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## **SETTING OF RATES FOR 2007/2008**

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### **1. Purpose of Report**

To recommend to Council that it set the rates for Wellington City for the year commencing on 1 July 2007 and ending on 30 June 2008, under the Local Government (Rating) Act 2002.

### **2. Recommendations**

It is recommended that Council:

- 1. Receive the information.*
- 2. Having adopted the amendment to the Long Term Council Community Plan 2006/07–15/16, and 2007/08 Annual Plan and the funding impact statement, resolve under section 23 and 24 of the Local Government Rating Act to set the rates for the year commencing on 1 July 2007 and concluding on 30 June 2008, as described in section 4 of this report.*

### **3. Background**

The Strategy and Policy Committee resolved to recommend to Council the adoption of the 2007/08 Annual Plan and amended Long Term Council Community Plan at its meeting of 20 June 2007.

A separate report recommending the approval of the Annual Plan and Long Term Council Community Plan will be considered by Council on 27 June 2007 (prior to the consideration of this report).

Under section 23 of the Local Government (Rating) Act 2002, the Council is now required, by way of resolution, to set rates for the year commencing on 1 July 2007 and ending on 30 June 2008.

### **4. Rates Resolution**

#### **4.1 Setting of Rates for 2007/08**

Pursuant to the Local Government (Rating) Act 2002 and all other Acts and powers enabling on that behalf, the Wellington City Council sets the rates for the period commencing on 1 July 2007 and concluding on 30 June 2008 as follows:

All rates specified within this resolution are GST inclusive.

All references within this resolution to LGRA mean the Local Government (Rating) Act 2002.

### **(a) General Rate**

A differential general rate is set under section 13 and 14 of the LGRA as an amount per dollar of rateable capital value on each rating unit as follows:

- a rate of 0.168082 cents per dollar of rateable capital value on every rating unit in the “Base” differential rating category.
- a rate of 0.709320 cents per dollar of rateable capital value on every rating unit in the “Commercial, industrial and business” differential rating category.

### **(b) Targeted rate for water supply**

A targeted rate for water supply is set under section 16 and section 19 of the LGRA on each rating unit connected to the city water supply as follows:

- For rating units incorporated in the Base differential, either:
  - (i) a fixed water meter charge of \$1.37 per cubic meter of water used on all rating units and/or property connected to the public water supply with a water meter installed and an administrative charge of \$84.38 per annum, or
  - (ii) a fixed amount of \$112.50 per rating unit and a rate of 0.045514 cents per dollar of rateable capital value on all rating units connected to the public water supply without a water meter installed.
- For rating units incorporated in the Commercial, Industrial and Business differential, either:
  - (i) a fixed water meter charge of \$1.37 per cubic meter of water used on all rating units and/or property connected to the public water supply with a water meter installed and an administrative charge of \$84.38 per annum, or
  - (ii) a rate of 0.278706 cents per dollar of rateable capital value on all rating units connected to the public water supply, without a water meter installed.

### **(c) Targeted rate for sewerage**

A targeted rate for sewerage is set under section 16 of the LGRA on each rating unit connected to the Council sewerage system as follows:

- For rating units incorporated in the Base differential:
  - (i) a fixed amount of \$112.50 and a rate of 0.042053 cents per dollar of rateable capital value on all rating units connected to a public sewerage drain.

- For rating units incorporated in the Commercial, Industrial and Business differential:
  - (i) a rate of 0.170751 cents per dollar of rateable capital value on all rating units connected to a public sewerage drain.

#### **d) Targeted rate for storm water**

A targeted rate for stormwater is set under section 16 of the LGRA as follows:

- For rating units incorporated in the Base differential:
  - (i) a rate of 0.035076 cents per dollar of rateable capital value on every rating unit in the “Base” differential rating category, but excluding those rating units classified as “rural under the Council’s operative District Plan.
- For rating units incorporated in the Commercial, Industrial and Business differential:
  - (i) a rate of 0.031525 cents per dollar of rateable capital value on every rating unit in the “Commercial, industrial and business” differential rating category, but excluding those rating units classified as “rural under the Council’s operative District Plan.

#### **e) Targeted rate for the commercial, industrial and business sector**

A targeted rate for activities where the Council’s Revenue and Financing Policy identifies that the benefit can be attributed to the commercial, industrial and business sector and where the activity is not incorporated in other service related targeted rates is set under section 16 of the LGRA as follows:

- For rating units incorporated in the Commercial, Industrial and Business differential:
  - (i) a rate of 0.022338 cents per dollar of rateable capital value on every rating unit in the “Commercial, industrial and business” differential rating category.

