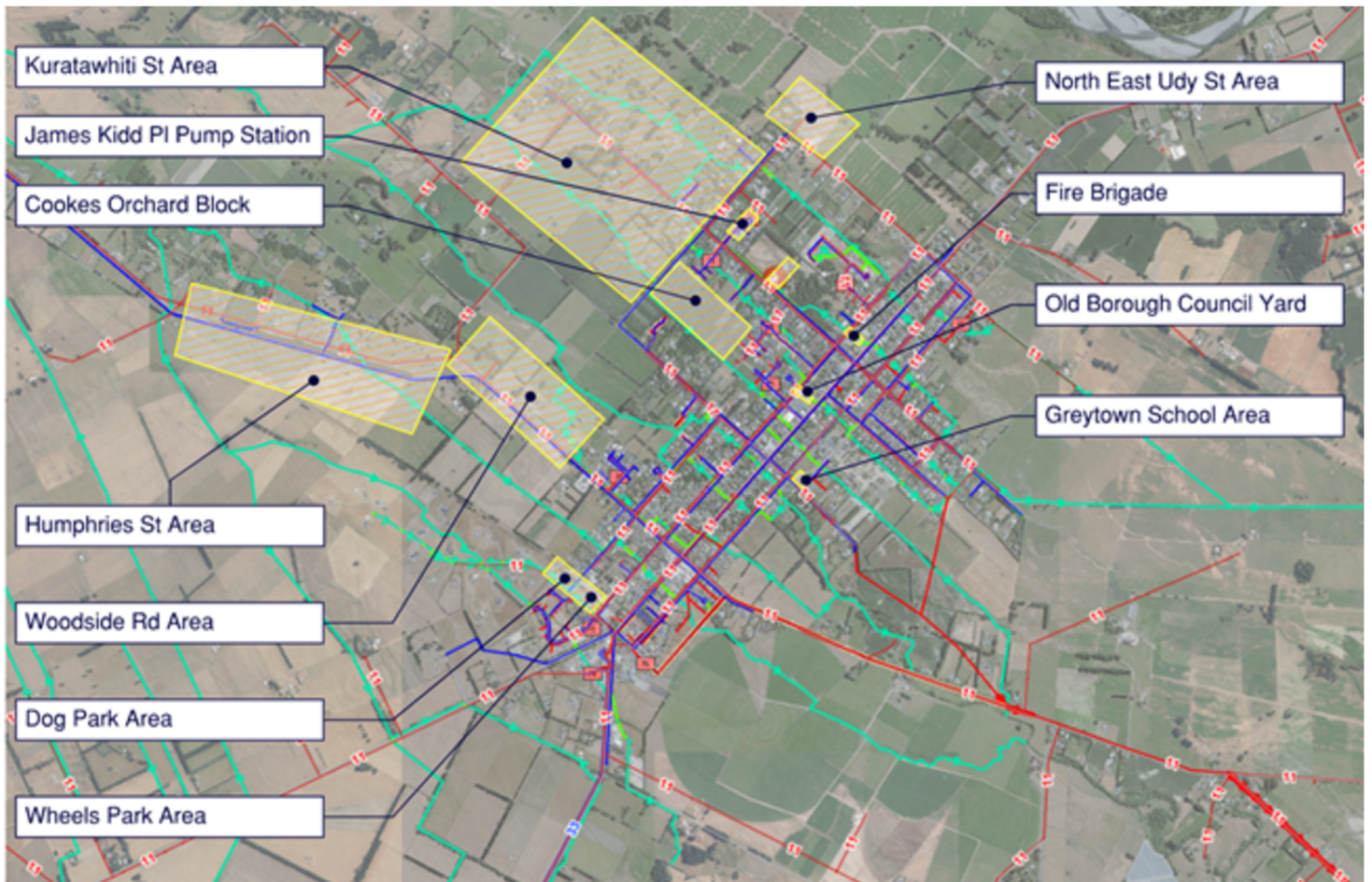
The existing water treatment plant located within Soldiers Memorial Park is supplied from a single bore with no backup if it should fail, or when it is taken offline for maintenance, compromising Greytown supply of safe and healthy drinking water and firefighting water supply needs.

