



Report 01.170

15 March 2001

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Report to the Rural Services and Wairarapa Committee
from David Bulman, Valuation Consultant, and Ian Heslop, Divisional Engineer

Proposed New Rating Classification - Mangatarere River Management Scheme

1. Purpose

To obtain a Committee resolution recommending that Council proceed by way of Special Order to introduce the Mangatarere River Management Scheme Rate.

2. Background

2.1 The section of the Mangatarere Stream from the Waiohine River confluence to 900 metres upstream of Brooklyn Road is within the current Waiohine-Mangatarere River Management Scheme. The rating classification for the Waiohine-Mangatarere River Management Scheme has been reviewed, and a new rating classification has been recommended for adoption by way of Special Order (see Report 01.169).

2.2 This new Waiohine River Management Scheme includes the section of Mangatarere Stream extending from the Waiohine confluence to Hodders Road, but excludes the section extending from Hodders Road to upstream of Brooklyn Road. It is proposed to set up a separate scheme funded by its own rate for this upstream section of the Mangatarere Stream.

2.3 It is anticipated that a new river management scheme may be set up within the next few years consolidating the proposed Mangatarere and current Upper Mangatarere River Management Schemes. A further Special Order creating this larger rating area would have to be passed by Council at that time.

3. Proposed Classification

3.1 The Mangatarere River Management Rate will be made on a differential area of benefit basis, with classes and weighting differentials identical to those in place

under the current classification, with the exception of Class G for which the weighting will increase from zero to 0.01.

- 3.2 The draft Special Order Resolution is set out in Attachment 1, and describes the flooding and erosion benefits and weightings adopted for each class.
- 3.3 Attachment 2 includes the proposed Rating Roll and rating incidence for each property within the benefiting area. WRC Plan Number 4/34 shows the differential rating classification proposed for the benefiting area.
- 3.4 Section 84 of the Rating Powers Act 1988 requires that where the Council introduces a system of differential rating that applies within the district of the Council, it must do so using the Special Order procedure contained in section 716B of the Local Government Act 1974. The Special Order procedure requires that Council put before a meeting its intention to make the Special Order and confirms the Order at a subsequent meeting. This second meeting must be held no later than 70 days after the day of the first meeting or the Special Order lapses.
- 3.5 The intended timetable for the Special Order process is:

19 April 2001	Council approval of intention to establish rating district.
25 April 2001	First public notice given.
16 June 2001	Second public notice given.
28 June 2001	Council confirmation of Special Order.
2 August 2001	Rates are struck.

4. Consultation

- 4.1 The consultation process has consisted of the following:
 - regular meetings of the Waiohine Floodplain Advisory Committee;
 - newsletters distributed to all Scheme ratepayers;
 - individual letters to all Scheme ratepayers;
 - a public exhibition held in Greytown;
 - articles in local newspapers.
- 4.2 The feedback from the consultation process has been minimal. A total of 31 ratepayers received individual letters advising of the proposed new rate. No enquiries or submissions were received.
- 4.3 Staff are confident that sufficient consultation has been undertaken to make ratepayers aware of the changes, and to gauge what is considered to be a very high level of support for the proposal.

5. Communication

There are no further communication measures suggested other than those relating to the Special order process. The Special Order process will provide formal notification to the general public, as well as the opportunity to examine the proposed Classification Plan and Rating Roll, and to make submissions to Council before confirmation or otherwise.

6. Recommendation

That the Committee recommend that the Council, by way of Special Order, adopt a differential rating system for the purpose of collecting a catchment board separate rate from 2001/02, to be known as the Mangatarere River Management Rate, as per Attachment 1 to this report.

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Attachment 1 to Report 01.170

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Wellington Regional Council Special Order Resolution

Creation of Differential Rating System for the Mangatarere 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 Mangatarere 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 Mangatarere 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 Mangatarere River ratepayer representatives), agreed to create a separate scheme for the Mangatarere part of the existing Waiohine-Mangatarere 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	3.22	Land receiving a high degree of relief from flooding and erosion threats.
B	3.08	Land receiving a moderate degree of relief from flooding and erosion threats.
C	2.61	Land receiving a moderate degree of relief from the threat of erosion.
D	2.31	Land receiving a moderate degree of relief from the threat of flooding.
G	0.01	Land receiving indirect benefit from flooding and erosion threats.

C. General effect on the incidence of rates

The introduction 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 rating classifications and the rating area boundary will be a decrease in the level of rates for these 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, and G, as detailed in the Council Classification Plan 4/34 and accompanying Classification roll.

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.

- (4) 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.