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Report 01.459

28 June 2001

File: E/6/1/4

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**Minutes of the Special Meeting of the Wellington Regional Council
held in the Wellington Regional Council Chamber, The Regional
Council Centre, 142-146 Wakefield Street, Wellington on Thursday,
28 June 2001 at 1.10pm**

Present

Councillors Macaskill (Chairperson), Allen, Bonner, Buchanan, Gibson, Laidlaw, Long, McDavitt, McQueen, Shaw, Shields, Turver and Werry

Officers Present

Messrs Benham, Bezett, Darroch, Maguire, Schollum, Stone and Wright and Drs Bradbury and Watson

Public Business

Procedural Items

421 **Apologies**

Resolved

(Chairperson/Cr Allen)

That the apologies from Councillors Gibson and Turver be confirmed.

Leave of Absence

Councillor Thomas

422 **Public Participation**

There were no members of the public who wished to participate in the meeting.

Matters for Consideration423 **Confirmation of Differential Special Order****(a) Regional Transport Rate****Report 01.428**

File: G/6/1/1

*Resolved**(Cr McDavitt/Cr Shaw)*

The Wellington Regional Council hereby resolves, by way of Special Order, pursuant to Sections 34, 80 and 84 of the Rating Powers Act 1988, Section 716B of the Local Government Act 1974, and all other provisions enabling it in that behalf, as follows:

1. *That the system of differential rating set out below be introduced with effect from 1 July 2001.*
2. *That the system of differential rating shall apply to a works and services rate, to be known as the Regional Transport Rate, made and levied by the Wellington Regional Council pursuant to section 34 of the Rating Powers Act 1988 on all rateable property in the Wellington Region determined by the Council to benefit from regional transport services, such that the rate made and levied in respect of any specified category of property shall vary from the rate made and levied in respect of any other specified category of property as set out in this Special Order.*
3. *The Regional Transport Rate shall be made and levied by the Council pursuant to the Rating Powers Act 1988 on the Capital Value of every separately rateable property in the region (other than those separately rateable properties in the Tararua District).*

That in accordance with section 84(1)(c) of the Rating Powers Act 1988, the following statement be made on the creation of the differential basis:

4. *Matters taken into account in preparing the proposed system of differential rating:*

- (a) *the degree to which different parts of the Region are served by regional transport services; and*
- (b) *the degree of benefit derived or likely to be derived by any category of property from regional transport services provided in that part of the Region; and*
- (c) *the population of that part of the Region; and*
- (d) *the value of infrastructural assets to be provided within different parts of the Region.*

5. Proposed groups of property for differential rating

That for the purposes of this Special Order, properties in the region shall be divided into the following categories in the rating rolls of the territorial authority in whose district the area of benefit is located:

Area of Benefit	Category	Description
<i>Wellington City</i>	<i>Wellington City Downtown City Centre Business</i>	<i>all separately rateable non-residential properties within the Downtown City Centre, currently shown on Map 32 of the District Plan of Wellington City, as may be amended from time to time by Wellington City Council.</i>
	<i>Wellington City Business</i>	<i>All separately rateable properties classified Non-residential in the rating roll of Wellington City outside the Downtown City Centre.</i>
	<i>Wellington City Residential</i>	<i>all separately rateable properties classified Residential in the rating roll of Wellington City.</i>
	<i>Wellington City Rural</i>	<i>all separately rateable properties classified Rural and Farm in the rating roll of Wellington City.</i>
<i>Lower Hutt City</i>	<i>Lower Hutt City Business</i>	<i>all separately rateable properties classified Business in the rating roll of Lower Hutt City.</i>
	<i>Lower Hutt City Residential</i>	<i>all separately rateable properties classified Residential in the rating roll of Lower Hutt City</i>
	<i>Lower Hutt City Rural</i>	<i>all separately rateable properties classified Rural in the rating roll of Lower Hutt City.</i>
<i>Porirua City</i>	<i>Porirua City Urban</i>	<i>all separately rateable properties classified Residential and Business in the rating roll of Porirua City.</i>
	<i>Porirua City Rural</i>	<i>all separately rateable properties classified Rural in the rating roll of Porirua City.</i>
<i>Upper Hutt City</i>	<i>Upper Hutt City Urban</i>	<i>all separately rateable properties classified Residential, Commercial and Industrial in the rating roll of Upper</i>

