

Wednesday, 10 June 2026

*Te Hui o Te Kaunihera ā-Rohe o Heretaunga*  
**Hastings District Council**  
**Council Meeting**

*Kaupapataka*

# Attachments Volume 2

## Whakatū Stormwater Targeted Rate Submissions

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*Te Rā Hui:*  
Meeting date: **Wednesday, 10 June 2026**

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*Te Wā:*  
Time: **9.00am**

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*Te Wāhi:*  
Venue: **Council Chamber  
Ground Floor  
Civic Administration Building  
Lyndon Road East  
Hastings**

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**VIEWS AND PREFERENCES OF LANDOWNERS**

**Whakatu West Stormwater Scheme**

**PROPERTY DESCRIPTION**

Property Owner: Graeme Lowe Tannery Limited  
Situation Address: 28 Johnston Way Whakatu 4172

In respect of the property situated at 28 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

**PREFERENCES REGARDING THE SCHEME**

To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).

**SCHEME PREFERENCE**

- (A)  Yes – I support the pump station and detention area stormwater scheme solution
- Or
- (B)  No - I do not support the stormwater scheme solution

**TARGETED RATE IMPACT**

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$195939.22 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

- (A)  Yes – I provide in principle support for a targeted rate ~~outlined above~~ *but at a level that is more closely aligned to the September 2025 level indicated.*
- Or
- (B)  No - I do not support the targeted rate as outlined above.

**Please see over page**



*Comments:*

Lowe Corporation Limited ("LCL") supports the pump station and detention area stormwater scheme solution agreed to by the Council on 23 September last year. LCL also supports in principle the two-tiered targeted rate also agreed to by the Council at that time.

LCL does not accept the significant increase in the targeted rate now proposed by Council. The new costings are based on the *possibility* that the project might cost a lot more rather than based on the rigorous design and costing work on which the scheme was approved by Council and property owners in September.

Both the scheme and the targeted rate were agreed to by the Council at its meeting on 23 September last year. There were two conditions on that decision – obtaining access to the land and receiving Resource Management Act consent - both of which have since been satisfied.

In a letter to property owners dated 16 October 2025, the Council advised that a targeted rate would be levied on all properties within the scheme area effective from 1 July 2026. At that point, for LCL the indicative Targeted Rate for our property was \$145,227.35 (excl GST) per annum over 10 years – i.e. \$1,452,273.50 (excl GST)!

So far, so good. Set the targeted rate and get on with the job. There was nothing to stop the Council getting started on finalising contracts and ordering materials. Property owners were effectively paying all the costs anyway with minimal contribution from Council.

*Last minute change of heart by Council officers*

The Council's 23 September decision was based on a detailed Schedule of Quantities and Engineers Estimate from Stratagroup totalling \$5,443,531.56 (excl GST) for the pump station. That estimate included a contingency sum of a smidge under \$500,000.

By letter dated 8 April 2026 Council shocked property owners by advising that a recent peer review estimated that the construction cost of the project had increased by \$1.12M.

It is apparent that a different set of Council officers has second-guessed the incredible amount of work done by Stratagroup and the Council's own engineers less than a year ago. They are suggesting there *might be* a material increase of 20% based on a peer review from a firm without any consultation with the Council engineering staff and consultants involved in the initial design and costings.

Any targeted rate set must be reasonable and based on sound information. A desktop peer review is, by definition, likely to reach an overinflated number based on assumptions that have already been taken account of in the original design and costings. It also takes away any incentive on Council to deliver the project in a timely and cost-effective way – the risk of unnecessary cost blowouts falls on the rate payers not the Council.

The only real way to test the numbers is to call for expressions of interest and costs from tenderers capable of doing the job. Since receiving the bombshell from Council in April, LCL has, at its own cost, started that. **This is work that Council officers should have done** over the last six months rather than undermining the project with more estimates at the last minute. Property owners are being asked to accept increased costs without any real effort on the part of Council to show that they have been rigorously tested.

This is not acceptable. LCL's indicative Targeted Rate for its property is now proposed to be increased to \$170,381.93 (excl GST) per annum over 10 years – i.e. \$1,703,819.30 (excl GST).

In the limited time available, LCL has received credible feedback from contractors that the work proposed for the pump station project can still be done at a cost slightly more than the initial September engineers estimate (excluding the circa \$500k contingency sum) and within that estimate if the original 10% contingency sum is utilised. This pricing excludes the cost of the pumps themselves and the piping both of which may have increased since the initial costings but not anywhere near the exorbitant cost estimate now being promoted by the very Council that approved the project less than a year ago.

We expect that between the time of closing of these submissions and the Council hearing the matter, LCL will have further pricing to bring the project back to credible numbers on which property owners can fairly express an opinion. There has been considerable and stable support for the project and 20 years of hard work to bring it to this table. It will be a travesty if it fails based on false information.

#### *History*

This project has, over 20 years, proven the difficulty of delivering Council initiated projects in a timely and efficient way. A stormwater solution is clearly critical. Property owners and the Council accept that. All that is required is to set a fair and reasonable targeted rate.

The Council has been legally obliged to provide the pump station as Stage 2 of its agreed Whakatu West stormwater scheme since 2006. LCL has a legal opinion confirming that and will pursue its rights if a sensible solution cannot be reached.

In 2006, Council officers advised the estimated cost of the pump station (Stage 2) to be \$1.20M. A number of the property owners together paid \$1.2M to install the gravity fed pipeline to get stage 1 of the 2006 Whakatu West Stormwater scheme in place.

Numerous requests for Council to complete Stage 2 of the scheme followed at least annually since Council has not managed the Scheme since 2006 and did not move to Stage 2 as agreed when 50% of the area had been developed. It allowed those landowners who elected not to contribute to Stage 1 to develop anyway without contributing anything. Council allowed development and building in a flood zone without noting the risks on land Titles.

In 2024, Council costed the Stage 2 pump station at circa \$19,000,000 to provide a level of service for a 1-in-5 year storm event (with no adjustment for climate change). The Council paid circa \$500,000 to external consultants to come up with that estimate. That proposal was rejected by land owners as being ridiculous.

In 2025, after LCL contributed to funding an independent review of the project by Stratagroup, the result was a cost of under \$6M for the pump station with a level of service for a 1-in-50 year storm event (adjusted for climate change). Less than a third of the cost and ten times the benefit! This proposal was internally peer reviewed by Council's engineers, fully costed and designed ready to go to tender.

In April 2026, property owners were advised that the targeted rate agreed to in September 2025 was now proposed to be increased by 20%.

Of course property owners can't agree to pay more simply because Council officers have changed their minds on the estimated costs. Having spent two decades getting to the barrier the finish line has just been moved further away based, again, on unsubstantiated numbers.

Council's obligations:

As well as its legal obligation to provide the promised pump station, Council also has an obligation to protect its citizens from foreseeable harm and loss.

The Council has been derelict in allowing further development in the catchment area without executing stage 2 of the 2006 scheme. **Council should not have allowed those properties to develop without the pump station in place.** Those landowners and businesses already invested in the area or to come are at significant risk of suffering loss and damage without it.

If this proposal is unsuccessful, Council must be obliged to note all Titles in the catchment as being prone to flood events referencing the E2 and other technical information of which the Council is aware. Without this scheme, insurance in the area will likely become prohibitively expensive or not available at all and lead to Banks refusing to provide mortgages to enable development. All in the catchment should therefore pay equitably to complete the promised scheme.

This should include infrastructure and roading providers within the catchment such as Hastings District Council, Transpower and Unison Networks. Their assets are crucial to the success of the Whakatu West industrial area.

In short:

- LCL is committed to making the scheme possible and to contribute its more than fair share of the cost of enabling it to happen.
- The Whakatu West industrial zone is a vital asset to the community and underpins utilisation of the Council's huge investment in its world class wastewater infrastructure. The Council also has legal obligations to the property owners and workers there.
- Property owners generally support the solution and a fair targeted rate as agreed last September based on credible and detailed design and costings. Having worked with Council to reduce the project cost by two-thirds and improving its benefit to the community by ten-fold, we urge the Council to proceed without delay.

- The final step is to approve the imposition of a fair and reasonable targeted rate. Rate payers are expected to pay from 1 July 2026 and the delays to date have not been caused by the land owners but due to Council processes.
- LCL has obtained credible evidence that the September 2025 engineering estimate of cost is still largely achievable. It expects to have more information by the hearing on 10 June 2026. If that is the case then the targeted rate should be set at close to the previous cost estimate not the current unsubstantiated one.
- For all the above reasons, Council should be prepared to stand alongside the ratepayers who bear the brunt of these costs and meet any marginal cost overruns to enable this critical infrastructure project to proceed.

# JAMES WINCHESTER BARRISTER

15 May 2026

Hastings District Council  
Private Bag 9002  
HASTINGS 4156

For: Lex Verhoeven (by e-mail)

## Draft Annual Plan 2026-27 – Whakatū West Stormwater Scheme

1. This letter is provided on behalf of the following landowners and sets out the reasons for their opposition to the proposed Whakatū West Stormwater Scheme (**Scheme**) and the associated proposed Targeted Rate (**Rate**):
  - a. Aaron Michael Bourke, Lindsay John Bourke and Nathan John Marsh Walter as trustees of the Aaron Bourke Trust (38 Whakatū Road, Whakatū); and
  - b. Michael John Bourke, Susan Joy Bourke & Kieran Peter Bourke as trustees of the MJ & SJ Bourke Family Trust (54 Whakatū Road and 5 Rangitane Road, Whakatū).
2. For the purposes of this letter, I will refer to these parties as the **Landowners**.
3. The letter from the Hastings District Council (**Council**) on 8 April 2026 which provided an update on the Scheme identifies that there has been a material change to the costs of the Scheme and therefore the Rate.
4. It is the Landowners' view that the Scheme is so materially different from what was originally consulted on by the Council that it is unfair and inappropriate to seek to advance it by way of an update in the Annual Plan process. The Landowners do not consider that the Council would be entitled to make a final decision to approve the Scheme and the Rate given the material change in circumstances, and that a decision to do so would be procedurally inappropriate and unfair.
5. The base position of the Landowners is that the Scheme is unnecessary and fundamentally flawed. It is inappropriate and unfair to seek to impose a Rate as proposed when it does not have any broader public benefit and would create very confined benefits within the defined area of the Scheme. The primary purpose appears to be to confer a private benefit on a very limited class of property owners to relieve a condition on their land which is fundamentally a consequence of land contours, coupled with inadequate asset management by the Council.
6. Those conditions will have been reflected in the market and rating valuation of that affected land, with the absence of the land contour issues elsewhere in the Scheme area also similarly reflected in their land and rating valuations. The consequence of the Scheme and the Rate will be for other

JAMES WINCHESTER  
BARRISTER

landowners to directly subsidise the creation of a material private benefit for that very limited class of private landowners.

