



**SOUTH WAIRARAPA  
DISTRICT COUNCIL**

*Kia Reretahi Tātau*

# **AGENDA**

## **Strategy Working Committee Meeting**

### ***Deliberations on the Greytown Water Supply Services***

**Wednesday, 13 November 2024**

**I hereby give notice that a Strategy Working Committee Meeting will be held on:**

**Date: Wednesday, 13 November 2024**

**Time: 10:00 am**

**Location: Supper Room, Waihinga Centre, Texas Street  
Martinborough**

**Janice Smith  
Chief Executive Officer**



**Order Of Business**

<b>1</b>	<b>Karakia Timatanga – Opening .....</b>	<b>4</b>
<b>2</b>	<b>Apologies .....</b>	<b>4</b>
<b>3</b>	<b>Conflicts of Interest .....</b>	<b>4</b>
<b>4</b>	<b>Confirmation of Minutes .....</b>	<b>4</b>
4.1	Minutes of the Strategy Working Committee Meeting held on 24 October 2024.....	5
<b>5</b>	<b>Decision Reports from Chief Executive and Staff .....</b>	<b>9</b>
5.1	Greytown Water Supply Services Deliberations .....	9
<b>6</b>	<b>Karakia Whakamutunga – Closing.....</b>	<b>29</b>

**1 KARAKIA TIMATANGA – OPENING**

Kia hora te marino  
Kia whakapapa pounamu te moana  
Hei huarahi mā tātou i te rangi nei  
Aroha atu, aroha mai  
Tātou i ā tātou katoa  
Hui ē! Tāiki ē!

May peace be widespread  
May the seas be like greenstone  
A pathway for us all this day  
Let us show respect for each other  
For one another  
Bind us all together!

**2 APOLOGIES**

**3 CONFLICTS OF INTEREST**

**4 CONFIRMATION OF MINUTES**

**4.1 MINUTES OF THE STRATEGY WORKING COMMITTEE MEETING HELD ON 24 OCTOBER 2024**

**Author:** Amy Andersen, Lead Advisor, Democracy and Committees

**Authoriser:** Paul Gardner, Group Manager, Corporate Services

**File Number:** N/A

**RECOMMENDATIONS**

That the minutes of the Strategy Working Committee meeting held on 24 October 2024 are confirmed as a true and correct record.

**APPENDICES**

**Appendix 1 Minutes of the Strategy Working Committee Meeting held on 24 October 2024**

**MINUTES OF SOUTH WAIRARAPA DISTRICT COUNCIL  
STRATEGY WORKING COMMITTEE MEETING  
HEARINGS ON THE GREYTOWN DRINKING WATER SUPPLY  
HELD AT THE SUPPER ROOM, WAIHINGA CENTRE, TEXAS STREET, MARTINBOROUGH  
ON THURSDAY, 24 OCTOBER 2024 AT 10:45 AM**

**PRESENT:** Deputy Mayor Melissa Sadler-Futter (Chair), Mayor Martin Connelly (Mayor) (from 10:49am), Cr Alistair Plimmer, Cr Aaron Woodcock, Cr Martin Bosley, Cr Colin Olds, Cr Rebecca Gray (until 11:57am), and Cr Kaye McAulay (via Teams).

**APOLOGIES:** Cr Aidan Ellims, Cr Pip Maynard and Ms Violet Edwards.

**IN ATTENDANCE:** Janice Smith (Chief Executive), Russell O’Leary (General Manager, Planning and Regulatory), Rob Thomas (Manager, Stakeholder Relationships), Andy Finch (Principal Advisor – Water Services), and Amy Andersen (Lead Advisor, Democracy and Committees).  
Dan Ormond (Latitude Strategy and Communication).

**PRESENTERS:** Graeme Gray, Neil Galbreath, Carolyn Mary Wait, Kenneth Ryan, Colin Wright, Rebecca Fox, Carmel Ferguson, Peter Rowlands, Peter Sales, Andy Hocquard, Michael Hewison and Warren Woodgyer.

**CONDUCT OF BUSINESS:** This meeting was held in the Supper Room, WaiHINGA Centre, Texas Street, Martinborough and via audio-visual conference. This meeting was live-streamed is available to view on our YouTube channel. The meeting was held in public under the above provisions from 10:45am to 1:32pm except where expressly noted.

## OPEN SECTION

### 1 KARAKIA TIMATANGA – OPENING

All in attendance opened the meeting.

### 2 APOLOGIES

#### APOLOGY

#### COMMITTEE RESOLUTION SWC2024/116

**Moved:** Cr R Gray

**Seconded:** Cr M Bosley

That Strategy Working Committee resolved to accept apologies from Cr Ellims, Cr Maynard and Ms Edwards; and late arrival for Mayor Connelly.

**CARRIED**

Mayor Connelly arrived at 10:49am.

### 3 CONFLICTS OF INTEREST

No interests were disclosed relating to items on the agenda or interests not already recorded on a relevant register.

### 4 HEARINGS ON THE GREYTOWN DRINKING WATER SUPPLY

The following presenters were heard by the Committee:

- Graeme Gray
- Neil Galbreath
- Carolyn Mary Wait
- Kenneth Ryan – Greytown Campground
- Colin Wright
- Rebecca Fox
- Carmel Ferguson and Peter Rowlands – Greytown Heritage Trust
- Peter Sales (via Teams)

The meeting was adjourned at 11:57am.

Cr Gray left during the break.

The meeting was resumed at 12:46pm.

- Andy Hocquard
- Michael Hewison
- Warren Woodgyer (via Teams)

Presenters provided a range of feedback to the Committee regarding the proposed location of the bore, the options included in the consultation, concerns regarding rates, funding of the project, the current supply of drinking water, storage, scope of the project and the reliability of infrastructure.

The following presenter was unable to attend to speak to their submission today:

- Norris Brian Everton.

The full submissions pack can be read here: [SWC Hearings on Greytown Drinking Water Supply Agenda Pack 24Oct2024.pdf](#)

### 5 DECISION REPORTS FROM CHIEF EXECUTIVE AND STAFF

#### 5.1 HEARINGS REPORT FOR THE GREYTOWN DRINKING WATER SUPPLY

Mr Thomas spoke to matters included in the report and acknowledged the presenters for their flexibility regarding communications about the meeting venue, as well as the quality of the presentations made to the Committee, and responded to members queries on the consultation process.

#### COMMITTEE RESOLUTION SWC2024/117

Moved: Cr A Woodcock

**Seconded: Cr M Bosley**

The Strategy Working Committee resolved to receive the *Hearings Report for the Greytown Drinking Water Supply*.

