

22 July 2024

File Ref: OIAPR-1274023063-28740

By email: [REDACTED]

Tēnā koe [REDACTED]

Request for information 2024-158

I refer to your request for information dated 15 July 2024, which was received by Greater Wellington Regional Council (Greater Wellington) on 15 July 2024.

You have requested

- Information for better understanding of how much different properties of average values pay towards the different rates Greater Wellington charges.
- We provide the percentages of how much each territorial authority ratepayers pay towards the different rate types.
- An explanation with examples of properties used in the 2024-34 Long-Term Plan consultation document
- The factors used for all rates to be calculated across the region.

The requested information is in the format attached as agreed by you on the phone, 15 July 2024.

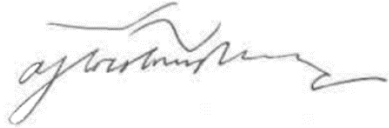
Greater Wellington's response follows:

The information you have requested is in the attached document as you agreed to.

If you have any concerns with the decision(s) referred to in this letter, you have the right to request an investigation and review by the Ombudsman under section 27(3) of the Local Government Official Information and Meetings Act 1987.

Please note that it is our policy to proactively release our responses to official information requests where possible. Our response to your request will be published shortly on Greater Wellington's website with your personal information removed.

Nāku iti noa, nā



Alison Trustrum

Kaiwhakahaere Matua, Pūtea me ngā Tūraru | Group Manager, Finance and Risk Group

PROACTIVE RELEASE

Breakdown of Greater Wellington Regional Council 2024/25 rates and a comparison of average residential properties across the region

The averages indicated below were accurate as of May 2024. (Table 1)

| Property | Value | Total Rates | General Rate calculation factor | Flood Protection targeted rates | Public Transport targeted rates |
|---------------------------------------|-------------|-------------|---------------------------------|---|---------------------------------|
| Average SWDC pastoral | \$3,328,000 | \$2,077.42 | \$1,589.95 | Varies depending on location | \$470.21 |
| Average SWDC dairy farm | \$4,257,000 | \$2,652.51 | \$2,033.78 | Varies depending on location | \$601.47 |
| Average SWDC lifestyle | \$1,229,000 | \$778.05 | \$587.16 | Varies depending on location | \$173.65 |
| Average Featherston residential | \$508,000 | \$936.50 | \$242.70 | \$533.00 (this number is approx. but also varies depending on location) | \$143.55 |
| Average residential – Wellington City | \$1,273,970 | \$1,177.71 | \$530.10 | \$3.31 | \$627.02 |
| Average residential – Hutt City | \$828,360 | \$1,093.94 | \$394.96 | \$21.45 | \$467.20 |
| Average residential – Masterton | \$531,977 | \$451.62 | \$272.96 | Varies depending on location | \$161.46 |
| Average residential – Carterton | \$596,804 | \$485.84 | \$291.89 | \$4.06 | \$172.66 |

| | | | | | |
|--|-----------|----------|----------|------------------------------|----------|
| Average residential – South Wairarapa | \$763,875 | \$598.10 | \$364.98 | Varies depending on location | \$215.87 |
|--|-----------|----------|----------|------------------------------|----------|

*Calculation factor – Cents per dollar of Capital Value

The table does not include:

- Fixed rate charges (Regional Economic Development Rate - \$15 per rateable unit)
- Warm Wellington Targeted rates
- Drainage Scheme(s) charges
- Flood Schemes

Q: What are the Public Transport differentials and what percentage of the total rates collection is paid by each category:

A: Greater Wellington applies a targeted differential to the Public Transport rate:

| PT target differentials | Differential |
|--------------------------------------|---------------------|
| Wellington CBD | 7 |
| Business - excl Wairarapa | 1.4 |
| Business - Wairarapa | 1 |
| Residential - excl Wairarapa & Otaki | 1 |
| Residential - Wairarapa & Otaki | 0.5 |
| Rural | 0.25 |

| CBD Business | Business | Residential | Rural |
|---------------------|-----------------|--------------------|--------------|
| 29.04% | 9.71% | 59.36% | 1.90% |

What percentage of the rates is paid by each Territorial Authority?

| Territorial Authority | General Rate | Public Transport | Total Rates Collection |
|------------------------------|---------------------|-------------------------|-------------------------------|
| Wellington City | 45.37% | 61.77% | 52.14% |
| Hutt City | 17.60% | 14.93% | 18.78% |
| Upper Hutt City | 7.11% | 5.51% | 6.45% |
| Porirua City | 8.70% | 6.89% | 6.93% |
| Kāpiti Coast District | 10.57% | 5.75% | 9.44% |
| South Wairarapa District | 3.50% | 1.04% | 2.06% |
| Masterton District | 5.02% | 1.73% | 2.95% |
| Carterton District | 2.10% | 0.62% | 1.23% |

Q: On Pg 45-50 of the 2024 Consultation document, What Capital Value examples have you got that amount to the changes shown?

A: Those capital values were snapshotted at December 2023 by those territorial authorities during for rates consultation purposes. Those values refreshed in May 2024, please refer to average residential property in Table 1.

The following table show the calculation factor for each rate (2024/25):

| GENERAL RATE | |
|----------------------------|--|
| Territorial Authority Area | 2024/25 Cents per \$ of rateable Capital Value |
| Wellington City | 0.04161 |
| Lower Hutt City | 0.04768 |
| Upper Hutt City | 0.04543 |
| Porirua City | 0.04825 |
| Kāpiti Coast District | 0.04916 |
| South Wairarapa District | 0.04778 |
| Masterton District | 0.05131 |
| Carterton District | 0.04891 |
| Tararua District | 0.05203 |

Q: Please explain: Why are the factors different for reach Territorial Authority (TA) when you say the General rate is applied to all ratepayers based on their capital value?

A: Greater Wellington uses net equalised capital value as a percentage to allocate general rates across all TA's. Each year, we receive an equalisation certificate from Quotable Value, which shows the value of all districts as of the last re-valuation date. This information is used to distribute the rates allocated by capital value equally across the districts, ensuring that general rates are allocated fairly and consistently based on the principle of capital value.

The factors are calculated based on each TA's total capital value and the allocated amount of the general rate. Therefore, they differ from one TA to another.

| PUBLIC TRANSPORT RATE | | |
|------------------------------|-------------------------------|---|
| Targeted Area | Rating Category | 2024/25 Cents per \$ of rateable Capital Value |
| Wellington City | CBD | 0.34455 |
| | Business | 0.06891 |
| | Residential | 0.04922 |
| | Rural | 0.01231 |
| Lower Hutt City | Business | 0.07896 |
| | Residential | 0.05640 |
| | Rural | 0.01410 |
| Upper Hutt City | Business | 0.07335 |
| | Residential | 0.05372 |
| | Rural | 0.01341 |
| Porirua City | Business | 0.07991 |
| | Residential | 0.05708 |
| | Rural | 0.01427 |
| Kāpiti Coast District | Business | 0.08142 |
| | Residential excl. Otaki | 0.05816 |
| | Residential Otaki rating area | 0.02908 |
| | Rural | 0.01454 |
| South Wairarapa District | Business | 0.05652 |
| | Residential | 0.02826 |
| | Rural | 0.01413 |
| Masterton District | Business | 0.06069 |
| | Residential | 0.03035 |

| | | |
|--------------------|-------------|---------|
| | Rural | 0.01517 |
| Carterton District | Business | 0.05785 |
| | Residential | 0.02893 |
| | Rural | 0.01446 |

| Targeted River Management Rate | |
|---|--|
| Targeted Area | 2024/25 Cents per \$ of rateable CV or LV |
| Wellington City | 0.00026 |
| Lower Hutt City | 0.02590 |
| Upper Hutt City | 0.01003 |
| Porirua City | 0.00055 |
| Kāpiti Coast District | 0.00869 |
| Carterton District | 0.00068 |
| Greytown Ward | 0.00794 |
| Featherston Urban: Donalds Creek Stopbank | 0.00105 |
| Te Kauru | 0.00544 |
| Waiohine FMP scheme | 0.00262 |