7. In effect therefore, it appears that the primary purpose of the Scheme is to relieve a stormwater issue for 8ha of private land so that it can be developed for its zoned purpose. This would involve the use of a public statutory mechanism to effectively create a substantial private economic windfall for very few at the expense of a much wider group who will receive little to no benefit.
8. Putting those issues to one side, the Landowners consider the Scheme to be flawed to the extent that it proposes a capital works solution. It appears to the Landowners that the Council has a pre-determined view that a pump station solution is the only option and has not adequately considered other relevant issues and available options.
9. Based on the direct experience of the Landowners, a very significant component of any identified stormwater issue in the Scheme area is a maintenance issue. In other words, the Council has not appropriately maintained its existing stormwater assets or network in this area. The Landowners consider that the Council should be focusing its efforts on that issue rather than on an expensive and likely unnecessary investment in new infrastructure. Existing rates imposed on relevant properties should be directed to that purpose.
10. Adequate and appropriate maintenance by the Council of the existing assets and network would at least enable to Council to establish a clear baseline to determine whether further investment was required, what that would look like, and who might appropriately pay for it. Because of the inadequate maintenance and its impact on network performance, that baseline has not been adequately established with the result that any Council decision to proceed with the Scheme and the Rate would lack proper foundation.
11. Both the Scheme and the Rate as now proposed is materially unfair and results in significant inequities for the Landowners. Firstly, the cost estimate increase is significant and unjustified, particularly in light of the preceding point.
12. Secondly, the sensitivity of the Scheme to the actions and investments of individual landowners previously included within the scope of the Scheme calls into question whether it is justified. The example given in the Council's 8 April 2026 letter is that one landowner has successfully reshaped their land via a consent lodged with the Hawke's Bay Regional Council, which means that they no longer discharge into the catchment in a 1:50 year design weather event. This has led to that property being drawn out of the catchment area.
13. Given that the investment decisions of individual landowners appear to be relevant to the Scheme and the Rate, fairness and reasonableness considerations would require the Council to consider relevant works and initiatives implemented by other landowners.
14. In that regard, the owners of 5 Rangitane Road have made significant investments in on-site works and stormwater management measures to ensure that their property was, at worst, neutral and likely made a significantly improvement in terms of its contribution to any adjacent or broader stormwater management issues. This property is one which is within proposed Zone 2 but has effectively managed its own stormwater risks.

**JAMES WINCHESTER  
BARRISTER**

15. Instead of there being recognition by the Council of both the efficacy and value of those works and the possibility that other property owners could make similar investments rather than having a Scheme and a Rate imposed on them, the updated Scheme and Rate now proposes to effectively double the annual rating contribution for that property compared to the Scheme as originally consulted on. Yet, despite their significant investment in stormwater management measures, that property owner will receive little to no benefit from the Scheme or the Rate.
16. The Landowners consider that such an outcome would be materially unfair, unreasonable, irrational and legally flawed.
17. If the Council's concern is to make discrete zoned properties feasible to be developed for Industrial use (approximately 8ha of land), it is unfair and unreasonable to expect other private property owners to fund that outcome through a public process and statutory legal mechanism. In light of the position for 5 Rangitane Road, the Landowners query whether the Council has given adequate consideration to site-specific measures for individual properties within Zone 2 (even putting to one side the network maintenance issues identified earlier).
18. It is understood that the Council has identified that properties could benefit from the Scheme in terms of insurability considerations. The Landowners consider that this is a private commercial consideration and is not a factor that the Council should give any weight in a statutory process.
19. Finally, the Landowners are concerned at the very significant escalation in construction costs estimates (an extra \$1.12m) in such a short period of time, given that the Council's 2025 consultation material identified that there was "good confidence in the construction cost estimate". Only a year later these costs appear to have increased in the order of 20% or more, with the very real prospect that committing to the Scheme will unfairly lock in the Landowners to materially increased financial burdens via the Rate to fund further escalation.
20. This outcome would be inappropriate for an investment that resulted in identified public benefits (which this Scheme does not), but the lack of any financial discipline or certainty is even worse in this instance given the significant disparity and apparent inequity in private benefits for property owners within the proposed Scheme area.

Yours sincerely



James Winchester

cc: Steve Cave, 3 Waters Manager



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Michael John Bourke & Susan Joy Bourke & Kieran Peter Bourke  
Situation Address: 5 Rangitane Road Whakatu 4172

In respect of the property situated at 5 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$48993.52 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

Please see over page

Comments

See attached letter dated 15 May 2026  
from James Winchester.

Name of Ratepayer: MJ Bourke, SJ Bourke, KP Bourke

Contact Phone Number: +64 27 524 9030

Contact Email Address: m.bourke@xts.co.nz

Due Dates and Council Hearing

- Closing date for Council to receive preference form 15 May 2026
- Please tick if you wish to speak to the Council hearing on 10 June 2026



Please use the enclosed freepost envelope to send your response.

Thank you



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

---

#### PROPERTY DESCRIPTION

Property Owner: Michael John Bourke & Susan Joy Bourke & Kieran Peter Bourke  
 Situation Address: 54 Whakatu Road Whakatu 4172

In respect of the property situated at 54 Whakatu Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$2919.29 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

Please see over page

Comments

See attached letter dated 15 May 2026 from James Winchester.

Dotted lines for additional comments.

Name of Ratepayer: MJ Bourke, SJ Bourke, KP Bourke

Contact Phone Number: +64 27 524 9030

Contact Email Address: m.bourke@xts.co.nz

Due Dates and Council Hearing

- Closing date for Council to receive preference form 15 May 2026
Please tick if you wish to speak to the Council hearing on 10 June 2026



Please use the enclosed freepost envelope to send your response. Thank you





Silver Fern Farms Limited  
Pacific  
Rangitane Road, Whakatu, RD2  
PO Box 940, Hastings 4156

t +64 6 873 7800  
0800 362 362

[www.silverfernfarms.com](http://www.silverfernfarms.com)

Steve Cave  
3 Waters Manager  
Hastings District Council  
Private Bag 9002  
Hastings 4156

[stevec@hdc.govt.nz](mailto:stevec@hdc.govt.nz)

15 May 2026

To Steve,

**RE: FURTHER SUBMISSION ON WHAKATU WEST STORMWATER SCHEME**

Silver Fern Farms appreciates the opportunity to provide further comment on the Whakatu West Stormwater Scheme and wishes to outline our position as it relates to our properties at 75 and 97 Rangitane Road.

We acknowledge the work undertaken by Council to progress flood mitigation in the Whakatū West catchment and appreciate the opportunity to provide feedback. However, we have significant concerns regarding the revised cost allocation and the proportionality of benefit to our site.

Our concerns are detailed below:

**1. Disproportionate cost increase (31%)**

Under the revised proposal, our properties are facing an approximate 31% increase in costs compared to the August 2025 rating model, despite no material change in the assessed benefit to our site.

This increase appears to be driven by escalations in pump and construction costs, as well as the withdrawal of certain landowners, resulting in a redistribution of costs across the remaining scheme participants.

We do not consider it equitable for remaining participants to absorb these additional costs where the underlying benefit profile has not changed.

**2. Minimal demonstrated benefit to our site**

The original assessment identified our site as receiving "no to minimal benefit" from the scheme.

This is supported by previously provided flood modelling and topographical mapping, which indicate:

- Our site already sits within a minimal flood risk zone, and
- There is no meaningful improvement in flood risk with the installation of the pump station.

As a result, the proposed scheme does not materially improve the level of service or protection provided to our site.

**100% MADE OF NEW ZEALAND**

### 3. Original flood risk has already been addressed

In our original submission to Council (dated 6 June 2025), we clearly identified that the primary cause of flooding at our site during Cyclone Gabrielle was not stormwater capacity, but a breach in the stop bank along the Karamu Stream.

At that time, we noted that:

- The effectiveness of the wider stormwater scheme would be limited unless this issue was addressed, and
- Repair of the stop bank was critical to mitigating flood risk at our site.

We acknowledge that this stop bank has now been repaired, significantly reducing the primary flood risk previously affecting our operations.

As a result, the residual benefit of the proposed pump station to our site is now even further diminished, as the primary source of flooding risk has already been addressed through these works.

Given this, we consider it appropriate for Council to reassess the extent of any remaining benefit to our property. This reassessment is necessary to ensure alignment with Council's financial management obligations under the Local Government Act 2002, particularly in relation to ensuring that funding decisions are proportionate to the benefits received.

### 4. Equity and rating methodology concerns

We supported the 2025 revised rating model in good faith, which moved to a risk-based allocation approach.

The current proposal departs from that principle by:

- Increasing costs without a corresponding reassessment of benefit, and
- Redistributing costs due to scheme withdrawal rather than actual flood risk or level of service.

This results in a situation where our site is paying more for effectively the same (minimal) benefit, which we do not consider fair or consistent with targeted rating principles. At the very least, the Council should undertake a reassessment of the benefits, given that this assessment forms the basis of the mapped zones identifying the areas subjected to the targeted rates.

Based on the above, Silver Fern Farms opposes the revised rating proposal for the Whakatū West Stormwater Pumpstation Scheme and, in its current form, does not support ongoing participation in the scheme given the limited benefit to our site and disproportionate cost allocation relative to that benefit for Silver Fern Farms' properties.

Thank you for considering our submission.

Yours sincerely,



**Cory Hogg**  
Regional Manager – Operations

Cc: Gary Williams – GM Food Quality, Environment & Assurance  
Ali Johnstone – Group Environmental Manager  
Kate Collins – Environmental Manager – North Island

**100% MADE OF NEW ZEALAND**



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Silver Fern Farms Limited  
Situation Address: 75 Rangitane Road Whakatu 4172

In respect of the property situated at 75 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$24494.29 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**





## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

---

#### PROPERTY DESCRIPTION

Property Owner: Silver Fern Farms Limited  
Situation Address: 97 Rangitane Road Whakatu 4172

In respect of the property situated at 97 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$59854.17 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**





## IEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

#### PROPERTY DESCRIPTION

Property Owner: William Russell Agnew & River Orchard Limited  
 Situation Address: 13 Johnston Way Whakatu 4172

In respect of the property situated at 13 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$5360.34 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

Please see over page



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

#### PROPERTY DESCRIPTION

Property Owner: William Russell Agnew & River Orchard Limited  
 Situation Address: 24 Rangitane Road Whakatu 4172

In respect of the property situated at 24 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No – I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$9375.24 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No – I do not support the targeted rate as outlined above.