**CARRIED**

**COMMITTEE RESOLUTION SWC2024/118**

**Moved: Cr C Olds**  
**Seconded: Cr A Plimmer**

The Strategy Working Committee resolved to:

1. Receive the full set of submissions on the Greytown Drinking Water Services consultation;
2. Note that 106 submissions were received;
3. Note that of the received submissions, 11 were heard by the Committee; and
4. Note that deliberations are scheduled for 13 November 2024.

**CARRIED**

**6 KARAKIA WHAKAMUTUNGA – CLOSING**

All in attendance closed the meeting with a karakia.

The meeting closed at 1:32pm.

**Confirmed as a true and correct record.**

..... (Chair)

..... (Date)

..... (Chief Executive)

..... (Date)



## 5 DECISION REPORTS FROM CHIEF EXECUTIVE AND STAFF

### 5.1 GREYTOWN WATER SUPPLY SERVICES DELIBERATIONS

**Author:** Rob Thomas, Manager, Stakeholder Relationships

**Authoriser:** Stefan Corbett, Group Manager, Infrastructure and Community Operations

**File Number:** N/A

#### PURPOSE

To inform the Committee of the findings of the Greytown Water Supply Services Consultation and to decide on a preferred option.

#### EXECUTIVE SUMMARY

South Wairarapa District Council (SWDC) sought feedback from the public 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 council undertook a consultation process between 9 September and 9 October 2024. The council received 106 submissions and heard from 11 presenters at a hearings meeting on the 24 October 2024.

69% of submissions supported installing a new bore somewhere in Soldiers Memorial Park. The 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.

The key reasons for supporting this option include affordability and project feasibility. However, many people commented that any infrastructure placed in the park should be in keeping with the park's cultural/natural heritage and for the quiet enjoyment for park and campground users.

46% submissions supported the project being funded through a district wide targeted rate, compared to 29% for a mix of a district and local targeted rate. The key reason for supporting this approach is that the overall cost would be more equitably split across the district and infrastructure should be seen as a district wide responsibility.

The consultation provided valuable insights, including the public's view about the future use of the Old Borough Land, the current use of Soldiers Memorial (that could be used as part of the update of the Park's Management Plan), and it raised some additional clarifications for Wellington Water to answer following the hearings meeting.

#### RECOMMENDATIONS

That *the Strategy Working Committee*:

1. receives the Greytown Water Supply Services Deliberations Report;
2. notes that the majority of submitters to the consultation supported retaining the Greytown Water Supply Services in Soldiers Memorial Park, given the issues around

- affordability and project feasibility, but that they requested that the design of the infrastructure be in keeping with the parks cultural/natural heritage for quiet reflective enjoyment;
3. notes that the majority of submitters to the consultation support to fund the Greytown Water Supply Service through a district wide rate;
  4. supports the following options to;
    - (a) installing a new bore in Soldiers Memorial Park, and
    - (b) fund the project through a District Wide Targeted Rate;
  5. notes that 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;
  6. requests that council officers, in collaboration with Wellington Water, report back to the Strategy and Working Committee on the final design which takes into consideration the following consultation feedback and to fulfil Sections 39, 40, 41, 42 and 43 of the Soldiers Memorial Park Management Plan August 2007:
    - (a) to finalise the location of the bore and a design that avoids the memorial plaques and is sympathetic to the natural/cultural heritage of the park;
    - (b) finalise the design of the Water Services Infrastructure next to the pool that is in keeping with the natural/cultural heritage of the park and surrounding buildings;
    - (c) confirm that the bore and water services infrastructure will have sufficient sound proofing for the quiet enjoyment for users of the park and the campground;
    - (d) receiving an updated timing and schedule of works;
    - (e) consider the need for an updated assessment of the impact on cultural heritage sites, trees and amenity values, historic values, buildings, turf and paving and how these are to be protected; and
    - (f) confirm the restoration of sites not used after the completion of work back to a park.
  7. request that council officers report back to the Strategy and Working Committee to approve an easement under Section 48 of Reserves Act 1977 for Wellington Water to construct the bore;
  8. notes that the consultation process fulfils the requirements of the Soldiers Memorial Park Management Plan August 2007, in accordance with section 41 that we must consider alternative sites; and
  9. notes that following the consultation process and in accordance with section 24A of the Reserves Act 1977, that the Council is not intending to change the purpose of Soldiers Memorial Park.

**BACKGROUND**

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.

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.

The Council requested that Wellington Water identify and consider other options that would meet Greytown's water supply needs.

Wellington Water 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 approach.

Two potential alternative site options were shortlisted through this process.

The South Wairarapa District Council, in partnership with Wellington Water, undertook a consultation process between 9 September to 9 October to gather feedback from the public on the proposal to construct the new bore and water treatment facility in Greytown, either by:

- A. 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

- B. 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:

- A. 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

- B. 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.

A consultation document, list of frequently asked questions, site options, site assessment flyer and a water supply historic map was made available on our website and distributed as part of the consultation process.

**DISCUSSION**

**Responses**

Noting that 106 people submitted to the consultation but not all people or groups answered the questions. A full list of all responses were published at the hearings meeting on the 24 October 2024.

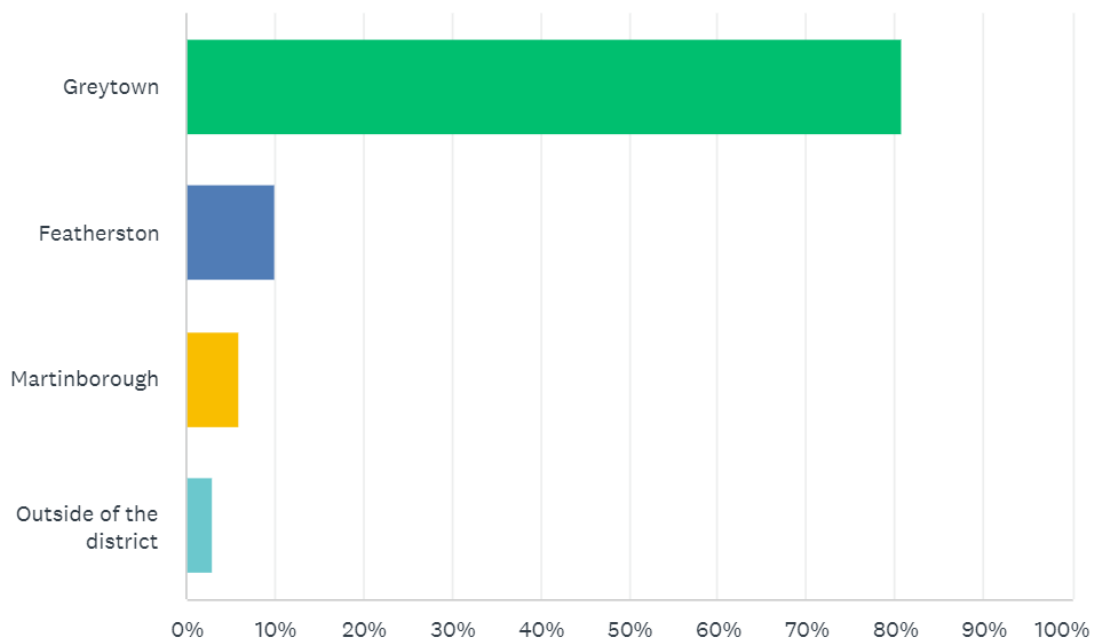
92% of respondents were from individuals with 8% responding on behalf of an organisation.

**Location of submitters**

80% of submitters were from Greytown, 10% Featherston, 7% Martinborough and 3% from outside the district.

Which ward do you live in?

Answered: 99 Skipped: 0

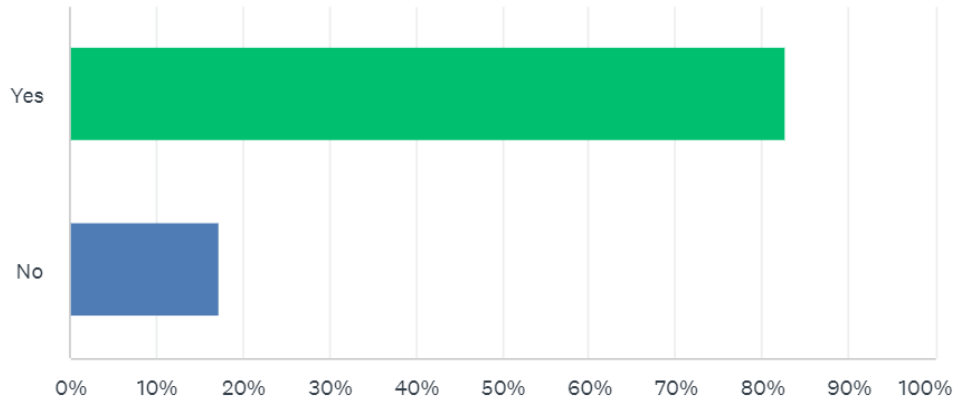


**Connections to town water supply**

82% of submitters were connected to or could be connect to town water supply.

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

Answered: 99 Skipped: 0

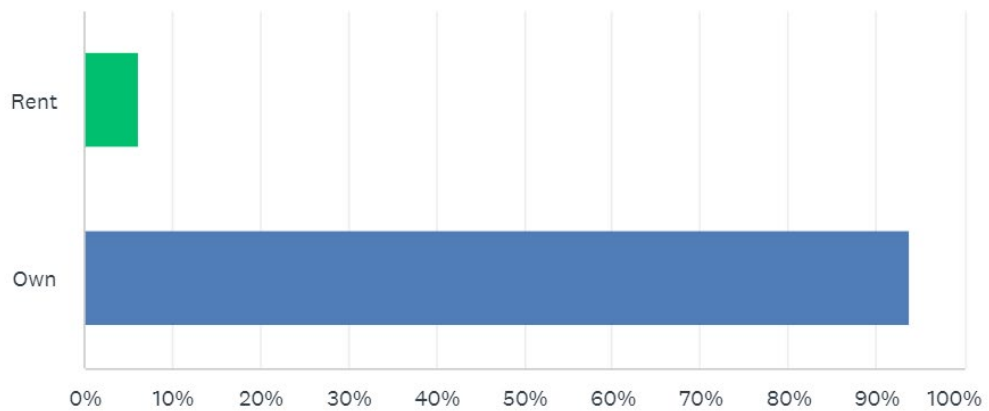


### Rent vs Own

94% of submitters owned their property.

## Do you rent or own your property?

Answered: 96 Skipped: 3

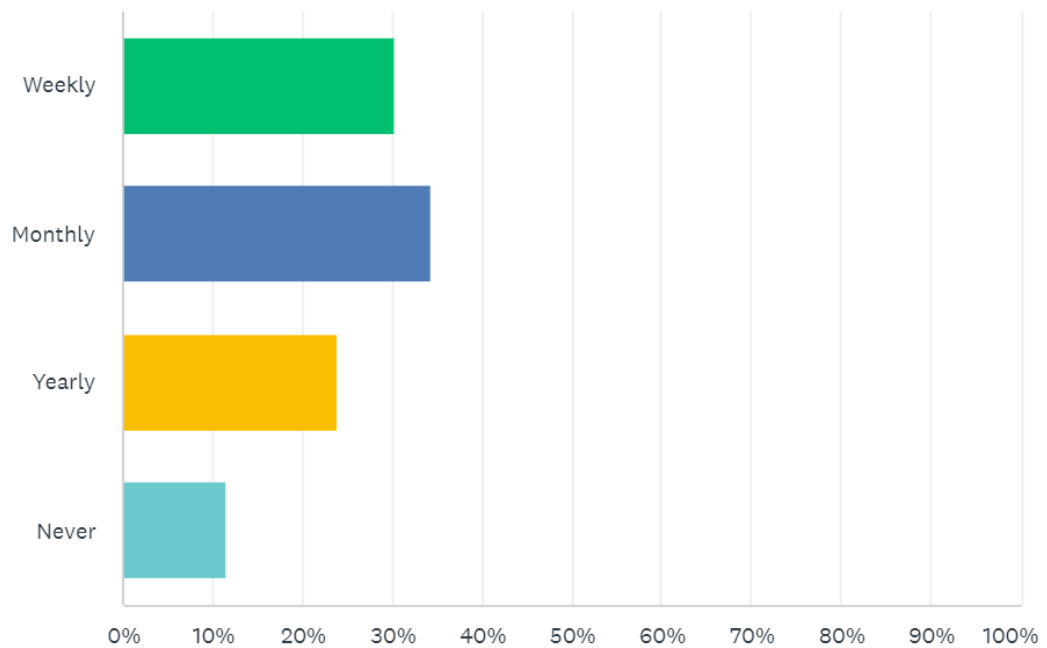


### Users of the park

65% of submitters use the park either weekly or monthly while 11% never used the park.