	<i>Upper Hutt City Rural</i>	<i>Hutt City. all separately rateable properties classified Rural in the rating roll of Upper Hutt City.</i>
<i>Otaki Ward of Kapiti Coast District</i>	<i>Otaki Ward Urban</i>	<i>all separately rateable properties in the Urban rating area of the Otaki Ward of Kapiti Coast District.</i>
	<i>Otaki Ward Rural</i>	<i>all separately rateable properties in the Rural rating area of the Otaki Ward of Kapiti Coast District.</i>
<i>Kapiti Coast District (excluding Otaki Ward)</i>	<i>Kapiti Coast Urban</i>	<i>all separately rateable properties in the Urban rating areas of the Paekakariki/Raumati, Paraparaumu and Waikanae Wards of Kapiti Coast District.</i>
	<i>Kapiti Coast Rural</i>	<i>all separately rateable properties in the Rural rating areas of the Paekakariki/Raumati, Paraparaumu and Waikanae Wards of Kapiti Coast District</i>
<i>Masterton District</i>	<i>Masterton District Urban</i>	<i>all separately rateable properties in the Urban rating areas of Masterton District.</i>
	<i>Masterton District Rural</i>	<i>all separately rateable properties in the Rural rating areas of Masterton District.</i>
<i>Carterton District</i>	<i>Carterton District Urban</i>	<i>all separately rateable properties classified as Residential, Commercial/Industrial and Rural Residential in the rating roll of Carterton District.</i>
	<i>Carterton District Rural</i>	<i>all separately rateable properties classified Rural and Rural/Industrial in the rating roll of Carterton District.</i>
<i>South Wairarapa District</i>	<i>South Wairarapa District Urban</i>	<i>all separately rateable properties classified Urban in the rating roll of South Wairarapa District.</i>
	<i>South Wairarapa District Rural</i>	<i>all separately rateable properties classified Rural in the rating roll of South Wairarapa District.</i>

6. In each rating year the amount of the Regional Transport Rate shall be calculated as follows:

- 6.1 *The Region is divided into the following areas of benefit - Wellington, Lower Hutt, Upper Hutt, Porirua, Kapiti Coast (excluding Otaki Ward), Otaki Ward of Kapiti Coast District, Masterton, South Wairarapa and Carterton.*
- 6.2 *The cost of public transport services and public transport infrastructure provided in each area of benefit is allocated on the following basis:*
- *42.5% (congestion relief) to the area of benefit of origin and charged to residential properties in that district),*

- 42.5% (congestion relief) to the area of benefit of destination (to be charged to the commercial properties in that district),
- 10% (concessionary) to be divided equally between the residential ratepayers in the area of benefit of origin and the commercial ratepayers in the area of benefit of destination,
- 5% (social) to all ratepayers in the Region, with a 50% discount in Kapiti Coast District (including Otaki), and a 75% discount in Masterton, Carterton and South Wairarapa.

6.3 The cost of the total mobility programme is allocated between each area of benefit according to the actual expenditure in those areas of benefit where that information is available. Otherwise it is allocated on the basis of weighted population. A 50% discount is applied to rural properties to reflect their reduced access to the service.

6.4 The cost of regional transport planning is allocated between each area of benefit according to equalised capital value, a 75% discount to Masterton, Carterton and South Wairarapa, and a further 50% discount applied to rural properties to reflect that metropolitan areas are the major beneficiaries of transport planning.

7. The Regional Transport Rate shall be made and levied on the Capital Value of all separately rateable properties in the Region, (other than those in Tararua District) at such rates in the dollar as are required to yield (as nearly as practicable) the following proportions of the total revenue required for the rate from each differential category in each area of benefit:

7.1 Wellington City

Wellington City Downtown City Centre Business	57.13%
Wellington City Business	1.92%
Wellington City Residential	40.80%
Wellington City Rural	0.15%

7.2 Lower Hutt City

Lower Hutt City Business	21.16%
Lower Hutt City Residential	78.43%
Lower Hutt City Rural	0.41%

7.3 Upper Hutt City

Upper Hutt City Urban	96.84%
Upper Hutt City Rural	3.16%

7.4 Porirua City

Porirua City Urban	98.60%
Porirua City Rural	1.40%

7.5 Otaki Ward	
<i>Otaki Ward Urban</i>	67.47%
<i>Otaki Ward Rural</i>	32.53%
7.6 Kapiti Coast District (excluding Otaki Ward)	
<i>Kapiti Coast Urban</i>	98.33%
<i>Kapiti Coast Rural</i>	1.67%
7.7 Masterton District	
<i>Masterton District Urban</i>	80.06%
<i>Masterton District Rural</i>	19.94%
7.8 Carterton District	
<i>Carterton District Urban</i>	64.36%
<i>Carterton District Rural</i>	35.64%
7.9 South Wairarapa District	
<i>South Wairarapa District Urban</i>	69.18%
<i>South Wairarapa District Rural</i>	30.82%

