



caring about you & your environment

Report 01.171

15 March 2001

File: Y/1/1/3

Report to the Rural Services and Wairarapa Committee
from David Bulman, Valuation Consultant, and Ian Heslop, Divisional Engineer

Proposed New Rating Classification - Waipoua River Management Scheme

1. Purpose

To obtain a Committee resolution recommending that Council proceed by way of Special Order to alter the existing Waipoua River Management Rate.

2. Background

The Waipoua River Management Scheme and existing rating classification have been in place since 1955. The existing classification needs to be updated to bring the classification into the framework of the Rating Powers Act, and to ensure the classification correctly reflects ratepayer benefit from existing stopbanks and current river management practices.

3. Proposed Classification

3.1 The key elements of the proposed new Scheme rating classification approach are as follows:

- The new classification covers the floodplain area benefiting from management of the Waipoua River channel, and extends from the urban Masterton boundary to Mikimiki Road. Also included is the section of the Serpentine Stream as far as Matahiwi Road, and the lower 400 metre length of the Whakamoekau Stream.
- The new classification will be on a differential land area basis, and will reflect reduced risks of erosion and flooding resulting from ongoing river management practices and existing stopbanks.
- A site weighting (curtilage) will be applied to each house and commercial building occupying Class A or C land.

- Site weightings will be added for new or relocated houses or commercial buildings, and removed on demolition or removal of existing houses or commercial buildings.
 - The section of Waipoua River channel from the Ruamahanga River confluence to the Masterton town boundary will be excluded from the new rating classification. The local share for any work within this section of river will be funded by Masterton District Council.
 - The rural rating classification will be adjusted as new flood protection measures are put in place.
- 3.2 The draft Special Order Resolution is set out in Attachment 1, and describes the flooding and erosion benefits and weightings adopted for each class.
- 3.3 Attachment 2 includes the proposed Rating Roll and rating incidence for each property within the classified area. WRC Plan Number 5/45 shows the differential rating classification proposed for the rural area.
- 3.4 Section 84 of the Rating Powers Act 1988 requires that where the Council introduces a system of differential rating that applies within the district of the Council, it must do so using the Special Order procedure contained in section 716B of the Local Government Act 1974. The Special Order procedure requires that Council put before a meeting its intention to make the Special Order and confirms the Order at a subsequent meeting. This second meeting must be held no later than 70 days after the day of the first meeting or the Special Order lapses.
- 3.5 The intended timetable for the Special Order process is:
- | | |
|---------------|---|
| 19 April 2001 | Council approval of intention to establish rating district. |
| 25 April 2001 | First public notice given. |
| 16 June 2001 | Second public notice given. |
| 28 June 2001 | Council confirmation of Special Order. |
| 2 August 2001 | Rates are struck. |

4. Discussion

- 4.1 From July 2000 a series of five meetings were held with the Waipoua Scheme Advisory Committee. One of the goals of the Advisory Committee was to assist Council with development of the proposed new rating classification. These meetings were very constructive, with good communication between staff and Advisory Committee members, and information being effectively channelled through Committee members to Scheme ratepayers.
- 4.2 A newsletter was sent out to Scheme ratepayers advising of the new rate applicable to individual ratepayers and inviting submissions. No submissions have been received. Also a Scheme ratepayer meeting was held on the 9 March this year, and the proposed new rating classification was presented for comment. The attendance at this meeting was 16 of the total of 37 Scheme ratepayers. The meeting voted unanimously in support of the new rating approach.

- 4.3 Staff are confident that sufficient consultation has been undertaken to make ratepayers aware of the proposed changes, and to gauge what is considered to be a high level of support for the changes.

5. Communication

There are no further communication measures suggested other than those relating to the Special order process. The Special Order process will provide formal notification to the general public, as well as the opportunity to examine the proposed Classification Plan and Rating Roll, and to make submissions to Council before confirmation or otherwise.

6. Recommendation

That the Committee recommend that the Council, by way of Special Order, adopt a differential rating system for the purpose of collecting a catchment board separate rate from 2001/02, to be known as the Waipoua River Management Rate, as per Attachment 1 to this Report.

Report prepared by:

Approved for submission by:

David Bulman
Valuation Consultant

Ian Gunn
Manager, Operations

Ian Heslop
Divisional Engineer

Colin Wright
Divisional Manager, Wairarapa

