

Wellington Regional Council Special Order Resolution

Alteration of Differential Rating System for Stadium Purposes Rate

The Wellington Regional Council hereby resolves, by way of Special Order, pursuant to Section 5 of the Wellington Regional Council (Stadium Empowering) Act 1996, Sections 34, 80, 84 and 85 of the Rating Powers Act 1988, Section 716B of the Local Government Act 1974, and all other relevant enabling, as follows:

1. That alterations be made to the system of differential rating applying to the works and services rate known as the Stadium Purposes Rate.
2. That the alteration to that system of differential rating, as set out below, be introduced with effect from 1 July 2002.
3. That in accordance with section 84(1)(c) of the Rating Powers Act 1988, the following statement be made on the alteration of the differential basis:
 - 3.1 Matters that were taken into account in altering the differential rating system as required by section 5 of the Wellington Regional Council (Stadium Empowering) Act 1996:
 - (a) The degree of benefit, both direct and indirect, derived or likely to be derived from the proposed multi-purpose regional stadium by any category of property in different parts of the Region. To this end the following benefits were defined:
 - (i) Economic Benefits - arising from flow-on economic activity from the Stadium through increased business and employment opportunities.
 - (ii) Existence Benefits - arising from the opportunity to attend events at the Stadium which would not otherwise be held in Wellington.
 - (iii) Other Benefits - covering publicity for the region, civic pride, critical mass in tourism, promotion of increased participation in sport and physical leisure and ability of the region to attract new residents and businesses.
 - (b) The net equalised capital value of different parts of the Region.
 - (c) The type of employment by industry in the different parts of the Region.
 - (d) Mean travel times from different parts of the Region to the Stadium.

- (e) The population of different parts of the Region.
- (f) The average incomes of households in different parts of the Region.
- (g) The Capital Value of each class of ratepayer in different parts of the Region.
- (h) Submissions received during public consultation when the system of differential rating for the Stadium Purposes Rate was first proposed.
- (i) The reconsideration of the foregoing matters when the Council's Funding Policy was reviewed on 15 June 2000 and it was resolved there be no change to the either the Funding Policy or Funding Mechanism originally adopted.
- (j) The addition of utilities' distribution networks within the region as rateable property and the consequent requirement to consider making and levying rates in respect of such property.

4. Alteration to the categories of property for differential rating

That for the purposes of this alteration to the system of differential rating by Special Order, properties in the region shall be divided into the following categories, defined by reference to the rating roll of the territorial authority in whose district those properties are located:

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| Wellington City Business - | all separately rateable properties not classified Residential, Rural or Farm in the rating roll of Wellington City. |
| Wellington City Residential - | all separately rateable properties classified Residential in the rating roll of Wellington City. |
| Wellington City Rural - | all separately rateable properties classified Rural and Farm in the rating roll of Wellington City. |
| Lower Hutt Business - | all separately rateable properties not classified Residential or Rural in the rating roll of Lower Hutt City. |
| Lower Hutt Residential - | all separately rateable properties classified Residential in the rating roll of Lower Hutt City. |
| Lower Hutt Rural - | all separately rateable properties classified Rural in the rating roll of Lower Hutt City. |

Porirua Business -	all separately rateable properties not classified Residential and Other or Rural in the rating roll of Porirua City.
Porirua Residential -	all separately rateable properties classified Residential and Other in the rating roll of Porirua City.
Porirua Rural -	all separately rateable properties classified Rural in the rating roll of Porirua City.
Upper Hutt Business -	all separately rateable properties not classified Residential or Rural in the rating roll of Upper Hutt City.
Upper Hutt Residential -	all separately rateable properties classified Residential in the rating roll of Upper Hutt City.
Upper Hutt Rural -	all separately rateable properties classified Rural in the rating roll of Upper Hutt City.
Kapiti Coast Urban -	all separately rateable properties not classified Rural in the rating roll of Kapiti Coast District.
Kapiti Coast Rural -	all separately rateable properties classified Rural in the rating roll of Kapiti Coast District.
Masterton Urban -	all separately rateable properties not classified Rural in the rating roll of Masterton District.
Masterton Rural -	all separately rateable properties classified Rural in the rating roll of Masterton District.
Carterton Other -	all separately rateable properties not classified Rural and Rural/Industrial in the rating roll of Carterton District.
Carterton Rural -	all separately rateable properties classified Rural and Rural/Industrial in the rating roll of Carterton District.
South Wairarapa Other -	all separately rateable properties not classified Rural, Rural/Commercial and Rural/Retail in the rating roll of South Wairarapa District.
South Wairarapa Rural -	all separately rateable properties classified Rural, Rural/Commercial and Rural/Retail in the rating roll of South Wairarapa District.

5 Preserving Relationships

The Stadium Purposes Rate has the object of establishing and preserving, as far as practicable, the following relationships between the total proceeds of rates received from any type or group of property and any other type or group of property.

The Stadium Purposes Rate shall be made and at such rates in the dollar as are required to yield (as nearly as practicable) the following proportions of the total revenue for the rate from each of the following categories:

Wellington City Business	20.55%
Wellington City Residential	38.56%
Wellington City Rural	0.29%
Lower Hutt Business	5.09%
Lower Hutt Residential	14.20%
Lower Hutt Rural	0.23%
Porirua Business	1.24%
Porirua Residential	5.80%
Porirua Rural	0.14%
Upper Hutt Business	0.79%
Upper Hutt Residential	4.27%
Upper Hutt Rural	0.20%
Kapiti Coast Rural	0.43%
Kapiti Coast Urban	4.41%
Masterton Rural	0.53%
Masterton Urban	1.47%
Carterton Rural	0.31%
Carterton Other	0.39%
South Wairarapa Rural	0.38%
South Wairarapa Other	0.72%

6 Effect on the incidence of rates

The alteration of the Stadium Purposes Rate results from the requirement to treat utilities' distribution networks as rateable property. The categories in this Special Order have therefore been changed to reflect the classification of utilities' distribution networks in each of the territorial authority rating rolls. The amendments made do not alter the proportions of the total rate paid by each category of ratepayer.

The overall amount of the rate proposed for 2002/03 is unchanged from 2001/02 at approximately \$3 million for the year. The rating of utilities' distribution networks has no effect on the total amount of the Stadium Purposes Rate payable. However, it will affect the incidence of such rates generally within the business category.

The impact of the Stadium Purposes Rate on an individual property will vary depending on the movement of that property's capital value and movements in the capital value experienced by that rating category.

7. This Special Order shall be submitted for confirmation at a meeting of the Wellington Regional Council, to be held on 27 June 2002, after due public notice has been given.