Please see over page

Comments

I believe the only landowner that are going to benefit from this pumping station is the un developed properties that are currently a swamp and fields. They should pay for at least 30% of this cost as they are returning land of no value currently to productive industrial land with a value of \$100 + \$500 per sq metre.

Name of Ratepayer: William Agnew

Contact Phone Number: 0274 429332

Contact Email Address: William @ agnewtransport.co.nz

Due Dates and Council Hearing

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

Please use the enclosed freepost envelope to send your response.  
Thank you





## IEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

#### PROPERTY DESCRIPTION

Property Owner: William Russell Agnew & River Orchard Limited  
 Situation Address: 5 Johnston Way Whakatu 4172

In respect of the property situated at 5 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$9377.92 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

Please see over page

**Comments**

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Name of Ratepayer: Willie Agnew

Contact Phone Number: 0274 429332

Contact Email Address: willie@agnewtransport.co.nz

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**  
**Thank you**



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

#### PROPERTY DESCRIPTION

Property Owner: Mike Walmsley Limited  
 Situation Address: 7 Rangitane Road Whakatu 4172

In respect of the property situated at 7 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$10776.97 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

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Name of Ratepayer: Mike Walmsley Limited

Contact Phone Number: -----

Contact Email Address: brad@duco.co.nz

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**  
Thank you



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Mike Walmsley Limited  
 Situation Address: 21 Rangitane Road Whakatu 4172

In respect of the property situated at 21 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$12288.58 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**





## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Mike Walmsley Limited  
 Situation Address: 25 Rangitane Road Whakatu 4172

In respect of the property situated at 25 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$13154.28 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

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Name of Ratepayer: *Mike Walmsley Limited*

Contact Phone Number: \_\_\_\_\_

Contact Email Address: *brad@devco.co.nz.*

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**  
Thank you



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Mike Walmsley Limited  
 Situation Address: 33 Rangitane Road Whakatu 4172

In respect of the property situated at 33 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$3103.2 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

**Comments**

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Name of Ratepayer: Mike Walmsley Limited.

Contact Phone Number: \_\_\_\_\_

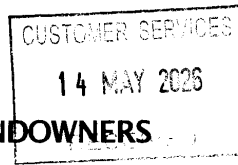
Contact Email Address: brad@bwo.co.nz.

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**  
**Thank you**

3:20 pm (AM)



**VIEWS AND PREFERENCES OF LANDOWNERS**  
**Whakatu West Stormwater Scheme**

PROPERTY DESCRIPTION *Devco 1 Limited*  
Property Owner: ~~Sun Properties Limited~~  
Situation Address: 94 Rangitane Road Whakatu 4172

In respect of the property situated at 94 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

**PREFERENCES REGARDING THE SCHEME**

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

**SCHEME PREFERENCE**

- (A)  Yes – I support the pump station and detention area stormwater scheme solution
- Or
- (B)  No - I do not support the stormwater scheme solution

**TARGETED RATE IMPACT**

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$4665.02 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

- (A)  Yes – I provide in principle support for a targeted rate outlined above
- Or
- (B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

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Name of Ratepayer

*Devco 1 Limited.*  
*Brad Nicol*  
*0274904142.*  
*Brad@devco.co.nz.*

Please return by 15 May 2026

Return to: Strategy Manager  
Hastings District Council  
Private Bag 9002  
Hastings 4156

Due Dates and Council Hearing

- Closing date for Council to receive preference form 15 May 2026
- Please tick if you wish to speak to the Council hearing on 10 June 2026

Contact Phone Number PH: -----



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Unison Networks Limited  
 Attention: Mark Cozens  
 Situation Address: Rangitane Road Whakatu 4172

In respect of the property situated at Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$592.62 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**





## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

#### PROPERTY DESCRIPTION

Property Owner: Rangitane Developments Limited  
 Situation Address: 56 Rangitane Road Whakatu 4172

In respect of the property situated at 56 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision - (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes - I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$5838.58 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes - I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

Please see over page

Comments

Name of Ratepayer

*B. R. Satherley.*

**Please return by 15 May 2026**

Return to: Strategy Manager  
Hastings District Council  
Private Bag 9002  
Hastings 4156

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

Contact Phone Number PH: -----



**VIEWS AND PREFERENCES OF LANDOWNERS**

**Whakatu West Stormwater Scheme**

**PROPERTY DESCRIPTION**

Property Owner: Lucknow Holdings Limited  
Situation Address: 39 Whakatu Road Whakatu 4172

In respect of the property situated at 39 Whakatu Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

**PREFERENCES REGARDING THE SCHEME**

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

**SCHEME PREFERENCE**

(A)  Yes – I support the pump station and detention area stormwater scheme solution

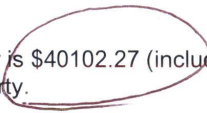
Or

(B)  No - I do not support the stormwater scheme solution

**TARGETED RATE IMPACT**

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$40102.27 (including GST) pa over a 10 Year term as a targeted rate charged against your property.



*\$400,000 over 10 years.*

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

Comments

- ① AT THE LOWER 10 YEAR RATE CONTRIBUTION OUR TENANTS WERE BALKING, NOW THEY REFUSE POINT BLANK TO PAY.
- ② OUR RESERVE CONCERN FROM BOTH COUNCILS WILL NOT ALLOW US TO DISCHARGE OFF THE SITE, ALL WATER FUNNELS TO THE CENTRE OF THE PROPERTY AND ONLY OVERFLOWS IN AN EXTREME EVENT. WE HAVE NO WAY OF PUTTING WATER OUT TO THE PUMPING STATION, THEREFORE IT IS USELESS TO US.
- ③ THE REGIONAL COUNCIL HAVE REINSTATED THE STOP BANK WHICH ALLOWED WATER FROM THE KARAMU STREAM TO ACCESS OUR PROPERTY AND BEYOND DURING CYCLONE GABRIEL, NOW MUCH LESS IF ANY NEED FOR THE PUMPING STATION IN RELATION TO OUR PROPERTY.
- ④ WE HAVE NO DRAINAGE ABILITY IN THE DIRECTION OF THE PUMPING STATION, SO IS VIRTUALLY USELESS TO US.
- ⑤ WE HAVE ONLY HAD A MAJOR ISSUE WHEN THE REGIONAL COUNCIL REMOVED THE EXISTING STOP BANK WHEN THEY REDIRECTED THE KARAMU STREAM.
- ⑥ WE FEEL THAT THE PRICE IS NOW OVER THE TOP AS A RATEPAYER SOME TRIPLING OF OUR RATES MAKING OUR OPERATION NO LONGER VIABLE FOR INFRASTRUCTURE WE CANNOT ACCESS. IT MAKES NOW NO COMMERCIAL SENSE.
- ⑦ WE FEEL AT THE END OF 10 YEARS THE EQUIPMENT WILL NEED TO BE REPLACED SO AN ONGOING PERPETUAL COST.

Name of Ratepayer: BILL NIMON FOR LUCKNOW HOLDINGS LTD.

Contact Phone Number: 021 745 685

Contact Email Address: bill@nimonmechanical.co.nz  
bill@nimonmechanical.co.nz

Due Dates and Council Hearing

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

Please use the enclosed freepost envelope to send your response.

Thank you



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Goldroy Holdings No. 4 Limited  
Situation Address: 46 Whakatu Road Whakatu 4172

In respect of the property situated at 46 Whakatu Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$7298.22 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

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Name of Ratepayer: Goldroy Holdings #4 LTD - Stephen Ricketts

Contact Phone Number: 0274 475 299

Contact Email Address: stephen.ricketts@keni.co.nz

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**  
**Thank you**

## IEWS AND PREFERENCES OF LANDOWNERS



### Whakatu West Stormwater Scheme

#### PROPERTY DESCRIPTION

Property Owner: Engineering Welding and Maintenance Limited  
 Situation Address: 73 Rangitane Road Whakatu 4172

In respect of the property situated at 73 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$1410.02 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

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Name of Ratepayer: Akuwhata Combs

Contact Phone Number: 0273457393

Contact Email Address: akucombs@hotmail.com

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**  
**Thank you**

### Submission Regarding Stormwater Scheme Consultation Process

I am writing to express serious concerns about the fundamentally flawed consultation process surrounding the proposed stormwater scheme and the resulting financial burden of rates over 10 years.

### Process Transparency and Information Discrepancy

During the recent submission process, landowners were provided with proposal materials and asked to indicate support or opposition to the rated scheme. This information was then presented to councilors for their decision-making.

What deeply concerns me is that during the decision meeting, councilors received additional information not previously shared with landowners. Specifically, they were presented with a table showing both the raw percentage of landowners supporting the scheme and a "weighted" percentage based on property values, which resulted in a 60% versus 40% split. This weighted figure was repeatedly emphasised throughout the meeting and appears to have unduly influenced the decision-making process.

### Questionable Methodology of Weighted Property Values

The legitimacy of this weighted approach is highly questionable for several reasons:

- 1. Exclusion of Large Landowner:** A significant landowner (7.9ha) is currently undergoing resource consent to regrade their property and remove themselves from the catchment. This exclusion substantially impacts the weighted percentage in favor of the scheme. What would the figures show if this property had been included? More importantly, are other property owners being given the same opportunity to opt out?
- 2. Influential Landowner's Changed Position:** Another large landowner, whose property occupies the lowest lying area of the catchment, altered their submission prior to the meeting, skewing the weighted percentage. This landowner appears to have exerted disproportionate influence throughout this entire process. The fact, we do not need to mention who this landowner is tells a story in and of itself. They are also the landowner who the council intends to purchase the land off for the location of the pump station, which is a huge conflict of interest.
- 3. Misrepresentation of Responses:** It was noted during the meeting that two landowners who explicitly stated they did not support the solution but did support the funding strategy were nonetheless counted as "yes" responses. This critical point was quickly dismissed without proper explanation.

### Statistical Analysis of Support

The claimed shift in support from August 2025 (38% yes, 62% no) to the current position (60% yes, 40% no) represents a dramatic change that seems somewhat implausible. While acknowledging that the alternative rating strategy has been modified since 2025, such a significant swing requires closer scrutiny.

