

## **Report 02.451**

01 August 2002

File : G/6/1/1

Report to the Wellington Regional Council  
from Hugo Vitalis, Policy Analyst Council Secretariat

### **2002/03 Wellington Regional Council Rates**

#### **1. Purpose**

The purpose of this paper is to recommend that Council make the 2002/03 rates.

#### **2. Background**

##### **2.1 *Intention to make rates***

On 27 June 2002 Council resolved to give public notice of its intention to make the following rates:

- General Rate
- Works and Services (Regional Transport) Rate
- Stadium Purposes Rate
- Works and Services (Rivers Management) Rate
- Scheme Rates (Catchment, Drainage and Rural Water Supply)
- Bovine Tb Vector Control Rate

Section 110 of the Rating Powers Act 1988 requires that the Council give not less than 14 days notice of its intention to make the rates.

##### **2.3 *Rates Collection***

The General, Transport, Stadium Purposes and Rivers Management Rates are collected on behalf of the Council by the constituent territorial authorities. The Wellington Regional Council collects the Bovine TB Vector Control Rate and most of the Scheme Rates.<sup>1</sup>

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<sup>1</sup> While the rural component of the Greytown River Management Rate is collected by the WRC, the urban component is collected by South Wairarapa District Council

### 3. **Comment**

#### 3.1 *Calculation of “cents in the dollar”*

The manner in which the total amount of rates to be levied is allocated to each constituent district has been previously outlined (**Report 02.362 refers**). However, the “cents in the dollar” calculation is made on the basis of the net rateable capital values of properties as at 30 June 2002, supplied by each of the constituent authorities. Appended to this report are the detailed rate calculations for the General, Transport, Stadium and Rivers Management Rates (**Attachment 1**).

#### 3.2 *Military facilities*

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.

### 4. **Communications**

Public notice of the Council’s intention to make the rates was given in *The Dominion Post* on Saturday 20 July 2002 and *The Wairarapa Times Age* on Monday 22 July 2002 (**Attachment 2**).

### 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 2002 and concluding 30 June 2003:*

(1) *Rates to be Collected On Behalf of the Regional Council*

(a) *Regional General Rate*

*A General Rate yielding \$22,209,092 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 2001 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 2002.*

<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>11,104,473</i>	<i>0.05080</i>
<i>In the City of Lower Hutt</i>	<i>3,929,003</i>	<i>0.05042</i>
<i>In the City of Upper Hutt</i>	<i>1,325,359</i>	<i>0.04868</i>
<i>In the City of Porirua</i>	<i>1,667,803</i>	<i>0.04869</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>	<i>2,171,707</i>	<i>0.05206</i>
<i>In the District of Masterton</i>	<i>939,066</i>	<i>0.05786</i>
<i>In the District of Carterton</i>	<i>397,724</i>	<i>0.05766</i>
<i>In the District of South Wairarapa</i>	<i>672,453</i>	<i>0.05660</i>
<i>In the District of Tararua</i>	<i>1,504</i>	<i>0.07165</i>

*(b) Works and Services (Regional Transport) Rate*

*A Regional Transport Rate yielding \$29,070,864 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 2002.*

<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>	<i>10,261,869</i>	<i>0.31533</i>
- <i>Business</i>	<i>345,178</i>	<i>0.01793</i>
- <i>Residential</i>	<i>7,344,032</i>	<i>0.04455</i>
- <i>Rural</i>	<i>26,967</i>	<i>0.01371</i>
<i>In the City of Lower Hutt</i>		
- <i>Business</i>	<i>1,115,046</i>	<i>0.07205</i>
- <i>Residential</i>	<i>4,014,164</i>	<i>0.06555</i>
- <i>Rural</i>	<i>21,116</i>	<i>0.01758</i>
<i>In the City of Upper Hutt</i>		
- <i>Urban</i>	<i>1,184,603</i>	<i>0.04888</i>
- <i>Rural</i>	<i>38,276</i>	<i>0.01277</i>
<i>In the City of Porirua</i>		
- <i>Urban</i>	<i>3,165,213</i>	<i>0.09938</i>
- <i>Rural</i>	<i>44,291</i>	<i>0.01842</i>
<i>In the Otaki Ward of Kapiti Coast District</i>		
- <i>Urban</i>	<i>33,571</i>	<i>0.01034</i>
- <i>Rural</i>	<i>16,208</i>	<i>0.00527</i>
<i>In the Kapiti Coast District (excluding Otaki)</i>		
- <i>Urban</i>	<i>1,234,513</i>	<i>0.03735</i>
- <i>Rural</i>	<i>20,966</i>	<i>0.00895</i>
<i>In the District of Masterton</i>		
- <i>Urban</i>	<i>80,627</i>	<i>0.00961</i>

<i>City/District</i>	<i>Amount Payable \$</i>	<i>Cents in the Dollar of Net Rateable Capital Value</i>
- Rural	19,506	0.00249
<i>In the District of Carterton</i>		
- Urban	27,293	0.01379
- Rural	14,787	0.00301
<i>In the District of South Wairarapa</i>		
- Urban	43,552	0.01254
- Rural	19,086	0.00227

(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 2002.*

<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	0.01194
- Residential	1,160,757	0.00704
- Rural	8,730	0.00444
<i>In the City of Lower Hutt</i>		
- Business	153,222	0.00990
- Residential	427,457	0.00698
- Rural	6,924	0.00577
<i>In the City of Upper Hutt</i>		
- Business	23,781	0.00507
- Residential	128,538	0.00653
- Rural	6,021	0.00201
<i>In the City of Porirua</i>		
- Business	37,327	0.00838
- Residential	174,595	0.00637
- Rural	4,214	0.00175
<i>In the District of Kapiti Coast</i>		
- Urban	132,753	0.00366
- Rural	12,944	0.00239
<i>In the District of Masterton</i>		
- Urban	44,251	0.00527
- Rural	15,954	0.00203
<i>In the District of Carterton</i>		
- Other	11,740	0.00593
- Rural	9,332	0.00190
<i>In the District of South Wairarapa</i>		

<i>City/District</i>	<i>Amount Payable \$</i>	<i>Cents in the Dollar of Net Rateable Capital Value</i>
- <i>Other</i>	21,674	0.00624
- <i>Rural</i>	11,439	0.00136

*(d) Works and Services (Rivers Management) Rate*

*A Rivers Management Rate yielding \$2,975,382 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 2002. 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>	156,229	0.00071
<i>In the City of Lower Hutt</i>	1,322,249	0.01697
<i>In the City of Upper Hutt</i>	480,323	0.01764
<i>In the City of Porirua</i>	97,957	0.00286
<i>In the District of Kapiti Coast</i>	901,124	0.02160
<i>In the District of Carterton</i>	17,500	0.00254

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

*A rate yielding \$115,829.08 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.*

<i>Area</i>	<i>Amount Payable \$</i>	<i>Cents in the Dollar of Net Rateable Capital Value</i>
<i>In the area of Greytown</i>	115,829.08	0.06669

*(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 To Be Collected by The Regional Council*(a) *Bovine TB Vector Control Rate*

*Rates yielding \$147,420 including GST, made under the provisions of Section 34 of the Rating Powers Act 1988. This rate is made on all rateable land 10 hectares or greater within defined operational areas within the Wellington Region. This rate assists payment of the costs of Bovine TB Vector Control activities*

<i>Scheme</i>	<i>Scheme No.</i>	<i>\$ per Hectare</i>	<i>Total \$</i>
		<i>(GST incl)</i>	<i>(GST incl)</i>
<i>Bovine TB Vector Control</i>	<i>867</i>	<i>0.3375</i>	<i>147,420.00</i>

(b) *Wairarapa River, Catchment, Drainage and Rural Water Supply Scheme Rates*

*Rates yielding \$ 1,086,619.66 including GST, made under the provisions of Section 40 of the Rating Powers Act 1988. These rates are 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.*

<i>River Management Schemes</i>	<i>Scheme No.</i>	<i>Class</i>	<i>\$ per Hectare</i>	<i>Total \$</i>
			<i>(GST incl)</i>	<i>(GST incl)</i>
<i>Waingawa</i>	<i>453</i>	<i>A</i>	<i>105.3134</i>	<i>3,514.31</i>
		<i>B</i>	<i>68.4537</i>	<i>8,663.50</i>
		<i>C</i>	<i>52.6567</i>	<i>6,249.30</i>
		<i>D</i>	<i>47.3910</i>	<i>95.26</i>
		<i>E</i>	<i>42.1253</i>	<i>7,110.33</i>
		<i>F</i>	<i>36.8597</i>	<i>990.42</i>
		<i>G</i>	<i>15.7970</i>	<i>739.62</i>
		<i>H</i>	<i>10.5313</i>	<i>1,672.27</i>
<i>Lower Wairarapa Valley</i>	<i>457</i>	<i>A</i>	<i>90.1341</i>	<i>187,575.31</i>
		<i>B</i>	<i>50.4751</i>	<i>97,719.15</i>
		<i>C</i>	<i>18.0268</i>	<i>54,880.27</i>
		<i>D</i>	<i>14.4215</i>	<i>95,840.96</i>
		<i>E</i>	<i>10.8161</i>	<i>64,612.00</i>
		<i>F</i>	<i>3.6054</i>	<i>72,115.75</i>
		<i>UI</i>	<i>0.3605</i>	<i>5.28</i>
<i>Upper Ruamahanga - Mt Bruce</i>	<i>1320</i>	<i>A</i>	<i>95.8458</i>	<i>8,610.02</i>
		<i>B</i>	<i>79.8715</i>	<i>721.96</i>
		<i>C</i>	<i>63.8972</i>	<i>8,049.51</i>
		<i>D</i>	<i>47.9229</i>	<i>1,681.04</i>

		<i>E</i>	31.9486	9,727.52
		<i>F</i>	15.9743	741.19
		<i>S</i>	900.0001	1,350.00
<i>Middle Ruamahanga - Te Ore Ore</i>	1321	<i>A</i>	89.2431	3,990.51
		<i>B</i>	74.3693	4,067.63
		<i>C</i>	59.4954	304.14
		<i>D</i>	44.6216	5,459.08
		<i>E</i>	29.7477	1,401.62
		<i>F</i>	14.8739	4,397.05
		<i>S</i>	900.0000	1,530.00
<i>Lower Ruamahanga - Gladstone</i>	1322	<i>A</i>	44.8650	5,736.98
		<i>B</i>	38.4525	2,102.85
		<i>C</i>	32.0513	7,010.81
		<i>D</i>	25.6388	8,494.22
		<i>E</i>	19.2263	6,317.63
		<i>F</i>	12.8138	15,894.08
		<i>SA</i>	1125.0000	2,812.50
		<i>SB</i>	562.5000	900.00
<i>Waiohine - Rural</i>	461	<i>A</i>	58.2195	6,545.28
		<i>B</i>	48.5163	18,411.88
		<i>C</i>	38.8130	49,581.81
		<i>D</i>	29.1097	10,570.64
		<i>E</i>	19.4065	15,788.67
		<i>S</i>	970.3249	12,614.22
<i>Mangatarere</i>	480	<i>A</i>	42.3376	908.44
		<i>B</i>	40.4969	8,485.48
		<i>C</i>	34.3171	524.67
		<i>D</i>	30.3726	2,181.88
		<i>G</i>	0.1315	49.55
<i>Upper Mangatarere</i>	1218	<i>A</i>	9.5596	665.09
		<i>B</i>	7.1780	124.91
		<i>C</i>	4.7953	229.00
<i>Waipoua</i>	462	<i>A</i>	83.2050	7,380.70
		<i>B</i>	66.5663	19,933.01
		<i>C</i>	49.9163	1,094.36
		<i>D</i>	33.2775	9,777.46
		<i>SA</i>	2812.2637	281.23
		<i>SC</i>	1680.7050	168.07
<i>Lower Taueru</i>	1221	<i>A</i>	2.7620	1,122.07
		<i>B</i>	0.5524	155.18
		<i>C</i>	0.2762	51.77
		<i>S</i>	138.0984	167.71
<i>Lower Whangaehu</i>	466	<i>A</i>	65.8861	2,231.31
		<i>B</i>	52.7088	3,405.99
		<i>C</i>	39.5316	2,122.72
		<i>D</i>	26.3545	1,930.15
		<i>E</i>	13.1772	2,302.05
		<i>S</i>	329.4305	440.42

<i>Catchment Schemes</i>	<i>Scheme No.</i>	<i>Class</i>	<i>\$ per Hectare</i> <i>(GST incl)</i>	<i>Total \$</i> <i>Levied</i> <i>(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	0.2233	446.76
		B	0.1309	364.21
		C	0.0926	1,445.17
		D	0.0383	108.08
<i>Maungaraki</i>	1216	A	1.3900	3,981.19
		B	0.6949	1,732.86
		C	0.3891	240.70
<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
<i>Pump Drainage Schemes</i>				
<i>Scheme No.</i>	<i>Class</i>	<i>\$ per Hectare</i> <i>(GST incl)</i>	<i>Total \$</i> <i>Levied</i> <i>(GST incl)</i>	
<i>Tairoa</i>	468	A	0.0000	0.00
<i>Papatahi</i>	540	A	20.4505	7,200.01
<i>Te Hopai</i>	1223	A	23.7747	29,250.01
<i>Moonmoot Pump</i>	1224	A	33.1853	7,695.01
<i>Onoke Pump</i>	1225	A	38.7554	26,933.00
<i>Pouawha Pump</i>	1226	A	33.0952	29,752.96

<i>Gravity Drainage Schemes</i>	<i>Scheme No.</i>	<i>Class</i>	<i>\$ per Hectare (GST incl)</i>	<i>Total \$ Levied (GST incl)</i>
<i>Okawa</i>	<i>449</i>	<i>A</i>	<i>0.0000</i>	<i>0.00</i>
<i>Taumata</i>	<i>451</i>	<i>A</i>	<i>0.0000</i>	<i>0.00</i>
<i>East Pukio</i>	<i>455</i>	<i>A</i>	<i>0.0000</i>	<i>0.00</i>
<i>Longbush</i>	<i>456</i>	<i>A</i>	<i>0.0000</i>	<i>0.00</i>
		<i>B</i>	<i>0.0000</i>	<i>0.00</i>
<i>Otahoua</i>	<i>469</i>	<i>A</i>	<i>37.2886</i>	<i>3,374.99</i>
<i>Te Whiti</i>	<i>470</i>	<i>A</i>	<i>4.2887</i>	<i>582.75</i>
<i>Ahikouka</i>	<i>541</i>	<i>A</i>	<i>19.4008</i>	<i>2,176.87</i>
<i>Battersea</i>	<i>1220</i>	<i>A</i>	<i>0.0000</i>	<i>0.00</i>
		<i>B</i>	<i>0.0000</i>	<i>0.00</i>
		<i>C</i>	<i>0.0000</i>	<i>0.00</i>
		<i>D</i>	<i>0.0000</i>	<i>0.00</i>
		<i>E</i>	<i>0.0000</i>	<i>0.00</i>
		<i>F</i>	<i>0.0000</i>	<i>0.00</i>
<i>Manaia</i>	<i>1222</i>	<i>A</i>	<i>45.6666</i>	<i>7,875.00</i>
<i>Whakawiriwiri</i>	<i>1227</i>	<i>A</i>	<i>0.0000</i>	<i>0.00</i>
<i>Rural Water Supply Schemes</i>	<i>Scheme No.</i>	<i>Class</i>	<i>\$ per Unit (GST incl)</i>	<i>Total \$ Levied (GST incl)</i>
<i>Fernridge</i>	<i>446</i>	<i>A</i>	<i>517.5000</i>	<i>2,587.50</i>
		<i>B</i>	<i>258.7500</i>	<i>7,633.13</i>
		<i>C</i>	<i>129.3750</i>	<i>9,961.88</i>
<i>Opaki</i>	<i>460</i>	<i>A</i>	<i>110.0000</i>	<i>21,670.00</i>
		<i>B</i>	<i>10.0000</i>	<i>110.00</i>

- (c) *The minimum rate to be levied shall be \$11.25 (eleven dollars and twenty five cents), GST inclusive per assessment*
- (d) *The rates shall be due and payable in one instalment on Tuesday 1 October 2002 at the Council's office, 34 Chapel Street, Masterton. Pursuant to Section 132 of the Rating Powers Act 1988, additional charges will be as follows:*
- (i) *A charge of 10 percent shall be added to rates levied after Monday 1 July 2002 which remain unpaid on Friday 21 February 2003.*
  - (ii) *A further additional charge of 10 percent shall be added to rates levied prior to Monday 1 July 2002 which remain unpaid on Friday 20 September 2002.*
  - (iii) *A further additional charge of 10 percent shall be added to rates levied prior to Monday 1 July 2002 which remain unpaid on Thursday 20 March 2003.*

- (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:

HUGO VITALIS  
Policy Analyst, Council Secretariat

WAYNE HASTIE  
Council Secretary

- Attachment 1**      Calculations for General, Rivers Management, Transport & Stadium Purposes Rates
- Attachment 2**      Public Notice of Intention to Make Rates