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Report to the Wellington Regional Council
from Lloyd Bezett, Policy Analyst Council Secretariat

2001/02 Wellington Regional Council Rates

1. Purpose

The purpose of this paper is to recommend that Council make the 2001/02 rates.

2. Background

On 28 June Council resolved to give public notice of its intention to make the following rates:

- General
- Regional Transport
- Stadium Purposes
- Rivers Management
- Wairarapa Catchment, Drainage and Water Supply Schemes

3. Comment

Appended to this report are:

- Detailed rate calculations **Attachment 1**
- Public notice of intention to make rates **Attachment 2**

Councillors will recall that the General Rate is apportioned between the constituent districts on the basis of equalised capital values supplied by Quotable Value New Zealand. The audited equalised capital values were reported to Council on 29 May 2001. The General and Rivers Rates are collected using uniform capital values.

The Special Order creating the differential rating system for the Stadium Purposes Rate was confirmed by the Council in 1998 and a Special Order altering the differential rating systems for the Regional Transport Rate was confirmed by the Council on 28 June 2001.

The General, Transport, Stadium Purposes and Rivers Management Rates are collected on behalf of the Council by the constituent territorial authorities and a rate collection

fee of 2% of the rates is charged for this service. The rates use the net rateable capital values as at 30 June supplied by each of the constituent authorities. These correspond with the valuations that each territorial authority will be using for its own rates. Also this ensures that the rates will appear on the rates assessment as struck by this Council.

The Wairarapa Scheme Rates are collected on a land area basis directly by the Wellington Regional Council by a single annual payment.

Section 10 of the Rating Powers Act 1988 requires that military facilities pay rates at a level no more than if they were rated on land value. The only facility in the Region that qualifies for this adjustment, Trentham Camp in Upper Hutt, is part residential and part commercial. The effect of section 10 is to reduce the rates for Trentham Camp and increase the cents in the dollar paid by other properties, mainly residential and commercial properties in Upper Hutt.

The Special Order abolishing the differential rating scheme for the Bovine Tb Vector Control Rate will be considered for confirmation on 23 August. Following that decision the Council will, at a subsequent meeting, consider making the new Bovine Vector Tb Control Rate on a uniform land area basis on all land in operational areas.

4. Communications

Public notice of the Council's intention to make the rates was given in *The Evening Post*, *Dominion* and *The Wairarapa Times Age* on Saturday, 14 July (no less than 14 days notice is required).

5. Recommendations

That, pursuant to the Rating Powers Act 1988 and all other Acts and powers enabling on that behalf, the Wellington Regional Council make the following rates for the period commencing 1 July 2001 and concluding 30 June 2002.

(1) RATES COLLECTED BY CONSTITUENT TERRITORIAL AUTHORITIES

(a) Regional General Rate

A General Rate yielding \$21,540,816 including GST, made under the provisions of section 33 of the Rating Powers Act 1988, apportioned between districts by equalised capital value as at 1 September 2000 and made on all rateable land in the Wellington Region on the basis of capital values appearing in the several district valuation rolls in force on 1 July 2001.

<i>City/District</i>	<i>Amount Payable \$</i>	<i>Cents in the Dollar of Net Rateable Capital Value</i>
<i>In the City of Wellington</i>	<i>10,965,733</i>	<i>0.05452</i>
<i>In the City of Lower Hutt</i>	<i>3,850,786</i>	<i>0.05863</i>
<i>In the City of Upper Hutt</i>	<i>1,279,051</i>	<i>0.05790</i>
<i>In the City of Porirua</i>	<i>1,513,152</i>	<i>0.05888</i>

<i>City/District</i>	<i>Amount Payable \$</i>	<i>Cents in the Dollar of Net Rateable Capital Value</i>
<i>In the District of Kapiti Coast</i>	2,117,991	0.05444
<i>In the District of Masterton</i>	849,628	0.05484
<i>In the District of Carterton</i>	353,572	0.05250
<i>In the District of South Wairarapa</i>	609,766	0.05215
<i>In the District of Tararua</i>	1,137	0.05158

(b) Works and Services (Regional Transport) Rate

A Regional Transport Rate yielding \$27,917,301 including GST, made under the provisions of section 34 of the Rating Powers Act 1988. This rate being apportioned as shown below so as to reflect the benefit to each district and category of property on all rateable land in those districts (except Tararua District) and made on the basis of capital values appearing in the several district valuation rolls in force on 1 July 2001.