## How often do you visit Soldiers Memorial Park?

Answered: 96 Skipped: 3

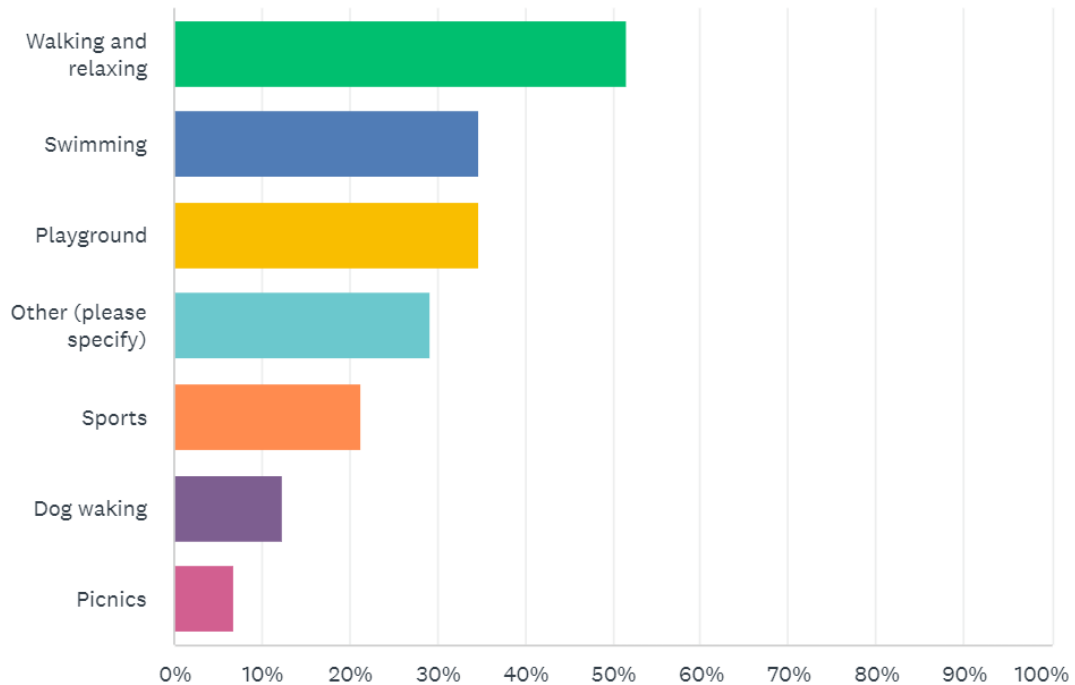


### Park usage

Of those that use the park, 52% use the park for walking and relaxing and 35% for swimming and the playground. There were a wide variety of other responses including being part of the Friends of OConnors Bush, attending events such as ANZAC Day, visiting with friends, fire brigade training and playing tennis.

## How do you use Soldiers Memorial Park? (multiple select enabled)

Answered: 89 Skipped: 10



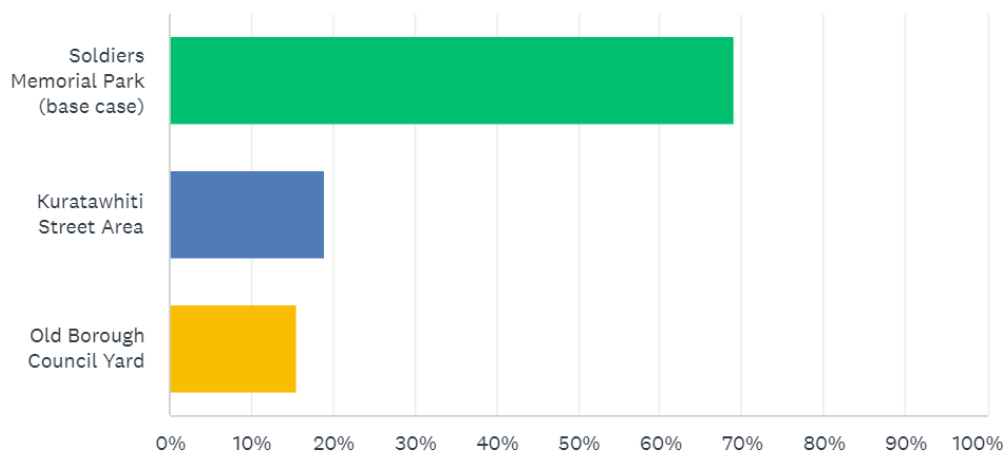
### Preferred option

Noting that some people selected more than one option making the response rate 103%.

69% preferred Soldiers Memorial Park, 19% Kuratawhiti Street Area and 15% Old Borough Council Yard.

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

Answered: 84 Skipped: 15



Further analysis from different groups:

- 64% of respondents from Greytown wanted it in Soldier Memorial Park;

- 67% of respondents who frequently use the park (weekly/monthly) wanted it in Soldiers Memorial Park;
- 92% of respondents from outside of Greytown wanted it in Soldier Memorial Park; and
- 89% of respondents who have never visited the park wanted it in Soldiers Memorial Park (8/11 people)

#### Comments about the Soldiers Memorial Park option

In support of Soldiers Memorial Park:

*"I feel there is no social conflict at all having the town supply sourced at the Memorial Park. It is a public good and the proposed new site is less intrusive also."*

*"reason for preferring Memorial Park option is: fairness to the SWDC regions as a whole vs minority concerns, and taking into account sustainability and security of water supply both at neighbourhood and network level. 2. I'm disappointed we are wasting time and ratepayer money revisiting this issue based on the vociferousness of a handful of neighbourhood interests when this is a whole of SWDC issue. I live very locally to the Memorial park and am quite prepared to suffer a relatively minor personal inconvenience so that we as SWDC region can get the best result for the larger community. I expect my elected representatives to have worked on this basis."*

*"Infrastructure should be located wherever possible where it will be unseen or can be suitably landscaped to mask the facility."*

*"I support the Memorial Park option. The services required are already on hand and there is access for transport. Noise associated with the running of the plant will not impact residents. The placement is discreet behind the swimming pool."*

*"Can go in a part of the park with minimal impact on use - lots of spare corners. A+"*

*"There could be an opportunity to show recognition for the soldiers who died. This is not a disrespectful choice but a chance for the town to celebrate the purpose of the area."*

*"Memoral Park site is out of site and Power, access and other connections already on site."*

Concerns about Soldiers Memorial Park:

*"Noise associated with the running of the plant will not impact residents. The placement is discreet behind the swimming pool."*

*"The noise of the relocated water treatment plant will impact the campground customers with the consistent loud hum. It will affect the quiet environment of the campground guests and will impact business."*

#### Comments about the Kuratawhiti Area option

In support of Kuratawhiti Area:

*"I feel like using existing facilities and adding to them is going to be more costly to the rate payers over time when it enviably fails or hasn't quite fit the criteria for design, life, expansion etc."*

*"It's important for Greytown's future that we get infrastructure right so let's do this properly."*

*"I would like to think planning is taking a long term, viable and effective solution."*



*“One thing missing in the consultation form is the safety concerns to the people using the area while chemical deliveries etc are made and a treatment plant should not be located in a urban area for security reasons.”*