#### **f) Targeted rate for the base sector**

A targeted rate for activities where the Council’s Revenue and Financing Policy identifies that the benefit can be attributed to rating units incorporated in the Base differential sectors and where the activity is not incorporated in other service related targeted rates is set under section 16 of the LGRA as follows:

- For rating units incorporated in the Base differential:
  - (i) a rate of 0.022612 cents per dollar of rateable capital value on every rating unit in the “Base” differential rating category.

### **g) Targeted rate for Downtown Area**

A targeted rate for the Downtown Area is set under section 16 of the LGRA on each rating unit incorporated in the Commercial, industrial and business differential and located within the area designated as the “Central Area” under the Wellington City shown on Map 32 as reprinted on 2/11/2005 and operative as at that date.

A rate of 0.163064 cents per dollar of rateable capital value.

### **h) Targeted rate for the Indoor Community Sport Centre**

A targeted rate to fund a portion of the cost of the proposed Indoor Community Sports Centre under section 16 of the LGRA as follows:

- For rating units incorporated in the Base differential:
  - (i) a rate of 0.003274 cents per dollar of rateable capital value on every rating unit in the “Base” differential rating category, but excluding those rating units classified as “rural under the Council’s operative District Plan.
- For rating units incorporated in the Commercial, Industrial and Business differential:
  - (i) a rate of 0.003392 cents per dollar of rateable capital value on every rating unit in the “Commercial, industrial and business” differential rating category, but excluding those rating units classified as “rural under the Council’s operative District Plan.

### **i) Targeted rate for Tawa Driveways**

A targeted rate for Tawa Driveways is set under section 16 of the LGRA on each rating unit identified as being one of a specific group of rating units with shared residential access driveways in the suburb of Tawa, that are maintained by the Council as follows:

- A fixed amount of \$100 per rating unit.

### **j) Targeted rate for Marsden Village**

A targeted rate set under section 16 of the LGRA on all rating units incorporated in the commercial, industrial and business differential that are located in the Marsden shopping village as follows:

- A rate of 0.13242 cents per dollar of rateable capital value.

## **4.2 Different Categories**

Under section 14 and 17 of the LGRA the Council adopts the following as definitions for its differential categories for the 2006/07 rating year for the purposes of:

- the general rate
- the targeted water rate

- the targeted sewerage rate
- the downtown levy
- the indoor community sports centre targeted rate
- the Marsden Village targeted rate
- the Tawa driveways targeted rate

**(a) Base differential**

This includes:

- (i) Separately rateable land used solely for one or more household units; excluding those properties that provide short stay (28 days or less) commercial accommodation for which a tariff is charged
- (ii) Vacant land zoned residential
- (iii) Rural land (including farmland and lifestyle blocks) under the District Plan that is administered by Council, but excluding any rating unit that is used for rural industrial purposes
- (iv) Separately rateable land occupied by a charitable organisation, which is deemed by the Council to be used exclusively or principally for sporting, recreation or community purposes and that does not generate any private pecuniary profit.

This category has a general rate differential rating factor of 1.0

**(b) Commercial, Industrial and Business differential**

This includes:

- (i) Separately rateable land used for a commercial or industrial purpose
- (ii) Vacant land zoned commercial, industrial or rural industrial under the District Plan administered by the Council
- (iii) Land used for offices, administrative and/or associated functions
- (iv) Land used for commercial accommodation for which a tariff is charged, where the principal purpose is the provision of short stay accommodation
- (v) Business-related premises used principally for private pecuniary benefit
- (vi) Utility networks
- (vii) Any property not otherwise categorised within the Base differential.

This category has a general rate differential rating factor of 4.2

### 4.3 Non-Rateable Land

#### (a) Non-rateable

Having first been classified under the Base or Commercial, industrial and business differential under section 16 of the LGRA, any land referred to in Part 1, Schedule 1 of this Act is non-rateable for all rates except for sewerage and water supply targeted rates to which the full rate applies under section 9(a) of the LGRA.

#### (b) 50 percent non-rateable

Having first been classified under the Base or Commercial, industrial and business differential under section 16 of the LGRA, any land referred to in Part 2, Schedule 1 of this Act is 50% non-rateable in respect of all rates except for sewerage and water supply targeted rates to which the full rate applies under section 9(a) of the LGRA.

### 4.4 Division of a Rating Unit

The separate parts of a rating unit may be differentially rated where the Council deems that a part of the property is non-rateable or the property fits under more than one rating differential and either:

- a) the total rateable capital value of the rating unit is above \$800,000, *or*
- b) the minority use(s) account for more than 30 percent of the total rateable capital value of the rating unit.