<i>City/District</i>	<i>Amount Payable \$</i>	<i>Cents in the Dollar of Net Rateable Capital Value</i>
<i>In the City of Wellington</i>		
- <i>Downtown City Centre Business</i>	9,853,029	0.32597
- <i>Business</i>	331,136	0.03464
- <i>Residential</i>	7,036,645	0.04409
- <i>Rural</i>	25,870	0.01485
<i>In the City of Lower Hutt</i>		
- <i>Business</i>	1,053,839	0.09474
- <i>Residential</i>	3,906,079	0.07294
- <i>Rural</i>	20,419	0.02038
<i>In the City of Upper Hutt</i>		
- <i>Urban</i>	1,138,621	0.05818
- <i>Rural</i>	37,155	0.01472
<i>In the City of Porirua</i>		
- <i>Urban</i>	3,038,354	0.12671
- <i>Rural</i>	43,141	0.02507
<i>In the Otaki Ward of Kapiti Coast District</i>		
- <i>Urban</i>	31,824	0.01039
- <i>Rural</i>	15,343	0.00503

<i>City/District</i>	<i>Amount Payable \$</i>	<i>Cents in the Dollar of Net Rateable Capital Value</i>
<i>In the Kapiti Coast District (excluding Otaki)</i>		
- Urban	1,169,169	0.03825
- Rural	19,857	0.00892
<i>In the District of Masterton</i>		
- Urban	76,713	0.00970
- Rural	19,107	0.00252
<i>In the District of Carterton</i>		
- Urban	26,162	0.01350
- Rural	14,488	0.00302
<i>In the District of South Wairarapa</i>		
- Urban	41,750	0.01239
- Rural	18,600	0.00223

(c) **Stadium Purposes Rate**

A Stadium Purposes Rate yielding \$3,010,262 including GST, made under the provisions of section 34 of the Rating Powers Act 1988. This rate being apportioned as shown below so as to reflect the benefit to each district (except Tararua District) and category of property on all rateable land in those districts and made on the basis of capital values appearing in the several district valuation rolls in force on 1 July 2001.

<i>City/District</i>	<i>Amount Payable \$</i>	<i>Cents in the Dollar of Net Rateable Capital Value</i>
<i>In the City of Wellington</i>		
- Business	618,609	0.01555
- Residential	1,160,75	0.00727
- Rural	87307	0.00501
<i>In the City of Lower Hutt</i>		
- Business	153,222	0.01377
- Residential	427,457	0.00798
- Rural	6,924	0.00691
<i>In the City of Upper Hutt</i>		
- Business	23,781	0.00874
- Residential	128,538	0.00761
- Rural	6,021	0.00239
<i>In the City of Porirua</i>		
- Business	37,327	0.01078
- Residential	174,595	0.00851
- Rural	4,214	0.00245

<i>City/District</i>	<i>Amount Payable \$</i>	<i>Cents in the Dollar of Net Rateable Capital Value</i>
<i>In the District of Kapiti Coast</i>		
- Urban	132,753	0.00395
- Rural	12,944	0.00245
<i>In the District of Masterton</i>		
- Urban	44,251	0.00560
- Rural	15,954	0.00210
<i>In the District of Carterton</i>		
- Other	11,740	0.00606
- Rural	9,332	0.00195
<i>In the District of South Wairarapa</i>		
- Other	21,674	0.00643
- Rural	11,439	0.00137

(d) Works and Services (Rivers Management) Rate

A Rivers Management Rate yielding \$2,758,795 including GST, made under the provisions of section 34 of the Rating Powers Act 1988. This rate being apportioned as shown below so as to reflect the benefit to each district as a locality on all rateable land in those districts and made on the basis of capital values appearing in the several district valuation rolls in force on 1 July 2001. The rate pays for the local community's contribution to river maintenance and flood protection improvements - the balance being funded on a region wide basis from the general rate.

<i>City/District</i>	<i>Amount Payable \$</i>	<i>Cents in the Dollar of Net Rateable Capital Value</i>
<i>In the City of Wellington</i>	257,587	0.00128
<i>In the City of Lower Hutt</i>	1,085,091	0.01652
<i>In the City of Upper Hutt</i>	439,429	0.01989
<i>In the City of Porirua</i>	82,147	0.00320
<i>In the District of Kapiti Coast</i>	883,584	0.02271
<i>In the District of Carterton</i>	10,957	0.00163

(e) Works and Services (Greytown River Management) Rate

A rate yielding \$100,900 including GST, made under the provisions of section 34 of the Rating Powers Act 1988. This rate to be collected on a uniform capital value basis on all rateable land within the defined boundary of Greytown. These rates assist payment of the costs of the Waiohine River Management. The roll and map of this rating area can be viewed at the Council's Masterton office.