The bore pump and motor are in very poor condition, at increasing risk of failure, and needs replacement. The treatment plant and equipment are also in very poor condition and need to be replaced. Therefore, Wellington Water have recommended to upgrade or replace the water treatment plant to ensure Greytown continues to receive a reliable supply of safe and healthy drinking water.

Currently it is not possible to undertake maintenance of the existing pump or bore without disrupting water supply to Greytown. Without regular maintenance the bore is at an increased risk of failure.

4. Site options considered

Wellington Water identified 11 alternative sites for the new bores and water treatment plant, which were assessed based on the access to aquifer, local knowledge and engineering design parameters, and presented to Council as part of an alternative site assessment investigation.



Of the 11 options, 10 sites were long listed based on must-have criteria:

- Reasonable access to utilities; and
- Access road for deliveries by trucks of chemicals used in water treatment.

The long-listed 10 sites were assessed against the following criteria:

- Connectivity to 11kV network
- Accessibility by trucks
- Proximity to existing water and wastewater infrastructure.

Further, they must have the capacity to accommodate or mitigate the following factors:

- Community health and safety risk
- Flooding and contamination risk
- Proximity to critical services.

The shortlisting process identified two potential sites: The Old Borough Council Yard and another site in the Kuratawhiti Street area that would require the Council to purchase new land.

Having met all requirements for an alternative site, the two shortlisted sites were assessed using a multi-criteria analysis process. This involved scoring each site against critical criteria (such as consentability, social and cultural impacts, flood risk, soil contamination risk). Through this process cost factors and ranges were also estimated. The purchase of new land was the highest performing alternative to the Soldiers Memorial Park location. Table 1 summarises the strengths and weaknesses of each alternative option and previously proposed preferred location at Soldiers Memorial Park (the base case).

Table 1 – Summary of strengths and weaknesses of the shortlisted options

	Description	Advantages	Disadvantages
1	Soldiers Memorial Park (base case)	<ul style="list-style-type: none"> • Council-owned land. • Power, access and other connections already on site. • Maximising use of existing assets. 	<ul style="list-style-type: none"> • Cultural and historical significance of the site.
2	Old Borough Council Yard	<ul style="list-style-type: none"> • Council-owned land 	<ul style="list-style-type: none"> • Constrained site within built environment. • May require a chlorine contact tank to be constructed on site. • High social impact.
3	Purchase new land in the Kuratawhiti Street area	<ul style="list-style-type: none"> • Low impact of affects during construction and operation due to location on the outskirts of the residential area. 	<ul style="list-style-type: none"> • Land would need to be purchased from private landowners. • Needs new power connection and chlorine contact main. • New connection point to the potable water network to be confirmed.

Table 2 – Factors affecting cost

Cost estimate ranges have been developed using rates from previous projects of a similar nature. Once a preferred site is selected and agreed, further preliminary design and site investigations will be needed to refine the cost estimates. The factors affecting the cost are presented in Table 2.

Factor	Questions	1. Soldiers Memorial Park (base case)	2. Old Borough Council Yard	3. Kuratawhiti Street Area
Proximity to existing three waters infrastructure	Are new connections needed? Are they close to the proposed WTP location?	— New connections to sewer and stormwater will be required.	— Within 300m of existing water mains. New connections required to water, stormwater and sewer.	— Within 300m of existing water mains. New connections required to water, stormwater and sewer.
Power and communication connections	Is a new power supply needed?	✓ Power and communications already connected to the site.	— Power on site but may need to be upgraded.	✗ New power supply and communications connections required.
Chlorine contact time (part of the required treatment process)	Does a new contact main or contact tank need to be constructed?	✓ Existing 400m contact main.	✗ Needs new contact main or contact tank to be constructed.	✗ Needs new contact main to be constructed along Kuratawhiti Street.
Accessibility for trucks	Does a new vehicle driveway need to be constructed and tied into the road?	— Has vehicle access to pools and sports ground. Needs new hard standing and bunded tanker delivery area.	— Tie into West Street exists. Needs new hard standing and tanker delivery area to be constructed.	✗ Needs new vehicle access, hard standing and tanker delivery area to be constructed.
Land ownership and use	Does land need to be purchased or leased?	✓ Council owned land.	✓ Council owned land.	✗ Land needs to be purchased.
Cost estimate range		\$3.3M to \$4.0M	\$5.8M to \$6.8M	\$6.1M to \$7.3M

