

## **Report 01.426**

19 June 2001

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Report to Wellington Regional Council  
From: Lloyd Bezett, Policy Analyst, Council Secretariat

### **Waipoua, Mangatarere, Waiohine (Rural) River Management Rating Schemes - Confirmation of Differential Special Orders**

#### **1. Purpose**

To seek confirmation of the Special Orders altering the systems of differential rating to be applied to the Waipoua, Mangatarere and Waiohine (Rural) River Management Schemes.

#### **2. Background**

At a special meeting on 19 April 2001, Council resolved to alter the systems of differential rating to be applied to the Waipoua and Waiohine (Rural) River Management Schemes and create a system of differential rating for the Mangatarere River Management Scheme.

As required by the Special Order procedure, the proposed changes have been publicly notified and made available for public inspection for a period of between 61 and 70 days. Copies of the rolls and maps of the each river management scheme have been available for public inspection at the Wellington and Masterton offices of the Council.

#### **3. Comment**

To date no submissions have been received on the proposed differential rating systems. Under section 716B of the Local Government Act 1974, submissions may be received up until the Special Order is confirmed. Should any submissions be received they will be tabled for consideration at the meeting.

It should be noted that the alteration of Waiohine (Rural) differential rating system is in conjunction with the introduction of a uniform rate made and levied on a capital value basis on all properties in urban Greytown. The introduction of this rate does not require a Special Order

#### 4. Recommendation

*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:*

**(A) Waipoua River Management Rate**

- i) That the system of differential rating set out below be introduced with effect from 1 July 2001.*
- ii) 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.*
- iii) 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:*

***Matters taken into account in preparing the proposed introduction of the system of differential rating:***

*The Council has, in consultation with the Waipoua River Management Scheme Advisory Committee (which includes representatives of the ratepayers) redesigned the rates funding 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 the maintenance of existing and construction of new erosion mitigation measures,*
- The characteristics or use of any property or any actions of its occupier that either contribute 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, and*

- *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.*

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

<b><i>Class</i></b>	<b><i>Proportion</i></b>	<b><i>Description</i></b>
A	5	<i>Land receiving a high degree of relief from flooding and erosion threats.</i>
B	4	<i>Land receiving a high degree of relief from the threat of erosion.</i>
C	3	<i>Land receiving a moderate degree of relief from flooding and erosion threats.</i>
D	2	<i>Land receiving a moderate degree of relief from the threat of erosion.</i>
SA	342	<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>
SC	205	<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>

***(B) Mangatarere River Management Rate***

- i) *That the system of differential rating set out below be introduced with effect from 1 July 2001.*
- ii) *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 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.*

- iii) *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:*

***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 the ratepayers) agreed to create a separate scheme for the Mangatarere part of the existing 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 the maintenance of existing or construction of new erosion mitigation measures,*
- *The characteristics or use of any property or any actions of its occupier that either contribute 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, and*
- *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.*

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

<b><i>Class</i></b>	<b><i>Proportion</i></b>	<b><i>Description</i></b>
<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</i>	<i>Land receiving indirect benefit from flooding and erosion threats.</i>

***(C) Waiohine (Rural) River Management Rate***

- i) *That the system of differential rating set out below be introduced with effect from 1 July 2001.*

- ii) *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.*
- iii) *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:*

***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 the South Wairarapa District Council) redesigned the rates funding 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 the maintenance of existing or construction of new erosion mitigation measures,*
- *The characteristics or use of any property or any actions of its occupier that either contribute or alleviate the need for flood protection of 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, and*
- *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.*

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

<b><i>Class</i></b>	<b><i>Proportion</i></b>	<b><i>Description</i></b>
A	6	<i>Land receiving a high degree of flood relief. Flooding occurred regularly prior to provision of the current high level of flood protection.</i>

- B 5 Land receiving a moderate degree of flood relief. Flooding occurred occasionally prior to provision of the current high level of flood protection, or 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 or flooding occurred occasionally prior to the current moderate level of flood protection or 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.*

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