



caring about you & your environment

Report 01.254

19 April 2001

File: E/6/1/4

m:\wpdata\mins\council\01.254.doc

Minutes of the Ordinary Meeting of the Wellington Regional Council held in the Wellington Regional Council Chamber, The Regional Council Centre, 142-146 Wakefield Street, Wellington on Thursday, 19 April 2001 at 1.45pm

Present

Councillors Macaskill (Chairperson), Allen, Bonner, Buchanan, Gibson, Laidlaw, Long, McDavitt, McQueen, Shaw, Thomas, Turver and Werry.

Officers Present

Messrs Allard, Annakin, Benham, Bezett, Darroch, Maguire, Margaret McLaughlin, Messrs Schollum, Skene, Stone and Wright and Drs Bradbury and Watson

Public Business

Procedural Items

400 **Apologies**

Resolved

(Chairperson/Cr Allen)

That the apology from Councillor Shields be confirmed.

401 **Public Participation**

There were no members of the public who wished to participate in the meeting.

Matters for Consideration

402 Confirmation of Minutes

Resolved

(Chairperson/Cr Laidlaw)

- (1) *That the minutes of the Special Council meeting, Report 01.153, of 6 March 2001 and the public and public excluded records of the Special Policy and Finance Committee meeting, Report 01.151 and Report PE01.152, of 6 March 2001, be confirmed, the public excluded business to remain confidential.*

Councillor Gibson dissented.

- (2) *That the minutes of the Ordinary Council meeting, Report 01.157, of 8 March 2001 and the record of the Special Policy and Finance Committee meeting, Report 01.156, of 8 March 2001, be confirmed.*
- (3) *That the minutes of the Special Council meeting, Report 01.204, of 22 March 2001 and the record of the Special Policy and Finance Committee meeting, Report 01.203, of 22 March 2001, be confirmed.*

403 Chairman's Report

Report 01.237

File: E/6/1/5

Andrew Annakin

Members noted that Andrew Annakin was leaving the Council to join the Department of Labour and acknowledged his contribution to the Wellington Regional Council by acclamation.

Wellington Conservation Board Vacancies

A copy of a letter dated 11 April 2001 from the Department of Conservation was distributed advising that nominations are currently being sought for the Wellington Conservation Board.

The Chairperson said Councillors could nominate persons to the Board if they so wished. Councillor Laidlaw commented that he was happy to attend the meetings of the Board without having full membership. Mr Ross, District Conservator, had similar representation on the Regional Council's Landcare Committee. The arrangement was working well.

Councillors may nominate persons directly to the Board or may suggest nomination of a person for consideration through the Wellington Regional Council. It was agreed this would not include any present Councillors.

Visit by Auckland Regional Authority

Mr Maguire, Council Secretary, confirmed the visit by the Auckland Regional Authority on 7 May 2001. Members would be involved in discussions on common issues. This would be the first meeting between the two Authorities.

Resolved

(Chairperson/Cr Turver)

That the Report be received.

Reports of Committees

404 Policy and Finance Committee – 19 April 2001

Report 01.236

File: E/6/3/2

Resolved

(Chairperson/Cr McQueen)

That the recommendations of the Policy and Finance Committee meeting, including the public excluded part, held on 19 April 2001, be adopted.

405 Rural Services and Wairarapa – 27 March 2001

Report 01.213

File: E/6/12/1

Resolved

(Cr Long/Cr Buchanan)

That the Report of the meeting of the Rural Services and Wairarapa Committee held on 27 March 2001, Items RSW 306 to RSW 308 inclusive, and Items RSW 312 to RSW 322 inclusive, be adopted.

406 Landcare – 29 March 2001

Report 01.217

File: E/6/16/2

Resolved

(Cr Werry/Cr Bonner)

That the Report of the meeting of the Landcare Committee held on 29 March 2001, Items LC233 to LC235 and LC238 to LC242 inclusive and the recommendations contained therein, be adopted.

407 Regional Land Transport – 2 April 2001

Report 01.226

File: E/6/11/2

Councillor McDavitt said he would like Council to consider the Items RLT97 to RLT99 separately from the main recommendation.

Resolved

(Cr McDavitt/Cr Allen)

That the Report of the meeting of the Regional Land Transport Committee held on 2 April 2001, Items RLT94 to RLT96, and RLT100 to RLT108 inclusive be adopted.

