

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

## 1. Purpose

The purpose of this document is to inform the public and to seek comments regarding Greater Wellington Regional Council's (GW) proposal to adopt a new rating classification for the Lower Wairarapa Valley Development Scheme.+

## 2. 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).

The Scheme has a benefiting area of 40,000 hectares. The total value of the development work in today's dollars is \$89 million.

The elements of the Scheme are:

- A dredged channel from Lake Onoke to the Tuhitarata Bridge.
- The dredged channel created "The Diversion" which linked two sections of the Ruamahanga River such that the river flows directly to the sea at Lake Onoke. Prior to the scheme the Ruamahanga River flowed into Lake Wairarapa before flowing to the sea.
- The construction of the Barrage Gates. This structure comprises six radial gates which are operated to maintain lake and river levels as appropriate.
- The Ruamahanga River with 68 kilometres of channel in the scheme.
- The Tauherenikau River.

- Eastern and Western tributaries.
- Downstream of Martinborough the Ruamahanga River is stopbanked. In total there is 200 kilometres of stopbank.
- Two standards of stopbank have been constructed. In the lower reaches the flood protection standard has a 100 year frequency (in the areas which were dredged), and in the upper sections it is a 20 year frequency.
- There are 110 culverts and floodgates.
- Within the Scheme there are a total of 9 drainage schemes, 5 of which are pump drained.

The annual maintenance programme is the order of \$750,000.

### 3. Summary of Proposal

The Local Government Act (2002) requires local authorities to consider the benefits received by the community as a whole, any identifiable part of the community and any individuals. There are two types of benefit assessed for the development of the new rating classification for the LWVDS, as follows:

1. Direct benefit is assessed as the parcel of advantages accruing to the owners of properties directly affected by periodic or ongoing threat from detrimental actions and vagaries of the river and waterway system, the primary levels being protection from flooding, course change and erosion. Secondary issues are drainage/ponding, diversions and dredge tailing deposits. These benefits allow greater productivity of the land. A points system based on land area has been developed to assess the individual property's rating contribution.

The direct benefits have been built up as a series of layers, as follows;

- The area receiving the most benefit from the Scheme.
- The flood extent.
- The depth of floodwaters caused by the 1947 equivalent flood and flood extents on tributaries and upstream of Moiki on the Ruamahanga River.
- A layer representing the protection from flooding
- The erosion and alternative flow paths risks.
- A layer representing the protection from erosion and course changes
- Drainage benefit areas.
- Dredge filling areas.
- The Manganui, Tauherenikau, Upland cut off and smaller diversions
- The areas at risk from stopbank breaches due to river bank erosion.

Points have been allocated to each layer in two steps:

- Points to reflect the hazard
- Proportions to show the protection or not from the Scheme

2. Indirect benefits arise collectively across properties or to people in an area from the enhancement of community activities, which are inter-connected and have cumulative effects. These benefits accrue to properties/people who have direct benefits (as they form a community or are affected as a community), but also to other properties/people who do not receive direct benefits.

Indirect benefit covers the general social and economic benefits arising from the scheme to the area in general, and to a lesser extent to the region (and nation!). The major indirect benefits enjoyed by landowners within the “catchment” of the LWVDS are seen as including the protection, to varying levels, of infrastructural assets such as roads, bridges, sewage systems, electric power and telecommunications reticulation. Thereby increasing the ability of children to get to school, the delivery of mail and requisites, the mobility of labour to reach its employment, access by servicemen/trades people, along with the ability of residents to reach health services, generally or in an emergency, also destinations for social and sporting interaction.

Other advantages accruing are seen as the improved ability for the movement of product and requisites in and out of the area and mobility within it such as providing improved opportunity for the farming of multiple separated properties. The scheme has had a considerable economic benefit, significantly increasing the commercial opportunities and services available to, and by, the wider community. Martinborough, because of these economic benefits and the wine grape industry, has managed to retain facilities such as banking, shops, professional services etc, and also greatly increased property values when many other similar rural towns went through a period of losing their facilities.

These benefits are shared benefits, arising from the community interaction of social and economic activities, and are thus less well-defined and more diffuse in character.

It is considered that the sharing equitably of these indirect benefits is most practically reflected in a rate on each dwelling and business base as defined in the South Wairarapa District Councils rating roll. The full dwelling charge is attributed to all dwellings falling within either the core area or below the 80masl contour. As distances increase and circumstances change away from the “core” area of the scheme there is a variable decrease in the worth of the benefits of the scheme’s operation. To this end it is proposed to reduce or exclude the residence/business charge in more remote locations eg. out to Cape Palliser. Two dwelling charges are proposed \$35 and \$17.50 (excl GST).

#### **4. Availability of Statement of Proposal**

This Summary of Information contains the major matters discussed in the associated Statement of Proposal. A full copy of the Statement Of Proposal is available from Greater Wellington’s Office in Masterton, or from our website [www.gw.govt.nz](http://www.gw.govt.nz) or by contacting Ranjan Cyril telephone 06 3782484.

## **5. Submission process**

Comments and submissions on the proposed new rating classification for the LWVDS are invited to be received by Greater Wellington by **5pm on 16 November 2007**. You can send your written submission to *Proposed New Rating Classification Lower Wairarapa Valley Development Schemes, Greater Wellington Regional Council PO Box 41 Masterton* or fax 06 378 2146. Alternatively, you can submit online at [www.gw.govt.nz](http://www.gw.govt.nz).

Please include your name, address and phone number in your submission and clearly state whether or not you would like to make an oral presentation in support of your submission. A sub-committee of Greater Wellington Regional Council will hear oral presentations in support of written submissions in early December 2007.

Please also note that any submission you make may become publicly available if a request for it is made under the Local Government Official Information and Meetings Act 1987. If you are making a submission as an individual Greater Wellington will consider removing your personal details if you request this in your submission.