<i>Area</i>	<i>Amount Payable \$</i>	<i>Cents in the Dollar of Net Rateable Capital Value</i>
<i>In the town of Greytown</i>	<i>100,900</i>	<i>0.06045</i>

(f) Payment Dates

The day or days on which the rates are payable shall be the day or days stipulated for payment to them respectively on their own rates by each territorial authority acting as a collecting authority for the Wellington Regional Council pursuant to section 127 of the Rating Powers Act 1988 and the Local Government (Wellington Region) Reorganisation Order 1989. Any discounts for prompt payment of rates or additional charges on unpaid rates pursuant to sections 131 and 132 of the Rating Powers Act 1988 shall be those stipulated by each territorial authority.

(g) Rating Records

The Valuation Rolls and Rate Records for the properties in the district of each of the constituent territorial authorities are available for inspection at the offices of the respective territorial authorities during their normal office hours.

(2) RATES COLLECTED BY WELLINGTON REGIONAL COUNCIL**(a) Wairarapa River management, Flood Protection, Catchment, Drainage and Water Supply Scheme Rates**

Rates yielding \$1,119,613.22 including GST, made under the provisions of section 40 of the Rating Powers Act 1988. These rates being apportioned as shown below so as to reflect the benefit to every separately rateable property in that part of the district benefiting from the schemes on the basis of the area and the classification of the property as it appears in the approved classification register.

River Management and Flood Protection Schemes

<i>Scheme</i>	<i>No.</i>	<i>Class</i>	<i>Dollars per Hectare (GST Incl.)</i>	<i>Class Total (GST Incl.)</i>
<i>Waingawa</i>	453	A	105.3134	3,514.31
		B	68.4537	8,663.50
		C	52.6567	6,249.30
		D	47.3910	95.26
		E	42.1253	7,110.33
		F	36.8597	990.42
		G	15.7970	739.62
		H	10.5313	1,672.27
<i>Lower Wairarapa Valley</i>	457	A	90.1341	187,575.31
		B	50.4751	97,719.15
		C	18.0268	54,880.27
		D	14.4215	95,840.96
		E	10.8161	64,612.00
		F	3.6054	72,115.75
		UI	0.3605	5.28
<i>Ruamahanga</i>	458	A	18.7683	7,277.98
		B	14.0762	12,462.84
		C	8.4457	2,937.68
		D	3.7537	310.56
		E	1.8768	1,241.05
<i>Upper Ruamahanga</i>	1219	A	85.6650	40,329.11
		B	59.9655	16,356.43
		C	34.2660	7,849.82
		D	17.1330	1,366.70
		E	8.5665	1,891.54
<i>Waiohine Rural</i>	461	A	58.2195	6,545.28
		B	48.5163	18,411.88
		C	38.8130	49,581.81
		D	29.1097	10,570.64
		E	19.4065	15,788.67
		S	970.3249	12,614.22
<i>Mangatarere</i>	480	A	42.3376	908.44
		B	40.4969	8,485.48
		C	34.3171	524.67
		D	30.3726	2,181.88
		G	0.1315	49.55
<i>Upper Mangatarere</i>	1218	A	9.5596	665.09
		B	7.1780	124.91
		C	4.7953	229.00

<i>Waipoua</i>	462	A	83.2050	7,380.70
		B	66.5663	19,933.01
		C	49.9163	1,094.36
		D	33.2775	9,777.46
		SA	2812.2637	281.23
		SC	1680.7050	168.07
<i>Lower Taueru</i>	1221	A	43.5641	17,698.00
		B	8.7128	2,447.55
		C	4.3565	816.51
		S	2178.2076	2,645.22
<i>Lower Whangaehu</i>	466	A	65.8861	2,231.31
		B	52.7088	3,405.99
		C	39.5316	2,122.72
		D	26.3545	1,930.15
		E	13.1772	2,302.05
		S	329.4305	440.42

Catchment Schemes

<i>Scheme</i>	<i>No.</i>	<i>Class</i>	<i>Dollars per Hectare (GST Incl.)</i>	<i>Class Total (GST Incl.)</i>
<i>Awhea - Opouawe</i>	454	A	1.1923	2,654.46
		B	0.8942	1,748.55
		C	0.5961	1,066.40
		D	0.4769	326.74
		E	0.2981	9,460.46
		F	0.1193	400.42
<i>Whareama</i>	463	A	3.5152	2,285.43
		B	1.3520	979.43
		C	0.2366	10,353.74
		D	0.2028	4.06
		E	0.1690	2.93
		F	0.1352	378.45
<i>Homewood</i>	1214	A	1.1249	2,659.34
		B	1.0713	476.42
		C	0.9375	3,128.87
		D	0.1339	232.23
<i>Mataikona - Whakataki</i>	1215	A	0.2198	439.75
		B	0.1288	358.37
		C	0.0911	1,421.76
		D	0.0377	106.39
<i>Maungaraki</i>	1216	A	1.3676	3,917.03
		B	0.6838	1,705.18
		C	0.3829	236.86

