

Box 10 Martinstonborough. Ph 063069893 - Page 1 of 39
 Val No 18480 310 00 Ian & Diana Cresswell

Proposed new rating classification - LWVDS -
 GWRC. Fax 063782146

Your letter 19/10/07 File No. W0/02/01/26
 and Attachment.

COPY

Thank you: we have read the material carefully:

1. We can see nothing in the Attachment, nor can we perceive anything from our own experience that indicates any advantage or benefit we get as Martinstonborough town householders due to the LWVDS.

Indeed, there may be some disadvantage due to 'changed' flood patterns but this seems impossible for us to determine, certainly not to measure.

2. A proposed rate of \$35 is indicated, per dwelling, and although not stated we assume this is an annual figure. In itself this seems a small sum, but we cannot imagine how the figure is arrived at and we do not know what we get for paying \$35.

3. Your letter states "The proposed rate for you is..... Dwelling Charge: 2 @ \$35.00 = \$70.00"

We jointly own one small dwelling so why is the single figure multiplied by 2?

We are objecting to the proposed rate and wish to make an oral presentation in support of this objection.

We have no objection to the contents of this letter being made public; indeed we encourage it.

Ian & Diana Cresswell.

Box 10 Martindorrough
Val, No. 18480 310 00

29 Oct 07

Jan & Diana Cresswell

Your letter 26/10/07 To fax 063782146.
File WO/02/01/26

Thank you a very prompt & pleasant reply.

Yes I do recall our chance meeting at the Huangame bridge.

May I point out that the flooding of the road at this bridge & the need to clear debris is, in my opinion, unrelated to the LVDS although ~~it may be~~ the flood level there & the back-up of Ruamahunga water/debris retention may be worse because of the stopbanking of the R. river & H. river, all part of the LVDS adverse effects.

As a householder in Oxford St, Mka we still do not see \$35 of value to us p.a. from LVDS.

We do have a problem of local surface flooding in heavy rain event due to rural water draining into the Centre of town which cannot cope.

Jan & Diane Cresswell.

GREATER WELLINGTON
REGIONAL COUNCIL

3 0 OCT 2007

RECEIVED

File No: WO/02/01/26
19 October 2007

D J Bull
The Cabbage Tree Vineyard
52 Kitchener St
MARTINBOROUGH 5954

greater WELLINGTON
REGIONAL COUNCIL

PO Box 41
34 Chapel Street
Masterton
New Zealand
T 06 378 2484
F 06 378 2146
W www.gw.govt.nz

SUBMISSION.
I don't consider we should be required to pay a dwelling charge on this title as there is no dwelling on this land.
David Bull
20/10/07

Dear Ratepayer

Proposed new rating classification for the Lower Wairarapa Valley Development Scheme

Greater Wellington Regional Council recently agreed to the initiation of the Special Consultative Procedure prior to adopting the new rating classification.

The proposed rate for you is as follows:

Val No:	18310 217 00	Owner:	Bull David John
Proposed Classification Rate:			\$ 3.00
Dwelling Charge: 1 @ \$35.00			\$ 35.00
Total Proposed Rate			\$ 38.00

Attached to this letter is a Summary of Information outlining key elements of the proposed new rating classification and your opportunity to both make a submission and be heard.

Submissions must reach Greater Wellington by **5.00pm, Monday 19 November 2007.**

If you have any specific inquiries do not hesitate to contact Ranjan Cyril, the Scheme Manager, at Greater Wellington's Masterton Office, phone (06) 378 2484.

Yours sincerely



Ian Gunn
Integrated Catchment Manager

File Ref:			
WO	02	01	26
Doc. No. 484498			
Other Ref.			
			Date/Initial
Div. Mgr.			✓
RO Mgr			✓
P/Res Mgr			
S/Serv Mgr			
Bio Mgr			
BUnit Mgr			
Referred to:			
R. CYRIL			

P.O. Box 45

(3)

Featherston

26.10.07

GREATER WELLINGTON REGIONAL COUNCIL

30 OCT 2007

RECEIVED

Greater Wellington Regional Council
P.O. Box 41
Masterton.

Dear Sirs,

I have lived in the Wairarapa since 1928 and on this property since 1953 and at your road show at Featherston I pointed out two problems with this classification. We purchased this property because it did not flood after conservation over a long period. When the Gairahua River flooded on the east side between the two bridges on Danalds property, the river passes through the low ground between here & the lower bridge, it would have to flow uphill to come through here. Also the Teberimatakau water race scheme from the Wakanui river discharges into our small creek. Your scheme classifier was unaware of this and promised to come and discuss it here. I have since ring your office & called but so far to no avail.

I would be happy to show him just what does happen and why.

Yours faithfully
D.H. Irwin

Phone 06 3089558 (most evenings)

File Ref:	
LD 02 01 86	
Doc. No.	484538
Other Ref.	
	Date/Initial
Div. Mgr.	✓
ERO Mgr	✓
P/Res Mgr	
S/Serv Mgr	
Bio Mgr	
BUnit Mgr	
Referred to:	
R. O'Riordan	

DH IRWIN UAL. RSE 18290 002 00

(4)

GREATER WELLINGTON
REGIONAL COUNCIL

- 9 NOV 2007

RECEIVED

F. B. & N. F. WHITE
HUANGARUA ROAD
MARTINBOROUGH.
PHONE 69-567

File Ref:			
W0	02	01	26
Doc. No.		491048	
Other Ref:			
			Date/Initial
Div. Mgr.			
E&RO Mgr			✓
P/Res Mgr			
S/Serv Mgr			
Bio Mgr			
BUnit Mgr			
Referred to:			
I Gunn			

for
L. M. McCarthy
& Co.

Dear Sirs,

Proposed new rating for the
Lower Wairarapa Valley Development
Scheme.

We strongly oppose the proposed
rating - we do not in any way
benefit from such a scheme.

As aged citizens we find all or any
increase in rating extreme difficulty
and it would be cheaper to die as
long term residents cannot sustain all
types of increases just to be alive

Stressfully Yours

Nelise & Treasur White
ratepayers on behalf of L.M. McCarthy & Co
our family

WR WRIL

5

GREATER WELLINGTON
REGIONAL COUNCIL
15 NOV 2007
RECEIVED

Matt Wall for the Papakowhai Trust
Papakowhai Farm
RD 1
Featherston
Ph. 06 30 88486
Ph. 027 68 61413
13.11.2007

Greater Wellington Regional Council

Submission on the proposed new rating classification lower wairarapa valley development schemes.

Dear Sir,

The calculation of direct benefits from the Lower Wairarapa Valley Development Scheme for my property and property of some of my neighbours does not take into account stopbanks on our properties which predate the "Scheme".

This means that most of the layers of direct benefit are calculated wrongly and the new rating on our properties is higher than it should be.

Our properties are protected from flooding, depth of flood waters, erosion and alternative flow paths and course changes by the stopbanks that were built privately before the Lower Wairarapa Valley Development Scheme.

We do not get these benefits from the Lower Wairarapa Valley Development Scheme and we should not be rated for these benefits as your current proposal does rate us.

Yours faithfully

PS. Yes, I do wish to make an oral presentation in support of my submission.

Also faxed 13-11-07

File Ref:	
W002	0126
Doc. No.	492872
Other Ref.	
	Date/Initial
Div. Mgt.	✓
ERO Mgr	✓
P/Res Mgr	
S/Serv Mgr	
Bio Mgr	
BUnit Mgr	
Referred to.	
R CYRIL	
I GUNN	

5

GREATER WELLINGTON REGIONAL COUNCIL

13 NOV 2007

RECEIVED

Matt Wall for the Papakowhai Trust
Papakowhai Farm
RD 1
Featherston
Ph. 06 30 88486
Ph. 027 68 61413
13.11.2007

Greater Wellington Regional Council

Submission on the proposed new rating classification lower wairarapa valley development schemes.

Dear Sir,

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This means that most of the layers of direct benefit are calculated wrongly and the new rating on our properties is higher than it should be.

Our properties are protected from flooding, depth of flood waters, erosion and alternative flow paths and course changes by the stopbanks that were built privately before the Lower Wairarapa Valley Development Scheme.

We do not get these benefits from the Lower Wairarapa Valley Development Scheme and we should not be rated for these benefits as your current proposal does rate us.

Yours faithfully

M Wall

PS Yes, I do wish to make an oral presentation in support of my submission.

File Ref.	
No	02 01 26
Doc No	492872
Other Ref.	
	Date/Initial
Div. Mgr	
RO Mgr	✓
P/Res Mgr	
S/Serv Mgr	
Bio Mgr	
BUnit Mgr	
Referred to:	
R OYRIL	

I GUNN

File Ref.	
W0	02 01 26
Doc. No.	493036
Other Ref.	
	Date/Initial
Div. Mgr	/
En&RO Mgr	✓
P/Res Mgr	
S/Serv Mgr	
Bio Mgr	
BUnit Mgr	
Referred to:	
R OYRIL	

GREATER WELLINGTON
REGIONAL COUNCIL

14 NOV 2007

RECEIVED

6

PO Box 6718
Marion Square PO
Wellington 6414

M 021 2486986

12 November 2007

Greater Wellington Council
PO Box 41
Masterton.

IGUARD

Re: Proposed New Rating Classification – LWVDS.

This submission is made in our capacity as Martinborough ratepayers – Rating Unit 3342.

1. The Statement of Proposal clearly and comprehensively outlines the history of the LWVDS activity, which was completed in 1987 (according to the Proposal). The Statement advises that only one part of the original scheme has not been constructed (polders). The Statement does not advise if this uncompleted activity is either required to be (or planned to be) constructed. The Statement however concludes that the “Scheme today is seen as a major success”.

