

Report 07.636
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Committee Policy, Finance and Strategy
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Lower Wairarapa Valley Development Scheme Rating Review

1. Purpose

To update the Council on a new rating classification for the Lower Wairarapa Valley Development Scheme, and to recommend a process to approve the new rating classification.

2. Significance of the decision

The matters for decision in this report do not trigger the significance policy of the Council or otherwise trigger section 76(3)(b) of the Local Government Act 2002.

3. Background

The Lower Wairarapa Valley Development Scheme (LWVDS) has been in place since the early 1980's. Construction commenced in 1963 and it was completed in 1987. Since that time only minor changes to the rating classification have occurred.

A review of the rating scheme is long overdue. Because of its age the current rating classification has a number of anomalies. The classification was developed prior to the construction of the Scheme. Parts of what was originally proposed have not been constructed, e.g. polders. In the 1980's there was a change from capital value to area rated. All areas of government land were rated as Class A rather than on benefit. Some areas have therefore been over-rated for a long time.

A Review Committee comprising representatives of the Advisory Scheme Committee, Department of Conservation, local iwi, and the South Wairarapa District Council was formed in 2004 and has met regularly since that time. Various consultants have worked with the Review Committee – David Bulman (Scheme Classifier), Gary Williams (River Engineer), Doug Hicks (Land Management Advisor), Bill Armstrong (Environmental Advisor) and Phil Wallace (Hydraulic Modeller).

4. What has happened?

The Review Committee has met on a regular basis and has considered a wide variety of information, including:

- Flood frequency
- Lake Wairarapa and Lake Onoke levels
- Lake Onoke mechanical openings
- Land Management activities in the contributing catchments
- The history of river movement over time
- Expenditure in specific areas over the last ten years
- The lower section downstream of Moiki on the Ruamahanga River and SH2 on the Tauherenikau River has been aerially surveyed by the LIDAR method. This is an aerial base a survey method using laser information with a contour accuracy of +/- 100 millimetres.
- A hydraulic model. Two scenarios have been modelled, an event of similar size to the 2004 flood event for stopbanks up and stopbanks down.
- An environmental assessment of the impact on the Lower Wairarapa Valley Development Scheme.
- A number of classification scenarios focussing on the benefits of the scheme.
- Developed a revised maintenance budget and a development works programme.
- Approved the proposed rating classification.

5. Next Steps in the Process

In setting up the new rating classification scheme a decision has been made, following legal advice, to comply with the Special Consultative Process set out in Section 83 of the Local Government Act. This requires GW to prepare a statement of proposal (see **Attachment 1**) which must appear on the agenda of a meeting of GW and be made available to the public. A summary of proposal (see **Attachment 2**) must be prepared and circulated widely, in this instance to each ratepayer.

The proposal must be advertised indicating the period for submissions (a period not less than a month) and where the full proposal can be inspected. On receipt of any submission the receipt of the submission must be acknowledged and the submitter informed of a reasonable opportunity to be heard

It is proposed that the period of submissions will be from 15th October to 16th November 2007. A decision on membership of the Hearings Committee can be made at the first meeting of the Wairarapa and Catchment Management Committee on 28th November 2007. Hearings to be convened as appropriate in the first two weeks of December 2007.

6. Consultation

The rating review commenced in 2004. The review has been complicated and has been delayed due to the floods of 2004, 2005 and 2006. The Scheme Review Committee has met at regular intervals. Newsletters have been forwarded to the ratepayers. There have been two series of extensive public meetings. The last series was completed in April this year when the complete schedule of the rating changes was forwarded to all potential ratepayers. Staff have considered points raised by both the Scheme Review Committee and the public meetings and made amendments as appropriate. Also during the public meetings landowners were urged to visit the Masterton office to discuss their concerns on the proposed rating classification with David Bulman (the Scheme Classifier) and/or Ranjan Cyril (the Scheme Manager). Individual amendments have been made where information was not accurate within the layers.

Once the proposed rating classification has been approved by Council for the final formal consultation process ratepayers will be sent a copy of the Summary of Information and informed of the impact of the proposed rating classification on them. As per the Special Consultative Procedure any ratepayer with a concern will be able to make a submission and be heard.

Anybody still concerned with the classification will have a further opportunity to raise their concerns by making a further submission to next year's Annual Plan.

7. Communication

As outlined above there are specific requirements when proceeding with the Special Consultative Procedure. No other communications will be necessary until the outcome of the hearing process.

8. Conclusion

The proposed rating classification complies with the requirements of the legislation. It has been widely researched and many of the anomalies from the "old rating classification" have been remedied. The proposed rating classification is ready for final consultation through the Special Consultative Process before being considered by Council for adoption.

9. Recommendations

That the Committee:

1. ***Receives the report.***
2. ***Notes the content of the report.***
3. ***Recommends that the Council:***


- (a) **Agrees** to commence the *Special Consultative Process* for finalising the on the proposed new rating classification for the Lower Wairarapa Valley Development Scheme.
- (b) **Notes** the proposed timetable for consultation.
- (c) **Approves** the *Statement of Proposal and Summary of Proposal* for public consultation.
- (d) **Delegates** to the *Wairarapa and Catchment Management Committee* the task of setting up a sub-committee (terms of reference and membership) to hear and consider submissions received.

Report prepared by:

Report approved by:



Ian Gunn
Integrated Catchment Manager



Geoff Dick
Divisional Manager, Catchment Management

Attachment 1: Statement of Proposal – Greater Wellington Regional Council’s Proposed New Rating Classification for the Lower Wairarapa Valley Development Scheme.

Attachment 2: Summary of Information – Greater Wellington Regional Councils Proposed New Rating Classification for the Lower Wairarapa Valley Development Scheme