(b) Waipoua, Mangatarere, Waiohine (Rural) River Management Rating Schemes – Confirmation of Differential Special Orders

Report 01.426

File: Y/2/1/0, E/6/1/8

Resolved

(Cr Long/Cr Buchanan)

That the Wellington Regional Council, pursuant to the sections 40, 80 and 84 of the Rating Powers Act 1988 and section 716B of the Local Government Act 1974, and in pursuance of all other Acts, powers and authorities enabling it in that behalf, hereby resolves by way of Special Order as follows:

(A) Waipoua River Management Rate

- i) That the system of differential rating set out below be introduced with effect from 1 July 2001.*
- ii) That the system of differential rating shall apply to a Catchment Board Separate Rate, to be known as the Waipoua River Management Rate, made and levied by the Wellington Regional Council pursuant to section 40 of the Rating Powers Act 1988 on a land area basis on all rateable property in that part of the Wellington Region determined by the Council to be the rural area of benefit from flood protection on the Waipoua River, such that the rate made and levied in respect of any specified category of property shall vary*

from the rate made and levied in respect of any other specified category of property as set out in this Special Order.

- iii) *That in accordance with section 84(1)(c) of the Rating Powers Act 1988, the following statement is made on the introduction of the differential system:*

Matters taken into account in preparing the proposed introduction of the system of differential rating:

The Council has, in consultation with the Waipoua River Management Scheme Advisory Committee (which includes representatives of the ratepayers) redesigned the rates funding the Waipoua River Management Scheme.

The Council has taken into account the following matters in preparing the system of differential rates:

- *The benefits that are likely to accrue directly and indirectly to any property from the degrees of flood protection and reduced erosion given to each property by the maintenance of existing flood protection structures, and the maintenance of existing and construction of new erosion mitigation measures,*
- *The characteristics or use of any property or any actions of its occupier that either contribute or alleviate the need for flood protection or erosion mitigation measures,*
- *The likelihood, frequency, depth and severity of flooding and erosion,*
- *The likelihood, frequency and extent of damage to land and improvements to land,*
- *The improvement to drainage,*
- *The need for water management generally,*
- *The establishment or preservation of economic units of land, and*
- *The protection or establishment of water, sewerage, drainage, electrical, gas, and other services and amenities, and*
- *The protection or establishment of communications and of any other property, service or amenity with or benefiting the land.*

The proposed types or groups of property for differential rating and their proportions of benefit are:

<i>Class</i>	<i>Proportion</i>	<i>Description</i>
<i>A</i>	<i>5</i>	<i>Land receiving a high degree of relief from flooding and erosion threats.</i>
<i>B</i>	<i>4</i>	<i>Land receiving a high degree of relief from the threat of erosion.</i>

C	3	<i>Land receiving a moderate degree of relief from flooding and erosion threats.</i>
D	2	<i>Land receiving a moderate degree of relief from the threat of erosion.</i>
SA	342	<i>Dwellings or commercial buildings and their immediate surroundings, sited on Class A land, which without the current flood protection measures would be at an increased risk of being surrounded or entered by floodwaters.</i>
SC	205	<i>Dwellings or commercial buildings and their immediate surroundings, sited on Class C land, which without the current flood protection measures would be at an increased risk of being surrounded or entered by floodwaters.</i>

(B) Mangatarere River Management Rate

- i) *That the system of differential rating set out below be introduced with effect from 1 July 2001.*
- ii) *That the system of differential rating shall apply to a Catchment Board Separate Rate, to be known as the Mangatarere River Management Rate, made and levied by the Wellington Regional Council pursuant to section 40 of the Rating Powers Act 1988 on a land area basis on all rateable property in that part of the Wellington Region determined by the Council to be the rural area of benefit from flood protection on the Waiohine River, such that the rate made and levied in respect of any specified category of property shall vary from the rate made and levied in respect of any other specified category of property as set out in this Special Order.*
- iii) *That in accordance with section 84(1)(c) of the Rating Powers Act 1988, the following statement is made on the introduction of the differential system:*

Matters taken into account in preparing the proposed introduction of the system of differential rating:

The Council has, in consultation with the Waiohine Floodplain Advisory Committee (which includes representatives of the ratepayers) agreed to create a separate scheme for the Mangatarere part of the existing scheme.