2. In response to the writer’s questions your Engineer (Southern) has advised that:

- “ - \$89 M is the present day value of the scheme assets, and you are correct in assuming that this has been paid out of rates paid to date. In fact a government loan was obtained for the funding of the project and it was paid off in the year 2000.
- You are also correct in assuming that the annual maintenance cost of \$750,000 is being funded from annual rates collected. There is also a \$6.5M development works programme over the next 8 years which is also funded from the annual rates collected.”

It is therefore clear that notwithstanding the current rating methodology, there is no financial justification or need to seek to increase rates revenue to fund either past or future costs associated with the LWVDS Scheme.

3. It may be that “A review of the rating scheme is long overdue”. However in the writers view, the Proposal does not present a business case for a “new rating classification” to be introduced.

4. There is no dispute that the LWVDS has provided direct benefit to many ratepayers, particularly those farms and properties located in the “direct benefiting areas”. It is also clear that the value of those properties would have been enhanced as a result of the Scheme. Accordingly those local authorities who derive rates from those properties would have received increases in revenue flows as a result of increased rateable values. These increased revenue flows will have directly contributed to the funding of the LWVDS.

(10)

5. While the Proposal seeks to argue that the LWVDS has provided indirect benefits to other property owners within a wider area than the “direct benefiting areas”, the argument is entirely subjective and again does not justify the need for a “new rating classification”.

The statement that; - “Martinborough, because of these economic benefits and the 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”- is not factual and cannot be supported. For example, a town like Greytown has not suffered a retreat in facilities and this is not due to the LWVDS!

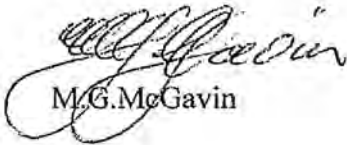
An attempt to directly link this ‘retention’ of economic benefit to the LWVDS is not supported by logical objective argument in the Proposal, as I suspect it could not be! In my view the Proposal is an attempt to derive additional rates revenue for an historical asset by using the guise of the Local Government Act as the reason.

6. It is my understanding that the primary purpose of rates are (as set out in the Local Government Act) to “fund local government activities”. As advised by your Engineer (Southern) – see paragraph 3. above, the LWVDS has been and is planned to be funded from past and present rates. The Proposal fails to support an objective case for a Proposed New Rating Classification as the LWVDS activity does not require funding.

Accordingly the writer opposes the Proposal.

I do not seek to make an oral presentation of my submission, as I presume that the Council will give equal weight to this written submission.

Yours faithfully,



M.G. McGavin

File Ref:			
W0	02	01	26
Doc. No. 493175			
Other Ref.			
			Date/Initial
Div. Mgr.			
E&RO Mgr			✓
P/Res Mgr			
S/Serv Mgr			
Bio Mgr			
BUnit Mgr			
Referred to:			
R CYRIL			
E GUAN			

⑦

16 Chichester Dr.
Silverstream
UPPER HUTT
14 November 2007

GREATER WELLINGTON
REGIONAL COUNCIL

14 NOV 2007

RECEIVED

Proposed New Rating Classification,
Lower Wairarapa Development Scheme,
Greater Wellington Regional Council
PO Box 41
Masterton
Fax 06 378-2146

Submission

- There is no mention in your "Summary of Information" as to what the current rating for the project is and what the percentage increase to each household is. Neither does the information advise what the additional money will be used for. One would have to assume the current maintenance cost of \$750,000 is met by current rating. You have obviously done the sums on the annual collect we should know what it will be and were the extra money is being spent.
- My wife and I own a weekend batch at Lake Ferry which we would occupy 35 days a year. In reading Summary of Proposal part 2. I fail to see how the residents of Cape Palliser differ in benefit from us. The benefits in 3.2. if they are real should be applied to all residents within the district, bear in mind the residents of Cape Palliser only have one way in and out which we all shear the cost of the infrastructure of the Cape.
- The benefits of the scheme are directly and mainly for the rural community they should shoulder the major costs in running the scheme.
- It would appear the Regional Council has taken 5 consultants and 3 years to come up with a rate increase that does not appear to have a budget or a program. For example while you have been talking about it Lake Onoke is filling up and this would be largely due to the contractor opening the lake in the easiest place to do so not inline with the channels which would straighten the flow taking silt etc to sea instead of dumping in the lake.
- Should perhaps the new costs be levied through the District Council if both Councils continue to drink at the well it will go dry, we have the Stadium levy which some of us pay on both sides of the hill at Lake Ferry we are bracing ourselves for the rate increase associated with the sewage scheme, its all getting a bit much.

- I would be against any form of increase to Regional Rates. The regional council encompasses Wellington, Kapiti and the Wairarapa if cost occur in these areas they should be spread across the region as the name suggests Greater Wellington Regional Council. Lets use some of the money from our pine forests to get development going.

Yours faithfully



Graeme O'Keeffe
Val. No. 18370 173 13

GREATER WELLINGTON
REGIONAL COUNCIL

16 NOV 2007

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8

File Ref:			
W0	02	01	26
Doc. No.		493687	
Other Ref.			
			Date/Initial
Div. Mgr.			✓
L&RO Mgr			✓
P/Res Mgr			
S/Serv Mgr			
Bio Mgr			
BUnit Mgr			
Referred to:			
I GUNN			

R CYRIL

File No W0/02/01/26

Pahautea,
Featherston.

14 November, 2007.

Integrated Catchment Manager,
Greater Well., Regional Council,
Masterton.

Dear Mr. Gunn,

I am writing re the proposed new rating classification for the Lower Valley Development scheme.

I am not making a submission regarding my new rating \$78.56 but wish it recorded that my farm has been made into a spillway so during a flood the whole of the flat land is covered by the water coming over the Hikutunui spillway.

We always had flood water - previous to the banking but not as it is now - a torrent.

I just wanted it recorded that this does not enhance the value of the property.

Yours Faithfully
Catherine Cross

Val No. -18290 073 00

9

5 Pages Faxed,
Also emailed Ian Gunn
LWDS-Nov07 & Whangaimoana Stream

12 Versailles St.
Wellington 6005
Tel/Fax (04) 934 2244
Email : hugh@infosmart.co.nz

GREATER WELLINGTON
REGIONAL COUNCIL

19 NOV 2007

17 November 2007

RECEIVED

Ian Gunn
Integrated Catchment Manager
Wellington Regional Council
Box 41 Masterton
Ian.Gunn@qw.govt.nz Fax 06 378 2146

File Ref.	20102	0126	Date/Initial	
Doc. No	493734			
Other Ref.				
Div. Mgr.				
ERO Mgr				
P/Res Mgr				
S/Serv Mgr				
Bio Mgr				
B/Unit Mgr				
Referred to:				I Gunn

Proposed rating classification: Lower Wairarapa Valley Development Scheme and Whangaimoana Stream flooding

We respond to your letter of 19 October re this proposed rating.

We appreciate that the Scheme significantly reduces the risk of flooding on the access roads to our property 80 Beach Road, Whangaimoana (5th property back from the beach), and do not dispute the proposed rate.

Whangaimoana Stream Ponding:

We and other residents near Palliser Beach at Whangaimoana are increasingly concerned about significant ponding that regularly occurs at the bottom end of Whangaimoana Stream. We would like to discuss the matter with Regional Council and SWDC flood protection staff. We appreciate that this stream is not part of the LWDS.

We wrote to SWDC in November 2004, after water flooded our property that year, letter attached. Significant ponding has occurred since. On a recent inspection, the reason for the increased ponding risk seems to be because the stream no longer flows directly to the sea, as it used to do 10 years ago. But now flows double the distance along the cliff edge, that it used to do, before seeping out through the shingle beach. Map NZMS 260 S28 Palliser (1979 edition) shows the stream flowing to the sea at 921749. It now flows along the bottom of the cliffs for about another km, and normally does not flow directly to the sea through the gravel

The excessive ponding seems to be due to this longer and higher exit of the stream to the sea. The gradient on the water draining out has reduced significantly, so there is very little "head" on the water.