When we examine the actual numbers rather than percentages—which can be manipulated to present a particular narrative—the difference between support and opposition amounts to only

seven landowners. This is an exceptionally narrow margin that becomes even more questionable when considering the methodological issues outlined above. A proper accounting of these factors would likely reveal that support is far more divided than what was presented at the meeting, potentially even reversing the apparent majority.

**Request for Review**

I strongly encourage decision-makers to review the meeting with an objective lens, focusing on how the weighted property value percentage was used to steer councilors toward a predetermined outcome. At least one councilor explicitly based their entire decision on this questionable metric, highlighting the fundamental flaws in this process.

The financial commitment over ten years represents a significant burden for ratepayers, and it deserves a decision-making process that is transparent, fair, and based on accurate representation of community sentiment. To increase the individual landowner contributions by 31% on top of the originally quoted figures is a material change and adds to the already over inflated rates bills within Hawkes Bay. A good barometer of whether or not this is the right thing to do is to ask the council, would they vote yes if they were having to spend their own money on this. The answer to that question is no.

I therefore request that this decision be reconsidered with a more transparent and equitable methodology that genuinely reflects the views of ALL affected landowners.

On behalf of Rufbarn Property Limited



## IEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

#### PROPERTY DESCRIPTION

Property Owner: Rufbarn Property Limited  
 Situation Address: 92 Rangitane Road Whakatu 4172

In respect of the property situated at 92 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$1911.4 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

Please see over page

Comments *please see attached*

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Name of Ratepayer: *Rufbarn Property Limited.*

Contact Phone Number: *021 990177*

Contact Email Address: *toby@rnfconcrete design.co.nz*

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

Please use the freepost envelope that is enclosed in your hard copy of this form (which has been mailed to you today) to send your response.

Thank you



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

#### PROPERTY DESCRIPTION

Property Owner: Johnston Park Limited  
 Situation Address: 11 Johnston Way Whakatu 4172

In respect of the property situated at 11 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$7504.48 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

Comments

Please see my submission September 2025  
= enclosed.

This submission outlines reasons for my  
objection.

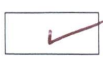
Name of Ratepayer: Elizabeth Davis

Contact Phone Number: 0211640606

Contact Email Address: elizabeth1234davis@gmail.com

Due Dates and Council Hearing

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**



Please use the enclosed freepost envelope to send your response.

Thank you

**Whakatū West Stormwater 2025** Liz Davis, 11 Johnston Way, Whakatū.  
September 2025

**Part 1**

**Who is in the Whakatū West Stormwater catchment?**

1. What is different now to the catchment group and the 2006 method of funding for the Whakatū West Stormwater works?
2. Is the Hasting District Council a passive or active infrastructure partner?

**Part 2**

**What and how does the Hasting District Council make funding decisions for the Whakatū West Stormwater catchment?**

3. What is the criteria or principled approach for the decision making on who pays?
4. How are the landowner surveys used in the council decision making?

**Part 1**

**Who is in the Whakatū West Stormwater catchment?**

1. What is different now to the catchment group and the 2006 method of funding for the Whakatū West Stormwater works?

**Stormwater and Fairness/Equity**

**The economics of Stormwater.**

**What is stormwater and who benefits from stormwater removal?** Before 2006, the Hastings District Council proposed a Whakatū Industrial Area Stormwater scheme to help drain the land with Works/Graham drains. For industrial development in this area to go ahead, the removal of prolonged ponding of water and removing inundation of stormwater is required. The 2006 method for funding the works was via a targeted rate based on land area, with a payback period of 10 years.

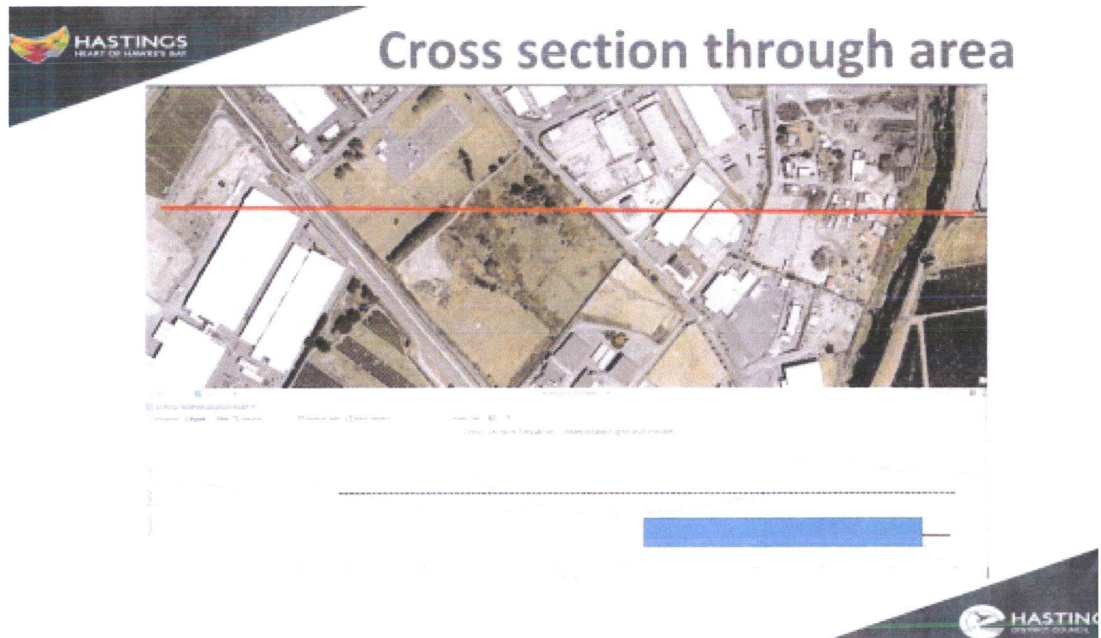
Stormwater is not a private service, there is benefit to all landowners.

Everyone understands that stormwater from properties at the “top of the hill” contributes to stormwater at the “bottom of the hill”. As an example, runoff from housing and hills in the Havelock North Hill area contributes to stormwater at the “bottom of the hill” in Havelock North.

The broader community benefits from protection and inundation. The gradient has been identified in the Whakatū West Stormwater powerpoint dated 29 July 2022, File Ref: PRJ-11-0151. See below. The stopbank breach during Gabrielle clearly showed water moving in the Whakatū gradient, from the “top of the hill” to the “bottom of the hill”.

1

**Whakatū West Stormwater 2025** Liz Davis, 11 Johnston Way, Whakatū.  
September 2025



**HASTINGS**  
HEART OF HAWKES BAY

Clive River outlet

- Whakatū West is a basin
- Railway acts as a dam separating west and east drainage systems
- Discharge is to the Clive River
- Not a lot of freeboard for drainage

**HASTINGS**  
DISTRICT COUNCIL

This block contains a list of bullet points on the left and a color-coded aerial map on the right. The map shows a residential area with a color overlay representing water levels or flow. A label 'Clive River outlet' points to a specific location on the map. A color scale legend is located in the bottom right corner of the map. The Hastings logo is present in the top left and bottom right corners of the slide.

2

**Whakatū West Stormwater 2025** Liz Davis, 11 Johnston Way, Whakatū.

September 2025

Works/Graham drains run along the west/east Rangitane Road, collecting water that goes under the road, flowing down the north/south Rangitane Road to Johnston Way. Water flowing from the top of the hill to the bottom of the hill. About 20 landowners, through a targeted rate, paid \$1.05M for stormwater drainage, subsidising stormwater management for the current new landowners.



**HERETAUNGA HASTINGS** DISTRICT COUNCIL

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**HERETAUNGA HASTINGS** DISTRICT COUNCIL

© 2025 Heretaunga Hastings District Council. All rights reserved. This map is a technical drawing and not a site plan. It is intended for informational purposes only. The Council is not responsible for any errors or omissions. For more information, please contact the Council's Engineering Department.

3

**Whakatū West Stormwater 2025** Liz Davis, 11 Johnston Way, Whakatū.

September 2025

What is the economics of public good for landowners in the Whakatū catchment?

- **Non-excludable.** It is not practical to exclude parties from benefiting from the good. Properties at the ‘top of the hill’ benefit from having water moved away from their properties, just as properties at the ‘bottom of the hill’ benefit from removal of ponding and inundation caused by properties at the ‘top of the hill’.
- **Non-rivalrous.** The use of the good by one party does not prevent the use of the good by other parties. For stormwater services, the benefits derived from one property do not detract from the benefits derived from another property. For example- the pump station benefit for a property ‘at the bottom of the hill’ does not take away the fact that the ‘top of the hill’ properties contribute to a greater share of stormwater run off via Works/Graham drains and greater land size.

**Part 1****2. Is the Hasting District Council a passive or active infrastructure partner?**

Since 2006, the Hasting District Council has required a commitment from landowners for a gravity pipeline and pump station system. The Hastings District Council has considered the pump station essential to remove inundation once development exceeds 50%, to allow for future growth in the area. Development is now above that percentage. The Hastings District Council is also a 9.5% landowner.

The Hasting District council funding policy is for a catchment approach, that is funding from landowners in the Whakatū West catchment. Council-owned land such as the Clive River, roading, runoff, is **not automatically exempt**—its inclusion in the catchment means consideration in the cost allocation model.

What is the council share of their inclusion in this catchment?

9.5% - \$600,000 for design and planning for the pump. The cost estimate for Stage 2 pump is circa \$5.7M and the cost of land required to complete the works is to be confirmed.

**Whakatū West Stormwater 2025** Liz Davis, 11 Johnston Way, Whakatū. September 2025**Part 2****What and how does the Hasting District Council make funding decisions for the Whakatū West Stormwater catchment?**

What is the criteria or principled approach for the decision making on who pays?  
How are the landowner surveys used in the council decision making?

**3. What is the criteria or principled approach for the decision making on who pays for stormwater management?**

There is a question of economic efficiency and fairness, which implies that one entity becomes better off without making another entity worse off.

As reference to the gradient of land in the Whakatū industrial area, “top of the hill” and the “bottom of the hill” analogy still applies. Does the stormwater cost disproportionately impact one area over another? A stormwater fee that is not fully collected among all landowners can lead to a less economically efficient system, creating issues of fairness.