In any other case, or where the Council, in particular circumstances considers it appropriate, the General rate differential is determined by principal use.

### 4.5 Due Date for Payment of Rates

With the exception of targeted water rates where charged via a water meter, all rates will be payable in four instalments due on:

<b>Instalment Number</b>	<b>Due date</b>
Instalment One	1 September 2007
Instalment Two	1 December 2007
Instalment Three	1 March 2008
Instalment Four	1 June 2008

Targeted water rates that are charged via water meter on rating units incorporated under the Commercial, industrial and business differential will be invoiced on a one, two or three-month cycle.

Targeted water rates that are charged via water meter on rating units incorporated under the Base differential will be invoiced on a three-month cycle.

## **4.6 Penalties**

Pursuant to section 57 and 58 of the LGRA, the Council delegates the authority to the Chief Financial Officer to apply the following penalties on unpaid rates:

- a) A penalty of 10 percent on the amount of any instalment unpaid after the due date. No discounts are offered for early/full payment of rates.
- b) An additional penalty of 10 percent on 1 October on any rates due but unpaid at the end of each financial year (30 June), and still unpaid on 1 October.
- c) A further additional penalty of 10% on rates to which a penalty has already been added under paragraph (b) on rates due but unpaid at the end of each financial year (30 June) still unpaid on the 1 April following.
- d) A 10 percent penalty may be applied to water meter charges unpaid one month after the invoice date. An additional 10 percent penalty may be applied on 1 October on charges that were unpaid at the end of the financial year (30 June) and remain unpaid on 1 October. Further additional penalties may be applied six-monthly thereafter.

## **4.7 Payment of Rates**

Rates payments can be made at any of the following:

City Service Centre, 101 Wakefield Street  
Mervin Kemp Library, 158 Main Road, Tawa  
Newtown Library and Service Centre, 13 Constable Street  
Kilbirnie Library and Service Centre, 101 Kilbirnie Crescent  
Johnsonville Library and Service Centre, 5 Broderick Street

## **4.8 Compliance**

Pursuant to section 23 (5) of the Local Government (Rating) Act 2002, within 20 working days of the making of this resolution, a copy will be sent to the Secretary of Local Government.

## Total Rates Requirement

The Council's rates and charges for the 2007/08 year are set out in the table below:

<i>Rate</i>	<i>Factor</i>	<i>Differentiation</i>	<i>Total Value of Factor</i>	<i>Rate/charge</i>	<i>Rates yield GST Inclusive</i> (\$000's)
<b>General Rate</b>	Capital Value	Base differential use	\$30,281,269,415	¢0.168082	50,897
	Capital Value	Commercial, industrial & business use	\$9,309,656,822	¢0.709320	66,035
	<b>TOTAL</b>				<b>116,932</b>
<b>Sewerage Rate</b>	Fixed charge	Base differential use / connection status	62536 properties	\$112.50	7,035
	Capital Value	Base differential use / connection status	\$31,685,628,488	¢0.042053	13,325
	Capital Value	Commercial, industrial and business use / connection status	\$7,949,276,928	¢0.170751	13,573
	<b>TOTAL</b>				<b>33,933</b>
<b>Water rate</b>	Fixed charge	Base differential use/connection status	56559 properties	\$112.50	6,363
	Capital Value	Base differential use/connection status	\$26,439,572,888	¢0.045514	12,034
	Consumption unit charge	Base differential use/connection status	n/a	\$1.37 / m <sup>3</sup>	394
	Capital Value	Commercial, industrial and business use /connection status	\$768,719,152	¢0.278706	2,142
	Consumption unit charge	Commercial, industrial and business use /connection status	n/a	\$1.37 / m <sup>3</sup>	10,384
	<b>TOTAL</b>				<b>31,317</b>
<b>Stormwater rate</b>	Capital Value	Base differential use (excluding rural)	\$29,889,254,972	¢0.035076	10,484
	Capital Value	Commercial, industrial and business use (excluding rural)	8,314,133,238	¢0.031525	2,621
	<b>TOTAL</b>				<b>13,105</b>