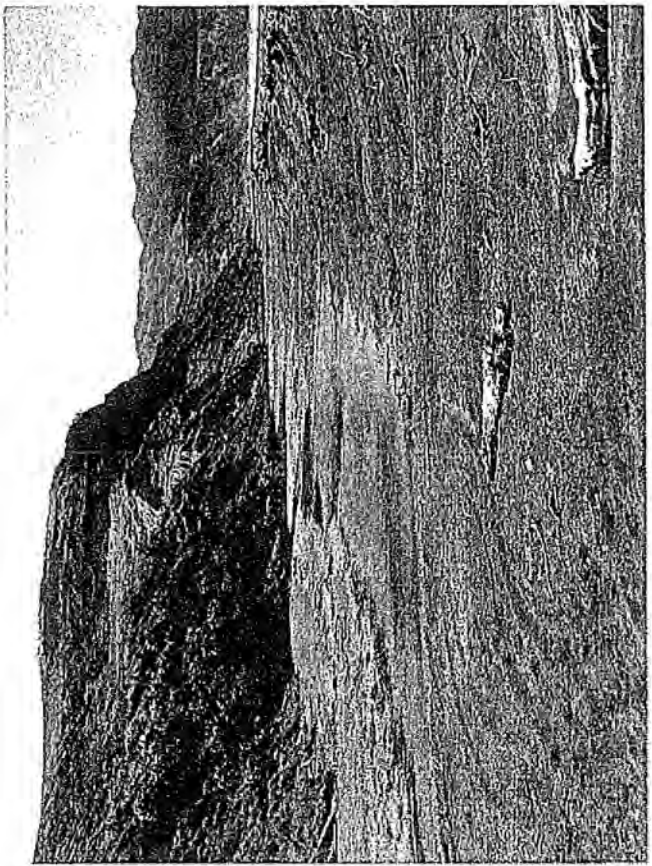
I attach four photos showing the changed situation:

- 1 Looking east 1 down the stream against the cliffs, behind the gravel beach, from where it previously drained directly to the sea, ten years ago
- 2 Looking east 2: Shows part of the significant extra distance the stream now flows behind the gravel beach before draining to the sea.
- 3 Present stream exit point; usually no direct flow to the sea
- 4 Looking West showing the significant extra distance the stream bed has moved down the beach

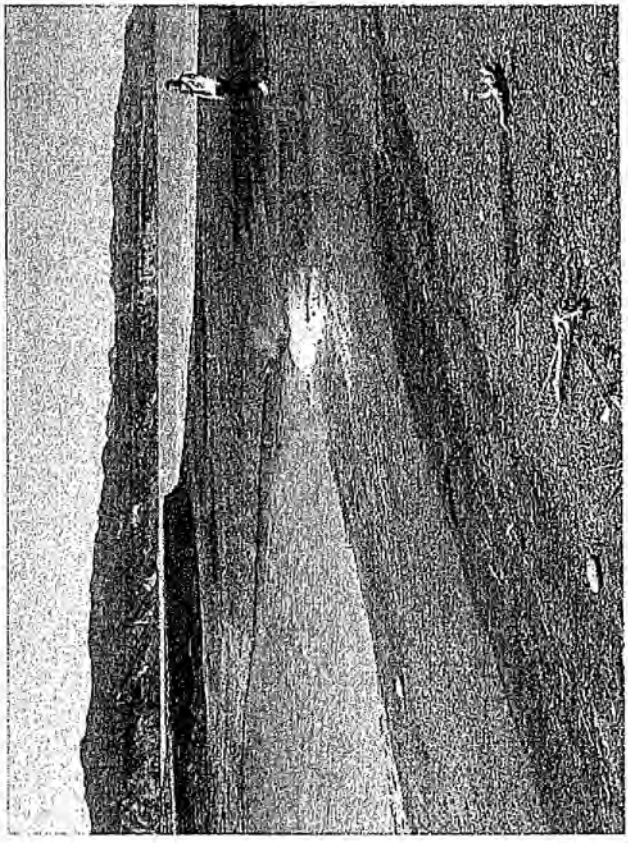
We would be interested in talking further to GW and SWDC about this flood risk.

Thanking you

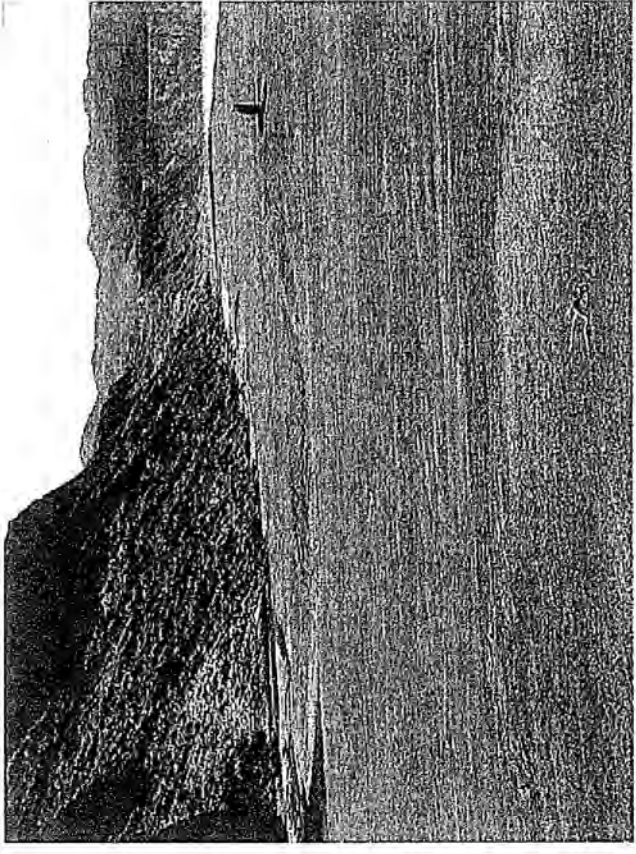
Hugh Barr, for Jenny Lewis, Sheena and Stuart Hudson Encls: 4 photos, 2004 letter



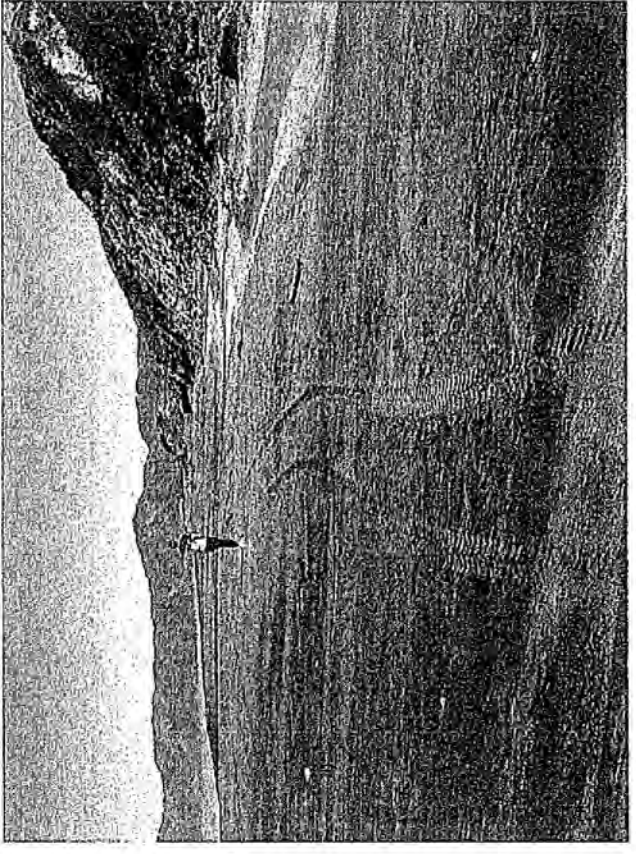
1. Extended stream (1)



3. Blocked exit to the sea



2. Extended stream (2)



4. Extended stream looking west

12 Versailles St.
Wellington 6005
Tel/Fax (04) 934 2244
Email : hugh@infosmart.co.nz

1 November 2004

Griff Page
Chief Executive
South Wairarapa District Council
Box 6
Martinborough

Dear Mr Page

Flood Risk at Whangaimoana, Palliser Bay

I am a co-owner of No 5 Beach Road Whangaimoana. We are one of about 40 bach owners on the flat on this road. On the morning of Monday February 16th this year, the extreme rain of that "1 in 50 year" event caused the Whangaimoana Stream to flood most properties on the flat to a depth of 30 cm or more. A number of houses had water enter them, with ensuing water damage to carpets etc.

We were not there at the time. The inside of our house missed being flooded by 6 centimetres, judging by the "high tide" marks, and considerable water flowed under it. But our garage was flooded to a depth of about thirty centimetres.

In the 15 years I have been associated with this property, the stream has never risen even to the property boundary. The property was flooded from both the stream at the back, and from the escarpment on the other side of the road. This caused both culverts on the road to flood to a significant depth, of approximately 1 metre, and cut the road off to traffic. The culverts are at significant dips in the road, and were not of a wide enough diameter to cope with this flood. As well, the stream does not flow directly to the sea, but runs along the back of the beach for almost a kilometre. It may be that this caused ponding at high tide, which caused the flooding of the houses and garages.

I am writing to ask you if South Wairarapa District Council (SWDC) knows about this flood risk at Beach Road. What measures can be taken to mitigate it. Will SWDC be taking any further action on behalf of ratepayers? As a former regional councillor, I would like to see SWDC discuss this with Greater Wellington, Wairarapa Division.

Photos taken by neighbours have recently become available to me. I attach some of these photos to show the extent of the flooding on that day:

1 Whangaimoana Stream in high Flood: The first shows the extent of the flood in the Stream, taken from about No 1 bach. The stream has breached its banks and is flowing across the paddock to the east, on its way to the sea. The willows on the bank have been marooned on an island. The stream does not appear to have much current in it, showing likely ponding caused by the shingle at the beach.

2 Water and Waves covering Beach Road, Whangaimoana on morning of 16 Feb 2004: Shows the extent of the flooding, and the ponding, with significant waves on the water.

3 & 4 Water across the seaward culvert, outside No2: At the height of the flood, the water was significantly deeper, covering the whole road on the rise.

5 Flooded garage at No 2 Beach Road (near the beach):

6 Photo from the Escarpment, showing the extent of the flooding (grey green floodwaters on the road)

7 The path of the Stream, parallel to the beach to the East, for about a Kilometre: This long way to the sea appears one of the reasons for the ponding during the flood. Can this bank be cut, directly where the stream comes to the beach, to relieve the ponding eg when the tide is down, as at Lake Ferry mouth.

I and other residents would like a review of why flooding of this magnitude occurred on 16 February 2004, and what measures can be taken to alleviate any similar future event. Can SWDC work with Greater Wellington, Wairarapa Division on a review?

We have specific concerns about the flooding of the two culverts, (Is their capacity too small, and are they too low?), and whether the gravelbar at the beach can be breached to reduce ponding.

Thanking you

Yours sincerely

Dr Hugh Barr
No 5 Beach Road Co owner

Enclosed 7 prints of the flood: Can email the jpgs
cc Greater Wellington Regional Council, Masterton

CALDWELL TRUST
 C/- J & P HEDLEY
 RD1
 FEATHERSTON 5771

File Ref:	LAO 02 01 26	Date/Initial	
Doc. No.	493973	Div. Mgr.	
Other Ref.		Leg/RO Mgr	✓
		P/Res Mgr	
		S/Serv Mgr	
		Bio Mgr	
		BUnit Mgr	
		Referred to:	

10
FAXED

19 Nov. 07

Greater Wellington Regional Council
 PO BOX 41
 MASTERTON
 FAX NO 063782146

GREATER WELLINGTON
 REGIONAL COUNCIL

19 NOV 2007

RECEIVED

Dear Sir

Re: Proposed new rating classification for the Lower
 Wairarapa Valley Development Scheme

SUBMISSION

We oppose the proposed rate.

The proposed rate is flawed

- 1 It does not recognise the major contributor, those that own land in the spillways give to the scheme
- 2 It uses a depth of water before the scheme was developed to reflect benefit received from the scheme.

The scheme is about keeping as much land as possible free of floodwaters from the rivers, but to do this landowners in the floodways have had floodwater directed over their land so as those behind the banks can have the benefits of being flood free. The land in the floodways still floods so it should have a minus for the depth layer.

For the protection layer the floodways should be divided into upper and lower sections as there is no drainage layer.

To give all the floodways a 5% discount for this layer is wrong as the lower section receives a major benefit from drainage prescheme the water stayed for 3 weeks now it's gone in 24 hours where as the upper section the water is off in about the same time as before the scheme. Therefore the upper section should have a much larger discount than the lower section. The finish of the upper section and start of the lower section is some where between the Pihautea and Pukio roads.

Specific to property Val No. 18290 064 00 Hikunui Road

Depth layer

The land in the floodway should have minus points because it is used by the scheme and still floods.

Protection layer

The part in the floodway being part of the upper floodway should have a far greater discount than 5% as the floodwaters go in a similar timeframe as before the scheme. We also have a second flood in the Whakawiriri Stream a day later when we receive the water released from Jenkins Dip. The area in the floodway is used by the scheme for the benefit of those that are banked off from the river.

The racecourse never flooded but was surrounded by water prior to the scheme, this continues to be the same with the scheme, and this area gets no benefit from the scheme.

If land that flooded before the scheme gets points for depth of water then it is only right that land that did not flood gets minus points.

EROSION

The area identified that is likely to be eroded over the next 50 years is not backed up by what has happened over the last 60 years as the river has moved very little over the last 60 years. Work done by the scheme upstream has been detrimental to us.

Extent of the scheme

There is no justification for extending the extent of the scheme to the top terrace (Hikunui Ridge) as this receives no benefit from the scheme. The Scheme is detrimental to this area as the scheme stops us from enjoying those things stated in 3.2 of the Statement of Proposal as Hikunui road is blocked by floodwater in the floodway.

Household charge

The scheme is detrimental to the houses on Hikunui road as the Scheme floodway blocks the road and stops us enjoying those things in 3.2 of the Statement of Proposal.

Going by Mr Gunn's letter 13/11/07 we are paying twice for the things in 3.2 of the Statement of Proposal once - by extending the extent of the scheme to include the Hikunui ridge and again in the household charge.

Cape Palliser residents can enjoy those things in 3.2 of the Statement of Proposal as they don't have their road

FAXED

(10)

blocked by the scheme floodways. They get more benefit than those of Hikunui road.

Risk

There is no bank between the floodway and the other land.

We wish to speak to our submission.

Yours faithfully



JIM HEDLEY
For and on behalf
of Caldwell Trust

FAXED

Waikore Farm Limited
 C/- D W & H B Clark
 Hikunui Road
 R D 1
 Featherston 5952
 Phone: (06) 3088575

(11)

GREATER WELLINGTON
 REGIONAL COUNCIL

19 NOV 2007

15 November 2007

RECEIVED

Proposed New Rating Classification
 Lower Wairarapa Valley Development Scheme
 Greater Wellington Regional Council
 P O Box 41
 Masterton

File Ref.			
W0	02	01	26
Doc. No.		493974	
Other Ref.			
			Date/Initial
Div. Mgr.			✓
E&RO Mgr			✓
P/Res Mgr			
S/Serv Mgr			
Bio Mgr			
BUnit Mgr			
Referred to			
I CUNN			
R CYRIL			

Submission on Proposed New Rating Classification for the LWVDS

The proposed rate for our property at 357 Te Maire Road, R D 1, Featherston (Val No. 18290 006 00) has been outlined in a letter to us dated 19 October 2007, as follows:

Proposed Classification Rate:	\$181.72
Dwelling Charge: 1 @ \$35.00	\$ 35.00
Total Proposed Rate:	\$216.72

We **object** to the proposed new rating classification for the LWVDS for the following reasons:

- The proposed Classification Rate (which is by far the more expensive rate proposed to be levied on us) is not warranted on our property for the following reasons:
 - Our property does not receive any direct benefit from the scheme
 - Our property is not within the flood extent
 - Our property does not contain any streams, rivers or other waterways and has never flooded or been affected by previous flooding of the Ruamahunga River or tributaries (hence the name of the farm being "Waikore" - "wai" meaning water, liquid, and "kore" meaning nil, nothing, not, no longer, thus translating to generally mean "no water")
 - Our property does not have or require any protection from flooding
 - Our property is not subject to erosion or is within any alternative flow paths
 - Our property does not have or require protection from erosion or course changes
 - Our property is not within the drainage benefit area
 - Our property is not within the dredge filling area
 - Our property is not affected by the Manganui, Tauherenikau, Upland cut off or smaller diversions
 - Our property is not at risk from stopbank breaches due to river bank erosion

With respect to the points that are stated to be allocated to each layer, it is noted that our property is not subject to any hazard associated with the LWVDS, and is not therefore protected or requires protection from the LWVDS. Our property does not therefore have any direct benefits from the LWVDS and should not be rated as such.

2. Our property has never been part of the LWVDS, and as a result previous landowners have not had a chance to input into the Scheme's development or had any voting rights associated with the Scheme. As the property has been exempt from the Scheme in the past it is considered appropriate to remain exempt and should not be rated under the Proposed Classification Rate.


We therefore strongly object to the Proposed Classification Rate of \$181.72.

3. Inadequate information and justification of the proposed new rating classification for the LWVDS is provided in the summary of information sheet sent to us, particularly relating to the Proposed Classification Rate. Furthermore, after extensive searching, we were unable to find any further information on the proposed new rating classification for the LWVDS on the Greater Wellington website, which was stated as being available in the summary document.
4. We believe the proposed across-the-board dwelling charge is double-dipping, as the "*shared benefits arising from the community interaction of social and economic activities*" given as reasons for the dwelling charge in the summary of information sheet on the proposed new rating classification for the LWVDS are already covered by our rates to the South Wairarapa District Council. It is noted that our annual rates are in excess of \$3,000.00, with \$600.00 of this already going to GWRC. Furthermore, our property is unaffected if it is cut off from Martinborough as we equally use Greytown and Featherston to service the property and are never cut off from these towns.

We are happy for a staff member of Greater Wellington Regional Council or the Subcommittee hearing these submissions to visit our farm to see just how unaffected our property is by the LWVDS.

We wish to be heard in support of this submission.

Yours sincerely


for : Douglas and Honor Clark
Directors
Waikore Farm Limited

(12)

52 New York St.
Martinsborough
16/11/07

The Chairperson

Greater Wellington Regional Council

In regard to the proposed New Rating Classification
for the Lower Valley Development Scheme.As a Pensioner I strongly object to the
additional charges proposed, we all ready pay \$136.38
to the Wellington Regional Council annually.Being on a fixed income we have no chance of
earning more to offset rising costs.Over the years I have noticed proposals such as
this, start at a certain amount, but quickly increase
year by year with no thought given to how some
can pay. We do get a small rebate from the Govt.
annually, but with a total rates bill of \$1498.30 it
is still quite a struggle.Pensioners should not be included in proposals
such as this, as we have contributed to various
schemes over the years, and would get no benefit
whatever from this proposal.The ones most likely to gain from this are
Farmers whose property runs to the River, and
whose property is valued in the millions, and could
far easier afford increases than Persons like us
on a small town property, with a benefit ratio
of nil.This is a case of user pays and should apply in the
instance. I do not wish to be heard on this matter
as I would only be repeating what I have written
yours faithfully

Rosemary & Ray Sparks.

13

19/11/07

Proposed New Rating Classification - Lower Valley Development Scheme

Fax 06 3 78 2146

GREATER WELLINGTON REGIONAL COUNCIL

19 NOV 2007

File No. W1/02/01/26

Val No 1837032200

RECEIVED

I wish to submit to the GWRC that I do not agree to the proposed rating scheme. I don't think a back at Ngawi, Cape Palliser needs to be charged for a scheme as rivers and lakes so far away from Ngawi.

I am already paying ^{extra} rates for something called road transport and EDA road, plus other GWRC rates and I do not accept your arguments of the invidious benefits you talk about.

I think it should be "user pays" - direct benefits - for something like this, especially for a scheme introduced so long ago.