Unknowns affecting a change in stormwater may include;

- infill development
- Percentage of impervious surfaces such as concrete, building size.
- Council roading

The most common charging/funding approaches are;

- A fixed (ie flat) fee the may vary by property type
- Rateable value, which is typically capital value or land value
- Land area- could be variable weighted eg. variable %
- The land parcel impervious area estimated; as an average of like properties in the locality or zoning for the individual property
- A measure of run-off

To date the asset management of the Hasting District Council has refused to accept ownership of the stormwater runoff from the council owned property and pay a share of removal of flooding or ponding on council land.

Do the Council bylaws apply to council owned land? Is the Whakatū West stormwater a public or private system?

**Whakatū West Stormwater 2025** Liz Davis, 11 Johnston Way, Whakatū.  
September 2025

### **Ref HDC Whakatū West Stormwater Catchment Scheme – some of the Statements of Proposal over the years**

These documents outline funding models for a specific catchment upgrade. They included:

- **Capital and operating costs** for the infrastructure
- A breakdown of **beneficiaries**, including council land
- A **chargeable area of benefit**, which determines who pays and how much ●
- Consideration of **exempt properties** and **payment options** for landowners  
Council-owned land is **not automatically exempt**—its inclusion in the catchment means it's considered in the cost allocation model.
- Consideration of (a) Scheme Contributors - runoff into the Whakatū catchment- 40 properties- 79.4 Ha. and (b) Enhanced Property Protection Properties- 19 properties- 15.6 Ha
- Development contributions have not been made by the properties already developed in the Whakatū Catchment (3.a.v)
- New developments have not contributed to the Works/Graham drains

### **Who/what benefits from stormwater management?**

In the 2006 Hastings District Council information to landowners (WAT-18-06-4-06-232), the development was 30% and when future development reached 70%, stormwater mitigation would be reassessed.

Modelling, topography and gradient analysis, as well as the Works/Graham drain stormwater map of the area show all properties contribute to the stormwater.

The council 2025 survey uses these terms; moderate to significant benefit and no to minimal benefit.

Development of the top of the hill, purple zone 1, properties gain significant benefit from stormwater from their impervious surfaces such as concrete, building size, roofing area, flowing to the bottom of the hill, green zone 2.

How can a simplistic description of benefits such as significant or minimal be used in the context of stormwater and flooding?

In this proposal, zone 2, bottom of the hill properties would be contributing greater funds to remove water from zone 1, the top of the hill properties.

## Whakatū West Stormwater 2025

Liz Davis, 11 Johnston Way, Whakatū. September 2025

### Whakatū catchment total area 105Ha

10Ha Council owned

95Ha approximate split as below.

79.4 Ha = "Top of the hill" purple zone 1- 75.6% land area.

15.6 Ha= "Bottom of the hill", green zone 2- 14.8% land area.

50% - proposal everyone in Targeted Rate

50%- distribution proposal Target Rate for enhanced Property Flood Protection

The September 2025 Whakatū proposal has suggested the catchment grouping has identified the areas for Property Flood Protection.

**Zone 1 purple** (higher lying properties) have been assessed as "no to minimal benefit" and would contribute 20% of this portion of the rate.

**Zone 2 green** (lower lying properties) have been assessed as "moderate to significant benefit" and would contribute 80% of this portion of the rate.

	Area land	Land area % stormwater 105Ha	Suggested Contribution of 50% distribution proposal targeted rate based on land area
<b>Zone 1 purple</b> (higher lying properties)	79.4 Ha	75.6%	20%
<b>Zone 2 green</b> (lower lying properties)	15.6 Ha	14.8%	80%
Council land	10 Ha zone 1 & 2	9.5%	?

In this proposal, the council is asking if landowners of 15% land area should contribute a great share of the 50% of the Stage 2 pump development and pay more to;

- remove the stormwater runoff where Zone 1, top of the hill has 75.6% land area
- remove the stormwater runoff that flows and ponds on council roading

The Gabrielle flooding photos show inundation ponding on the council roading but they are not included in the zone 2, bottom of the hill funding proposal. The planned two pumps have the capacity to pump approximately 4 olympic size swimming pools per hour.

**Whakatū West Stormwater 2025** Liz Davis, 11 Johnston Way, Whakatū. September 2025

Do you think such a large pumping capacity, as put forward at the meeting earlier in 2025, is needed if it weren't for inundation from zone 1, top of the hill properties?

Is the design of the 2x Diesel BA500 pumps needed for the **zone 2 green** (lower lying properties), 15% of the land area or are the pumps designed for stormwater from the entire, 100% Whakatū West Stormwater catchment?

The council approach for Whakatū stormwater must consider equity and fairness and legislative infrastructure best practice principles for stormwater. The economics of public good would need to apply to the benefits for landowners of stormwater management. That is non-excludable and non-rivalrous- everyone in for the full targeted rate or everyone not in. Or reverse thinking where, top of the hill properties provide a great level of funding to protect bottom of the hill properties from flooding. As example, the Havelock North investment to protect bottom of the hill properties.

## Part 2

### 4. How are the landowner surveys used in the council decision making?

**Survey questions** collecting data that is then going to be used to make decisions, must be fit-for-purpose, of a quality that will form an accurate representation of the landowners.

In the latest council survey, File Ref: WAT-18-9-25-323

Dated 7 August 2025, the council outlines the following on the feedback form.

#### 2025 Revised rating strategy

**(1) Scheme Membership**- 50% scheme rate based on land area of the property

**(2) Property Flood Protection**- 50% remaining.

**Zone 1 purple** (higher lying properties) have been assessed as "no to minimal benefit" and would contribute 20% of this portion of the rate.

**Zone 2 green** (lower lying properties) have been assessed as "moderate to significant benefit" and would contribute 80% of this portion of the rate.

**Targeted Rate Impact** Survey form - Views and preference of landowners A

\_\_\_\_\_ Yes- I provide in principle support for a targeted rate outlined above

B\_\_\_\_\_ No- I do not support the targeted rate as outlined above.

Will the survey questions give data that is valid or will it be skewed data?

Could the outcome of the survey be pre-determined?

**Whakatū West Stormwater 2025** Liz Davis, 11 Johnston Way,

Whakatū. September 2025

Is there confidence in the accuracy of the judgements made in this survey that would underpin a 2-tiered targeted rate for top of the hill or bottom of the hill landowners?

**Prediction example;**

Some landowners will select NO support of any targeted rate.

**Zone 1 purple**

Number of landowners- 40 out of 59 landowners

68% of landowners

That means on the balance of probability, 67% would likely vote YES for 20% targeted share.

**Zone 2 green**

Number of landowners- 19 out of 59 landowners

32% of landowners

That means on the balance of probability, 32% would likely vote NO for 80% targeted share.

	Top of the hill 68%	Bottom of the hill 32%
	<b>Predicted Zone 1 purple</b> Contribute 20%	<b>Predicted Zone 2 green</b> contribute 80%
<b>A- Yes, I provide in principle support for a targeted rate outlined above</b>	68%	
<b>B-No, I do not support the targeted rate as outlined above.</b>		32%

If this is the result, it could not be considered valid as the survey is unfair to the owners in the green zone 2. I look forward to feedback from this survey. How does the council plan to use the information from the survey?

**Whakatū West Stormwater 2025** Liz Davis, 11 Johnston Way, Whakatū.  
September 2025

**Wednesday 20 August- Council presentation Feedback slide 3** Survey questions from previous meetings dated 28 May 2025. WAT-18-9-25-276

**Targeted Rate Impact**

A \_\_\_\_\_ YES - I provide in principle support for a targeted rate outlined above  
B \_\_\_\_\_ NO- I do not support the targeted rate as outlined above.

This landowner survey result could likely be predicted.

On the balance of probability it is likely that:

- YES 38% would be in **Zone 2 green** bottom of the hill
- NO 62% or explore different cost distribution is likely **Zone 1 purple** top the the hill

How are landowner surveys used in council decision making?

**Feedback from 28 May 2025, survey on slide 3**

Lack of support to share costs equally across the catchment (of those responding (38% Yes, 62% no or explore different cost distribution) – So this tends to show the likelihood that it was **Zone 2 green** landowners who supported equal share, based on land area contribution.



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

#### PROPERTY DESCRIPTION

Property Owner: PLL Properties Limited  
 Situation Address: 49 Johnston Way Whakatu 4172 ✓

In respect of the property situated at 49 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$15318.97 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

**Comments**

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Name of Ratepayer: PLL Properties Limited

Contact Phone Number: 021 461730

Contact Email Address: bruce.reay@pllnz.co.nz

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**  
**Thank you**



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: PLL Properties Limited  
 Situation Address: 56 Johnston Way Whakatu 4172 ✓

In respect of the property situated at 56 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$4578.9 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

Please see over page

**Comments**

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Name of Ratepayer: PLL Properties Ltd.

Contact Phone Number: 021 461 730

Contact Email Address: bruce.reay@pll.nz.co.nz

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**

**Thank you**



12<sup>th</sup> May 2026

Strategy Manager  
Hastings District Council  
Private Bag 9002  
Hastings 4156

**RE: Whakatu Industrial Area – New Stormwater Scheme Proposal.**

PLL Properties Limited owns two sections within the area covered by the proposed schedule.

- 49 Johnston Way Whakatu 4172 - Skin processing, wool drying and export business.
- 56 Johnston Way Whakatu. – a brown field gravel site.

Both properties are within the Whakatu Industrial Park where Progressive Leathers Limited operates a centralized skin processing business receiving skins from 8 export Meat Processing Plants across the lower half of the North Island and exports the vast majority of the skins received from the Port of Napier. We are contracted to receive whatever raw skins the individual plants produce on a daily basis 7 days a week and this service is essential to their continued operation and optimization of their by-product stream. It requires continued road access along Johnston Way for employees and heavy transport to easily access our premises. Johnston Way was deeply flooded and impassable in Cyclone Gabrielle.

1. We understand that the restoration of the Clive River stop bank at the Ara Kahikatea Bridge (Nimon Bus Depot) has now been completed and believe this will greatly reduce the major flood risk to the Whakatu Industrial area and allow the future pumping station to work successfully to protect businesses within the catchment.
2. We would like to better understand how a property as large as 7.9 ha can divert their stormwater out of the catchment leaving the remaining properties to pick up the properties original targeted stormwater rate cost. This has had a significant impact on the cost the remaining properties have to incur. If they allow stormwater from their property to discharge into the catchment in future, they should incur the targeted rate.
3. Progressive Leathers original submission raised the concern regarding 3 gravity fed discharge pipes into the Clive River through the stop bank from the Whakatu Industrial Park which rely on a simple flap valve to work as a back flow preventor. The performance of such stormwater discharge pipes needs to be taken into consideration as part of the overall scheme. To date we are unaware that any evaluation of these aged gravity pipes

**Progressive Leathers Limited**  
PO Box 33, Whakatu 4161, Hawke's Bay, New Zealand  
Phone: +64 6 974 8080, Facsimile: +64 6 974 8090, Email: info@pllNZ.co.nz

[www.pllnz.co.nz](http://www.pllnz.co.nz)



has been made and are concerned they cause a potential risk of inundation from the river into the catchment behind the Clive River stop bank.

