

**26. EXTENSION OF URBAN WATER SUPPLY AREA
TO MARSHLAND AND MAIREHAU ROADS**

RR 10509

Officer responsible Water Services Manager	Author Eric van Toor Water Supply Planning Engineer
Corporate Plan Output: Supply of Water	

The purpose of this report is to gain the Council's approval for the inclusion of approximately 40 properties with frontages on Marshland and Mairehau Roads into the Urban Water Supply Area.

This report (prior to minor amendments) was presented to the meeting of the Burwood Pegasus Community Board on 2 August 1999 and supported by the Board. Since the report to the Board, the water rate multipliers for the 1999/2000 year have been adjusted and the table in this report has been amended to reflect this.

26 Cont'd

BACKGROUND

A new watermain will be installed during the 1999/2000 year to link the Council's recently constructed pump station on the corner of Marshland Road and Queen Elizabeth II Drive with an existing pump station at Burwood Hospital. The most efficient route for this trunk main is along Marshland and Mairehau Roads through mainly rural land, outside the City's designated Water Supply Area (as approved by the Council in November 1991). In such cases the Council has two options:

1. Designate the pipeline as an urban water supply main and extend the Council's designated Water Supply Area to include properties with access to the main, or
2. Designate the pipeline as a trunk main without hydrants and not allow connections for urban water supply to the main (although restricted rural connections could be made available on a user-pay basis).

Approximately 40 properties are affected, as shown on the attached map. These properties are in Marshland Road between numbers 194 and 287 (inclusive) and in Mairehau Road from the start to 194.

The Environmental Policy and Planning Unit, while not opposed to extending the Urban Water Supply Area, have concerns that doing so may incorrectly be seen as the first stage to urban development. It would be appropriate to point out to affected property owners that this is not the case and extending the water supply area does not imply any change to the Council's policy regarding urban growth. It should be noted that a number of areas throughout the City zoned Rural were included in the designated Urban Water Supply Area in 1991 and most have in fact remained Rural in spite of the designation.

It is the Water Services Unit's approach to make a supply (to the Council's normal level of service for urban water supply) available where practicable. Some residents have already expressed an interest in a connection. Residents need to be aware however, that this will have an effect on their rates regardless of whether or not they apply for a connection.

EFFECT ON RATEPAYERS

If included in the Urban Water Supply Area these properties will be subject to the Council's current policy with respect to water rates and charges, as follows:

	Residentially Rated	Rural Rated
Connected properties	Water rate of 50.6 cents per \$1,000 capital value	Water rate of 50.3 cents per \$1,000 capital value Pre-paid allowance based on one cubic metre for every 14 cents of water rate levied. Water used above allowance charged at 28 c/m ³
Unconnected properties	Half water rate (i.e. 25.3 cents per \$1,000 capital value)	Half water rate (i.e. 25.2 cents per \$1,000 capital value)

26 Cont'd

Most properties in the proposed extension to the area are rated Rural according to the Council's operative differential rating scheme. While such properties would be subject to water charges, the allowance would be high enough that property owners would be unlikely to be required to pay any volume charges if the water were used solely for normal domestic purposes.

The purpose of the half water rate for unconnected but serviceable properties is to reflect the fire-fighting provisions and the ability to obtain a connection when desired. This could be of concern to ratepayers with an adequate existing private supply who will be subject to a half water rate, even though they may have no intention of connecting to the supply. To include some properties but exclude neighbouring properties that are also connectable is not an option. Unless the pipeline is designated a trunkmain and therefore not part of the urban supply, all properties with access to the main are considered serviceable in terms of the Rating Powers Act (ss 17).

Ten of the affected property owners were contacted directly to gauge support for the extension. Of the 10, three would definitely connect and one would probably connect. Four would probably not connect immediately, but were not opposed to the Water Supply Area being extended and consequently being charged a half water-rate. The remaining two saw no advantage for them in the extended service and were opposed to the extension because it would affect their rates.

If approved, the extended area will take effect as of 1 July 2000, although applications can be made and connections provided as soon as the main is installed. The Council's normal connection charges will apply (currently \$345.00, incl. GST, for a standard domestic connection).

CONCLUSION

The area is a logical extension to the City's water supply area and has the support of the Burwood Pegasus Community Board. The proposed extension will result in improved fire protection coverage and enable connections upon application by approximately 40 properties accessible to the main.

Recommendation: That the Christchurch Urban Water Supply be extended to include properties with access to the new water supply main in Marshland and Mairehau Roads (as shown on the attached plan).

Deputy Chairman's

Recommendation: That the above recommendation be adopted.