*“We believe that Soldiers' Memorial Park is a very precious resource for our community. It represents a significant historical and cultural taonga.”*

Not in support of Kuratawhiti Area:

*“The noise and traffic from the ongoing operation of the plant will affect the quiet enjoyment of nearby residents in the "Kuratawhiti area" that have purchased in the area unaware that they may soon have a water plant operation on their doorstep. The extra costs involved of Option 3 in having to buy land when there is Council owned land that could be used should be the only options.”*

*“The infrastructure required for a potential kuratawhiti site is flagged as highest cost (as for a lot of the street there is not even mains water). “*

*“Option buying more Land Kuratawhiti St should never be considered when Council already own Land.”*

*Comments about the Old Borough Land Option:*

In support of the Old Borough Land

*“The proposed Soldiers Memorial Park site is on the boundary of Greytown Campground. During our busy summer period at the campground, people will be camping nearby the proposed Soldiers Memorial Park site, and any construction and associated traffic, as well as traffic required for ongoing maintenance will pose a serious noise disruption to campers.”*

*“away from houses both for noise and better place for building”*

Not in support of the Old Borough Land:

*“The old yards is a potential waste of higher value developments.”*

*“It's extremely likely that in years to come the town and businesses will develop down laneways and as we've already seen from development ideas already publicly tabled, this land has enormous potential to return revenue to ratepayers were it be leased and developed commercially at no cost to Council . Commercial development of this land would provide rates, income via lease and create jobs.”*

*“The Old Borough Coucil Yard needs to be available to the towns CBD growth via laneways from Main to West Street - not for this proposal.”*

*“In a growing township, it makes sense to utilise town land for town growth.”*

*“Option of Old Council Yard should be sold to fund the Memorial Park Upgrade.”*

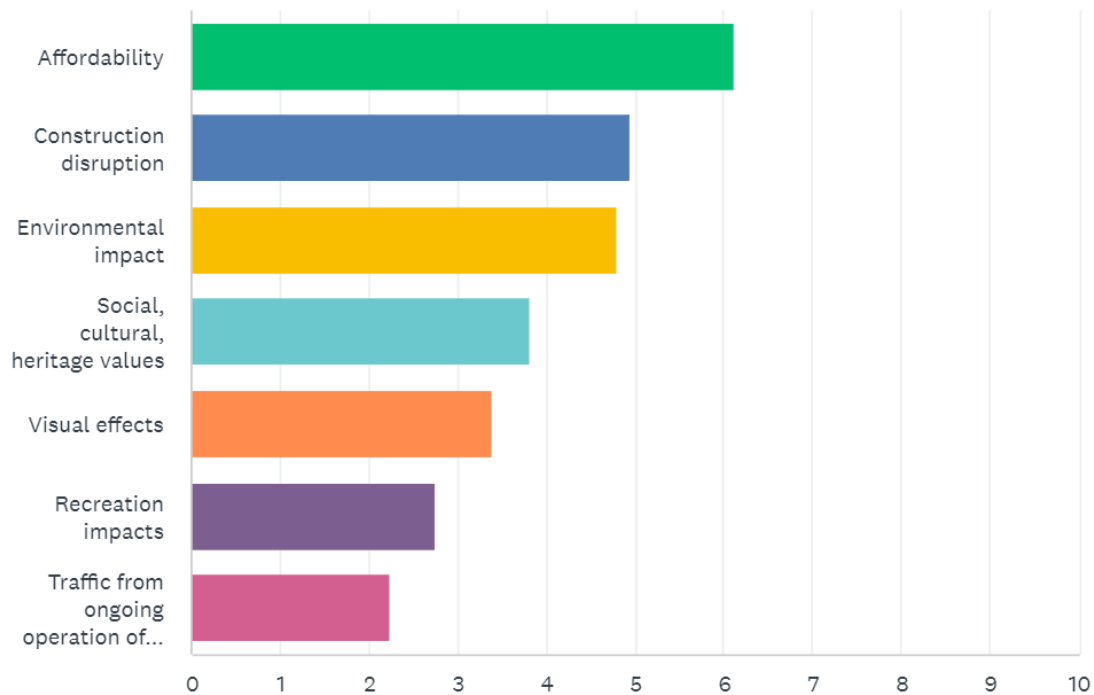
**Reason for selecting these options**

There are some concerns over the validity of the following quantitative results. However, reading through the comments and noting the general responses we are confident that *“affordability”* is the most important concern for submitters.

The concern over the validity of this data relates to the online form which had already prioritised the order of response. So, if a submitter re-ordered say the top 4 responses, which many did, the remaining options would stay in the same order. Alternatively, if submitters skipped this question the order of response would stay the same. It would be impossible to further analyse changes to the form because some respondents may have agreed to the original order of the response.

## Why did you make this choice?

Answered: 80 Skipped: 19



Further analysis from different groups:

- While looking at different segmentation we noted that those who supported the Kuratawhiti Area option ranked “*Environmental Impact*” above “*Affordability*”.

### Comments about the choice people made:

*“Rates are already high enough so makes most sense to build at existing site...”*

*“It is unreasonable to expect ratepayers that do not benefit from this water supply to have to pay for it. The targeted rate applied to Greytown properties that are/can connect to the system is fair and equitable.”*

*“Should build on the existing infrastructure. Cost has to be a factor, given the size of rates it is important to go for a low cost option. The impact on the park will be minimal for users as it is a very large park. It is a memorial park, but that should never prevent other uses especially as water is key part of our infrastructure.”*

*“Note that I placed, social, cultural, and heritage values high in my ratings...pragmatic stock there can be absolutely no justification in choosing a more expensive slower option which we don't yet know is even feasible.”*

*“I endorse the fastest and most cost effective solution to this critical infrastructure problem - the base case”*

*“The council need to plan for future water demand. This solution does not cater for that. I propose the council look at adopting similar measures as Kapti where grey water is reused in house plumbing.”*