Table 3 – Constructability considerations

South Wairarapa District Council Rating Considerations	1. Soldiers Memorial Park (base case)	2. Old Borough Council Yard	3. Kuratawhiti Street area
Indicative timeframe to consent and build the water services infrastructure.	Short 1-2 years	Medium 2-3 years	Long term 3-5 years
Further feasibility study required to investigate alternative sites estimated to cost \$80,000 to \$110,000.	Not required	Yes	Yes

All timeframes in Table 3 are indicative timeframes based on factors such as acquiring land, consent and building. While the options to purchase new land or building on the Old Borough Council Yard are being considered there would be additional operational expenses to investigate alternative sites est. \$80-\$110k.

Even if the alternative options, to purchase land or build on the Old Borough Council Yard, were selected by Council, once the feasibility study is completed it may still not be feasible to build on either site.

Impacts on tāngata whenua and te ao Māori

Wellington Water, alongside its project delivery partner GHD, have proactively engaged with local Iwi Ngati Kahungunu ki Wairarapa and Rangitāne o Wairarapa as well as presented at the Māori Standing Committee meeting to discuss the planned project and to understand the thoughts and feedback of Iwi. (See appendix for SWDC Māori Standing Committee information sheet)

The key topics discussed included cultural considerations, community impact and technical aspects of the project. The project team followed up by answering questions, and an offer has been made to also present to the local Papawai Marae. The feedback from Iwi was favourable, with the representatives on the Māori Standing Committee supportive of the proposal as it will improve the water quality within the town. They did not raise any concerns that the project would impact on the Te Ao Māori.

4. Funding options

We are seeking your feedback on the options to fund one of the projects with either a:

District Targeted Rate

South Wairarapa District Council currently funds its infrastructure and assets through a district wide rate. Where the cost of replacing the asset would be shared across the whole district (in this case, those who are connected or can be connected to the water supply). The general advantage of this approach is that the cost for essential infrastructure is shared evenly across a larger number of people. The disadvantage is that the district could pay for more expensive infrastructure based on local needs with diminishing returns.

OR

Local Targeted Rate

South Wairarapa District Council has not funded infrastructure or asset replacement by a locally targeted rate in the past, where the cost of replacing the asset would be shared across the local community (those who are connected or can be connected to the water supply). The general advantage of this approach is that the local community can decide on the level of service they want within the community, but the disadvantage is that the overall cost is shared between a smaller number of people.

OR

Mix of a District and Local Targeted Rate

South Wairarapa District Council has not funded infrastructure or asset replacement with both a District and Local Targeted Rate in the past. The advantage of this approach is that the community can set the level of service they want within their community and reduce the overall cost by having the essential infrastructure costs on a 'like by like' replacement funded by the district. While this can be seen as a more sophisticated funding option, the disadvantage is that it can be harder to communicate this more complex approach.

Note: For this consultation we are only considering funding the project on a District Targeted Rate or a Mix of District and Local Targeted rates as we believe these are the most cost effective and equitable options for funding. This what we would like your feedback on.

Note: All financial figures for the following options are draft and include depreciation. These figures will be reviewed each year during our annual and long-term budgeting processes. If Soldiers Memorial Park was not the preferred option, all previously capitalised work and investigations into the new bore at would become operational expenses.