<i>Upper Kaiwhata</i>	1217	A	4.3817	183.67
		B	1.9170	150.54
		C	0.2739	250.73
		D	0.1643	292.19
		E	0.1095	205.00
		F	0.0548	24.38
<i>Lower Kaiwhata</i>	1229	A	7.3132	480.74
		B	3.1995	148.22
		C	0.4571	522.20
		D	0.2742	720.61
		E	0.1828	6.29
		F	0.0914	25.34

Pump Drainage Schemes

<i>Scheme</i>	<i>No.</i>	<i>Class</i>	<i>Dollars per Hectare (GST Incl.)</i>	<i>Class Total (GST Incl.)</i>
<i>Tairoa</i>	468	A	0	0
<i>Papatahi</i>	540	A	25.5631	9,000.00
<i>Te Hopai</i>	1223	A	23.7747	29,250.01
<i>Moonmoot</i>	1224	A	33.1853	7,695.01
<i>Onoke</i>	1225	A	38.7554	26,933.00
<i>Pouawha</i>	1226	A	33.0952	29,752.96

Gravity Drainage Schemes

<i>Scheme</i>	<i>No.</i>	<i>Class</i>	<i>Dollars per Hectare (GST Incl.)</i>	<i>Class Total (GST Incl.)</i>
<i>Okawa</i>	449	A	0	0
<i>Taumata Island</i>	451	A	0	0
<i>East Pukio</i>	455	A	0	0
<i>Longbush</i>	456	A	16.7116	3,645.23
		B	8.3558	1,079.76
<i>Otahoua</i>	469	A	0	0
<i>Te Whiti</i>	470	A	4.2914	583.12
<i>Ahikouka</i>	541	A	19.4008	2,176.87
<i>Battersea</i>	1220	A	16.3514	2,746.06
		B	13.5383	2,511.62
		C	10.5493	3,287.69
		D	6.3296	973.48
		E	5.4505	1,110.53
		F	5.2747	395.62
<i>Manaia</i>	1222	A	45.6666	7,875.00

<i>Whakawiriwiri</i>	1227	A	14.9203	9,305.39
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Rural Water Supply Schemes

<i>Scheme</i>	<i>No.</i>	<i>Class</i>	<i>Dollars per Unit (GST Incl.)</i>	<i>Class Total (GST Incl.)</i>
<i>Fernridge</i>	446	A	495.0000	2,475.00
		B	247.5000	7,301.25
		C	123.7500	8,538.75
<i>Opaki</i>	460	A	110.000	20,350.00
		B	10.000	110.00

- (b) *The minimum rate to be levied shall be \$11.25 (eleven dollars and twenty-five cents), GST inclusive, per assessment.*
- (c) *All such rates shall be for the period commencing on Sunday 1 July 2001 and ending on Sunday 30 June 2002.*
- (d) *The rates shall be due and payable in one instalment on Monday 1 October 2001 at the Council's office, 34 Chapel Street, Masterton. Pursuant to Section 132 of the Rating Powers Act additional charges are as follows:*
- (i) *A charge of 10 percent shall be added to rates levied after Sunday 1 July 2001 which remain unpaid on Friday 22 February 2002.*
- (ii) *A further additional charge of 10 percent shall be added to rates levied prior to Sunday 1 July 2001 which remain unpaid on Thursday 20 September 2001.*
- (iii) *A further additional charge of 10 percent shall be added to rates levied prior to Sunday 1 July 2001 which remain unpaid on Wednesday 20 March 2002.*
- (e) *Rating Records for rates collected by the Wellington Regional Council are available for inspection at the offices of the Wellington Regional Council at The Regional Council Centre, 142-146 Wakefield Street, Wellington and at 34 Chapel Street, Masterton, during normal office hours.*
- (3) *That the Council's Common Seal be affixed to certified copies of the resolution for supply to the collecting territorial authorities.*

Submitted by:

Approved by:

LLOYD BEZETT
Policy Analyst, Council Secretariat

TED MAGUIRE
Council Secretary