Yours sincerely
J Luttrell

File Ref:			
NO	02	01	26
Doc No	494162		
Other Ref.			
	Date/Initial		
Div. Mgr.	✓		
ERO Mgr	✓		
P/Res Mgr			
S/Serv Mgr			
Bio Mgr			
BUnit Mgr			
Referred to:			
I GUNN			
R CYRIL			

14

3 pages

To: PROPOSED NEW RATING CLASSIFICATION LOWER WAIRARAPA VALLEY DEVELOPMENT SCHEMES, P.O. Box 41 Masterton. FAX - 06 378 2146.

GREATER WELLINGTON REGIONAL COUNCIL

19 NOV 2007

19-11-07 File No W0/02/01/26 J. Luttrell, Glenmore Trust.

RECEIVED

Dear Sirs

I am making a submission the above rating scheme - and objection to the financial penalty it imposes on me which I consider to be unfair.

Basis of my Objections.

1. My small property is in an area with no direct benefit from the described scheme. We are well north of the lake area involved and well east of the Tauherenikau river. WE DO NOT HAVE FLOODING PROBLEMS, AND WE KEEP ANY DRAINS CLEAN at our own expense TO ENSURE THAT NO ONE ELSE IS AFFECTED.

2. I regard as UNJUSTIFIED and FAR-FETCHED the so-called 'INDIRECT BENEFITS' you describe - WE ALL KNOW THAT THESE ARE RATHER precarious ARGUMENTS to enable you to use powers given in 2002 to spread the load, and charge lower rates to the people who directly benefit from the scheme.

You draw in supposed benefits from ROADING - BUT we are already GWRC RURAL rated for this

ECONOMIC - BUT we are already rated GWRC EDA - (this is YET ANOTHER NEW rate imposed in August 07!)

If your arguments were true, then you should also be charging the people of Featherston who are equally near the lake and rivers.

3. There are anomalies in your system of 'layers' of classification also, to the end that properties between us and Martinborough, are in some cases paying only the \$17.50 dwelling charge and not even a 'Classification charge.!!! while you intend to charge me \$72.79 plus \$35 dwelling - TOTAL \$107.79!!

I am informed that this may be because there is Battersea drainage. This does not fall on our farm, and we are ALREADY PAYING GWRC RATES OF \$51.44 for this. Why are you charging twice??

My total rates to GWRC including the latest 8504 Rural rate (imposed only 3 months ago!) would be increased under your proposal

by A THIRD!!

I think this is UNJUSTIFIABLE, and I think it is MOST UNFAIR that I should be punished by having to pay for a scheme introduced years ago for the benefit of the river and lake people.

I consider that the payment of \$72.79 is particularly unfair to me. I am an 80-year old, retired, and the Glenmore Trust is simply a family trust with my wife and I as trustees.

I see you will gain considerable income from dwelling charges that run out as far as Cape Palliser (though not to Featherston) so I see no need

for you to impose on my property the punitive Classification Rate of \$72.79, increasing my total

File Ref:	W0/02/01/26	Date/Initial	
Doc. No.	494238	Div. Mgr	
Other Ref.		RO Mgr	
		PRes Mgr	
		S/Ser. Mgr	
		Bio Mgr	
		BUnit Mgr	
		Referred to.	

1 GLENM
R OYRIL

(14)

FQ11 : J & G LUTTRELL

FAX NO. : 063089783

Nov. 19 2007 11:54 AM

Page 2

rates by a third.

I am therefore objecting to the imposition of further rates on the basis of the supposed 'indirect benefits'.

In particular I object to the imposition of the classification rate of \$72.79, and the higher dwelling rate.

4. ORAL PRESENTATION IN SUPPORT. At the age of 80 I would feel very intimidated and nervous to have to speak to support my submission in front of a sub-committee.

I would like my objections recorded and ask that someone would be able to read out this letter as a 'oral presentation' on my behalf

Could you please let me know if this is possible. Phone 3089783
Fax

Yours faithfully

J. D. W. Luttrell

GLENMORE TRUST, J. Luttrell
R.D.1 Featherston

I enclose a copy of your letter to me of 19 October.

2nd page as requested -
thanks!



greater WELLINGTON
REGIONAL COUNCIL

File No: WO/02/01/26
19 October 2007

J D W Luttrell
Glenmore Trust
State Highway 53
RD 1
FEATHERSTON 5952

PO Box 41
34 Chapel Street
Masterton
New Zealand
T 06 378 2484
F 06 378 2145
W www.gw.govt.nz

Dear Ratepayer

Proposed new rating classification for the Lower Wairarapa Valley Development Scheme

Greater Wellington Regional Council recently agreed to the initiation of the Special Consultative Procedure prior to adopting the new rating classification.

The proposed rate for you is as follows:

Val No:	18250 176 00	Owner:	Luttrell Jack De Wilton
Proposed Classification Rate:			\$ 72.79
Dwelling Charge: 1 @ \$35.00			\$ 35.00
Total Proposed Rate			\$ <u>107.79</u>

Attached to this letter is a Summary of Information outlining key elements of the proposed new rating classification and your opportunity to both make a submission and be heard.

~~Submissions must reach Greater Wellington by 5.00pm, Monday 19 November 2007~~

If you have any specific inquiries do not hesitate to contact Ranjan Cyril, the Scheme Manager, at Greater Wellington's Masterton Office, phone (06) 378 2484.

Yours sincerely

Ian Gunn
Integrated Catchment Manager

15

Telephone No 06-3089620.

GREATER WELLINGTON REGIONAL COUNCIL

19 NOV 2007

RECEIVED

Waikanae,
26 Wakefield Street,
Featherston.
19th November 2007

The Integrated Catchment Manager
Greater Wellington Regional Council,
P.O. Box 41,
Masterton.

File Ref:	NO 02 01 26	Date/Initial	
Doc. No.	494239	Div. Mgr.	
Other Ref.		RO Mgr	
		P/Res Mgr	
		S/Serv Mgr	
		Bio Mgr	
		B/Unit Mgr	
		Referred to:	I GUNN

R CYRIL

Dear Sir,

To Whom It May Concern

I am Opposed to the Proposed New Rating Classification for the Lower Wairarapa Valley Development Scheme, ie New Levy being Placed upon the Dwelling Owners of Martinborough Township, as an Owners we are Levied by Regional Rates.

None of the Reasons stipulated in your Summary of Information Greater Wellington Regional Council Proposed New Rating Classification for the Lower Wairarapa Valley Development Scheme are justified to imposing this New Rating of \$35 per Dwelling, which in fact much was Marketing Rubbish, and I especially disagree with Clause 2 as one example.

The Greater Wellington Regional Council has the benefits of Rates from the 40,000 Hectares Reclaimed and Now Successful Farmland and along with all Farmers in the Lower Wairarapa Valley Development scheme subjected to been Levied onto the Wairarapa Catchment Board and Now Greater Wellington Regional Council Rates for over 40 years.

I am the Fourth Generation of a Martinborough Farming Family, who grew up with the River, Flooding etc especially the Kumahunga and with the River, Flooding etc involving Daily Life.

A New Bridge is Required for Martinborough because of the Present Olds Age, State and Narrowness of Bridge, but

this is a Transit New Zealand Issue and they will be the Recipients of that Cost.

Also as Work on Stopbanking etc has been done in Featherston and Greytown Areas, but Greytown, Canterton and Masterton largely Benefiting from the Lower Wairarapa Valley Development Scheme Diversion Stopbanking hence they are as much Responsible as Martinborough Township.

It appears you the Greater Wellington Regional Council were and are unable to Correctly Forecast and Budget the Rates for all Wairarapa.

I would like the Opportunity to make an Oral Presentation in support of my Submission.

Yours faithfully,
Pamela J. Cole (Mrs).
PER: ESTATE OF W.A. SMITH.

16

To: Greater Wellington Regional Council
Fax 06378 2146

From: *Ax K. SIMMONDS*
R.D. 1 Pahautea Rd
Featherston.

Re proposed new rating classification for the Lower
Wairarapa Valley Development Scheme

I oppose the householder charged as the road is blocked
by the floodway.

A. Simmonds

GREATER WELLINGTON
REGIONAL COUNCIL

19 NOV 2007

RECEIVED

19th November 2007

File Ref:			
No	02	01	26
Doc. No. 494240			
Other Ref.			
			Date/Initial
Div. Mgr.			
ERO Mgr			✓
P/Res Mgr			
S/Serv Mgr			
Bio Mgr			
BLM Mgr			
Referred to:			
I Gynn			

RCYRL

17

To: Greater Wellington Regional Council
Fax 06378 2146

From: *Reta Glengarry*
RDI Featherston

Re proposed new rating classification for the Lower
Wairarapa Valley Development Scheme

I oppose the householder charged as the road is blocked
by the floodway.

R. Glengarry

19th November 2007

GREATER WELLINGTON
REGIONAL COUNCIL

19 NOV 2007

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File Ref:			
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ROYRIL

18

To: Greater Wellington Regional Council
Fax 06378 2146

GREATER WELLINGTON
REGIONAL COUNCIL

19 NOV 2007

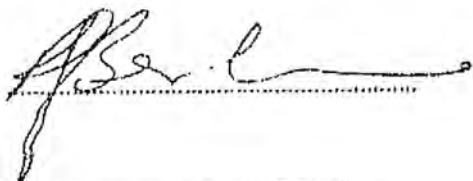
From: R.G. BORLASE

RECEIVED

402 POKHAUTEA RD

Re proposed new rating classification for the Lower
Wairarapa valley development Scheme

I oppose the householder charged as the road is blocked
by the floodway.



