



Report 01.170

15 March 2001

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

Proposed New Rating Classification - Mangatarere River Management Scheme

1. Purpose

To obtain a Committee resolution recommending that Council proceed by way of Special Order to introduce the Mangatarere River Management Scheme Rate.

2. Background

2.1 The section of the Mangatarere Stream from the Waiohine River confluence to 900 metres upstream of Brooklyn Road is within the current Waiohine-Mangatarere River Management Scheme. The rating classification for the Waiohine-Mangatarere River Management Scheme has been reviewed, and a new rating classification has been recommended for adoption by way of Special Order (see Report 01.169).

2.2 This new Waiohine River Management Scheme includes the section of Mangatarere Stream extending from the Waiohine confluence to Hodders Road, but excludes the section extending from Hodders Road to upstream of Brooklyn Road. It is proposed to set up a separate scheme funded by its own rate for this upstream section of the Mangatarere Stream.

2.3 It is anticipated that a new river management scheme may be set up within the next few years consolidating the proposed Mangatarere and current Upper Mangatarere River Management Schemes. A further Special Order creating this larger rating area would have to be passed by Council at that time.

3. Proposed Classification

3.1 The Mangatarere River Management Rate will be made on a differential area of benefit basis, with classes and weighting differentials identical to those in place

under the current classification, with the exception of Class G for which the weighting will increase from zero to 0.01.

- 3.2 The draft Special Order Resolution is set out in Attachment 1, and describes the flooding and erosion benefits and weightings adopted for each class.
- 3.3 Attachment 2 includes the proposed Rating Roll and rating incidence for each property within the benefiting area. WRC Plan Number 4/34 shows the differential rating classification proposed for the benefiting area.
- 3.4 Section 84 of the Rating Powers Act 1988 requires that where the Council introduces a system of differential rating that applies within the district of the Council, it must do so using the Special Order procedure contained in section 716B of the Local Government Act 1974. The Special Order procedure requires that Council put before a meeting its intention to make the Special Order and confirms the Order at a subsequent meeting. This second meeting must be held no later than 70 days after the day of the first meeting or the Special Order lapses.
- 3.5 The intended timetable for the Special Order process is:

19 April 2001	Council approval of intention to establish rating district.
25 April 2001	First public notice given.
16 June 2001	Second public notice given.
28 June 2001	Council confirmation of Special Order.
2 August 2001	Rates are struck.

4. Consultation

- 4.1 The consultation process has consisted of the following:
 - regular meetings of the Waiohine Floodplain Advisory Committee;
 - newsletters distributed to all Scheme ratepayers;
 - individual letters to all Scheme ratepayers;
 - a public exhibition held in Greytown;
 - articles in local newspapers.
- 4.2 The feedback from the consultation process has been minimal. A total of 31 ratepayers received individual letters advising of the proposed new rate. No enquiries or submissions were received.
- 4.3 Staff are confident that sufficient consultation has been undertaken to make ratepayers aware of the changes, and to gauge what is considered to be a very high level of support for the proposal.

5. Communication

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

6. Recommendation

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

Report prepared by:

Approved for submission by:

David Bulman
Valuation Consultant

Ian Gunn
Manager, Operations



Ian Heslop
Divisional Engineer

Colin Wright
Divisional Manager, Wairarapa