<i>Rate</i>	<i>Factor</i>	<i>Differentiation</i>	<i>Total Value of Factor</i>	<i>Rate/charge</i>	<i>Rates yield GST Inclusive</i> (\$000's)
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<b>Indoor Community Sports Centre rate</b>	Capital Value	Base differential use	\$30,281,269,415	¢0.003274	991
	Capital Value	Commercial, industrial and business use	8,314,133,238	¢0.003392	282
	<b>TOTAL</b>				<b>1,273</b>
<b>Base sector targeted rate</b>	Capital Value	Residential use	\$30,281,269,415	¢0.022612	<b>6,847</b>
<b>Commercial sector targeted rate</b>	Capital Value	Commercial, industrial & business use	\$9,309,656,822	¢0.022338	<b>2,080</b>
<b>Downtown levy</b>	Capital Value	Commercial, industrial & business use / central city location	\$6,428,690,918	¢0.163064	<b>10,483</b>
<b>Tawa driveways levy</b>	Fixed charge	Shared residential access driveways in the suburb of Tawa and maintained by the Council	247 properties	\$100.00	<b>25</b>
<b>Marsden Village levy</b>	Capital Value	Commercial, industrial & business use located in Marsden shopping village	\$10,534,048	¢0.132420	<b>14</b>
<b>TOTAL RATES REQUIREMENT (INCLUDING GST)</b>					<b>216,009</b>

## Indicative rates for 2007/08

The tables below provide a guide for rates for 2007/08 (inclusive of GST). Indicative rates are shown for different types of property's depending on the increase in the property's value since last year. Residential rates include a Uniform Targeted Rate of \$225 (including GST) per property for water and sewage. This assumes you have no water meter - if you do have a water meter, your rates bill will not include the Uniform Targeted Rate for water. Greater Wellington - The Regional Council rates are excluded from these figures.

### Indicative residential property (without a water meter)

2007/08 Capital Values \$	2007/08 Rates \$	Percentage change in capital value from last year			
		5%	10%	15%	20%
Expected percentage change in rates					
200,000	858	2%	5%	9%	13%
300,000	1,175	2%	6%	10%	14%
400,000	1,491	2%	6%	11%	15%
500,000	1,808	2%	6%	11%	15%
600,000	2,125	2%	7%	11%	16%
700,000	2,441	2%	7%	11%	16%
800,000	2,758	2%	7%	11%	16%
900,000	3,074	2%	7%	12%	16%

### Indicative suburban commercial property rates (with water meter)

2007/08 Capital Values \$	2007/08 Total Rates \$	Percentage change in capital value from last year			
		5%	10%	15%	20%
Expected percentage change in rates					
250,000	2,343	-3%	3%	8%	14%
500,000	4,687	-3%	3%	8%	14%
750,000	7,030	-3%	3%	8%	14%
1,000,000	9,373	-3%	3%	8%	14%
1,500,000	14,060	-3%	3%	8%	14%
2,000,000	18,747	-3%	3%	8%	14%
5,000,000	46,866	-3%	3%	8%	14%
10,000,000	93,733	-3%	3%	8%	14%

### Total Rates 2007/08 (including GST)

	Base (residential) share \$000	Commercial share \$000	Total Rates \$000
General Rate	50,897	66,035	116,932
Water Rate (incl. water meters & UAC)	18,791	12,527	31,317
Sewerage Rate (incl. UAC)	20,360	13,573	33,933
Stormwater rate	10,484	2,621	13,105
Targeted sector rates	6,847	2,080	8,927
Downtown Levy	-	10,483	10,483
Indoor Community Sports Centre targeted rate	991	282	1,273
Tawa driveways	25		25
Marsden Village		14	14
<b>Total Rates</b>	<b>108,395</b>	<b>107,615</b>	<b>216,009</b>

### Indicative downtown commercial property rates (without water meter)

2007/08 Capital Values \$	2007/08 Total Rates \$	Percentage change in capital value from last year			
		5%	10%	15%	20%
Expected percentage change in rates					
250,000	3,448	-2%	3%	9%	14%
500,000	6,895	-2%	3%	9%	14%
750,000	10,343	-2%	3%	9%	14%
1,000,000	13,791	-2%	3%	9%	14%
1,500,000	20,686	-2%	3%	9%	14%
2,000,000	27,582	-2%	3%	9%	14%
5,000,000	68,955	-2%	3%	9%	14%
10,000,000	137,910	-2%	3%	9%	14%

### Indicative downtown commercial property rates (with water meter)

2007/08 Capital Values \$	2007/08 Total Rates \$	Percentage change in capital value from last year			
		5%	10%	15%	20%
Expected percentage change in rates					
250,000	2,751	-3%	2%	8%	13%
500,000	5,502	-3%	2%	8%	13%
750,000	8,253	-3%	2%	8%	13%
1,000,000	11,004	-3%	2%	8%	13%
1,500,000	16,506	-3%	2%	8%	13%
2,000,000	22,008	-3%	2%	8%	13%
5,000,000	55,020	-3%	2%	8%	13%
10,000,000	110,039	-3%	2%	8%	13%