19th November 2007

File Ref:	
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BUnit Mgr.	
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R CYRIL

19

To: Greater Wellington Regional Council
Fax 06378 2146

From: JOHN McCOSH
RDI FEATHIE RSTON

Re proposed new rating classification for the Lower
Wairarapa valley Development Scheme

I oppose the householder charged as the road is blocked
by the floodway.

JOHN McCOSH



19th November 2007

GREATER WELLINGTON
REGIONAL COUNCIL

19 NOV 2007

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R CYRIL

20

To: Greater Wellington Regional Council
Fax 06378 2146

GREATER WELLINGTON
REGIONAL COUNCIL

19 NOV 2007

From: DG CLARKE
RDI FEATHERSTON

RECEIVED

Re proposed new rating classification for the Lower
Wairarapa Valley Development Scheme

I oppose the householder charged as the road is blocked
by the floodway.

DANIEL GEORGE CLARKE

19th November 2007 *D.G. Clarke*

W01020126			
Doc No		494250	
Other Ref.			
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BARO Mgr		✓	
P/Res Mgr			
S/Serv Mgr			
Bio Mgr			
BUnit Mgr			
Referred to:			
I Quinn			

R CYRIL

~~21~~ (21)

To: Greater Wellington Regional Council
Fax 06378 2146

GREATER WELLINGTON
REGIONAL COUNCIL

19 NOV 2007

From: JEAN HOBBS
RDI FEATHERSTON

RECEIVED

Re proposed new rating classification for the Lower
Wairarapa Valley Development Scheme

I oppose the householder charged as the road is blocked
by the floodway.

JEAN HOBBS JR Hobbs

19th November 2007

File Ref:			
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Doc. No.		494252	
Other Ref.			
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Div. Mgr.			✓
ERO Mgr			✓
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Bio Mgr			
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R OYRIL

(22)

FILE NO 02/01/06

File Ref			
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ERO Mgr		✓	
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S/Serv Mgr			
Bio Mgr			
BUnit Mgr			
Referred to: 19 NOV			

19. Nov. 2007

KIRIWAI FARM LTD.

M.K. KAMETZ FELD
RD 3, FEATHERSTON STZ.

RGRIL

GREATER WELLINGTON
REGIONAL COUNCIL
GREATER WELLINGTON
REGIONAL COUNCIL

19 NOV 2007

RECEIVED

RE VAL# 1827007504 - CLASSIFICATION RATE

DEAR MADAM/SIR

I THINK THAT THE \$265.- AUS GST IS EXCESSIVE, BECAUSE I HAVE NO FLAT LAND TO SPEAK OF AND IF I WOULD EVER NEED ANY DREDGING YOU WOULD PROBABLY TELL ME IT WAS NOT UNDER YOUR SCHEME.

I URGE YOU NOT TO MESS AROUND WITH RIVERS AND WATERWAYS - IT IS NEVERENDING AND DANGEROUS LONGTERM IN THE 1800 YOU COULD SAIL UP THE RUAMAHANGA RIVER. THE BIRD SANCTUARY ON "NOW" LAKE ONOKE IS PITYFULL. THE RIVER BEING STRAIGHTENED BUT IS TOO FAST AND DANGEROUS TO SWIM IN. WHY NOT DO SOMETHING FOR PEOPLE ^{+ BIRDS} WHILE YOU ARE AT IT AND NOT ^{JUST} FOR COWS + SHEEP PRODUCTION.

SINCERELY

M.S. Uemura

(23)

GREATER WELLINGTON REGIONAL COUNCIL

To: Greater Wellington Regional Council
Fax 06378 2146

19 NOV 2007

From: Catherine Cross
Hikunui RD
RDI
Fog Heston.

RECEIVED

Re proposed new rating classification for the Lower Wairarapa Valley Development Scheme

I oppose the householder charged as the road is blocked by the floodway.

Catherine Cross

19th November 2007

File Ref:			
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Doc. No.			
Other Ref.			
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Div. Mgr.			
ESRO Mgr		✓	
P/Res Mgr			
S/Serv Mgr			
Bio Mgr			
BUnit Mgr			
Referred to:			
I GUNN			

R CYRIL

24

Do you wish to make an oral presentation in support of your submission?
Yes

UserIP 222.155.1
Started 12/11/2007 22:17
Ended 12/11/2007 22:18
Name AJ Barton
Address Ongaha RD 1 Featherston
Email addr ongaha@x

Submission
 I oppose both the amount of the proposed rates on our property and also the proposed dwelling charge purporting to be a levy for perceived benefits to dwelling owners from the flood protection scheme.

I maintain that there is no general benefit to dwelling owners from the flood protection scheme and I propose to demonstrate that when I speak to my submission in due course.

I should point out that at the Martinborough consultation meeting I attended there was strong opposition to Council proposals and speakers were highly critical of the timing of the consultation meeting held during the afternoon of a working day which precluded many people from attending. I submit therefore that Council has not followed proper consultation requirements on this matter and should not be attempting to proceed further until those requirements have been met.

25

Do you wish to make an oral presentation in support of your submission?
 No

Submission

I oppose this proposal as there are no benefits that I can see that I am being asked to pay for. Perhaps the indirect benefit of my distant neighbours not being flooded could be construed as a benefit but not one that I should have to pay for.

The scheme has worsened the plight of the people who live on Hikinui Road, Kahutara. Previously we were able to get some access out in times of flood but now the Hikinui Floodway prevents that in even a small flood.

I could see the sense in my contributing to this new rate if the Council raised the culvert at the floodway so access would be more often possible. That would be more equitable and a real indirect benefit of the scheme.

There are no benefits at present.

Email address
 ashfarm@

Address
 Hikinui Road
 FN 143
 RD 1
 Featherston

Ended Name
 Peter Ash
 ASHBY

Started
 18/11/2007 12:00

UserIP
 125.238.3

Ended Name
 18/11/2007 12:09

(26)

Do you wish to make an oral presentation in support of your submission?

No

Submission

I oppose the levy for the Lower Wairarapa Valley Development Scheme that I will have to pay.

I do not benefit from the scheme as is suggested. I am subsidising other parties who do benefit.

Patrick Crowley

Email address

patrick.cro

Address

145 Hikunui Road
Pahautea
RD 1
Featherston

Ended Name

19/11/2007 S Patrick

Started

19/11/2007 11:00

UserIP

202.27.54.

File No: WO/02/01/26
26 March 2008

I & D Cresswell
PO Box 10
Martinborough

PO Box 41
34 Chapel Street
Masterton
New Zealand
T 06 378 2484
F 06 378 2146
W www.gw.govt.nz

Dear Ian and Diana

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your presentation to the above committee in December 2007. The committee has considered your submissions and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

Your submission related to the dwelling charge being levied on the residents of Martinborough. The committee has determined that the residents of Martinborough do receive a direct benefit from the construction of the Lower Wairarapa Valley Development Scheme rather than an indirect benefit as indicated in the statement of proposal. The direct benefits of the scheme accrue to the land which benefits from the scheme (protection from flooding for example) and any infrastructure which is situated on this land.

The second direct benefit outlined above is primarily South Wairarapa District Council's infrastructure, including roads, sewerage and water supply built on the directly benefiting land. The dwelling charge is being levied to cover the fact that the roading network etc is better protected as a direct consequence of the scheme's works.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Please note that all rates stated are based on the current total rate intake.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

LM McCarthy & Co
C/- FB & NF White
Huangarua Road
Martinborough

PO Box 41
34 Chapel Street
Masterton
New Zealand
T 06 378 2484
F 06 378 2146
W www.gw.govt.nz

Dear Nolene and Freeman

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

Your submission related to the dwelling charge being levied on the residents of Martinborough. The committee has determined that the residents of Martinborough do receive a direct benefit from the construction of the Lower Wairarapa Valley Development Scheme rather than an indirect benefit as indicated in the statement of proposal. The direct benefits of the scheme accrue to the land which benefits from the scheme (protection from flooding for example) and any infrastructure which is situated on this land.

The second direct benefit outlined above is primarily South Wairarapa District Council's infrastructure, including roads, sewerage and water supply built on the directly benefiting land. The dwelling charge is being levied to cover the fact that the roading network etc is better protected as a direct consequence of the scheme's works.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Please note that all rates stated are based on the current total rate intake.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

Papakowhai Trust
C/- Matt Wall
Papakowhai Farm
RD 1
Featherston

PO Box 41
34 Chapel Street
Masterton
New Zealand
T 06 378 2484
F 06 378 2146
W www.gw.govt.nz

Dear Matt

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your presentation to the above committee in December 2007. The committee has considered your submissions and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence there have been no significant changes to your classification. Please note that all rates stated are based on the current total rate intake.

As you know, Ranjan Cyril, the LWVDS manager, has visited your property and the flood pumps which drain your land. He has discussed his findings with David Bulman (the scheme classifier) and the Hearings committee. Attached is the report placed in front of the Hearing committee.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

Papakowhai Trust Proposed New Rating Classification

Submission

Matt Wall representing the Trust believes that the new rating classification does not take into account the fact that the Trust constructed a substantial stopbank following the 1947 floods, i.e. that the stopbank predates the LWVDS.

Comment

The basis of the classification is both a banks down approach and to measure the impact of the 1947 flood event. This property is affected by the old channel of the Tauherenikau River (see the photograph of the 1947 flood event), Lake Wairarapa and flood waters from the Ruamahanga River. Thus it receives a benefit from the Lake Onoke opening, the diversion of the Tauherenikau River, the Barrage Gates and protection works in the Kahutara area from the Ruamahanga River.

