

Submission: 9

Paul Glennie

From: Graeme.sawyer007@gmail.com
Sent: Wednesday, 22 February 2012 3:36 p.m.
To: Water Conservation
Subject: Draft Water Services Bylaw

Categories: Water Bylaw submissions

The following details have been submitted from the Draft Water Services Bylaw form on the www.Wellington.govt.nz website:

First Name: Graeme

Last Name: Sawyer

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Suburb: Johnsonville

City: Wellington

Phone: 9387007

Email: Graeme.sawyer007@gmail.com

I would like to make an oral submission: Yes

I am making this submission: as an individual

Comments: I would appreciate clarification of these two points before I make a submission on behalf of my organisation, please.

1/Under this bylaw, who is responsible for maintaining of repairing a faulty or inoperable Toby?

I see that S.5.1 gives WCC responsibility for Water meters, and S.5.2 says "The Council gives no guarantee as to the serviceability of the service valve (Toby/Manifold) located on the service pipe" - SO if the council doesn't guarantee its serviceability, Does that mean that maintaining "my" Toby is "my" responsibility..... or not? If it does, why does S.5 not state this clearly?? please explain....

2/ Has WCC looked at the economics of paying plumbers to carry out "water saving" maintenance inside private premises? (ie, providing these services "free" to ratepayers??) Other councils do this, and this seems like a more positive and proactive way to minimise waste, and is likely much more successful and efficient than this bylaw, which may well pit homeowners against the council rather than encouraging them to work together to save water.... If the economics of this option have been explored, what were the results please??

Many Thanks for your response,

Graeme sawyer
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Submission: 15

Paul Glennie

From: Frank Cook <Frank.Cook@weltec.ac.nz>
Sent: Friday, 9 March 2012 4:53 p.m.
To: Paul Glennie
Subject: Submission Bylaw
Attachments: Water Bylaw SubmissionFrank Cook March 2012.docx

Categories: Water Bylaw submissions

Hi Paul,

I attach a submission on the bylaw – sorry it has taken so long and hope it is helpful.

Best wishes

Frank

Introduction

The bylaw sets out the responsibilities and rights of water users and Council and gives Council explicit power to act where water is wasted. The bylaw replaces the 2008 water bylaw and includes aspects of the Wellington Water Charter relating to water use.

Summary

This submission is in general support of the proposed bylaw. Further consideration of some aspects of the proposed bylaw is suggested.

As the Wellington Water Charter coverage was wider than reticulated water a number of its provisions have not transferred to the bylaw. This submission suggests that the Charter be retained and strengthened with its primary function consolidation of those practices relating to the three waters which encourage water conservation, minimise runoff, and are generally good for the environment.

Comments on the bylaw

Customer and Non-Owner Occupied Premises

The customer is defined as owner or occupier. While section 3 makes the provision of the supply an issue between the council and the owner or some acting on the owner's behalf, the responsibility for the maintenance falls on the customer. In the case of a rented residential property where the tenant is the customer it needs to be noted that a tenant's ability to have maintenance done by the owner ends with the Tenancy Tribunal. While I am wholly supportive of the bylaw in acting against leakage on premises I am concerned that circumstances may arise whereby a tenant would be adversely affected by circumstances beyond their control.

Ordinary Supply -Special Circumstances

Where special circumstances have led to the installation of a meter it is not clear that the fee referred to in section 11.5 will relate to the volumetric supply, though that is probably the intention. This being the case it would be important to have the option of reverting to the

capital based water fee either after a passage of time for the current customer or should the customer change.

In invoking actions which may lead to the installation of a meter or a flow restrictor the bylaw requires three letters to be sent (the Act requires a written warning only regarding wastage of water). Considerable time is likely to have elapsed and a lot of water wasted during this time. If other actions are not possible it may be best to include a time limit for the procedure.

Further the decision to install a meter or a flow restrictor does not in itself ensure the leak will be repaired.

Restricted flow supply

It may be useful to have guidelines relating to 7.3 written into the bylaw. Otherwise reaching agreement - required for action to proceed - may be difficult. The restricted flow requirement to supply at a uniform rate could cause hardship in the case of a sufficiently low number of agreed units and limit the actions open to the council.

Continuity of Supply

Clause 8.2 states it is the responsibility of the customer to provide necessary storage etc., whereas it may be more appropriate to note it is not the council's responsibility.

Change of Ownership

The requirement that a change in tenancy in a residential property be notified to the council is probably not necessary in the case of non-metered water supply. It is unlikely to be observed by many thereby weakening the bylaw.

Premises

The intention of Section (b) is clear - that any existing building is a premises - but the sentence does not connect with the opening phrase.

Comments relating to the Wellington Water Charter

The nature of the charter changes with the introduction of the bylaw. I see that as an opportunity to give serious consideration to rewriting the charter as an informative document

on good practice in such matters as sound environmental use of water, efficient use of water, various storm water and grey water options in an urban environment.

Growing practices like provision of green roofs, the use of water tanks and the use of permeable surfaces all benefit the environment and improve community resilience and reduce water use would properly sit in such a charter.

On the question of efficient use of water, while Section 192 of the Local Government Act 2002 makes it illegal to waste water it does not define what constitutes wastage of water. Wastage of water is covered in the bylaw under leaks and excessive usage. What is meant by leaks is clear but not so with excessive usage.

A charter could contain examples of excessive usage. Examples which come immediately to mind are showers marketed with 10 heads operating at full blast, spraying reticulated water into the air mid-afternoon on hot summers day to water a cricket pitch, 'sweeping' leaves off a concrete drive with a hose.

A charter could also publicise the WELS labeling system and perhaps recommend a minimum number of stars.