Option 1 - Soldiers Memorial Park (Base case)

This option is to build an additional bore in Soldiers Memorial Park and utilise the existing infrastructure in the park. In 2021, the Council approved an easement under Section 48 of Reserves Act 1977 next to the pool in Soldier Memorial Park to place the new water treatment plant which is shown as a 'container' in Image 1.



Image: Soldiers Memorial Park Area showing existing infrastructure and potential area for a new bore.

In addition to this the Soldiers Memorial Park Management Plan August 2007 has the following requirements under the placement of utilities in the park:

- 38. All new utilities shall only be located on the reserve where there is no alternative location on any other site.
- 39. No new utilities shall be allowed to be located within the area of Soldiers Memorial Park classified as historic, or in a location within the area classified as recreation where historic values will be compromised.

How much would you pay?

Soldiers Memorial Park is regarded as the 'Base case' because the project is currently supported through the Enhanced Annual Plan as a 'like for like' replacement. As the upgrade in Soldiers Memorial Park is to maintain the basic level of service for the community this option would be considered for funding only by a District Targeted Rate and not a Local Targeted Rate.

Soldiers Memorial Park funding option	Cost rating unit, per year
District Targeted Rate	Each rating unit pays \$66 - \$80

Option 2 - Old Borough Council Yard

This option is to build a new water service treatment plant and bore on council owned land. Noting that the Menz Shed is currently located on this site and the additional costs to the Soldiers Memorial Park option relates to the installation of a new chlorine dosing system.



Image: Old Borough Council Yard showing the potential location of the water service treatment plant.

How much would you pay?

Old Borough Council Yard funding options	Cost rating unit, per year
District Targeted Rate	Each rating unit pays \$116 - \$136
Mix of a District and Local Targeted Rate	Each rating unit pays \$66 - \$80 and in addition, Greytown pays local rate of \$148 - \$166 (\$214 - \$246 in total)

Option 3 - Kuratawhiti Street Area

This option is to purchase new land in the Kuratawhiti Street area and build a new water service treatment plant and bore.