There was no recognition of the diversion of the lower Tauherenikau in the old rating scheme. The lower section of the Tauherenikau River has built up considerably due to gravel aggradation. This has increased the risk of flood overflows. Maintaining the diversion, which protects this area, has become costly in recent years such that the works have been receiving a significant subsidy from other areas within the scheme.

The proposed classification considers flooding through the following layers;

- General floodability – 40 points
- Depth of flooding up to 210 points

These layers are totalled and then multiplied by a flood protection factor. That is to say the level of flood protection resulting from the scheme's works.

The flood protection factor for the Papakowhai Trust is presented on the attached map. It shows the area behind the stopbank (the majority of the property) having a flood protection factor of 0.4. The area outside of the stopbank is shown as being both 0.3 and 0.4. The map also shows the neighbouring properties. When compared to the neighbouring properties the Papakowhai Trust land does have a reduction e.g. to the north the flood protection factor is 0.6 and to the south it is 0.7.

David Bulman states that the LWVDS is a community scheme providing basic protection to the community within the scheme area. If a land owner has constructed works that give a higher benefit than those delivered by the scheme that is the prerogative of that particular land owner. The land within the scheme still receives the basic protection given by the scheme.

The property receives a partial drainage benefit as the LWVDS holds Lake Wairarapa to a much lower level than pre-scheme. Ranjan Cyril confirmed in January 2008 that the pumps are set at 11.00

metres approximately so the pumping station at this locality receives a benefit from the reduced peaks in the Lake Wairarapa levels since the inception of the scheme.

A hydraulic model of the 2004 flood event without stopbanks suggests that in very large flood events the Papakowhai Trust land receives protection from the Ruamahanga River in the Kahutara area. The flood photographs of the 1947 event shows that floodwaters from the Ruamahanga River reached the Papakowhai Trust area. Since that time a low stopbank has been constructed (time unknown) but probably predating the scheme

This property therefore receives benefits from the scheme form a variety of works and operations.

The individual components of the rating are below:

Net depth	Flowpath and erosion	Drainage	Dredge	Liability	Diversion	Community Benefit	Total rates and dwelling charge
\$2460.45	\$2149.14	\$1030.30	\$0.00	\$734.59	\$892.89	\$415.31	\$7717.68

The current rate is \$4553.05 which increases to \$7717.68 with the proposed rating classification.

Further Analysis

Tim has subdivided the property by placing the stopbank on the GIS. This stopbank Ranjan Cyril confirms is a substantial stopbank probably topping 14 metres at its highest point. This map shows that;

- Land protected by stopbank totals 209 hectares with a total rate of \$3230. This comprises net depth - \$1385, net flow - \$345, net drainage - \$487, liability - \$300, Community Benefit - \$252 and diversion - \$461.
- Unprotected land on the lake edge is 134 hectares with a total rates of \$4487. Matt has accepted the rating classification for this area.

So the well protected area behind the stopbank is paying \$15.45 on average per hectare compared to \$33.49 on average per hectare for the land outside of the stopbank.

Further examination of the flood photos for the 1947 flood confirms that floodwaters did flow from the Kahutara area to the Trust lands. In other words the Trust is dependant on the LWVDS stopbanks constructed in the Kahutara area for flood protection (see photos 265, 266, 267 and the enlarged photograph produced for the hearing). A site visit in January 2008 by Ranjan Cyril has confirmed, as stated above, that a private stopbank was constructed on Pearce's property. As

indicated above the flood protection factor is 0.4 which is slightly higher than the lakeshore land but lower than the surrounding farmland to the north and south of the property. As indicated above the rationale for flood protection is a banks down scenario. It is impossible to factor in all pre-scheme stopbanks into this new classification. The property is part of the community scheme called the LWVDS and as such receives the basic protection provided by the scheme. There are old river board banks, catchment board banks and private banks moulded throughout the scheme. In terms of flooding this property is vulnerable to floodwaters from the Tauherenikau, Lake Wairarapa and the Ruamahanga River.

Three factors, net flow, liability and diversion relate solely to the Tauherenikau River. It is agreed that the stopbank as constructed does protect this land from the Tauherenikau River. However since the stopbanks were constructed the Tauherenikau river has been diverted well north of this property. The area of the diversion has seen significant aggradation of gravel such that the base of the river bed is 3-4 metres higher than the adjacent farmland. The diversion of the Tauherenikau has benefited this stopbank in that it has not needed to be protected from erosion nor had to be modified due to the build up of gravel. Study of recent aerial photographs of lower part of Tauherenikau River shows a huge build up, especially of the delta area. If the Tauherenikau had not been diverted it is likely that a significant quantity of gravel would have ended up in the Papakowhai Trust land area, thereby necessitating the need to increase and strengthen the stopbank (any build up of gravel would have reduced the effectiveness of the stopbank). The review of the LWVDS has highlighted that maintaining the lower Tauherenikau River has become expensive and been subsidised from other areas of the LWVDS.

The remaining factor is drainage. The LWVDS by the construction of the Diversion, operation of the Barrage Gates and maintenance of the Lake Onoke opening has lowered the fluctuations of the level of Lake Wairarapa hence low lying land receives a benefit. In this instance the land from within the stopbank drains to the south to the Bidwell property and is pumped over the stopbank. The lowest point allocation, 15 points has been allocated. Most pump drainage scheme areas within the LWVDS have been allocated 30 points.

Recommendation

The Papakowhai Trust land does receive significant benefits from the LWVDS despite their pre-scheme construction of a substantial stopbank. The property is part of a very large community scheme and receives the basic protection provided by the scheme regardless of the works constructed by the Trust. The land is influenced by flood waters from the Tauherenikau and Ruamahanga rivers and Lake Wairarapa. No change is recommended to the proposed new rating classification.

File No: WO/02/01/26
26 March 2008

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Dear Mr McGavin

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence there is no change to the proposed rates to be levied on Martinborough residents such as yourself. Your submission related to the dwelling charge being levied on the residents of Martinborough. The committee has determined that the residents of Martinborough do receive a direct benefit from the construction of the Lower Wairarapa Valley Development Scheme rather than an indirect benefit as indicated in the statement of proposal.

The direct benefits of the scheme accrue to the land which benefits from the scheme (protection from flooding for example) and any infrastructure which is situated on this land. The second direct benefit outlined above is primarily South Wairarapa District Councils infrastructure, including roads, sewerage and water supply built on the directly benefiting land. The dwelling charge is being

levied to cover the fact that the roading network etc is better protected as a direct consequence of the scheme's works.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Please note that all rates stated are based on the current total rate intake.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

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Dear Graeme

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence there is no change to the proposed rates to be levied on Lake Ferry residents such as yourself. Your submission related to the dwelling charge being levied on the residents of Lake Ferry. The committee has determined that the residents of Lake Ferry do receive a direct benefit from the construction of the Lower Wairarapa Valley Development Scheme rather than an indirect benefit as indicated in the statement of proposal. The direct benefits of the scheme for Lake Ferry residents accrue to South Wairarapa District Council's roading infrastructure. The dwelling charge is being levied to cover the fact that the roading network etc is better protected as a direct consequence of the scheme's works.

I will answer your specific queries. This rating review has resulted in new rates, such as yours, increases and decreases throughout the area designated as the scheme. The rural community does

incur the majority of the costs of funding the scheme. The funding of the scheme is as follows (the funds generated under each category are indicated within brackets):

1. Direct benefits:

- a) to land, in this case damage reduction and overall productivity advantages. (\$479,411) levied on the rural land owners.
- b) to the SWDC's infrastructure situated on the protected land, a (regional council) works rate over a district council area, described as the dwelling charge being \$35 or \$17.50 (excl GST) dependant on location (\$61,512) levied on dwellings within the scheme area including Martinborough to Cape Palliser.

2. Community area of benefits:

- a) to the local community, including the properties/people who have direct benefit - another 'layer' or rate over the local area, the community area of benefit layer. (\$49,438) levied predominantly over rural land owners
- b) to the wider region – at present 50% of the annual works programme from the general rates of the regional council. (\$501,100 this year)

Please note that all rates stated are based on the current total rate intake.

The scheme has a well developed maintenance programme of \$750,000 per year, and a capital development programme of \$6.4 Million (based on December 2003 Dollar figures) spread over 8 years.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

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Dear Jim

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your presentation to the above committee in December 2007. The committee has considered your submissions and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence there are some changes to your rating classification. The committee's response to your submissions are as follows;

- The effect of the floodway has now been incorporated in the scheme with a differentiation at the upper end of the floodway in the vicinity of Hikinui Sill.
- The scheme extent layer has changed from a direct benefit to an indirect benefit layer called the community area of benefit. The points allocated to this layer have been decreased from 10 to 6. I have attached the minutes of the meetings which clarifies this issue further.
- A ponding factor has been applied to the Whakawiriwiri Drain even though the drain has always received flood waters from the Ruamahanga River from a number of locations.

- The lack of erosion on your property has not negated the requirement to undertake work in the vicinity of the Hikinui Sill bend. The erosion factors are based on an assumption that no works are completed in the scheme over the next 50 years.
- The dwelling charge has been reduced to \$17.50plus GST to recognise the effect of the floodway on access when it operates.
- Your new rate is \$328.56. Please note that all rates stated are based on the current total rate intake.

Attached is a map of the adjusted classification.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Thanks Jim for your submissions and your input to this review process.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

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Dear Douglas and Honor

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your presentation to the above committee in December 2007. The committee has considered your submissions and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.
- As a consequence your property still incurs two layers of rating charges. Your proposed rate will decrease from \$216.72 to \$148.92. Please note that all rates stated are based on the current total rate intake.

The Hearings committee considered the benefits definitions carefully. The following is their explanation;

1. Direct benefits: Two direct benefits have been identified;
 - Those that have increased the productivity of the land. These have been 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. A points system based on land area has been developed to assess the individual property's rating contribution.

- Those that directly benefit infrastructure, primarily South Wairarapa District Council's infrastructure, including roads, sewerage and water supply built on the directly benefiting land. The dwelling charge was developed to cover the fact that the roading network etc is better protected as a direct consequence of the scheme's works.
2. Community area of benefits which are indirect benefits from the public works. The public works of the scheme have enabled the general community to obtain additional opportunities for both the directly benefiting land and the land at the fringe of the directly affected area e.g. Western lake road, the area upstream of State Highway 2, Battersea and on the eastern side of the scheme the land to the west of the Martinborough–Lake Ferry Road. 6 points have been allocated to this layer.

These indirect benefits cover the general social benefits arising from the scheme in general. It covers the advantages from higher levels of social activities to everyone, like retained or improved general services, like schooling, trade services, local transport firms. At the same time the lower residual risk mean there is a lower likelihood (less frequency) of disruption to the general social activities of the area. The boundary has been defined by the Scheme Classifier as the community of interest bounded by the 80 metres above sea level contour in some areas and property/road boundaries in other areas.

Any wetlands over 4,000 square metres have been excluded from the community area of benefit

Your property falls within the criteria of direct benefit associated with South Wairarapa District Council infrastructure and the community area of benefit.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

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Dear Rosemary and Ray

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your written submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence you will still incur the dwelling charge fee of \$35 plus GST. The Hearing committee believes that all residents of Martinborough receive a direct benefit from the Lower Wairarapa Valley Development Scheme. This scheme protects vital South Wairarapa District Council infrastructure such as the roading network, water supply and the sewage networks.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Please note that all rates stated are based on the current total rate intake.

Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

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Dear Gillian

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your written submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence you will still incur the reduced dwelling charge fee of \$17.50 plus GST. The Hearing committee believes that all residents along the Ngawi coast receive a direct benefit from the Lower Wairarapa Valley Development Scheme. This scheme protects vital South Wairarapa District Council infrastructure such as the roading network. Access to this coastline is dependent on the roading network which traverses the Lower Wairarapa Valley Development Schemes area.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the

Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Please note that all rates stated are based on the current total rate intake

Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

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Dear Mr Luttrell

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your written submission which was read to the Hearings committee at its December 2007 meeting. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence you will still incur both the dwelling charge fee of \$35.00 plus GST and a slightly reduced community area of benefit charge. The Hearing committee believes that all residents within the defined area in the vicinity of Battersea receive both a direct and indirect benefit from the Lower Wairarapa Valley Development Scheme. This scheme protects vital South Wairarapa District Council infrastructure, such as the roading network, which the committee defines as a direct benefit.

The area of community benefit is an indirect benefit. It covers the advantages from higher levels of social activities to everyone, like retained or improved general services, like schooling, trade services, local transport firms. At the same time the lower residual risk mean there is a lower likelihood (less frequency) of disruption to the general social activities of the area. The boundary has

been defined by the Scheme Classifier as the community of interest bounded by the 80 metres above sea level contour in some areas and property/road boundaries in other areas.

Any wetlands over 4,000 square metres have been excluded from the community area of benefit

In your submission you stated that you pay a roading rate to Greater Wellington. This is incorrect as the only transport rate is to do with the rail network.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Please note that all rates stated are based on the current total rate intake

Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

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Dear Mrs Cole

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your written submission to the above committee in December 2007. I am sorry you were unable to attend the Hearing committee meeting in December. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence you will still incur the dwelling charge fee of \$35.00 plus GST. The Hearing committee believes that all residents of Martinborough receive a direct benefit from the Lower Wairarapa Valley Development Scheme. This scheme protects vital South Wairarapa District Council infrastructure such as the roading network, water supply and the sewage networks.

Further to your submission I wish to inform you that residents throughout the Wairarapa and in fact Greater Wellington contribute to the regional rates which contribute to the funding of the Lower Wairarapa Valley Development Scheme.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington

Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Please note that all rates stated are based on the current total rate intake.

Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

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Dear Mr Simmonds

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your written submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence the dwelling charge fee will be reduced to \$17.50 plus GST, the same as that incurred by Palliser Bay residents.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Please note that all rates stated are based on the current total rate intake.

Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

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Dear Ms Glengarry

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your written submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence the dwelling charge fee will be reduced to \$17.50 plus GST, the same as that incurred by Palliser Bay residents.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Please note that all rates stated are based on the current total rate intake.

Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

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Dear Mr Borlase

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your written submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence the dwelling charge fee will be reduced to \$17.50 plus GST, the same as that incurred by Palliser Bay residents.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Please note that all rates stated are based on the current total rate intake.

Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

John McCosh
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Dear John

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your written submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

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Please note that all rates stated are based on the current total rate intake.

Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

DG Clarke
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Dear Mr Clarke

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your written submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence the dwelling charge fee will be reduced to \$17.50 plus GST, the same as that incurred by Palliser Bay residents.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Please note that all rates stated are based on the current total rate intake.

Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

Jean Hobbs
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Dear Jean

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your written submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence the dwelling charge fee will be reduced to \$17.50 plus GST, the same as that incurred by Palliser Bay residents.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Please note that all rates stated are based on the current total rate intake.

Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

Catherine Cross
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Dear Mrs Cross

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your written submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence the dwelling charge fee will be reduced to \$17.50 plus GST, the same as that incurred by Palliser Bay residents.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Please note that all rates stated are based on the current total rate intake.

Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

MK Kruetzfeldt
Kiriwai Farm Ltd
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Featherston 5773

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Dear Mr Kruetzfeldt

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your written submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence the only change to your proposed rates is a decrease in the "area of community of benefit" rate. Your proposed rates will decrease from \$469.34 to \$236.35. Please note that all rates stated are based on the current total rate intake. The Hearing committee believes that all residents within the Western Lake area receive both a direct and indirect benefit from the Lower Wairarapa Valley Development Scheme.

This scheme protects vital South Wairarapa District Council infrastructure such as the roading network which the committee defines as a direct benefit. The area of community benefit is an indirect benefit. It covers the advantages from higher levels of social activities to everyone, like retained or improved general services, like schooling, trade services, local transport firms. At the same time the lower residual risk mean there is a lower likelihood (less frequency) of disruption to

the general social activities of the area. The boundary has been defined by the Scheme Classifier as the community of interest bounded by the 80 metres above sea level contour in some areas and property/road boundaries in other areas.

Any wetlands over 4,000 square metres have been excluded from the community area of benefit

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

AJ Barton
Ongaha
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Dear Mr Barton

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your presentation to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

- That the scheme extent layer be renamed the "the area of community benefit". It is an indirect benefit rather than a direct benefit as outlined in the statement of proposal.
- That the points allocated to the "area of community benefit" be reduced from 10 to 6.
- That the dwelling charge be reduced from \$35.00 to \$17.50 (plus GST) for those dwellings whose access is isolated by the operation of the floodways.
- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

With regard to your written and oral submissions the Hearing committee wished to make the following points;

- Floodwaters down the Whakawiriwiri Drain have been reduced by the LWVDS with a consequent improvement to the drainage of the surrounding land. This is clearly shown on the hydraulic model which has been created based on LIDAR surveys.
- David Bulman has visited the Barton property during the development of the proposed classification
- The rates remission with regard to wetlands as suggested by you is incorporated in the proposed rating classification.

- The dwelling charge is now considered a direct benefit to cover the benefit to the roading infrastructure. One dilapidated dwelling has been removed from your rates.
- Those dwellings isolated by the operation of floodways now pay the reduced dwelling charge of \$17.50.plus GST
- The council has consulted widely with the community on the proposed rating classification holding public meetings, fielding individual enquires such as yours, forwarding newsletters and the proposed rating schedule to all those affected.

The breakdown of amended rates proposal, based on the current rate take, is as follows;

Net depth	Flowpath and erosion	Drainage	Dredge	Liability	Community Benifit	Dwelling	Total rates and dwelling charge
\$1772.36	\$276.78	\$52.17	\$0.00	\$485.43	\$687.55	\$122.50	\$3396.79

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

Peter Ashby
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Dear Mr Ashby

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your written submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

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- That a ponding factor be applied to the Whakawiriwiri Drain.
- That a differential protection flooding factor be applied to the upper section of the Hikinui Floodway.

As a consequence your dwelling charge fee will be reduced to \$17.50 plus GST, the same as that incurred by Palliser Bay residents.

These recommendations will be presented to the Catchment Management committee of Council at its meeting on **Thursday 1 May 2008** at 9.30am in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. If they are adopted by the committee they will be ratified by the Greater Wellington Regional Council at its meeting on **Monday 19 May 2008** in the Committee room of the Greater Wellington Regional Council, Wakefield Street, Wellington. Both meetings are open to the public.

Please note that all rates stated are based on the current total rate intake.

Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee

File No: WO/02/01/26
26 March 2008

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Dear Mr Crowley

Lower Wairarapa Valley Development Scheme Hearing Committee's decisions on the Proposed New Rating Classification

Thank you for your written submission to the above committee in December 2007. The committee has considered your submission and others and is recommending to Council the following changes to the proposed new rating classification;

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Thanks very much once again for your submission.

Yours sincerely

Ian Buchanan

Chairman of the Hearings Committee and the Catchment Management Committee