

Wellington Regional Council Special Order Resolution

Creation 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 and 84 of the Rating Powers Act 1988, Section 716B of the Local Government Act 1974, and all other provisions enabling it in that behalf, as follows:

1. That the system of differential rating set out below be introduced with effect from 1 July 1998.
2. That the system of differential rating shall apply to a works and services rate, to be known as the Stadium Purposes Rate, made and levied by the Wellington Regional Council pursuant to section 5 of the Wellington Regional Council (Stadium Empowering) Act 1996 and 34 of the Rating Powers Act 1988 on rateable property in the Wellington Region 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. The Stadium Purposes Rate shall be made and levied by the Council pursuant to the Rating Powers Act 1988 on the Capital Value of every separately rateable property in the region (other than those separately rateable properties in the Tararua District).

That in accordance with section 84(1)(c) of the Rating Powers Act 1988, the following statement be made on the creation of the differential basis:

4. **Matters taken into account in preparing the proposed system of differential rating as required by sections 5(5)(d) and 5(6) 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 on the proposed system of differential rating.

5. Proposed groups of property for differential rating

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

Categories

Wellington City Business -	all separately rateable properties classified Non-residential 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 classified Business 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 classified Business in the rating roll of Porirua City.
Porirua Residential -	all separately rateable properties classified Residential 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 classified Commercial and Industrial 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 Rural -	all separately rateable properties classified Rural in the rating roll of Kapiti Coast District.
Kapiti Coast Urban -	all separately rateable properties classified Urban in the rating roll of Kapiti Coast District.
Masterton Rural -	all separately rateable properties classified Rural in the rating roll of Masterton District.
Masterton Urban -	all separately rateable properties classified Urban in the rating roll of Masterton District.
Carterton Rural -	all separately rateable properties classified Rural and Rural/Industrial in the rating roll of Carterton District.
Carterton Other -	all separately rateable properties classified as Residential, Commercial/Industrial and Rural Residential in the rating roll of Carterton District.
South Wairarapa Rural -	all separately rateable properties classified Rural, Rural/Commercial and Rural/Retail in the rating roll of South Wairarapa District.
South Wairarapa Other -	all separately rateable properties classified Residential, Rural/Residential and Commercial in the rating roll of South Wairarapa District.

6. **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%
Master-ton Rural	0.53%
Master-ton Urban	1.47%
Carter-ton Rural	0.31%
Carter-ton Other	0.39%
South Wairarapa Rural	0.38%
South Wairarapa Other	0.72%