Items RLT 97, RLT 98 and RLT 99 Referring to the Transmission Gully Project

Moved

(Cr McDavitt/Cr McQueen)

- (1) That the Report of the meeting of the Regional Land Transport Committee held on 2 April 2001, Items RLT 97, RLT 98 and RLT99 be received; and*
- (2) That Council requests officers to report back on the Regional Council's various roles according to legislation with regard to Transmission Gully so that the Council's responsibilities contained in the Transit New Zealand letter of 6 March 2001 can be satisfactorily clarified; and,*
- (3) Notes that the Regional Council's Transport Policy Department has a responsibility on the Project Steering Group mentioned in the Transit New Zealand letter pursue the implementation of a "Western Corridor Implementation Plan" and the funding of Transmission Gully.*

The above motion was carried on a division 11 in favour and 1 opposed.

Ayes

Cr Allen
Cr Bonner
Cr Buchanan
Cr Laidlaw
Cr Macaskill
Cr McDavitt
Cr McQueen
Cr Shaw
Cr Thomas
Cr Turver
Cr Werry

Noes

Cr Long

Councillor Gibson abstained.

Report 01.232

File: E/6/18/2

Regional Council Input to District Planning, Wellington City Council

Councillor McDavitt said that the reference to the Environment Court in Paragraph E353 was not correct and said he had recently issued a joint press statement with Councillor Hutchings, Wellington City Council, about Transfund's review of the funding of the Inner City Bypass. A joint letter had also been sent to the Chairperson of Transfund and to the Minister of Transport.

Heritage Buildings

In response to a question from Councillor Gibson, Councillor Buchanan said that the Regional Council has responsibility for heritage buildings listed on a schedule in the Regional Coastal Marine Plan. All other buildings are under the authority of Territorial Authorities.

*Resolved**(Cr Buchanan/Cr Allen)*

That the Report of the meeting of the Environment Committee held on 3 April 2001, Items E 349 to E 363 inclusive, be adopted.

409 **Utility Services – 5 April 2001****Report 01.233**

File: E/6/17/2

*Resolved**(Cr McQueen/Cr Shaw)*

That the Report of the meeting of the Utility Services Committee held on 5 April 2001, Items US 186 to US 192 inclusive, be adopted.

Councillor Thomas left at 3.00pm.

Matters for Consideration410 **Ara-Tahi – 7 March 2001****Report 01.230**

File: X/16/1/1

Councillor McQueen said that on 6 April 2001 he had attended a successful meeting on the Pipitea Marae with the Iwi of the Tenth Trust about water integration. Councillor Hutchings, Wellington City Council, was also present.

*Resolved**(Cr Turver/Cr Buchanan)*

That the Report be received and the information noted.

411 **Wellington Conservation Board Meeting – 16 February 2001**

Report 01.222

File: E/7/10/7 & E/5/1/54

Resolved

(Cr Laidlaw/Cr Long)

That the Report be received and the information noted.

412 **Use of Official Seal**

Report 01.238

File: E/4/2/2

Resolved

(Cr McQueen/Cr McDavitt)

That the Report be received.

413 **Question Time**

1. Councillor Gibson submitted the following written questions:

1.1 To Chief Financial Officer

Can a favourable variance in a Department's wage costs during the year be caused by extra holidays being taken? If so is there any later entry (eg as at 30 June each year) which "corrects" the variance?

Is it a possible source of tension for staff members if staff members are asked to take overdue leave?

1.2 To Chairperson

What was the cost to ratepayers of any overseas trips made by Councillors in 2000 and do you wish to comment on them?

2. Water Integration

Councillor Werry asked the General Manager to determine average costs of water connections in each of the four Territorial Authorities from the information outlined in their Annual Plans.

Councillor Laidlaw left at 3.10pm.

414 **Special Orders**

(1) Regional Transport Rates – Alteration to Differential Special Order

Report 01.229

File: G/6/1/1

Councillors Allen and Turver left at 3.15pm.

