



Report **06.270**
Date 22 June 2006
File G/06/01/01

Committee **Council**
Author **Chris Gray Finance Manager**

2006/2007 Wellington Regional Council Rates

1. Purpose

To recommend that Council set rates for the 2006/07 financial year as set out in this report and authorise penalties for unpaid rates.

2. Significance of the decision

Because the setting of rates implements the provisions of *A sustainable region: Greater Wellington Regional Council's Long-term Council Community Plan 2006-16 incorporating the 2006/07 Annual Plan* (the Annual Plan), the decision does not 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 2006/07 financial year by resolution. Rates must be set in accordance with the relevant provisions in 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, Wairarapa River Management Schemes, Wairarapa Catchment Schemes, Wairarapa 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 2006, 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	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 provided
Wairarapa River Management Schemes	Where the land is situated (Set under section 146 using approved classification and differential registers)
Te Whiti Stopbank	Where the land is situated and in some cases residential use
Wairarapa Catchment Schemes	Where the land is situated (Set under section 146 using approved classification and differential registers) and in some cases residential use and land value
Wairarapa 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, 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

In adopting *a sustainable region – Greater Wellington Regional Council's proposed ten year plan 2006 – 2016*, the Council adopts a number of rating policies that specify the circumstances in which the Council will remit or postpone rates.

4. Communication

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 2006 and concluding 30 June 2007. 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:

	Rate 2006/07	Revenue sought 2006/07
	cents per \$ of rateable capital value	\$
General rate		
Wellington City	0.03383	11,990,682
Lower Hutt City	0.03756	4,162,322
Upper Hutt City	0.03793	1,494,435
Porirua City	0.03667	1,816,111
Kapiti Coast District	0.03278	2,483,090
Masterton District	0.03279	1,270,116
Carterton District	0.04168	495,582
South Wairarapa District	0.04561	911,363
Tararua District	0.03014	2,727
Total general rate		24,626,428

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:

	Rate 2006/07	Revenue sought 2006/07
	cents per \$ of rateable capital value	\$
Targeted rate: regional transport		
Wellington City		
Downtown city centre business	0.23783	13,224,879
Urban	0.03331	9,838,320
Rural	0.00967	34,280
Lower Hutt City		
Urban	0.05901	6,436,091
Rural	0.01652	29,130
Upper Hutt City		
Urban	0.05751	2,049,077
Rural	0.01618	61,114
Porirua City		
Urban	0.06993	3,194,243
Rural	0.01935	74,607
Kapiti Coast District		
Urban	0.02231	1,416,151
Rural	0.00701	85,972
Masterton District		
Urban	0.00914	151,938
Rural	0.00320	70,774
Carterton District		
Urban	0.01607	49,748
Rural	0.00509	44,726
South Wairarapa District		
Urban	0.01698	83,277
Rural	0.00514	77,490
Total regional transport rate		36,921,817

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:

	Rate 2006/07	Revenue sought 2006/07
	cents per \$ of rateable capital value	\$
Targeted rate: river management		
Wellington City	0.00040	141,184
Lower Hutt City	0.01322	1,465,284
Upper Hutt City	0.01378	542,927
Porirua City	0.00181	89,673
Kapiti Coast District	0.01733	1,312,439
Carterton District	0.00171	20,329
Total district-wide river management rate		3,571,836
Greytown Ward	0.05665	129,525
Total river management rates based upon capital value		3,701,361
	Rate 2006/07	Revenue sought 2006/07
	cents per \$ of rateable land value	\$
Greytown stopbank	0.02722	19,682
Donalds Creek stopbank	0.11978	30,653
Total river management rates based upon land value		50,335
Total river management rates		3,751,696

d) *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:

	Rate 2006/07	Revenue sought 2006/07
	\$ per hectare	\$
Targeted rate: bovine Tb		
Land area > 10ha & defined operational area	0.33750	160,425
Total bovine Tb rate		160,425

e) *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:

	Rate 2006/07	Revenue sought 2006/07
	cents per \$ of rateable capital value	\$
Targeted rate: stadium purposes		
Wellington City		
Business	0.00752	618,609
Residential	0.00432	1,160,757
Rural	0.00246	8,730
Lower Hutt City		
Business	0.00711	153,222
Residential	0.00488	427,457
Rural	0.00393	6,924
Upper Hutt City		
Business	0.00366	23,781
Residential	0.00438	128,538
Rural	0.00159	6,021
Porirua City		
Business	0.00545	37,327
Residential	0.00450	174,595
Rural	0.00109	4,214
Kapiti Coast District		
Urban	0.00209	132,753
Rural	0.00106	12,944
Masterton District		
Urban	0.00266	44,251
Rural	0.00072	15,954
Carterton District		
Urban	0.00379	11,740
Rural	0.00106	9,332
South Wairarapa District		
Urban	0.00442	21,674
Rural	0.00076	11,439
Total stadium purposes rate		3,010,262

f) *Targeted Rate: River Management Schemes (1)*

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:

		Rate 2006/07	Revenue sought 2006/07
		\$ per hectare	\$
Targeted rate: river management schemes			
Waingawa	A	124.41280	4,151
	B	80.86830	10,334
	C	62.20640	7,496
	D	55.98580	113
	E	49.76510	8,309
	F	43.54450	1,170
	G	18.66190	874
	H	12.44130	1,976
			34,423

**Targeted rate: river
management schemes**

		Rate 2006/07 \$ per hectare	Revenue sought 2006/07 \$
Lower Wairarapa Valley	A	106.95980	213,026
	B	59.89750	115,820
	C	21.39200	64,884
	D	17.11360	113,398
	E	12.83520	76,503
	F	4.27840	80,521
	U1	0.42780	6
			664,158
Upper Ruamahanga	A	118.43740	10,890
	B	98.69780	653
	C	78.95830	9,813
	D	59.21870	1,043
	E	39.47910	11,756
	F	19.73960	789
	S	1,112.13670	1,668
			36,612
Middle Ruamahanga	A	101.83070	4,553
	B	84.85890	4,641
	C	67.88710	347
	D	50.91530	6,229
	E	33.94360	1,600
	F	16.97180	5,018
	S	1,026.94320	1,746
			24,134
Lower Ruamahanga	A	53.36710	6,825
	B	45.74320	2,502
	C	38.11930	8,338
	D	30.49550	10,103
	E	22.87160	7,515
	F	15.24770	18,719
	SA	1,338.16340	3,345
	SB	669.08180	1,071
Waiohine - rural	A	66.50810	7,470
	B	55.42340	21,034
	C	44.33870	56,638
	D	33.25400	12,068
	E	22.16940	18,016
	S	1,108.46800	14,299
			129,525
Mangatarere	A	48.23830	1,035
	B	46.14100	9,672
	C	39.10000	614
	D	34.60570	2,486
	G	0.14980	56
			13,863
Upper Mangatarere	A	9.55960	665
	B	7.17800	125
	C	4.79530	229
			1,019
Waipoua	A	95.02910	8,398
	B	76.02330	22,715
	C	57.01750	1,269
	D	38.01170	11,166
	SA	3,211.98450	321
	SC	1,919.58840	192
			44,061

Targeted rate: river management schemes

		Rate 2006/07 \$ per hectare	Revenue sought 2006/07 \$
Lower Taueru	A	2.76060	1,121
	B	0.55210	155
	C	0.27610	52
	S	138.03360	168
			1,496
Lower Whangaeahu	A	65.88610	2,232
	B	52.70880	3,406
	C	39.53160	2,123
	D	26.35450	1,930
	E	13.17720	2,302
	S	329.43050	440
			12,433
Total river management scheme rates			1,020,142

g) *Targeted Rate: Catchment Schemes (1)*

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:

		Rate 2006/07 \$ per hectare	Revenue sought 2006/07 \$
Targeted rate: catchment schemes (1)			
Whareama	A	4.08930	2,659
	B	1.57280	1,139
	C	0.27520	12,043
	D	0.23590	5
	E	0.19660	3
	F	0.15730	440
			16,289
Homewood	A	1.31980	3,120
	B	1.25690	559
	C	1.09980	3,671
	D	0.15710	272
			7,622
Maungaraki	A	1.61960	4,575
	B	0.80980	2,019
	C	0.45350	281
			6,875
Upper Kaiwhata	A	6.54130	279
	B	2.86180	229
	C	0.40880	374
	D	0.24530	437
	E	0.16350	306
	F	0.08180	36
			1,661
Lower Kaiwhata	A	10.96880	722
	B	4.79890	222
	C	0.68560	783
	D	0.41130	1,081
	E	0.27420	9
	F	0.13710	38
			2,855
Total catchment management scheme (1) rates			35,302

h) *Targeted Rate: Catchment Schemes (2)*

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

		Rate	Revenue sought
		2006/07	2006/07
		cents per \$ of rateable land value	\$
Targeted rate: catchment schemes (2)			
Awhea-Opouawe	Land value	0.02200	8,948
Mataikona-Whakataki	Land value within scheme area	0.00360	2,701
Total catchment management scheme (2) rates			11,649

i) *Targeted Rate: Catchment Schemes (3)*

The following targeted rates under sections 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002 of a fixed charge per separately used or inhabited part of a rating unit (dwelling) on any unit that has any residential use within the classified scheme area as follows:

		Rate	Revenue sought
		2006/07	2006/07
		\$ per dwelling	\$
Targeted rate: catchment schemes (3)			
Awhea-Opouawe	Charge per dwelling	\$112.50 / \$56.25	8,663
Mataikona-Whakataki	Charge per dwelling	\$16.88	2,058
Total catchment management scheme (3) rates			10,721

j) *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:

		Rate	Revenue sought
		2006/07	2006/07
		\$ per hectare	\$
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

k) *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:

		Rate 2006/07 \$ per hectare	Revenue sought 2006/07 \$
Targeted rate: gravity drainage schemes			
Okawa	A	0.00000	0
Taumata	A	6.79620	1,965
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	19.71070	3,310
	B	16.31960	3,028
	C	12.71660	3,963
	D	7.63000	1,173
	E	6.57020	1,339
	F	6.35830	477
Manaia	A	0.00000	0
Whakawiriwiri	A	0.00000	0
Total gravity drainage scheme rates			20,893

l) *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:

		Rate 2006/07 \$ per hectare	Revenue sought 2006/07 \$
Targeted rate: Te Whiti stopbank			
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>
1	1 September 2006	1 September 2006
2	1 December 2006	1 December 2006
3	1 March 2007	1 March 2007
4	1 June 2007	1 June 2007

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 2006

1 April 2007

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 August 2006	21 August 2006
2	20 October 2006	21 October 2006
3	20 December 2006	21 December 2006
4	20 February 2007	21 February 2007
5	20 April 2007	21 April 2007
6	20 June 2007	21 June 2007

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:

20 October 2006

20 April 2007

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>
<i>1</i>	<i>31 August 2006</i>	<i>31 August 2006</i>
<i>2</i>	<i>31 October 2006</i>	<i>31 October 2006</i>
<i>3</i>	<i>15 January 2007</i>	<i>15 January 2007</i>
<i>4</i>	<i>28 February 2007</i>	<i>28 February 2007</i>
<i>5</i>	<i>30 April 2007</i>	<i>30 April 2007</i>

<i>Cycle Two Instalment</i>	<i>Due Date</i>	<i>Penalty Date</i>
<i>1</i>	<i>30 September 2006</i>	<i>30 September 2006</i>
<i>2</i>	<i>30 November 2006</i>	<i>30 November 2006</i>
<i>3</i>	<i>31 January 2007</i>	<i>31 January 2007</i>
<i>4</i>	<i>31 March 2007</i>	<i>31 March 2007</i>
<i>5</i>	<i>31 May 2007</i>	<i>31 May 2007</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:

7 July 2006

31 December 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>
<i>1</i>	<i>20 September 2006</i>	<i>21 September 2006</i>
<i>2</i>	<i>22 November 2006</i>	<i>23 November 2006</i>
<i>3</i>	<i>24 January 2007</i>	<i>25 January 2007</i>
<i>4</i>	<i>21 March 2007</i>	<i>22 March 2007</i>
<i>5</i>	<i>23 May 2007</i>	<i>24 May 2007</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:

21 September 2006

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>
<i>1</i>	<i>7 September 2006</i>	<i>8 September 2006</i>
<i>2</i>	<i>30 November 2006</i>	<i>1 December 2006</i>
<i>3</i>	<i>1 March 2007</i>	<i>2 March 2007</i>
<i>4</i>	<i>31 May 2007</i>	<i>1 June 2007</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:
7 July 2006
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>
<i>1</i>	<i>21 August 2006</i>	<i>22 August 2006</i>
<i>2</i>	<i>20 November 2006</i>	<i>21 November 2006</i>
<i>3</i>	<i>20 February 2007</i>	<i>21 February 2007</i>
<i>4</i>	<i>21 May 2007</i>	<i>22 May 2007</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:
7 July 2006
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 2006	29 August 2006
2	28 November 2006	29 November 2006
3	28 February 2007	1 March 2007
4	28 May 2007	29 May 2007

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:

9 July 2006

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	21 August 2006	22 August 2006
2	20 November 2006	21 November 2006
3	20 February 2007	21 February 2007
4	21 May 2007	22 May 2007

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 2006

11 January 2007

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>
1	31 October 2006	1 November 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 2006

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:

Chris Gray
Finance Manager

Barry Turfrey
Chief Financial Officer