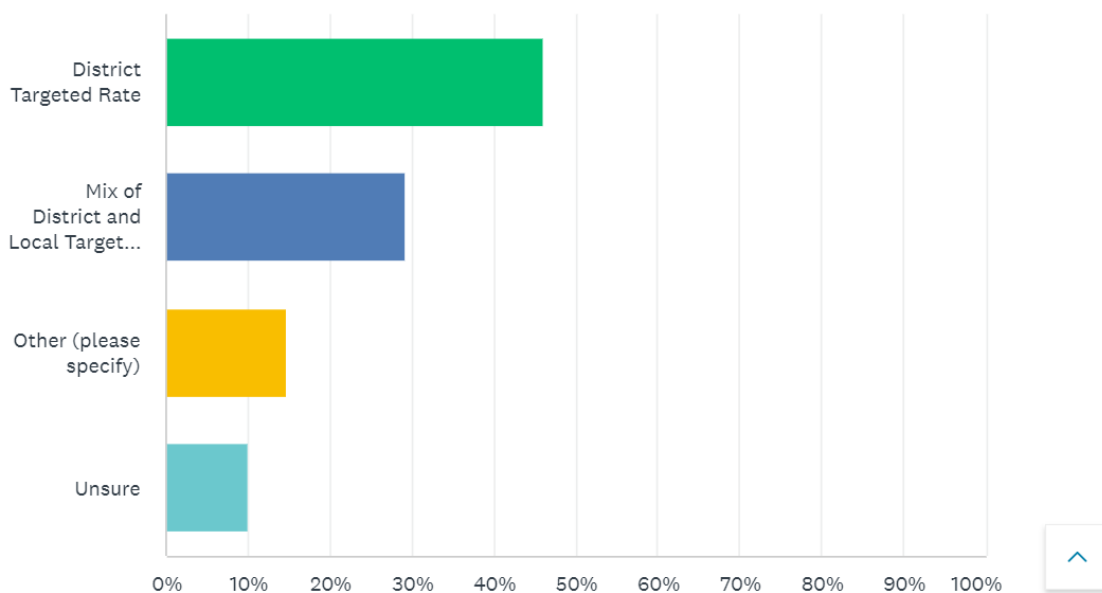
*This rule could easily be applied to all new proposed housing and building. This will help reduce impact on existing rate payers as well as lessen demand for water and new infrastructure.”*

*“Longevity of the current bore and future fit for town growth and impacts of climate change.”*

### How to fund the project

46% of submitters supported a district targeted rate, 29% supported a mix of a district and local targeted rate, % other and % unsure.

How do you think the project should be funded? Note: Soldiers Memorial Park can only be funded by a District Targeted Rate. Page 6 of the consultation document provides information on this.



When reading through the “other” comments there was no clear alternative suggested other than “user pays leads to getting what we want and can afford.”

Further insights from different groups:

- 47% of respondents from Greytown said they wanted it funded via a district wide rate compared to 26% wanting a mixed targeted rate;
- 49% of frequent users of the park (weekly/monthly) wanted it funded district wide compared to 26% wanting a mixed targeted rate;
- respondents outside of Greytown, had an evenly split view, wanting either a district wide (41%) or a mixed targeted rate (41%); and
- 78% of respondents who have never visited the park wanted a mixed targeted rate (7/9 people).

Comments relating to funding:

*“As a Greytown resident, I would be happy to contribute to a targeted rate - but I worry about the precedent this will set. A long-term outcome of targeted rates would be that richer areas would end up with better facilities than areas where residents can't afford to pay. So I reluctantly prefer a district level rate.”*

*“I think as a district it should be funded by all, same as any repairs and maintenance to other towns water plants in the district. Targeted rate not required. Fund out of general rates.”*

*“Louise Brown makes a valid point, Fstn upgrade cost was born by our District as a whole... We've got to move on from this individualistic town attitude if we're going to be a combined district.”*

*“We believe that all towns are part of one council, and therefore infrastructure costs should be spread evenly across all SWDC ratepayers.”*

*“if a mixed approach is selected by Council, then all future infrastructure investment for other towns in the district must follow the same mixed approach methodology to avoid any unfair disparities.”*

*“All options should be funded as a District Targeted rate. The Featherston supply from Waiohine was funded this way and so a precedent has been set.”*

*“I believe the Council should approach Central Government and apply for help with funding, particularly considering the ongoing rates hikes crisis and people already struggling to pay their rates bills, coupled with the already three million already rated against the ratepayers in the last rates increase specifically to address this issue.”*

**Feedback from groups**

Throughout the consultation process we engaged with community and organisational interest groups from the Soldiers Memorial Park Management Plan August 2007 along with additional groups from our Engagement Plan and received the following feedback:

Group	Preferred option	Comments
Camp ground Managers	Old Borough Council Yard	The noise of the relocated water treatment plant will impact the campground.
Greytown Community Heritage Trust	Kuratawhiti Street Area	Need greater detail of the thinking behind these options.
Friends of O'Connor's Bush Greytown	Kuratawhiti Street Area	They have concern about the health of the forest trees and memorial trees in the park - each year is drier and drier. We would like to know if drawing on this bore / water table will affect / is affecting the health of the trees - we have had significant die off.

Group	Preferred option	Comments
Greytown Menzshed	No preferred option	Provided a list of considerations if they needed to share the site with Wellington Water.
South Wairarapa Working Men's Club	Soldiers Memorial Park	Town CBD area is not the most ideal place for a water plant.
Greytown Swim Club	Kuratawhiti Street Area	<p>They believe that Soldiers' Memorial Park represents a significant historical and cultural taonga.</p> <p>They are particularly concerned about any future requirements to expand the bore site as Greytown grows.</p> <p>They support partner clubs - Junior and Senior Football and Cricket and believe that the addition of the bore will also negatively impact them.</p>
Country Village Heaven Trust	Soldiers Memorial Park	Infrastructure should be located wherever possible where it will be unseen or can be suitably landscaped to mask the facility.
Kuranui College	Soldiers Memorial Park	We believe that all towns are part of one council, and therefore infrastructure costs should be spread evenly across all SWDC ratepayers.
National Public Health Service   Central Region -Te Ikaroa   Capital, Coast, Hutt Valley and Wairarapa, Health New Zealand	Soldiers Memorial Park	Supports council's investment into infrastructure projects.
Truckstop Greytown	Soldiers Memorial Park	Does not support using the old Borough Council land in West Street as they believe this land has potential for other development.

Groups that we contacted but did not receive feedback from included Tangata Whenua, Pavilion Committee, Plunket, Red Robbins (members circulate feedback forms), Greytown Community Sport and Leisure Society Inc, Friends of Greytown Memorial Soldiers Park and the RSA.

## Hearings feedback

The following questions were raised at the Hearings Meeting on the 24 October 2024 for Wellington Water to respond:

- concerns about the current and future pump noise. How will the design of the water supply (bore & treatment container) consider soundproofing to minimise noise?
- utilities should not be located adjacent to memorial plaques. How can the infrastructure being located and built in a way that will be sympathetic to the environment? (ie mural along the pool/container wall illustrating the memorial/soldiers)
- concerns dumping of water from the treatment plant due to the risk of pump failure. Why does this occur and how will the plant upgrade prevent this?
- What are the considerations for storage and resilience of water for the town?
- Concerns about disruption to park users during construction. How can the construction be undertaken to minimise the impact on existing park users? (ie done during mid-week, within certain hours)
- Concerns raised about a new water treatment plant running alongside a wastewater line. What is the risk of contamination?
- How could an "inline pump" located at Woodside be used to boost supply to Greytown? Removing the need for bore at Memorial Park.
- When can we expect the results of the aquifer mapping?

The responses to these questions are attached to this report.

## Conclusion

Overall, the submissions supported installing a new bore in Soldiers Memorial Park and funding through a district wide targeted rate.

Many people commented that any infrastructure placed in the park should be in keeping with the parks cultural/natural heritage and for the quite enjoyment for park and campground users.

Further work is required by council staff and Wellington Water to bring back the final design for Council to approve.

## COMPLIANCE SCHEDULE

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
  - a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
  - b) Assess the options in terms of their advantages and disadvantages; and

- c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

<b>Compliance requirement</b>	<b>Staff assessment</b>
State the level of significance (high or low) of the issue or proposal as determined by the <a href="#">Council's Significance and Engagement Policy</a>	This is a matter of high significance.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the Long Term Plan) that relate to this decision.	This report complies with Local Government Act, Parks and Reserves Act 1977.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water.	We did not receive any feedback from Māori during the consultation however, we are aware of the national policy statement for freshwater management outlines the key concept of Te Mana o te Wai; the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment.
Chief Financial Officer review	The Chief Financial Officer has not reviewed this report.
State the possible implications for health and safety	To ensure an ongoing reliable supply of safe and healthy drinking water, and to provide enough water for firefighting

## APPENDICES

### Appendix 1 Greytown WTP Hearing Questions

## 24/10/24 Greytown Memorial Park Water Treatment Plant – Hearing questions

**Questions:**

1. How will the design of the water supply (bore & treatment container) consider soundproofing to minimise noise?

The new bore will have a submersible bore pump located below ground which will be significantly quieter than the existing bore pump which has an above ground motor. The containerised plant will have an air compressor used for operating valves, transfer pumps and dosing pumps. This equipment will be housed within an insulated metal shipping container which will further reduce the noise produced from this equipment.

The treatment plant will therefore be much quieter than the existing plant and equipment. An acoustic assessment will be completed to check noise levels and determine if any further noise suppression is needed, but this is considered unlikely.

2. How can the infrastructure being located and built in a way that will be sympathetic to the environment/location?

The proposed location of the treatment container is discreetly placed along the driveway next to the swimming pool, away from the existing memorial plaque as well as the new cenotaph proposed in front of the Memorial Park Baths. The intention is to further conceal the container with fencing and gates to provide ongoing access for maintenance and deliveries. The fencing and gates can provide a canvas for painting or artwork and the project is open to working with the RSA or other community group(s) to support this. The exact location for the new bore is still to be finalised however will be positioned behind the Memorial Park Baths and will also be screened to minimise any visual impacts.

3. Concerns were raised about dumping of water from the treatment plant due to the risk of pump failure. Why does this occur and how will the plant upgrade prevent this?

The existing pump and motor system has a minimum flow rate below which it cannot operate. There are times of the year when overnight flows are too low for it to continue operating and it would shut down, typically between 10pm through to 7am. Operators estimate these conditions occur for 3 - 4 months of the year.

Frequent starting and stopping of the existing pump is problematic because:

- i) On pump startup there is a risk of turbid (cloudy) water being drawn from the aquifer through the treatment plant and shielding bugs as they pass through the UV unit. If this were to occur there is a risk of widespread community illness.

Safely restarting the pump and treatment plant is a manual and labour-intensive exercise and needs to be carefully managed so that the UV unit can operate as required and ensure safe and healthy drinking water to the community is maintained. If the pump were to be allowed to shutdown overnight, this manual restarting work would need to occur every morning.



- ii) Frequent starting and stopping of the pump significantly increases the wear and tear on the pump. The existing pump/motor is already in a very poor condition and the operators are very concerned that the increased strain operating in this manner would cause it to fail.

If it were to fail, we would have no choice but to urgently replace it with a submersible pump and pipework, meaning the supply to Greytown would be compromised for the duration of the upgrade/replacement work. During previous outages “No Water” complaints were received from several properties in Greytown, and firefighting supply coverage would be less than required until the pump/motor/pipework was replaced.

The treatment plant operators are so concerned with the risk of pump failure or the compromising of safe and healthy drinking water that they have introduced a temporary artificial demand to prevent this from happening until the treatment plant is upgraded or replaced to an acceptable standard.

Wellington Water and Council Officers have discussed the situation and propose to install a temporary automated valve to minimise the extent of water lost due to this as much as possible until the treatment plant is upgraded or replaced, allowing the situation to be resolved.

Once the treatment plant upgrade/replacement is complete, there will be no need for the additional artificial demand. The new/upgraded treatment plant will include a filtration system ahead of the UV treatment unit, providing additional protection from turbidity issues and allowing the bore and treatment plant startup process to be automated. The two new submersible bore pumps will start up each morning or when demand is high using automated controls, in addition to providing redundancy for pump maintenance and replacement without compromising the supply to Greytown if an unforeseen failure were to occur.

#### 4. What are the considerations for storage and resilience of water for the town?

Operational resilience is an important consideration for the town’s drinking water supply. Supply interruptions may occur for several reasons including unforeseen treatment plant outages, power cuts, third party damage to pipelines or critical supply pipe failures.

The new/upgraded treatment plant will significantly improve the operational resilience of the Greytown supply, as there would be two bore pumps (duty & standby) operating together with the existing connection from the Waiohine water treatment plant (reduced supply capacity). These combined provide multiple routes of supply and increased redundancy and resilience to various potential failure modes as compared to supply from the Waiohine water treatment plant alone.

With respect to storage, to avoid additional pumping, any new reservoir would need to be constructed at a suitable elevation to provide enough operating pressure for the Greytown network. This means that if a reservoir were installed at Soldiers Memorial Park or another low-lying location within Greytown additional pumping into the supply would also be required. This would provide minimal additional benefit compared to the proposed duty/standby bore pump arrangement that will essentially provide the same function.

There is already reservoir storage at the Waiohine water treatment plant provided by the treated water bladder and the Greytown reservoir, however it should be noted:

- The hydraulic limitations of the Greytown network mean that when supplying from the Waiohine water treatment plant via the Greytown reservoir during the higher-flow daytime demand periods, there is increased 'head loss' or pressure reduction due to pipe friction effects which means that the available fire flow capacity is less than required in the Firefighting Water Supplies Code of Practice.
- "No Water" complaints have been received from several properties in Greytown when operating the supply from the Waiohine Water Treatment Plant only (with Memorial Park offline).

5. How can the construction be undertaken to minimise the impact on existing park users?

Construction will be planned and completed largely during the winter months, between the hours of 9am and 5pm, Monday to Friday. The contractor will ensure the site is left in a safe and suitable condition over weekends. The project construction team will also work closely with the Council pool and park reserves team to develop a plan to minimise disruption and maintain access to the pool, sports pavilion and pétanque club. Consideration will also be made to work around key dates including for ANZAC day.

6. Concerns were raised about a new water treatment plant running alongside a wastewater line. What is the risk of contamination?

The wastewater pipelines serving the Memorial Park baths and adjacent sports pavilion were replaced with new continuous welded polyethylene pipelines in 2021. The pipelines are therefore in excellent condition with a 100-year expected service life. They operate under gravity flow (not pressurised), so are at very low risk of failure or leakage.

In addition to this, the new/upgraded treatment plant provides multi-barrier protection from potential contamination to ensure safe and healthy drinking water supply to the community.

7. Could an "inline pump" located at Woodside be used to boost supply to Greytown, removing the need for the bore/treatment plant at Memorial Park or elsewhere in Greytown?

The Waiohine Water Treatment Plant has the theoretical capacity to service the average daily demand from both Greytown and Featherston, however it cannot supply both towns together at peak periods even when operating at full capacity. In addition to this, the bores supplying the treatment plant must reduce pumping rates in certain river conditions due to turbidity (cloudiness) effects that occur and can compromise the efficacy of the UV treatment system. This means that the bores cannot all operate at full capacity all the time, and installing a pump to boost pressures in Greytown would rely on additional source capacity being provided to ensure reliable supply of water throughout the year.

A fourth bore was constructed and commissioned at the Waiohine water treatment plant in 2021. Even with this running at full capacity and with no turbidity issues, it is still insufficient to meet the peak demand of both Featherston and Greytown.

There are several rural properties immediately downstream of the Greytown reservoir that would be impacted by pressure fluctuations from such a booster pump and additional localised solutions are likely to be needed for these properties to make sure their supply was not adversely affected.

In addition to this, supply of Greytown from the Waiohine water treatment plant only reduces the overall operational resilience of the supply, as noted in Q4 above.

The booster pump option (option 6 below) was assessed alongside other high-level options for alignment with SWDC and Wellington Water outcomes. This was presented discussed with SWDC councillors during the webinar on 14 September 2023 when it was agreed to further develop option 4 for comparison to option 3 to limit the cost and time for assessing a wider range of options.

Operational resilience, duty/standby facilities, time to implement and burden of cost to ratepayers (for example due to probably land purchase requirements, sunk investment in assets at Memorial Park etc.) were key reasons for discounting option 6.

### Memorial Park high level options:

Item	Description	Safe and healthy water [Healthy, Safe]			Respectful of the Environment [Environmental wellbeing]			Resilient networks support the economy [Economic wellbeing]			Time to implement [impacts cost & risk]	
		Safe drinking water (compliance/ix principles)	Providing a network that meets the Code of Practice for Firefighting Water Supplies	Condition and performance of assets to minimise safety risks	Minimising water loss	Community education and engagement	Compliance with consents	Minimising disruption for the community	Operational resilience	Providing duty/standby facilities		Providing multiple routes/directions of supply where possible
1	Do nothing	✗	✗	✗	N/a	TBC	N/a	✗	✗	✗	✗	N/a
2	Progress WTP upgrade using existing bore...	✓	✓	✓	N/a	TBC	N/a	✗	✗	✗	✗	✓
3	Additional bore somewhere in Memorial Park	✓	✓	✓	N/a	✗	N/a	✓	✓	✓	✓	✓
4	Construct bore(s) and treatment plant at alternative location in Greytow	✓	✓	✓	N/a	TBC	N/a	✓	✓	✓	✗	✗
5	Upgrade/upsze pipe network to allow supply from Waiohine WTP only	✗	✗	✗	N/a	TBC	N/a	✗	✓	✗	✗	✗
6	Booster pump station for Greytown	✗	✗	✓	N/a	TBC	N/a	✗	✗	✗	✗	✗

Significant cost in developing all options – therefore option 4 developed for comparison to the known option 3.

High level options and alignment with SWDC and WWL outcomes

#### 8. If or when is fluoride going to be added to our water supply?

The Director-General of Health has issued 14 directions to local authorities to fluoridate community water supplies, and in November 2022 wrote to a further 27 local authorities to advise that they are being actively considered for a direction to fluoridate in relation to one or more of their drinking water supplies. South Wairarapa District Council is not one of these councils. Therefore, SWDC is not mandated to commence fluoridation of the water supply

and a decision to mandate doing so is not expected from the Director-General currently. The decision whether to fluoridate therefore remains with council.

Fluoridation of the water supplies in South Wairarapa does not currently feature in SWDC's long term plan, and there are currently no plans to implement it. The cost and time to implement requires investment for further investigation and assessment, should SWDC wish to proceed with fluoridation of the supplies.

9. What work has been done on investigating an alternative supply for Featherston?

Historically, Featherston was supplied from one or more of the Abbots Creek, Boar Bush and Taits Creek surface water supplies. However, these supplies are no longer suitable for Featherston's needs due to capacity and water quality reasons, and as a result in 1999 the Featherston supply was connected to the Waiohine water treatment plant. More detail on the history and development of the supplies can be found here

<https://storymaps.arcgis.com/stories/210d848630094de29e2ddf469fcb2430>

In 2012, groundwater investigations were completed on the Featherston side of the Tauwharenikau River and concluded that the groundwater potential in the area was poor. In 2015, following completion of this study, council made the decision to replace the previous ultrafiltration treatment system at the Waiohine water treatment plant with the bore and UV treatment system that is in place today.

Even if an alternative supply for Featherston were available, the hydraulic constraints when supplying Greytown from the Waiohine water treatment plant during high-flow daytime demand periods would remain.

10. When can we expect the results of the aquifer mapping?

We have requested confirmation of this from GWRC and are awaiting their response.

However, it's important to understand that even with the aquifer mapping available, the shortlisting methodology/approach and three shortlisted locations for Greytown are unlikely to change.

It is possible that the aquifer mapping may identify some potential sources of water nearer to Featherston which would require further exploratory drilling to confirm both the suitability of quality and quantity of water available as a potential alternative source for Featherston. However, this does not change the hydraulic (headloss) constraints and immediate supply constraints that apply to Greytown. It should also be noted that Council has already connected Featherston to the Waiohine water treatment plant at significant expense in the past.

## **6 KARAKIA WHAKAMUTUNGA – CLOSING**

Kua mutu ā mātou mahi  
Mō tēnei wā  
Manaakitia mai mā katoa  
O mātou hoa  
O mātou whānau  
Aio ki te Aorangi

Our work is finished  
For the moment  
Blessing upon us all  
Our friends  
Our families  
Peace to the Universe