Resolved

(Chairperson/Cr McDavitt)

The Wellington Regional Council hereby resolves, by way of Special Order, pursuant to 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 2001.*
- 2. That the system of differential rating shall apply to a works and services rate, to be known as the Regional Transport Rate, made and levied by the Wellington Regional Council pursuant to section 34 of the Rating Powers Act 1988 on all rateable property in the Wellington Region determined by the Council to benefit from regional transport services, 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 Regional Transport 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:***
 - (a) the degree to which different parts of the Region are served by regional transport services; and*
 - (b) the degree of benefit derived or likely to be derived by any category of property from regional transport services provided in that part of the Region; and*
 - (c) the population of that part of the Region; and*
 - (d) the value of infrastructural assets to be provided within different parts of the Region.*
- 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 rolls of the territorial authority in whose district the area of benefit is located:

Area of Benefit	Category	Description
Wellington City	Wellington City Downtown City Centre Business	<i>all separately rateable non-residential properties within the Downtown City Centre, currently shown on Map 32 of the Proposed District Plan of Wellington City, as may be amended from time to time by Wellington City Council.</i>
	Wellington City Business	<i>All separately rateable properties classified Non-residential in the rating roll of Wellington City outside the Downtown City Centre.</i>
	Wellington City Residential	<i>all separately rateable properties classified Residential in the rating roll of Wellington City.</i>
	Wellington City Rural	<i>all separately rateable properties classified Rural and Farm in the rating roll of Wellington City.</i>
Lower Hutt City	Lower Hutt City Business	<i>all separately rateable properties classified Business in the rating roll of Lower Hutt City.</i>
	Lower Hutt City Residential	<i>all separately rateable properties classified Residential in the rating roll of Lower Hutt City</i>
	Lower Hutt City Rural	<i>all separately rateable properties classified Rural in the rating roll of Lower Hutt City.</i>
Porirua City	Porirua City Urban	<i>all separately rateable properties classified Residential and Business in the rating roll of Porirua City.</i>
	Porirua City Rural	<i>all separately rateable properties classified Rural in the rating roll of Porirua City.</i>
Upper Hutt City	Upper Hutt City Urban	<i>all separately rateable properties classified Residential, Commercial and Industrial in the rating roll of Upper Hutt City.</i>
	Upper Hutt City Rural	<i>all separately rateable properties classified Rural in the rating roll of Upper Hutt City.</i>
Kapiti Coast District (Otaki Ward)	Otaki Ward Urban	<i>all separately rateable properties in the Urban rating area of the Otaki Ward of Kapiti Coast District.</i>
	Otaki Ward Rural	<i>all separately rateable properties in the Rural rating area of the Otaki Ward of Kapiti Coast District.</i>
Kapiti Coast	Kapiti Coast Urban	<i>all separately rateable properties in the Urban rating</i>

<i>District (excluding Otaki Ward)</i>	<i>Kapiti Coast Rural</i>	<i>areas of the Paekakariki/Raumati, Paraparaumu and Waikanae Wards of Kapiti Coast District. all separately rateable properties in the Rural rating areas of the Paekakariki/Raumati, Paraparaumu and Waikanae Wards of Kapiti Coast District</i>
<i>Masterton District</i>	<i>Masterton District Urban</i>	<i>all separately rateable properties in the Urban rating areas of Masterton District.</i>
	<i>Masterton District Rural</i>	<i>all separately rateable properties in the Rural rating areas of Masterton District.</i>
<i>Carterton District</i>	<i>Carterton District Urban</i>	<i>all separately rateable properties classified as Residential, Commercial/Industrial and Rural Residential in the rating roll of Carterton District.</i>
	<i>Carterton District Rural</i>	<i>all separately rateable properties classified Rural and Rural/Industrial in the rating roll of Carterton District.</i>
<i>South Wairarapa District</i>	<i>South Wairarapa District Urban</i>	<i>all separately rateable properties classified Urban in the rating roll of South Wairarapa District.</i>
	<i>South Wairarapa District Rural</i>	<i>all separately rateable properties classified Rural in the rating roll of South Wairarapa District.</i>