4. Stormwater retention – We believe with increasing development of the remaining open fields and intensification/expansion of existing properties within the catchment, it will result in greater areas of hard surface which will increase the speed of run off and volume of stormwater delivered to the system. New developments or major expansion can relatively easily incorporate retention tanks and thus reduce the initial flash water flow into the stormwater system which would reduce the risk of additional pump capacity having to be installed in future. The HDC decision to not include stormwater retention in new developments should be reconsidered.

#### Summary

PLL Properties Limited supports the implementation of the differential rate as proposed in 2025 and is in support of the latest proposal as it has been outlined. We are unhappy with the scale of cost escalation but believe the plan solves the stormwater gravity discharge problem in West Whakatu.

Yours sincerely

On behalf of PLL Properties Ltd.



**B R Reay.**

**Chief Executive Officer.**

Mob; 021 461 730 Email; [bruce.reay@pllnz.co.nz](mailto:bruce.reay@pllnz.co.nz)



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Lineage Logistics New Zealand  
Situation Address: 88 Anderson Road Whakatu 4180

In respect of the property situated at 88 Anderson Road Whakatu 4180, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$35210.27 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

**Comments**

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Name of Ratepayer: lineage logistics N2 Ltd

Contact Phone Number: 06 870 0026

Contact Email Address: rlougher@lineage.logistics.com

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**

**Thank you**



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

---

#### PROPERTY DESCRIPTION

Property Owner: Lineage Logistics New Zealand  
Situation Address: 46 Johnston Way Whakatu 4172

In respect of the property situated at 46 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$2345.65 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

**Comments**

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Name of Ratepayer: Lineage logistics NZ

Contact Phone Number: 06-870-0026

Contact Email Address: rtouche@lineage-logistics.com

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**  
**Thank you**



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Lineage Logistics New Zealand  
Situation Address: 48 Johnston Way Whakatu 4172

In respect of the property situated at 48 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$37926.67 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

Please see over page

Comments

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Name of Ratepayer: Lineage logistics NZ.

Contact Phone Number: 06-870 0026

Contact Email Address: daugh@lineage-logistics.com

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**  
**Thank you**



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Lineage Logistics New Zealand  
Situation Address: 52 Johnston Way Whakatu 4172

In respect of the property situated at 52 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$4487.68 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**





## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

---

#### PROPERTY DESCRIPTION

Property Owner: Nuprop Limited  
 Situation Address: 48 Rangitane Road Whakatu 4172

In respect of the property situated at 48 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$4253.4 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

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Name of Ratepayer: ----- Shane Newman -----

Contact Phone Number: ----- 0275403866 -----

Contact Email Address: ----- shane@hpackung.co.nz -----

Due Dates and Council Hearing

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**

**Thank you**



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

---

#### PROPERTY DESCRIPTION

Property Owner: Nuprop Limited  
 Situation Address: 40 Rangitane Road Whakatu 4172

In respect of the property situated at 40 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$16026.89 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

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Name of Ratepayer: Shane Newman

Contact Phone Number: 0275403866

Contact Email Address: shane@nhpacking.co.nz

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.  
 Thank you**



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Timothy Joseph Peter Sherratt & 3 others...  
Situation Address: 39 Johnston Way Whakatu 4172

In respect of the property situated at 39 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$3511.17 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

Please see over page

**Comments**

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Name of Ratepayer: TJP SHERRATT + 3 others

Contact Phone Number: 0211960666

Contact Email Address: t.sherratt@extra.co.nz

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.  
Thank you**



## VIEWS AND PREFERENCES OF LANDOWNERS Whakatu West Stormwater Scheme

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### PROPERTY DESCRIPTION

Property Owner: Midgard Holdings  
Situation Address: 90 Rangitane Road Whakatu 4172

In respect of the property situated at 90 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$3903.82 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**



Midgard Holdings Ltd  
90 Rangitane Rd  
Whakatū

Strategy Manager  
Hastings District Council  
Private Bag 9002  
Hastings 4156

5 May 2026

<b>LANDOWNER SUBMISSION:</b>	Whakatū West New Stormwater Scheme Submission to the Annual Plan 2026-27
<b>SUBMITTED BY:</b>	<b>MIDGARD HOLDINGS LTD., 90 RANGITANE ROAD, WHAKATŪ, 4172</b>
<b>CONTACT:</b>	Marcus Berry, Managing Director, Midgard Holdings Ltd.. 021 566 799 Marcus.berry@pacificaaerosol.co.nz
<b>SUMMARY:</b>	<p>Midgard Holdings Ltd:</p> <ul style="list-style-type: none"> <li>• <b>DOES NOT</b> Support the pump station and detention scheme in principle</li> <li>• <b>DOES NOT</b> Support the proposed increase to the targeted rate</li> <li>• Does not agree that run-off from our property contributes to the flooding of other properties, due to swales already on site</li> <li>• Believes that this is an extremely expensive scheme with very limited benefits for the cost, especially given that some landowners have now been able to withdraw</li> </ul>

## BACKGROUND

- 90 Rangitane Road is owned by Midgard Holdings Ltd. It is currently leased as a bare block of land to an aggregate business. None of the land is covered by concrete.
- 90 Rangitane Road is not subject to flooding from rainfall and this site did not flood during Cyclone Gabrielle in February 2023.

- Stormwater from 90 Rangitane Road flows into swales and consequently, Midgard Holdings Ltd. does not accept the claim that run-off from our property materially contributes to flooding towards the lower lying land in Whakatū West.
- **HDC Rates for 90 Rangitane Road have already increased by 200% since 2020 (to \$16,635 per annum) for 2025/26 for no discernible benefit or increase in services to the site.**
- **If this new additional targeted rate of \$3,904 is charged from 1 July 2026, our rates will have increased by 290% since 2020 to \$21,607 with no benefit to us.**
- Our rates would increase by 3.9 times the 2020 level
- The Council will contend that the increase in rates is driven by the increase in land value, but this is only realised by the property owner if the property is sold and we have no intention to sell.
- This exponential increase in rates is unsustainable to businesses trying to operate in Whakatū

## FEEDBACK ON PROPOSED SCHEME

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### 50 YEAR RAINFALL EVENT MODELLING

- A video representation of the impact of the proposed pump station on the 50-year ARI 24-hr rainfall event in Whakatū was shown at the landowner meeting on 26 May 2025.
- It should be noted that the model **does not** include the mitigation of run-off by the majority of private stormwater systems already in place, which are designed to deal with rainfall (as per email from Daniel McMullan, Civil Engineer at e2Environmental Ltd.)
- The modelling demonstrates there is no pooling on our property at 90 Rangitane Rd contributing to run off, and no benefit to our property from having the pump station installed.
- **The video demonstrates that the vast majority of land in Whakatū West is not prone to flooding above 130mm which is well below the floor level of most buildings.**
- We believe that the consultation process has been flawed and misleading by confounding the effects of Cyclone Gabrielle with a 50-year rain event and by failing to account for existing stormwater mitigation in the modelling.

### SCHEME COST and PROPOSED TARGETED RATE

- When we last responded to the proposal in June 2025, we asserted that any additional costs should be met by the Council.

- We were reluctantly willing to support the scheme for the greater good, at the price in June 2025. Since then, the cost of the scheme has increased – without there being a tender process – and a significant proportion of the land in the scheme has been withdrawn following a landowner gaining a resource consent to manage their own stormwater outside of the scheme.
- We therefore do not agree that we will pay an additional 31% targeted rate due to escalating cost and the voluntary withdrawal of a landowner from the scheme which was not notified. We had been informed previously that withdrawal was not an option.
- We have also been informed that the HDC is unlikely to contribute any further to the costs of the scheme.
- If the new proposed targeted rate of \$3,904 is applied to the property, our rates will have increased 3.8-fold in 5 years with no discernible benefit to us, at a time when small businesses are under significant pressure from increases in operating costs, capital projects, wages and compliance costs.
- **We object to the scheme on the basis that this is an extremely expensive and costly scheme to solve a problem that we do not contribute to and which affects only a very small portion of the land in Whakatū West.**





## IEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

#### PROPERTY DESCRIPTION

Property Owner: DG Logistics Limited  
 Situation Address: 80 Rangitane Road Whakatu 4172

In respect of the property situated at 80 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$5195.6 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

**Comments**

Please see separate document for our feedback on the scheme  
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Name of Ratepayer: DG Logistics Ltd., Marcus Berry  
Contact Phone Number: 021 566 799  
Contact Email Address: marcus.berry@pacificaerosol.co.nz

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the freepost envelope that is enclosed in your hard copy of this form (which has been mailed to you today) to send your response.**  
Thank you

DG Logistics Ltd  
80 Rangitane Rd  
Whakatū

Strategy Manager  
Hastings District Council  
Private Bag 9002  
Hastings 4156

4 May 2026

<b>LANDOWNER SUBMISSION:</b>	Whakatū West New Stormwater Scheme Submission to the Annual Plan 2026-27
<b>SUBMITTED BY:</b>	<b>DG LOGISTICS, 80 RANGITANE ROAD, WHAKATŪ, 4172</b>
<b>CONTACT:</b>	Marcus Berry, Managing Director, DG Logistics Ltd. 021 566 799 Marcus.berry@pacificaerosol.co.nz
<b>SUMMARY:</b>	<p>DG Logistics Ltd:</p> <ul style="list-style-type: none"> <li>• <b>DOES NOT</b> Support the pump station and detention scheme in principle</li> <li>• <b>DOES NOT</b> Support the proposed increase to the targeted rate</li> <li>• Does not agree that run-off from our property contributes to the flooding of other properties, due to swales already on site</li> <li>• Believes that this is an extremely expensive scheme with very limited benefits for the cost, especially given that some landowners have now been able to withdraw</li> </ul>

## BACKGROUND

- 80 Rangitane Road is owned by DG Logistics Ltd. Two businesses operate from 80 Rangitane Road, Pacific Aerosol Ltd., and CHEMZ Ltd. These businesses are owned by the shareholders in DG Logistics. The nature of these businesses is manufacturing and distribution.
- 80 Rangitane Road is not subject to flooding from rainfall and this site did not flood during Cyclone Gabrielle in February 2023.
- Stormwater from 80 Rangitane Road flows into swales and consequently, DG Logistics Ltd. does not accept the claim that run-off from our property materially contributes to flooding towards the lower lying land in Whakatū West.