The Council has taken into account the following matters in preparing the system of differential rates:

- *The benefits that are likely to accrue directly and indirectly to any property from the degrees of flood protection and reduced erosion given to each property by the maintenance of existing flood protection structures, and the maintenance of existing or construction of new erosion mitigation measures,*
- *The characteristics or use of any property or any actions of its occupier that either contribute or alleviate the need for flood protection of erosion mitigation measures,*
- *The likelihood, frequency, depth and severity of flooding and erosion,*
- *The likelihood, frequency and extent of damage to land and improvements to land,*
- *The improvement to drainage,*
- *The need for water management generally,*
- *The establishment or preservation of economic units of land, and*
- *The protection or establishment of water, sewerage, drainage, electrical, gas, and other services and amenities, and*
- *The protection or establishment of communications and of any other property, service or amenity with or benefiting the land.*

The proposed types or groups of property for differential rating and their proportions of benefit are:

Class	Proportion	Description
A	3.22	<i>Land receiving a high degree of relief from flooding and erosion threats.</i>
B	3.08	<i>Land receiving a moderate degree of relief from flooding and erosion threats.</i>
C	2.61	<i>Land receiving a moderate degree of relief from the threat of erosion.</i>
D	2.31	<i>Land receiving a moderate degree of relief from the threat of flooding.</i>
G	0	<i>Land receiving indirect benefit from flooding and erosion threats.</i>

(C) *Waiohine (Rural) River Management Rate*

- i) *That the system of differential rating set out below be introduced with effect from 1 July 2001.*
- ii) *That the system of differential rating shall apply to a Catchment Board Separate Rate, to be known as the Waiohine (Rural) River Management Rate, made and levied by the Wellington Regional Council pursuant to section 40 of the Rating Powers Act 1988 on a land area basis on all rateable property in that part of the Wellington Region determined by the Council to be the rural area of benefit from flood protection on the Waiohine River, such that the rate made and levied in respect of any specified category of property*

shall vary from the rate made and levied in respect of any other specified category of property as set out in this Special Order.

- iii) *That in accordance with section 84(1)(c) of the Rating Powers Act 1988, the following statement is made on the introduction of the differential system:*

Matters taken into account in preparing the proposed introduction of the system of differential rating:

The Council has, in consultation with the Waiohine Floodplain Advisory Committee (which includes representatives of both rural and urban ratepayers, the Greytown Community Board and the South Wairarapa District Council) redesigned the rates funding the Waiohine River Management Scheme.

The Council has taken into account the following matters in preparing the system of differential rates:

- *The benefits that are likely to accrue directly and indirectly to any property from the degrees of flood protection and reduced erosion given to each property by the maintenance of existing flood protection structures, and the maintenance of existing or construction of new erosion mitigation measures,*
- *The characteristics or use of any property or any actions of its occupier that either contribute or alleviate the need for flood protection of erosion mitigation measures,*
- *The likelihood, frequency, depth and severity of flooding and erosion,*
- *The likelihood, frequency and extent of damage to land and improvements to land,*
- *The improvement to drainage,*
- *The need for water management generally,*
- *The establishment or preservation of economic units of land, and*
- *The protection or establishment of water, sewerage, drainage, electrical, gas, and other services and amenities, and*
- *The protection or establishment of communications and of any other property, service or amenity with or benefiting the land.*

The proposed types or groups of property for differential rating and their proportions of benefit are:

<i>Class</i>	<i>Proportion</i>	<i>Description</i>
<i>A</i>	<i>6</i>	<i>Land receiving a high degree of flood relief. Flooding occurred regularly prior to provision of the current high level of flood protection.</i>
<i>B</i>	<i>5</i>	<i>Land receiving a moderate degree of flood relief. Flooding occurred occasionally prior to provision of the current high level of flood protection, <u>or</u> flooding</i>

occurred regularly prior to the current moderate level of flood protection.

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| <i>C</i> | <i>4</i> | <i>Land receiving a moderate to low degree of flood relief, or land receiving protection from erosion due to river course change. Flooding occurred rarely prior to provision of the current high level of flood protection <u>or</u> flooding occurred occasionally prior to the current moderate level of flood protection <u>or</u> river channel maintenance reduces the risk of course change.</i> |
| <i>D</i> | <i>3</i> | <i>Land receiving a low degree of flood relief. Flooding occurred occasionally prior to the current low level of flood protection.</i> |
| <i>E</i> | <i>2</i> | <i>Land receiving a very low degree of flood relief. Flooding occurred rarely prior to the current low level of flood protection.</i> |
| <i>S</i> | <i>100</i> | <i>Dwellings or commercial buildings and their immediate surroundings, which without the current flood protection measures would be at an increased risk of being surrounded or entered by floodwaters.</i> |

424 **Policy and Finance Committee – 28 June 2001**

Report 01.455

File: E/6/1/4

Resolved

(Chairperson/Cr Shields)

That the recommendations of the Policy and Finance Committee meeting, including the public excluded part, held on 28 June 2001, be adopted.

The meeting closed at 1.12pm.

CR SA MACASKILL

Chairperson

Date: