

Wellington Regional Council Special Order Resolution

Alteration of Differential Rating System for the Waiohine (Rural) River Management Rate

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:

- (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 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.
- (3) 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:

A. 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 South Wairarapa District Council) redesigned the rates funding of 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 erosion mitigation measures,
- The characteristics or use of any property or any actions of its occupier that either contribute to, 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,
- 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.

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

Class	Proportion	Description
A	6	Land receiving a high degree of flood relief. Flooding occurred regularly prior to provision of the current high level of flood protection.
B	5	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 occurred regularly prior to the current moderate level of flood protection.
C	4	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.
D	3	Land receiving a low degree of flood relief. Flooding occurred occasionally prior to the current low level of flood protection.
E	2	Land receiving a very low degree of flood relief. Flooding occurred rarely prior to the current low level of flood protection.
S	100	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.

C. General effect on the incidence of rates

The alteration of this differential rate will establish a relationship between the rates received from different classes of land, and the degree of flood and erosion relief benefit anticipated from Scheme works. The general effect of the changes to the rating area boundary, and an increase to the urban contribution to the Waiohine River Management Scheme, will be a decrease in the level of rates for rural properties.

The rates will be levied on a per hectare basis applied differentially in terms of the stated proportions to Classes A, B, C, D, E and S, as detailed in the Council Classification Plan 3/112 and accompanying Classification roll.

- (4) The effect that the introduction of the differential rate is expected to have on the incidence of rates for individual ratepayers is detailed on the accompanying Classification roll.
- (5) That after due public notices have been given, this Special Order be submitted for confirmation at the meeting of the Wellington Regional Council to be held on 28 June 2001.