6. In each rating year the amount of the Regional Transport Rate shall be calculated as follows:

- 6.1 *The Region is divided into the following areas of benefit - Wellington, Lower Hutt, Upper Hutt, Porirua, Kapiti Coast (excluding Otaki Ward), Otaki Ward of Kapiti Coast District, Masterton, South Wairarapa and Carterton.*
- 6.2 *The cost of public transport services and public transport infrastructure provided in each area of benefit is allocated on the following basis:*
- *42.5% (access to jobs) to the area of benefit of origin and charged to residential properties in that district),*
 - *42.5% (increased sales) to the area of benefit of destination (to be charged to the commercial properties in that district),*
 - *10% (less congestion) to be divided equally between the residential ratepayers in the area of benefit of origin and the commercial ratepayers in the area of benefit of destination,*
 - *5% (social) to all ratepayers in the Region, with a 50% discount in Kapiti Coast District (including Otaki), and a 75% discount in Masterton , Carterton and South Wairarapa.*
- 6.3 *The cost of the total mobility programme is allocated between each area of benefit according to the actual expenditure in those areas of benefit where that information is available. Otherwise it is allocated on the basis of*

weighted population. A 50% discount is applied to rural properties to reflect their reduced access to the service.

6.4 *The cost of regional transport planning is allocated between each area of benefit according to equalised capital value, a 75% discount to Masterton, Carterton and South Wairarapa, and a further 50% discount applied to rural properties to reflect that metropolitan areas are the major beneficiaries of transport planning.*

7. *The Regional Transport Rate shall be made and levied on the Capital Value of all separately rateable properties in the Region, (other than those in Tararua District) at such rates in the dollar as are required to yield (as nearly as practicable) the following proportions of the total revenue required for the rate from each differential category in each area of benefit:*

7.1 Wellington City	
<i>Wellington City Downtown City Centre Business</i>	57.23%
<i>Wellington City Business</i>	1.92%
<i>Wellington City Residential</i>	40.70%
<i>Wellington City Rural</i>	0.15%
7.2 Lower Hutt City	
<i>Lower Hutt City Business</i>	78.55%
<i>Lower Hutt City Residential</i>	21.04%
<i>Lower Hutt City Rural</i>	0.41%
7.3 Upper Hutt City	
<i>Upper Hutt City Urban</i>	96.85%
<i>Upper Hutt City Rural</i>	3.15%
7.4 Porirua City	
<i>Porirua City Urban</i>	98.60%
<i>Porirua City Rural</i>	1.40%
7.5 Otaki Ward	
<i>Otaki Ward Urban</i>	68.16%
<i>Otaki Ward Rural</i>	31.84%
7.6 Kapiti Coast District (excluding Otaki Ward)	
<i>Kapiti Coast Urban</i>	98.42%
<i>Kapiti Coast Rural</i>	1.58%
7.7 Masterton District	
<i>Masterton District Urban</i>	80.24%
<i>Masterton District Rural</i>	19.76%

7.8 **Carterton District**

Carterton District Urban	64.43%
Carterton District Rural	35.57%

7.9 **South Wairarapa District**

South Wairarapa District Urban	69.98%
South Wairarapa District Rural	30.02%

8. **Effect on the incidence of rates**

The approximate changes to the incidence of rates for 2001/02 for each class of ratepayer will be as follows:

Constituent City/District	Residential	Business	Rural
Wellington	+\$748,749	(CBD) +\$653,676 (Suburban) +\$25,698	+\$2,967
Lower Hutt	+\$192,115	+\$91,471	+\$1,032
	Urban		
Upper Hutt	+\$49,672		+\$2,038
Porirua	+\$172,923		+\$2,140
Kapiti Coast (Otaki Ward)	+\$3,513		+\$1,654
(Rest of Kapiti)	+\$297,583		+\$3,467
Masterton	+\$18,812		+\$3,989
Carterton	+\$3,386		+\$2,527
South Wairarapa	+\$9,377		+\$3,673

The impact of the Transport Rate on an individual property will vary depending on the movement of that property's capital value, overall movements in the capital value experienced by that rating category, changes in the level of service as well as changes in the number of properties being rated.

9. *After due public notice has been given, this Special Order shall be submitted for confirmation at a meeting of the Wellington Regional Council to be held on 28 June 2001.*

It was further resolved

(Chairperson/Cr McDavitt)

That Council publicly notify its intention to confirm the attached Special Order.

Councillor Gibson left at 3.20pm.

