

Report **05.318**
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Committee **Council**
Author **Wayne Hastie Council Secretary**

2005/2006 Wellington Regional Council Rates

1. Purpose

To recommend that Council set rates for the 2005/06 financial year as set out in this report and authorise penalties for unpaid rates.

2. Significance of decision

Because the setting of rates implements the provisions of the Annual Plan, the decision is not considered to trigger the Council's significance policy or otherwise trigger section 76(3)(b) of the Local Government Act 2002.

The Annual Plan has been developed in accordance with the special consultative procedure and contains details of the proposed rates.

3. Background

3.1 Setting of rates

Under section 23 of the Local Government (Rating) Act 2002 (the Act) the Council must set its rates for the 2005/06 financial year by resolution. Rates must be set in accordance with the relevant provisions in *Towards a sustainable region: Greater Wellington Regional Council's Amendment to the Long-term Council Community Plan 2003-13 and 2005/06 Annual Plan 2005/06* (the Annual Plan).

The Annual Plan articulates the Council's intention to set a general rate and a number of targeted rates. Targeted rates are proposed for Regional Transport, River Management, Stadium Purposes, Bovine Tb, River Management Schemes, Catchment Schemes, Pump Drainage Schemes, Gravity Drainage Schemes and Te Whiti Stopbank.

In its rates resolution the Council must state the date on which the rates are to be paid or, if they are to be paid in instalments, the dates on which specified amounts must be paid.

3.2 Defence land

Section 22 of the Act requires that the rates assessed for land owned or used by the Crown as an air force base, army camp, naval establishment, or other defence area must not exceed the amount of rates that would have been assessed if the rates were calculated on land value.

The only facility in the Region that qualifies for this adjustment, Trentham Camp in Upper Hutt, is part residential, part commercial and part rural. The effect of section 22 is to reduce the overall rates for Trentham Camp and adjust the cents in the dollar paid by other properties in Upper Hutt.

3.3 Differential rating categories

The Council’s General Rate is differentiated on the basis of which district the land falls in using an “estimate of projected valuation” under section 131 of the Act. This differentiation is made to recognise the difference in valuation dates throughout the Region. The “cents in the dollar” calculation is made on the basis of the rateable capital values of properties as at June 2005, supplied by each of the constituent authorities.

Targeted rates are differentiated on a number of different matters:

Regional Transport	Where the land is situated and the use to which the land is put
River Management, Te Whiti Stopbank	Where the land is situated
Stadium Purposes	Where the land is situated and the use to which the land is put
Bovine Tb	The area of land within each rating unit and provision of a service
River Management Schemes, Catchment Management Schemes, Pump Drainage Schemes and Gravity Drainage Schemes	Where the land is situated (Set under section 146 using approved classification and differential registers)

For the Regional Transport, River Management, and Stadium Purposes Rates, the Council bases its differential rating categories on those used by each of the territorial authorities in the Region. Differential rating categories for the River Management Schemes, Catchment Management Schemes, Pump Drainage Schemes, Gravity Drainage Schemes and Te Whiti Stopbank are based on areas identified on the approved classification registers held by the Council. Except for Te Whiti Stopbank, such areas were originally identified as rating districts.

3.4 Authorisation of penalties

Under sections 57 and 58 of the Act, the Council may authorise the imposition of penalties on unpaid rates. In addition to penalties applied to rates that remain unpaid after the instalment due date, the Council can authorise additional penalties to rates unpaid from a previous year or years.

3.5 Implications of collection arrangements

Because the Council has continued with an agency arrangement for the collection of its rates (other than for properties within Tararua District), for practical purposes it must adopt the instalment dates and penalty provisions adopted by the Region's territorial authorities. This means that different provisions apply throughout the Region, but that within a district there is consistency between the territorial authority and Regional Council provisions.

3.6 Tararua District Rates

There are only eleven rateable properties within that part of Tararua District that falls within the Wellington Region. The Council will be collecting these rates itself and a single instalment is proposed.

3.7 Policies

When it adopted *Towards a sustainable region – Greater Wellington Regional Council's proposed ten year plan 2003 – 2013* in 2003, the Council adopted a number of rating policies that specify the circumstances in which the Council will remit or postpone rates.

4. Communications

The Council's resolution will be notified to the territorial authorities in the Region. Individual property owners will be notified of their rating liability when rates assessment notices are sent out.

In addition, a copy of the resolution must be sent to the Secretary of Local Government within 20 working days of making the resolution.