| Targeted River Management Rate | | |
|--------------------------------|-------|------------------------|
| Targeted Area | Class | 2024/25 \$ Per Hectare |
| Waiohine Rural | A | 56.18660 |
| | B | 46.82225 |
| | C | 37.45770 |
| | D | 28.09345 |
| | E | 18.72890 |
| | S | 936.44375 |
| Mangatarere | A | 42.45560 |
| | B | 40.60974 |
| | C | 34.41281 |
| | D | 30.45733 |

| Targeted Area | Class | 2024/25 \$ Per SUIP | Per Point |
|---|-------|---------------------|-----------|
| Lower Wairarapa Valley Development Scheme | A | - | 0.36963 |
| | Sa | 30.34032 | - |
| | Sb | 60.72369 | - |

| Scheme Area | Class | 2024/25 \$ Per Hectare |
|---------------|-------|------------------------|
| Te Hopai | A | 58.55619 |
| Moonmoot Pump | A | 164.21706 |
| Onoke Pump | A | 91.18996 |
| Pouawha Pump | A | 137.56624 |

| Scheme Area | Class | 2024/25 \$ Per Hectare |
|-------------|-------|------------------------|
| Okawa | A | 17.73933 |
| Taumata | A | 23.10983 |
| East Pukio | A | 96.73777 |
| Longbush | A | 35.04243 |
| | B | 17.52114 |
| Otahoua | A | 92.65550 |
| Te Whiti | A | 34.25402 |
| Ahikouka | A | 62.00041 |
| Battersea | A | 53.30722 |
| | B | 44.13608 |
| | C | 34.39167 |
| | D | 20.63503 |
| | E | 17.76900 |

| | | |
|---------------|---|-----------|
| | F | 17.19595 |
| Manaia | A | 111.49710 |
| Whakawiriwiri | A | 27.85496 |

| CATCHMENT SCHEMES #1 | | |
|-----------------------------|--------------|-------------------------------|
| Scheme Area | Class | 2024/25 \$ Per Hectare |
| Whareama | A | 6.12590 |
| | B | 2.35608 |
| | C | 0.41232 |
| | E | 0.29451 |
| | F | 0.23557 |
| | Homewood | A |
| Homewood | B | 2.43758 |
| | C | 2.13293 |
| | D | 0.30465 |
| | Maungaraki | A |
| Upper Kaiwhata | B | 0.62650 |
| | A | 13.74847 |
| | B | 6.01504 |
| | C | 0.85926 |
| | D | 0.51560 |
| | E | 0.34365 |
| | F | 0.17195 |
| Lower Kaiwhata | A | 22.31267 |
| | B | 9.76179 |

| | | |
|--|---|---------|
| | C | 1.39454 |
| | D | 0.83668 |
| | F | 0.27936 |

| CATCHMENT SCHEMES #3 | |
|-----------------------------|--|
| Scheme Area | 2024/25 \$ Per SUIP |
| Awhea-Opouawe | \$184.35 + \$92.29 (additional dwellings) |
| Mataikona-Whakataki | 29.73 |
| Maungaraki | 46.99 |

| CATCHMENT SCHEMES #4 | |
|-----------------------------|--|
| Scheme Area | 2024/25 Cents per metre of river frontage |
| Maungaraki | 0.04386 |

PROACTIVE RELEASE

| Territorial Authority Area | Category | 2024/25 \$ Per Rating Unit | 2024/25 Cents per \$ of rateable Capital Value |
|-----------------------------------|-----------------|---|---|
| ALL Territorial Authorities | Residential | \$17.25 | - |
| | Rural | | |
| Wellington City | CBD | - | 0.00633 |
| | Business | - | 0.00633 |
| Lower Hutt City | Business | - | 0.00726 |
| Upper Hutt City | | - | 0.00691 |
| Porirua City | | - | 0.00734 |
| Kāpiti Coast | | - | 0.00748 |
| Masterton District | | - | 0.00781 |
| Carterton District | | - | 0.00744 |
| South Wairarapa District | | - | 0.00727 |