Finally a charter allows for consolidation into one area of matters currently spread throughout council and also between councils.

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I would appreciate the opportunity to appear.

Frank Cook
9 March 2012

Submission: 14

Paul Glennie

From: warwick.weatherman@gmail.com
Sent: Friday, 9 March 2012 1:44 a.m.
To: Water Conservation
Subject: Draft Water Services Bylaw
Categories: Water Bylaw submissions

The following details have been submitted from the Draft Water Services Bylaw form on the www.Wellington.govt.nz website:

First Name: Warwick

Last Name: Taylor

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Suburb: Wellington

City: Wellington

Phone: 6449344626

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I would like to make an oral submission: Yes

I am making this submission: on behalf of an organisation

Organisation Name: Wellington Residents' Coalition

Comments: Proposed Wellington City Council Consolidated Bylaw 2012 part 8: Water Services

Background:

At a meeting on 18 January 2009 the Wellington Residents' Coalition moved the following two resolutions:

1. That this meeting recognises water as one of the necessities of life and therefore a basic human right. Water must not be regarded as a commodity to be traded for commercial interests. Accordingly, this meeting opposes water metering, particularly for domestic use. This meeting supports publicly-controlled, not-for-profit alternatives of water conservation and management.

2. That this meeting supports direct action against water commercialisation.

The Wellington Residents' Coalition developed a petition worded in support of these resolutions. The people that signed the petition called on their elected representatives in local, regional and national government to:

 Reject water metering as a method of domestic water management.

 Promote and subsidise alternative technologies that enable the collection and use of rainwater and grey water.

 Support publicly-controlled, not-for-profit management and conservation of our water resources.

Just under 18,000 (17,988) signatures were collected and the petition was presented to the Strategy and Policy Committee of the Wellington City Council on the 2nd December 2010, in the context of WCC's consultation on their Water Conservation and Efficiency Plan. A copy was also presented to the Social and Cultural Wellbeing Committee of the Wellington Regional Council on 16 March 2011, in the context of their agenda item 'Water - Security of Supply'.

Please see the following link for the WCC's response to the presentation of the petition 'Say No to Water Meters': <http://www.wellington.govt.nz/haveyoursay/otherpetitions/details/2010-12-02-watermeters.html>. Point 2 of the

WCC's response was to: 'Agree that the Council again reconfirm that it wants to avoid the need for either compulsory residential water metering or major storage dams, and to this end is considering a range of means to promote water conservation and efficiency.'

Body of our submission

The new bylaw would, in special circumstances – such as known unrepaired leaks, an investigation into excessive usage or blatant water wasting – allow the Council to install a water meter to measure usage and, if necessary, charge for the water wasted or consumed. The Wellington Residents' Coalition is concerned that the criteria for excessive usage and extra-ordinary supply needs to bear in mind the needs of large families and large flats and special needs. E.g. households with higher laundry and showering needs due to many people playing a field sport or having incontinence or households which grow their own vegetables in their gardens.

The proposed bylaw clause 7.1 reads 'Restricted flow supply shall only be available to premises within an area and/or under special conditions approved by the Council.' Given concerns about affordability, if there is a case of blatant water wasting, the Wellington Residents' Coalition believes that Council should use powers to restrict the flow of water rather than charge for wastage.

Cases such as known unrepaired leaks are best met by more effort going into renewing pipes, fixing leaks and green plumbing.

The Wellington Residents' Coalition does not support universal water metering for commercial premises.

Proposed Wellington City Council consolidated bylaw 2012 part 8: Water Services

Wellington City Council would like your views on the draft Wellington City Council Consolidated Bylaw 2012 Part 8: Water Services.

Information

The Council has identified that there are three areas that are best remedied by a water services bylaw if we are going to effectively manage high demand periods, water loss (including wastage) and commercial consumption.

1. The enforcement of water restrictions.
2. The ability to require commercial premises to install a water meter and pay for consumption.
3. The ability to address leakage on private property that remains un-checked.

Council is not proposing the use of meters on domestic or residential properties except in the "special circumstances" outlined in the draft bylaw under section 6.1.

The draft process that will be followed under these circumstances can be printed from the same web page where you downloaded this form or:

- At the Council Contact Centre at 101 Wakefield Street
- From Council Libraries
- By contacting Capacity on 04 910 3100

To have your say

Fill out the feedback form and Freepost it back to us, or go to our website, Wellington.govt.nz and fill out the feedback form online. Feedback is due by 5pm, **Friday 9 March 2012**.

I would like to make an oral submission to the City Councillors yes no

*If yes, please provide a phone number below so that a submission time can be arranged.

Your name and contact details

Mr/Mrs/Ms/Miss/Dr (circle which applies) First name BERNARD Last name O'SMAUGHNESSY
Street address 139a Daniell St, NEWTOWN

Email Bernardboss@yahoo.co.uk Phone 021-1888-289

Your feedback

① I think greater publicity should be given to this proposal. I could hardly find it at my local library.

② YES, stick water meters on all in CBD area.
Remembers Council agreed with Frank Cook that the largest % of leaks was in the CBD!

③ On page 2 of the proposal under "Ordinary Domestic Use" I suggest you delete (i) Washing down house, or car, or boat or other domestic vehicle."

④ Also remind yourselves that Wellingtonians only use 240 Lts each a day. But of course education should continue to gain more efficiencies.

Privacy statement

All submissions (including name and contact details) are published and made available to elected members of the Council and the public. Personal information supplied will be used for the administration and reporting back to elected members of the Council and the public as part of the consultation process. All information collected will be held by the Wellington City Council, 101 Wakefield Street, Wellington. Submitters have the right to access and correct personal information.