Page 1 of 3

Annual Plan Submission on Whakatū Stormwater Proposal from DG Logistics Ltd., May 2026

- **HDC Rates for 80 Rangitane Road have already increased by 200% since 2020 (from \$6,241 to \$18,699 per annum) for no discernible benefit or increase in services to the site.**
- **If this new additional targeted rate of \$5,195.60 is charged from 1 July 2026, our rates will have increased by 290% since 2020 to \$25,098. We will be paying an extra \$18,857 per annum over what we paid in 2020 for no additional benefit.**
- Our rates would increase by 3.9 times the 2020 level
- The Council will contend that the increase in rates is driven by the increase in land value, but this is only realised by the property owner if the property is sold and we have no intention to sell
- This exponential increase in rates is unsustainable to businesses trying to operate in Whakatū

## FEEDBACK ON PROPOSED SCHEME

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### 50 YEAR RAINFALL EVENT MODELLING

- A video representation of the impact of the proposed pump station on the 50-year ARI 24-hr rainfall event in Whakatū was shown at the landowner meeting on 26 May 2025.
- It should be noted that the model **does not** include the mitigation of run-off by the majority of private stormwater systems already in place, which are designed to deal with rainfall (as per email from Daniel McMullan, Civil Engineer at e2Environmental Ltd.)
- The modelling demonstrates there is no pooling on our property at 80 Rangitane Rd contributing to run off, and no benefit to our property from having the pump station installed.
- **The video demonstrates that the vast majority of land in Whakatū West is not prone to flooding above 130mm which is well below the floor level of most buildings.**
- We believe that the consultation process has been flawed and misleading by confounding the effects of Cyclone Gabrielle with a 50-year rain event and by failing to account for existing stormwater mitigation in the modelling.

### SCHEME COST and PROPOSED TARGETED RATE

- When we last responded to the proposal in June 2025, we asserted that any additional costs should be met by the Council.
- We were reluctantly willing to support the scheme for the greater good, at the price in June 2025. Since then, the cost of the scheme has increased – without there being a tender process – and a significant proportion of the land in the scheme has been withdrawn following a landowner gaining a resource consent to manage their own stormwater outside of the scheme.

Page 2 of 3

*Annual Plan Submission on Whakatū Stormwater Proposal from DG Logistics Ltd., May 2026*

- We therefore do not agree that we will pay an additional 31% targeted rate due to escalating cost and the voluntary withdrawal of a landowner from the scheme which was not notified. We had been informed previously that withdrawal was not an option.
- We have also been informed that the HDC is unlikely to contribute any further to the costs of the scheme.
- If the new proposed targeted rate of \$5,196 is applied to the property, our rates will have increased 3.8-fold in 5 years with no discernible benefit to us, at a time when small businesses are under significant pressure from increases in operating costs, capital projects, wages and compliance costs.
- **We object to the scheme on the basis that this is an extremely expensive and costly scheme to solve a problem that we do not contribute to and which affects only a very small portion of the land in Whakatū West.**





## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

#### PROPERTY DESCRIPTION

Property Owner: LAMZ Services Limited  
 Situation Address: 37 Rangitane Road Whakatu 4172

In respect of the property situated at 37 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$3522.12 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

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Name of Ratepayer: lami3 Services Ltd

Contact Phone Number: 021743543

Contact Email Address: Keitha@lami3.kiwi.nz



**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**  
Thank you





## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Gunn Investments Limited  
Situation Address: 84 Rangitane Road Whakatu 4172

In respect of the property situated at 84 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$5961.92 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

**Comments**

One thing I think the Council should consider is that rates in The District are already very high when I review rates from other Councils.

If the rates get to high, and the total occupancy cost for occupiers therefore gets too high, all it will do is force business to relocate to more affordable locations.

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Name of Ratepayer: GUNN INVESTMENTS LIMITED

Contact Phone Number: 021 846 350

Contact Email Address: michael-gunn@cbre.co.nz

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**  
**Thank you**



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Bruce Lyall Davidson & Raewyn Anita Davidson & 1 other...  
Situation Address: 66 Whakatu Road Whakatu 4172

In respect of the property situated at 66 Whakatu Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$8417.77 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

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Name of Ratepayer: *Bruce Davidson Family Trust*

Contact Phone Number: *0274632719*

Contact Email Address: *stuart@diamondlandgroup.co.nz*  
*raewyn.davidson@gmail.com*

Due Dates and Council Hearing

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

Please use the enclosed freepost envelope to send your response.  
Thank you



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Daniel John Montaperto & DJ Monty Trustee Company Limited  
Situation Address: 44 Johnston Way Whakatu 4172

In respect of the property situated at 44 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$1459.64 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

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Name of Ratepayer: Daniel Montaperto  
 Contact Phone Number: 0277777594  
 Contact Email Address: dan@binhivie.co.uk

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.  
 Thank you**



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

---

#### PROPERTY DESCRIPTION

Property Owner: Daniel John Montaperto & DJ Monty Trustee Company Limited  
 Situation Address: 47 Johnston Way Whakatu 4172

In respect of the property situated at 47 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$4321.28 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

**Comments**

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Name of Ratepayer: ~~Anty Holdings~~ ~~Ed Daniel Montaperto~~ *Ed Daniel Montaperto*

Contact Phone Number: *027777594*

Contact Email Address: *dan@binhive.co.com*

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**  
**Thank you**



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Transpower New Zealand Limited  
Situation Address: 79 Whakatu Road Whakatu 4172

In respect of the property situated at 79 Whakatu Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### **PREFERENCES REGARDING THE SCHEME**

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### **SCHEME PREFERENCE**

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### **TARGETED RATE IMPACT**

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$129508.52 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**





**TRANSPOWER**

Waikoukou  
22 Boulcott Street  
PO Box 1021  
Wellington 6140  
New Zealand

+64 4 495 7000  
www.transpower.co.nz

12 September 2025

Hastings District Council (**Council**)  
Private Bag 9002  
Hastings 4156

By email to [stevec@hdc.govt.nz](mailto:stevec@hdc.govt.nz)

**WHAKATŪ WEST STORMWATER SCHEME – OWNER PREFERENCES AND RESPONSES TO PROPOSED SCHEME AND TARGETED RATE**

Our responses to the requested Preference Form are as follows:

**PROPERTY DESCRIPTION**

Property Owner: Transpower New Zealand Limited (**Transpower**)  
Situation Address: 79 Whakatū Road WHAKATU 4172 (**Property**)

In respect of the property situated at 79 Whakatū Road WHAKATU 4172 which I am the ratepayer, I indicate the following preferences in respect of the scheme:

**SCHEME PREFERENCE**

(A)  Yes – I support the pump station and detention area stormwater scheme solution

**Or**

(B)  No – I do not support the stormwater scheme solution

**TARGETED RATE IMPACT**

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$110,388.34 (including GST) p.a. over a 10 year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

**Or**

(B)  No – I do not support the targeted rate as outlined above

**COUNCIL HEARING**

I do not wish to be heard at the Council hearing on **25 September 2025**

Transpower New Zealand Ltd The National Grid

In support of our preferences above, Transpower submits additional comments on the proposed Scheme and the Targeted Rate as set out below for consideration by Council.

**Council rationale for proposed Scheme and Targeted Rate**

Council (in reliance on the report prepared by The Property Group (**TPG report**)) suggests that the proposed Scheme provides varying levels of service benefits to land within the Scheme area, including:

- a) accessibility and business continuity being broad benefits accruing to all landowners;
- b) reduced site development costs and development feasibility;
- c) the flood depth and duration is more prominent on some properties versus others and this is linked with the relative benefit derived from the proposed scheme; and
- d) the differential rate is based on a "no to minimal direct benefit" and a "moderate to significant direct benefit" assessment.

**Assumed benefits do not apply to the Property**

Transpower considers the benefits to be significantly overstated in respect of the Property for the reasons outlined below.

*Site access is not improved*

The TPG report states that the proposed Scheme will result in improved resilience of the road network, in particular along Johnston Way, providing the benefit outlined in (a) to *all* landowners. Due to the nature of the Property, access demands (based on volume of traffic) is considerably less than for other sites within the Scheme area. Our site is unmanned, and is typically only accessed for maintenance and fault response.

Access to the Property occurs via Whakatū Road, which is not impacted by flooding. There is no access to the Property via Johnson Way. In the event of a 2% AEP 24 hour flood event restricting access via Johnson Way, this will have no material impact on access to the Property. As such, Transpower would not receive the claimed benefit of accessibility despite substantially funding the scheme which quadruples Transpower's total rate cost (compared to the status quo).

*No challenges with consenting or future development*

Transpower owns the Property. The Property is used by Transpower for critical electricity transmission infrastructure, for the benefit of the local community and wider district.

The Property is designated for electricity substation purposes in the Hastings District Plan. Any future site development would be in accordance with these purposes, and we would not expect challenges with obtaining land use resource consents.

*No risk reduction or increased site resilience for Transpower*

**Transpower New Zealand Ltd** The National Grid

Transpower has resilience standards for which our substations must withstand a 1 in 450-year flood event. Accordingly, our site and any future development would be to a significantly higher standard than the 1 in 50-year flood event that the stormwater upgrade is designed to mitigate. Our primary concerns are more catastrophic flooding from a stopbank failure of the nearby Ngaruroro river.

Additionally, much of the low-lying natural wetland area identified in the flood map is already considered to be unsuitable for further expansion and development by Transpower for various reasons other than assessed flood risk. Accordingly, the improvements as to development feasibility of this part of the Property simply do not apply. Therefore, Transpower would not receive the stated benefit outlined in (b) above.

*Value uplift is illusory*

TPG's report states that, while Council's revised proposal does not rely on land value uplift, the Scheme will nevertheless cause indirect economic benefits in the form of a land value uplift due to the increased level of service and reduction in flood risk (despite market value impacts being difficult to assess with any meaningful certainty).

Although this factor should not be considered, Transpower notes that the Scheme and Targeted Rate nevertheless appears to apply this speculative value impact as being relevant to the rationale for assessing properties to be differentially categorised within Zone 2.