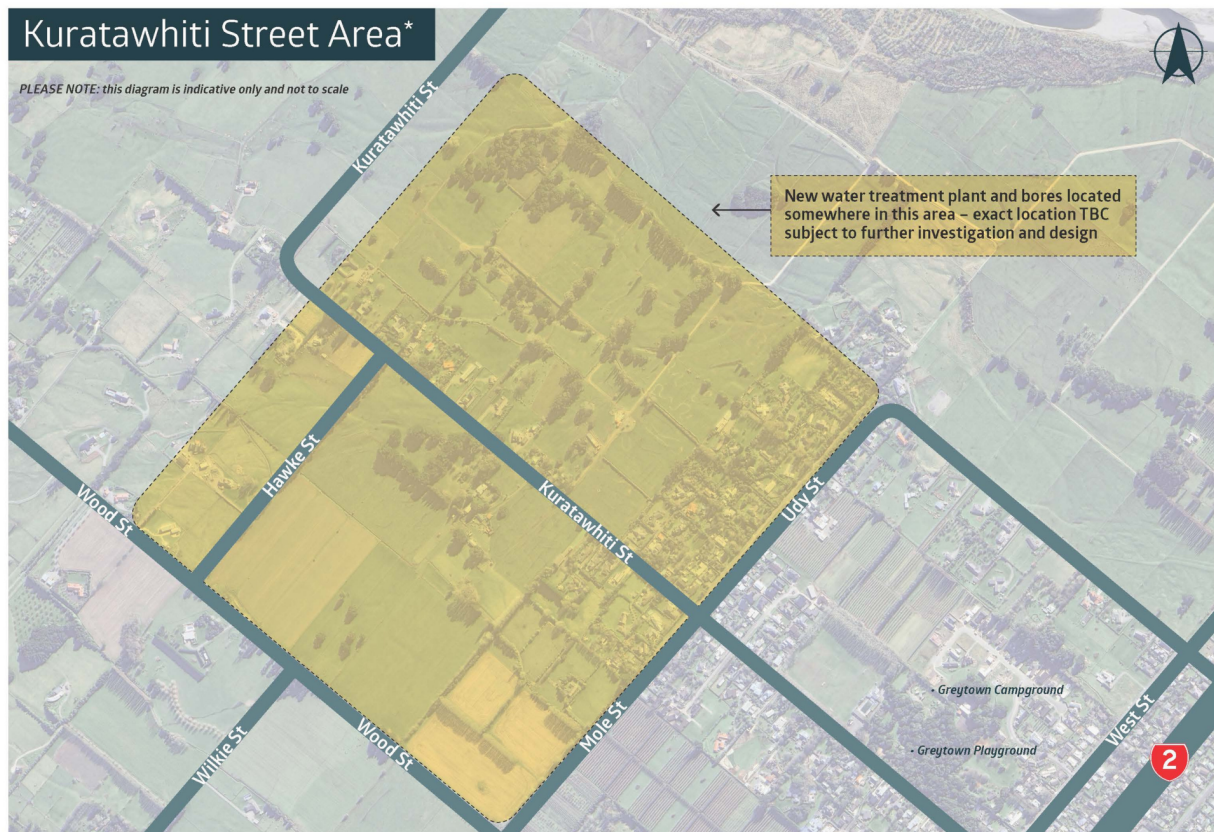


Image: Kuratawhiti Street area showing the potential area of a new water treatment plant.

How much would you pay?

Kuratawhiti Street area funding options	Cost rating unit, per year
District Targeted Rate or	Each rating unit pays \$122 - \$146
Mix of a District and Local Targeted Rate	Each rating unit pays \$66 - \$80 and in addition, Greytown pays local rate of \$166 - \$195 (\$232 - \$275 in total)

Have your say: Greytown Drinking Water Services Consultation

This submission form allows you to provide feedback on the South Wairarapa District Council Greytown Drinking Water Services Consultation. Tell us what you think between 9 September and 9 October 2024. There are a number of ways you can share your feedback:

Online - www.swdc.govt.nz/greytown-water-upgrade/

Paper copy -

- Email it to us at submissions@swdc.govt.nz
- Post to PO Box 6, Martinborough 5741
- Hand deliver to Council office or any of the South Wairarapa libraries

Privacy Statement

Your name and feedback will be in public documents. All other personal details will remain private. The Privacy Act 2020 applies when we collect personal details. Any details that are collected will only be used for the purposes stated. You have the right to access and correct any personal information we hold.

Your Details

Full name*

Email* Phone number

Which ward do you live in?*

- Greytown Ward
- Featherston Ward
- Martinborough Ward
- Outside of the District

Are you making a submission on behalf of an organisation?

Yes / No

If yes, which organisation?

.....

Do you wish to speak to your submission?

Yes / No

You'll be presenting your submission to Council and the meeting will be livestreamed. If you select yes, please also ensure you provide your phone number above so we can contact you.

Submission form: Greytown Water Services

Is your property connected to (or can be connected to) the town water supply?

- Yes
- No

Do you rent or own your property?

- Rent
- Own

How often do you visit Soldiers Memorial Park?

- Weekly
- Monthly
- Yearly
- Never

How do you use Soldiers Memorial Park?

- Sports
- Swimming
- Picnics
- Walking and relaxing
- Dog walking
- Use of playground
- Other

Which is your preferred location out of the three site options listed below?

- Soldiers Memorial Park
- Old Borough Council Yard
- Kuratawhiti Street Area

Submission form: Greytown Water Services

Continued

Why did you make this choice?

Rank your reasons in order of priority from the list below (1 = most important 7 = least important)

- Affordability
- Construction disruption
- Environmental impact
- Social, cultural heritage values
- Visual effects
- Recreation impacts
- Traffic from ongoing operation of plant
- Other

How do you think the project should be funded?

- District Targeted Rate
- Mix of District and Local Targeted Rate
- Unsure
- Other

Is there anything more feedback you would like to share in relation to this consultation?