5. Recommendations

(1) That the Wellington Regional Council sets, pursuant to the Local Government (Rating) Act 2002 and all other Acts and powers enabling on that behalf, the rates as set out in this report for the period commencing 1 July 2005 and concluding 30 June 2006. All dollar amounts are inclusive of Goods and Services Tax (GST).

a) *General Rate*

A differential general rate set under section 13(2)(b) of the Local Government (Rating) Act 2002 as an amount in the dollar of capital value on each rating unit as follows:

	cents per \$ of rateable capital value	Revenue Sought \$
Wellington City	0.03778	11,817,587
Lower Hutt City	0.03842	4,166,882
Upper Hutt City	0.03809	1,472,049
Porirua City	0.03615	1,843,600
Kapiti Coast District	0.04860	2,468,243
Masterton District	0.05469	1,246,837
Carterton District	0.04287	500,691
South Wairarapa District	0.04389	862,200
Tararua District	0.04532	1,828
Total General Rate		24,379,917

b) *Targeted Rate: Regional Transport*

The following differential targeted rates are set under section 16(3)(b) and section 16(4)(b) of the Local Government (Rating) Act 2002 of a rate in the dollar of capital value on each rating unit as follows:

	cents per \$ of rateable capital value	Revenue Sought \$
Wellington City		
Downtown City Centre Business	0.24608	11,586,240
Business	0.01824	428,000
Residential	0.03362	8,042,268
Rural	0.01075	33,064
Lower Hutt City		
Business	0.07473	1,474,941
Residential	0.05709	4,965,640
Rural	0.01651	28,534
Upper Hutt City		
Urban	0.04148	1,452,284
Rural	0.01298	47,259
Porirua City		
Urban	0.06513	3,075,967
Rural	0.01666	62,938
Kapiti Coast District		
<i>Otaki</i>		
Urban	0.00939	35,633
Rural	0.00512	21,687
<i>Other Kapiti</i>		
Urban	0.03623	1,426,847
Rural	0.00833	28,028
Masterton District		
Urban	0.00688	73,532
Rural	0.00210	25,449
Carterton District		
Urban	0.00905	27,309
Rural	0.00193	16,720

South Wairarapa District		
Urban	0.00707	34,155
Rural	0.00171	25,273
Total Regional Transport Rate		32,911,768

c) *Targeted Rate: River Management*

The following differential targeted rates are set under section 16(3)(b) and section 16(4)(b) of the Local Government (Rating) Act 2002 of a rate in the dollar of capital value or land value on each rating unit as follows:

	cents per \$ of rateable capital value	Revenue Sought \$
Wellington City	0.00055	171,570
Lower Hutt City	0.01348	1,462,212
Upper Hutt City	0.01148	443,882
Porirua City	0.00209	106,845
Kapiti Coast District	0.02459	1,248,756
Carterton District	0.00164	19,207
Total District-Wide River Management Rate		3,452,472
Greytown Ward	0.05478	122,366
Total River Management Rates based upon Capital Value		3,574,838
	cents per \$ of rateable land value	Revenue Sought \$
Greytown Stopbank	0.02728	19,682
Donalds Creek Stopbank	0.11890	30,410
Total River Management Rates based upon Land Value		50,092
Total River Management Rates		3,624,930

d) *Targeted Rate: Stadium Purposes*

The following differential targeted rates are set under section 16(3)(b) and section 16(4)(b) of the Local Government (Rating) Act 2002 of a rate in the dollar of capital value on each rating unit as follows:

	cents per \$ of rateable capital value	Revenue Sought \$
Wellington City		
Business	0.00877	618,609
Residential	0.00485	1,160,757
Rural	0.00284	8,730
Lower Hutt City		
Business	0.00776	153,222
Residential	0.00491	427,457
Rural	0.00401	6,924
Upper Hutt City		
Business	0.00373	23,781
Residential	0.00445	128,538
Rural	0.00165	6,021
Porirua City		

Business	0.00558	37,327
Residential	0.00431	174,595
Rural	0.00112	4,214
Kapiti Coast District		
Urban	0.00307	132,753
Rural	0.00170	12,944
Masterton District		
Urban	0.00414	44,251
Rural	0.00132	15,954
Carterton District		
Urban	0.00389	11,740
Rural	0.00108	9,332
South Wairarapa District		
Urban	0.00449	21,674
Rural	0.00077	11,439
Total Stadium Purposes Rate		3,010,262

e) *Targeted Rate: Bovine Tb*

The following differential targeted rates are set under section 16(3)(b) and section 16(4)(b) of the Local Government (Rating) Act 2002 of a rate in the dollar per hectare on each rating unit 10 hectares or greater within defined operational areas as follows:

	\$ per hectare	Revenue Sought
		\$
Land area > 10ha & Defined Operational Area	0.33750	160,425
Total Bovine Tb Rate		160,425

f) *Targeted Rate: River Management Schemes*

The following targeted rates under sections 16(3)(b), 16(4)(b) and 146 of the Local Government (Rating) Act 2002 of a dollar amount per hectare on each rating unit in the classified scheme area as follows:

		\$ per hectare	Revenue Sought
			\$
Waingawa	A	117.53500	3,922
	B	76.39770	9,763
	C	58.76750	7,082
	D	52.89070	107
	E	47.01400	7,850
	F	41.13720	1,105
	G	17.63020	825
	H	11.75350	1,866
			32,520
Lower Wairarapa Valley	A	95.92810	191,055
	B	53.71970	103,874
	C	19.18560	58,192
	D	15.34850	101,702
	E	11.51140	68,613
	F	3.83710	72,215
	U1	0.38370	6
			595,657

Upper Ruamahanga	A	111.89030	10,288
	B	93.24190	617
	C	74.59350	9,271
	D	55.94510	985
	E	37.29680	11,106
	F	18.64840	745
	S	1050.65890	1,576
			34,588
Middle Ruamahanga	A	96.19890	4,302
	B	80.16570	4,384
	C	64.13260	328
	D	48.09940	5,885
	E	32.06630	1,511
	F	16.03310	4,740
	S	970.14720	1,649
			22,799
Lower Ruamahanga	A	50.41740	6,447
	B	43.21490	2,363
	C	36.01240	7,877
	D	28.80990	9,545
	E	21.60740	7,100
	F	14.40500	17,685
	SA	1264.20050	3,161
	SB	632.10030	1,011
			55,189
Waiohine - Rural	A	62.83210	7,056
	B	52.36010	19,871
	C	41.88810	53,508
	D	31.41610	11,401
	E	20.94400	17,021
	S	1047.20170	13,509
			122,366
Mangatarere	A	45.57380	978
	B	43.59230	9,137
	C	36.94020	580
	D	32.69420	2,349
	G	0.14150	53
			13,097
Upper Mangatarere	A	9.55960	665
	B	7.17800	125
	C	4.79530	229
			1,019
Waipoua	A	89.77530	7,934
	B	71.82020	21,459
	C	53.86520	1,199
	D	35.91010	10,549
	SA	3034.40360	303
	SC	1813.46010	181
			41,625
Lower Taueru	A	0.00000	0
	B	0.00000	0
	C	0.00000	0
	S	0.00000	0
			0

Lower Whangaehu	A	65.88610	2,231
	B	52.70880	3,406
	C	39.53160	2,123
	D	26.35450	1,930
	E	13.17720	2,302
	S	329.43050	441
			12,433

Total River Management Scheme Rates			931,293
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g) *Targeted Rate: Catchment Schemes*

The following targeted rates under sections 16(3)(b), 16(4)(b) and 146 of the Local Government (Rating) Act 2002 of a dollar amount per hectare on each rating unit in the classified scheme area as follows:

		\$ per hectare	Revenue Sought \$
Awhea-Opouawe	A	1.26800	2,819
	B	0.95100	1,860
	C	0.63400	1,134
	D	0.50720	347
	E	0.31700	10,052
	F	0.12680	426
			16,638
Whareama	A	3.86330	2,512
	B	1.48590	1,076
	C	0.26000	11,378
	D	0.22290	5
	E	0.18570	3
	F	0.14860	416
			15,390
Homewood	A	1.24690	2,948
	B	1.18750	528
	C	1.03910	3,468
	D	0.14840	257
			7,201
Mataikona-Whakataki	A	0.24780	496
	B	0.14520	404
	C	0.10270	1,596
	D	0.04250	120
			2,616
Maungaraki	A	1.53010	4,322
	B	0.76510	1,908
	C	0.42840	265
			6,495
Upper Kaiwhata	A	4.38170	184
	B	1.91700	151
	C	0.27390	251
	D	0.16430	292
	E	0.10950	205
	F	0.05480	24
			1,107

Lower Kaiwhata	A	7.31320	481
	B	3.19950	148
	C	0.45710	522
	D	0.27420	721
	E	0.18280	6
	F	0.09140	25
			1,903
Total Catchment Management Scheme Rates			51,350

h) Targeted Rate: Pump Drainage Schemes

The following targeted rates under sections 16(3)(b), 16(4)(b) and 146 of the Local Government (Rating) Act 2002 of a dollar amount per hectare on each rating unit in the classified scheme area as follows:

		\$ per hectare	Revenue Sought \$
Targeted Rate: Pump Drainage Schemes			
Papatahi	A	20.45050	7,200
Te Hopai	A	23.77470	29,250
Moonmoot Pump	A	33.18530	7,695
Onoke Pump	A	48.44350	33,087
Pouawha Pump	A	33.09520	29,753
Total Pump Drainage Scheme Rates			106,985

i) Targeted Rate: Gravity Drainage Schemes

The following targeted rates under sections 16(3)(b), 16(4)(b) and 146 of the Local Government (Rating) Act 2002 of a dollar amount per hectare on each rating unit in the classified scheme area as follows:

		\$ per hectare	Revenue Sought \$
Okawa	A	0.00000	0
Taumata	A	0.00000	0
East Pukio	A	0.00000	0
Longbush	A	8.38940	1,830
	B	4.19470	542
Otahoua	A	0.00000	0
Te Whiti	A	0.00000	0
Ahikouka	A	29.10730	3,266
Battersea	A	0.00000	0
	B	0.00000	0
	C	0.00000	0
	D	0.00000	0
	E	0.00000	0
	F	0.00000	0
Manaia	A	0.00000	0
Whakawiriwiri	A	0.00000	0
Total Gravity Drainage Scheme Rates			5,638

j) *Targeted Rate: Te Whiti Stopbank*

The following differential targeted rates are set under section 16(3)(b) and section 16(4)(b) of the Local Government (Rating) Act 2002 of a dollar amount per hectare on each rating unit in the classified scheme area as follows:

		\$ per hectare	Revenue Sought \$
Te Whiti	A	84.77330	2,315
	B	70.64450	12,881
	C	56.51560	1,914
	SA	706.44450	141
	SB	847.73340	424
Total Te Whiti Stopbank Rates			17,675

(2) *That the Wellington Regional Council **adopts** the instalment dates outlined below and pursuant to sections 57 and 58 of the Local Government (Rating) Act 2002 and **authorises** the penalties outlined below:*

a) *All rating units within Wellington City*

Instalment penalty

Under section 57 and 58(1)(a) of the Local Government (Rating) Act 2002, a 10% penalty will be added to any portion of the current instalment that remains unpaid after the due date as shown in the table below:

<i>Instalment</i>	<i>Due Date</i>	<i>Penalty Date</i>
<i>1</i>	<i>1 September 2005</i>	<i>1 September 2005</i>
<i>2</i>	<i>1 December 2005</i>	<i>1 December 2005</i>
<i>3</i>	<i>1 March 2006</i>	<i>1 March 2006</i>
<i>4</i>	<i>1 June 2006</i>	<i>1 June 2006</i>

Additional arrears penalty

Under section 57 and 58(1)(b) of the Local Government (Rating) Act 2002, an additional 10% penalty will be added on:

1 October 2005

1 April 2006

to any rates remaining unpaid from previous financial years.

b) *All rating units within Lower Hutt City*

Instalment penalty

Under section 57 and 58(1)(a) of the Local Government (Rating) Act 2002, a 10% penalty will be added to any portion of the current instalment that remains unpaid after the due date as shown in the table below.

<i>Instalment</i>	<i>Due Date</i>	<i>Penalty Date</i>
1	20 July 2005	21 August 2005
2	20 September 2005	21 October 2005
3	20 November 2005	21 December 2005
4	20 January 2006	21 February 2006
5	20 March 2006	21 April 2006
6	20 May 2006	21 June 2006

Additional arrears penalty

Under section 57 and 58(1)(b) of the Local Government (Rating) Act 2002, an additional 10% penalty will be added on:

21 October 2005

21 April 2006

to any rates remaining unpaid from previous financial years.

c) *All rating units within Upper Hutt City*

Instalment penalty

Under section 57 and 58(1)(a) of the Local Government (Rating) Act 2002, a 10% penalty will be added to any portion of the current instalment that remains unpaid after the due date as shown in the table below:

<i>Cycle One Instalment</i>	<i>Due Date</i>	<i>Penalty Date</i>
1	31 August 2005	31 August 2005
2	31 October 2005	31 October 2005
3	15 January 2006	15 January 2006
4	28 February 2006	28 February 2006
5	30 April 2006	30 April 2006

<i>Cycle Two Instalment</i>	<i>Due Date</i>	<i>Penalty Date</i>
1	30 September 2005	30 September 2005
2	30 November 2005	30 November 2005
3	31 January 2006	31 January 2006
4	31 March 2006	31 March 2006
5	31 May 2006	31 May 2006

Additional arrears penalty

Under section 57 and 58(1)(b) of the Local Government (Rating) Act 2002, an additional 10% penalty will be added on:

11 July 2005

5 January 2006

to any rates remaining unpaid from previous financial years.

d) *All rating units within Porirua City*

Instalment penalty

Under section 57 and 58(1)(a) of the Local Government (Rating) Act 2002, a 10% penalty will be added to any portion of the current instalment that remains unpaid after the due date as shown in the table below:

<i>Instalment</i>	<i>Due Date</i>	<i>Penalty Date</i>
1	21 September 2005	22 September 2005
2	23 November 2005	24 November 2005
3	25 January 2006	26 January 2006
4	22 March 2006	23 March 2006
5	24 May 2006	25 May 2006

Additional arrears penalty

Under section 57 and 58(1)(b) of the Local Government (Rating) Act 2002, an additional 10% penalty will be added on:

23 September 2005

to any rates remaining unpaid from previous financial years.

e) *All rating units within Kapiti Coast District*

Instalment penalty

Under section 57 and 58(1)(a) of the Local Government (Rating) Act 2002, a 10% penalty will be added to any portion of the current instalment that remains unpaid after the due date as shown in the table below:

<i>Instalment</i>	<i>Due Date</i>	<i>Penalty Date</i>
1	5 September 2005	6 September 2005
2	1 December 2005	2 December 2005
3	1 March 2006	2 March 2006
4	1 June 2006	2 June 2006

Additional arrears penalty

Under section 57 and 58(1)(b) of the Local Government (Rating) Act 2002, an additional 10% penalty will be added on:

8 July 2005

to any rates remaining unpaid from previous financial years.

f) *All rating units within Masterton District*

Instalment penalty

Under section 57 and 58(1)(a) of the Local Government (Rating) Act 2002, a 10% penalty will be added to any portion of the current instalment that remains unpaid after the due date as shown in the table below:

<i>Instalment</i>	<i>Due Date</i>	<i>Penalty Date</i>
1	22 August 2005	23 August 2005
2	21 November 2005	22 November 2005
3	20 February 2006	21 February 2006
4	22 May 2006	23 May 2006

Additional arrears penalty

Under section 57 and 58(1)(b) of the Local Government (Rating) Act 2002, an additional 10% penalty will be added on:

7 July 2005

to any rates remaining unpaid from previous financial years.

g) *All rating units within Carterton District*

Instalment penalty

Under section 57 and 58(1)(a) of the Local Government (Rating) Act 2002, a 10% penalty will be added to any portion of the current instalment that remains unpaid after the due date as shown in the table below:

<i>Instalment</i>	<i>Due Date</i>	<i>Penalty Date</i>
1	28 August 2005	29 August 2005
2	28 November 2005	29 November 2005
3	28 February 2006	1 March 2006
4	28 May 2006	29 May 2006

Additional arrears penalty

Under section 57 and 58(1)(b) of the Local Government (Rating) Act 2002, an additional 10% penalty will be added on:

11 July 2005

to any rates remaining unpaid from previous financial years.

h) *All rating units within South Wairarapa District*

Instalment penalty

Under section 57 and 58(1)(a) of the Local Government (Rating) Act 2002, a 10% penalty will be added to any portion of the current instalment that remains unpaid after the due date as shown in the table below:

<i>Instalment</i>	<i>Due Date</i>	<i>Penalty Date</i>
1	22 August 2005	23 August 2005
2	21 November 2005	22 November 2005
3	20 February 2006	21 February 2006
4	22 May 2006	23 May 2006

Additional arrears penalty

Under section 57 and 58(1)(b) of the Local Government (Rating) Act 2002, an additional 10% penalty will be added on:

11 July 2005

11 January 2006

to any rates remaining unpaid from previous financial years.

- i) *All rating units within that part of Tararua District falling within the Wellington Region.*

Instalment penalty

Under section 57 and 58(1)(a) of the Local Government (Rating) Act 2002, a 10% penalty will be added to any portion of the current instalment that remains unpaid after the due date as shown in the table below:

<i>Instalment</i>	<i>Due Date</i>	<i>Penalty Date</i>
<i>1</i>	<i>31 October 2005</i>	<i>1 November 2005</i>

Additional arrears penalty

Under section 57 and 58(1)(b) of the Local Government (Rating) Act 2002, an additional 10% penalty will be added on:

11 July 2005

to any rates remaining unpaid from previous financial years.

- (3) *That the Wellington Regional Council **requests** officers to send a copy of these resolutions to all territorial authorities acting as our agents for rates collection and to the Secretary of Local Government.*

Report prepared by:

Report approved by:

Wayne Hastie
Council Secretary

Barry Turfrey
Chief Financial Officer