As indicated above, the Property is used by Transpower for a specified purpose for delivery of critical electricity infrastructure – the perceived market value impacts are significantly different and distinguishable from any such impacts (perceived or otherwise) that private commercial landowners might otherwise enjoy. The Property is not suitable for subdivision and commercial development in the same way as neighbouring properties, meaning any value uplift is illusory.

**Proposed targeted rate**

*Passing on of increased council rates*

The revised proposal for targeted rates quadruples Transpower's total annual rates, which is a substantially disproportionate burden to the stated benefits the Council anticipates Transpower will receive. We are required to pass these costs through to electricity consumers, which will ultimately impact the entire district.

*Defining the levels of benefit*

The Council has defined "no to minimal" benefit as "limited direct benefit compared to those receiving clear benefits in all duration events modelled". Transpower disagrees that its Property receives "clear benefits" from the proposed scheme for the reasons set out above. Accordingly, the targeted rate proposed for Transpower is disproportionate to the benefit(s) (or lack of) that Transpower will supposedly enjoy.

*Missing level of benefit*

The level of direct benefit escalates from “no to minimal” benefit to “moderate to significant” benefit. This is a relatively substantial shift that lacks any gradual progression between “minimal” and “moderate” levels of benefit. We consider there is scope for a more sophisticated approach to the apportionment of the targeted rate that better reflects the actual benefits received.

Matt Fanning  
Head of Landowner Relations & Property  
Transpower New Zealand Limited

**Transpower New Zealand Ltd** The National Grid



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: VCVB Limited  
Situation Address: 37 Johnston Way Whakatu 4172

In respect of the property situated at 37 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$11357.49 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

Please see over page

**Comments**

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Name of Ratepayer: VCVB LTD

Contact Phone Number: 027 4433408

Contact Email Address: Kevin@actrix.co.nz

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the freepost envelope that is enclosed in your hard copy of this form (which has been mailed to you today) to send your response.**  
**Thank you**



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: BLH Limited  
Situation Address: 27 Johnston Way Whakatu 4172

In respect of the property situated at 27 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$14183.46 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

Comments

PLEASE REFER TO PREVIOUS SUBMISSION

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Name of Ratepayer: BLH LTD

Contact Phone Number: 027 305 8048

Contact Email Address: bjbird@gmail.com

Due Dates and Council Hearing

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

Please use the enclosed freepost envelope to send your response.  
Thank you



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Cypress Capital Limited  
Situation Address: 43 Johnston Way Whakatu 4172

In respect of the property situated at 43 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$8533.08 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

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Name of Ratepayer: ----- CYPRESS CAPITAL LTD

Contact Phone Number: ----- 021 920 115

Contact Email Address: ----- pete@cypress.nz

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**

**Thank you**



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

---

#### PROPERTY DESCRIPTION

Property Owner: Kevin Philip Senior & Marion Robyn Senior  
Situation Address: 28 Rangitane Road Whakatu 4172

In respect of the property situated at 28 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$10586.67 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

Comments

SADLY, WE HAVE NO CONFIDENCE THAT HE WILL BE HEARD  
 BUT WHAT IS BEING PROPOSED NOW IS A PARADIGM SHIFT FROM  
 PREVIOUS PROPOSALS  
 ADDED TO THIS MANY SMALL BUSINESSES IN THIS AREA ARE  
 ALREADY SUFFERING FROM THE HASTINGS DISTRICT COUNCIL  
 ANNUAL RATE INCREASES ALONG WITH THE BURGEONING COSTS  
 OF DOING BUSINESS. THE CURRENT FUEL CRISIS IS ALSO IMPACTING  
 THE BUSINESS OPERATING FROM THIS SITE IS IN ABSOLUTELY  
 NO POSITION TO ACCEPT A \$105,866.00 LIABILITY WHERE  
 THERE IS A \$0.00 RETURN ON OUR INVESTMENT.  
 JUST BE REASONABLE!

Name of Ratepayer: KEVIN P SENIOR

Contact Phone Number: 021 228 3284

Contact Email Address: kevin@theseniors.co.nz

Due Dates and Council Hearing

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

Please use the enclosed freepost envelope to send your response.

Thank you



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Graham Neil Hammond & Jill Maree Hammond & 2 others...  
Situation Address: 45 Rangitane Road Whakatu 4172

In respect of the property situated at 45 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$3514.82 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

Please see over page

Comments

ANY INCREASE IN COST CAUSED BY THESE LATEST CHANGES  
 TO THE SCHEME SHOULD BE MET BY COUNCIL;  
 REASONS: SEE MY PREVIOUS DETAILED SUBMISSIONS.

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Name of Ratepayer: NEIL HAMMOND

Contact Phone Number: 0273207525

Contact Email Address: njhammond26@outlook.com

Due Dates and Council Hearing

- Closing date for Council to receive preference form 15 May 2026
- Please tick if you wish to speak to the Council hearing on 10 June 2026

Please use the freepost envelope that is enclosed in your hard copy of this form (which has been mailed to you today) to send your response.

Thank you



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

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#### PROPERTY DESCRIPTION

Property Owner: Toto Investments LP  
Situation Address: 30 Johnston Way Whakatu 4172

In respect of the property situated at 30 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$23891.04 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

Please see over page





## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

#### PROPERTY DESCRIPTION

Property Owner: Loraine Hubertina Midgley  
 Situation Address: 52 Rangitane Road Whakatu 4172

In respect of the property situated at 52 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$1436.29 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

Please see over page

Comments

~~Am I reviewing a question~~

Dotted lines for handwritten comments.

Name of Ratepayer: Lorraine Midgley

Contact Phone Number: 027 2366242

Contact Email Address: lorraine@p.hs.nz

Due Dates and Council Hearing

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

Please use the enclosed freepost envelope to send your response.  
Thank you



## IEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

---

#### PROPERTY DESCRIPTION

Property Owner: Freshco Limited  
 Situation Address: 76 Rangitane Road Whakatu 4172

In respect of the property situated at 76 Rangitane Road Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$53603.98 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

Please see over page

Comments

FRESHCO CONTINUED TO SUPPORT THE PROJECT HOWEVER IT IS FRUSTRATING AND DISAPPOINTING THAT THE ENGAGEMENT AND PROCESS HAS BEEN SO DRAWN OUT. THIS HAS RESULTED IN COST INCREASES AND PROJECT FATIGUE AMONG MANY. FURTHERMORE THE CHANGE IN THE RATEABLE POOR BAND ASKS TO CONTRIBUTE HAS REDUCED BY CIRCA 10%. THIS HAS BEEN UNFORTUNATE AND HAS TESTED RESOLVE. OTHER RATEPAYERS HAVE THEIR OWN S/W DISCHARGE IN PLACE. WE ARE ONE OF THEM. WHEN WE PROPOSED THAT CONSIDERATION SHOULD BE GIVEN TO OUR RATES BANDS (AND DUE TO SENSITIVE HIGHLY GROWN) THE ARGUMENT PRESENTED WAS ONE OF COMMUNITY GOOD, ACCESS TO SITE AND SERVICES. IT APPEARS THIS LANGUAGE DOES NOT APPLY TO ALL. WE WOULD SUPPORT THE SCHEME AT THE PREVIOUSLY SUGGESTED CONTRIBUTION, BUT WITH THIS NOW SIGNIFICANT INCREASES, WE MUST WITHDRAW.

Name of Ratepayer:

THE FRESH FRUIT COMPANY LTD (FRESHCO)

Contact Phone Number:

021 488060

Contact Email Address:

grey.taylor@freshco.co.nz

Due Dates and Council Hearing

- Closing date for Council to receive preference form 15 May 2026
- Please tick if you wish to speak to the Council hearing on 10 June 2026

Please use the enclosed freepost envelope to send your response.

Thank you



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

---

#### PROPERTY DESCRIPTION

Property Owner: Peter Martin Lawry & Jillian Rhoda Lawry  
Situation Address: 31 Johnston Way Whakatu 4172

In respect of the property situated at 31 Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### **PREFERENCES REGARDING THE SCHEME**

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### **SCHEME PREFERENCE**

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### **TARGETED RATE IMPACT**

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$1974.17 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

Comments

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Name of Ratepayer: *Peter Lawry* -----

Contact Phone Number: *06 87 88847* -----

Contact Email Address: *sales @ precisionmetal.co.nz* -----

**Due Dates and Council Hearing**

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

**Please use the enclosed freepost envelope to send your response.**  
**Thank you**



## VIEWS AND PREFERENCES OF LANDOWNERS

### Whakatu West Stormwater Scheme

---

#### PROPERTY DESCRIPTION

Property Owner: Lewis John Kenah & Malcolm Christopher Kenah & 1 other...  
Situation Address: 44A Johnston Way Whakatu 4172

In respect of the property situated at 44A Johnston Way Whakatu 4172, of which I am the ratepayer, I indicate the following preferences in respect of the scheme.

#### PREFERENCES REGARDING THE SCHEME

*To assist Council with its decision making it would be helpful if all properties within the proposed catchment area could indicate their preferences below. These are non-binding preferences, but this information will be used to inform Council's final decision – (which would be binding on all properties).*

#### SCHEME PREFERENCE

(A)  Yes – I support the pump station and detention area stormwater scheme solution

Or

(B)  No - I do not support the stormwater scheme solution

#### TARGETED RATE IMPACT

This section seeks indicative support for the estimated rate impact on your property. Based on a 10 Year Targeted Rate.

The indicative contribution for your property is \$1900.46 (including GST) pa over a 10 Year term as a targeted rate charged against your property.

(A)  Yes – I provide in principle support for a targeted rate outlined above

Or

(B)  No - I do not support the targeted rate as outlined above.

**Please see over page**

Comments

We do not agree with this for the following reasons.

- ① We do not approve the increase in cost.
- ② We have not been flooded, either in Gabrielle or anytime since.
- ③ We have had our main tenant put their rates on hold, due to lack of work, so we are not keen to put further stress on our earning ability.
- ④ We feel that if you want to upgrade the stormwater system it should be at your cost.

Chris (for and on behalf of Kenah Family Trust)

Name of Ratepayer: Kenah Family Trust (M.C. Kenah, C.R. Kenah, L.J. Kenah)

Contact Phone Number: 021 504 042

Contact Email Address: malcolmandchris@gmail.com

Due Dates and Council Hearing

- Closing date for Council to receive preference form **15 May 2026**
- Please tick if you wish to speak to the Council hearing on **10 June 2026**

Please use the enclosed freepost envelope to send your response.  
Thank you