(2) Proposed New Rating Classification – Mangatarere River Management Scheme

Report 01.235

File: E/6/12/1

Resolved

(Cr Long/Cr Buchanan)

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 know 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:

<i>Class</i>	<i>Proportion</i>	<i>Description</i>
<i>A</i>	<i>3.22</i>	<i>Land receiving a high degree of relief from flooding and erosion threats.</i>
<i>B</i>	<i>3.08</i>	<i>Land receiving a moderate degree of relief from flooding and erosion threats.</i>
<i>C</i>	<i>2.61</i>	<i>Land receiving a moderate degree of relief from the threat of erosion.</i>
<i>D</i>	<i>2.31</i>	<i>Land receiving a moderate degree of relief from the threat of flooding.</i>
<i>G</i>	<i>0.01</i>	<i>Land receiving indirect benefit from flooding and erosion threats.</i>

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.*

(3) Proposed New Rating Classification – Waiohine (Rural) River Management Differential and Waiohine (Greytown) River Management Rates

Report 01.228

File: E/6/12/1

Resolved

(Cr Long/Cr Buchanan)

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 know 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:

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

S	100	<i>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.</i>
---	-----	---

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. The Council may, by resolution, amend the allocation of any property or part of a property to any particular classification.

- (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.*

Council also resolved as follows:

Resolved

(Cr Long/Cr Buchanan)

That Council, adopts the Waiohine (Greytown) River Management Rate as a rate made on a uniform capital value basis on all property in the Greytown urban area as defined by WRC Plan Number 3/112.

(4) Proposed New Rating Classification – Waipoua River Management Scheme

Report 01.234

File: E/6/12/1

Resolved

(Cr Long/Cr Buchanan)

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 Waipoua 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 Waipoua 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 Waipoua Floodplain Advisory Committee (which includes representatives of the ratepayers) redesigned the rates funding of the Waipoua 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:

<i>Class</i>	<i>Proportion</i>	<i>Description</i>
<i>A</i>	<i>5</i>	<i>Land receiving a high degree of relief from flooding and erosion threats.</i>
<i>B</i>	<i>4</i>	<i>Land receiving a high degree of relief from the threat of erosion.</i>
<i>C</i>	<i>3</i>	<i>Land receiving a moderate degree of relief from flooding and erosion threats.</i>
<i>D</i>	<i>2</i>	<i>Land receiving a moderate degree of relief from the threat of erosion.</i>
<i>SA</i>	<i>169</i>	<i>Dwellings or commercial buildings and their immediate surroundings, sited on Class A land, which without the current flood protection measures would be at an increased risk of being surrounded or entered by floodwaters.</i>
<i>SC</i>	<i>101</i>	<i>Dwellings or commercial buildings and their immediate surroundings, sited on Class C land, which without the current flood protection measures would be at an increased risk of being surrounded or entered by floodwaters.</i>

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 adoption of new classifications, will be an increase in the rates to be paid by properties of classification SA and SC.

The rates will be levied on a per hectare basis applied differentially in terms of the stated proportions to Classes A, B, C, D, SA, and SC, as detailed in the Council Classification Plan 5/45 and accompanying Classification roll. The Council may, by resolution, amend the allocation of any property or part of a property to any particular classification.

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.*

415 **General**

Resolved

(Chairperson/Cr Shaw)

That Councillor Allen be granted leave of absence from Friday 20 April 2001 until Monday 30 April 2001 inclusive.

Councillor Bonner left at 3.25pm.

416 **Exclusion of the Public**

Report 01.249

Resolved

(Chairperson/Cr Werry)

That the public be excluded from the following part of the proceedings of this meeting namely:

Notice of Motion – Pauatahanui Inlet

The general subject of each matter to be considered while the public is excluded, the reasons for passing this resolution in relation to each matter and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

<i>General subject of each matter to be considered:</i>	<i>Reason for passing this resolution in relation to each matter</i>	<i>Ground under section 48(1) for the passing of this resolution</i>
<p>Notice of Motion – Pauatahanui Inlet</p>	<p><i>– Because of the need to carry on negotiations (including commercial negotiations)</i></p>	<p><i>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist (ie including commercial negotiations)</i></p>

This resolution is made in reliance on section 48(1) (a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act, or section 6 or section 7 or section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

Wellington Regional Council

The open part of the meeting closed at 3.35pm.

CR SA MACASKILL

Chairperson

Date: