

South Wairarapa District Council submission Michelle Dawson, Greyfriars Motel

<https://swdc.govt.nz/consultation/>

ie only benefiting Urban or Rural areas.

Long-Term Plan and Local Water Done Well consultations now open

Recommendation: Develop ~~two~~ Urban Service and Rural Service charge for discrete services.

1. Alternate ways to distribute rates - There needs to be a balance between <10km and >10km. The <10km may benefit more from urban services, but >10km benefits from maintaining roads and bridges, assistance with coastal erosion, stability planting, etc. You can't load Urban Services against <10km without loading Rural Services against >10km. While NZTA may fund 49% of road works, there are other works delivered to Rural too.

2. Operating our water network - As a community, we must stop overloading future generations with poor infrastructure and begin tackling ongoing maintenance issues and speed up the treatment processes of wastewater/reduce the current levels to support the population growth of Martinborough and Greytown, enabling future developments (and their development contributions) to pay for expanded wastewater treatment and restart building consents.

3. SUIP's - Additionally, the make-up of commercial rates for SUIP's has contributed to our largest Commercial rate increase, predominantly through wastewater charges. As a business we have not received any additional benefit for such a high dollar increase and our use of the wastewater system will have decreased significantly as occupancy dropped from an annual average of 70% (2020) to 55% (2024). The wastewater increase from SUIP has had a huge financial impact on top of the Cost of Living/Global Financial Crisis and other Wellington Region impacts from central government lay-offs.

Infrastructure Strategy - Given the impacts on the halt of consents and therefore halt in increasing the rating base for Greytown, the priority should also be the planning to upgrade the wastewater treatment plant to process the input for the forecasted population growth as a priority, as well as the wastewater pipes.

SUIP - Separately Used or Inhabited Part

Recommendation: Change the SUIP count for motels/hotels to 25% of Room/Facility Count.