

NOTICES OF MOTION

1. ALTERATION OF SYSTEM OF DIFFERENTIAL RATING

At the Council meeting on Wednesday 22 July 1998, the Council resolved by way of special resolution to alter the system of differential rating. This change was made to comply with decisions made through the Funding Policy. Public notices of this resolution have been given and the required 60 days period since the adoption of the resolution have now lapsed. To comply with S84 of the Rating Powers Act, the Council is now required to confirm the resolution which is set out below:

That the Christchurch City Council, pursuant to the provisions of the Local Government Act 1974 and the Rating Powers Act 1988, resolves by way of Special Order as follows:

1. (a) *That pursuant to sections 84 and 85 of the Rating Powers Act 1988, the Christchurch City Council alters the system of differential rating adopted by the Council on 5 October 1994, to the system set out in this special order.*
- (b) *That the system of differential rating set out in this special order shall come into force with effect from 1 July 1998.*
2. *That all capital value rates made and levied by the Christchurch City Council over the whole of its district shall be subject to the system of differential rating, including separate rates for land drainage, sewerage and water.*
3. *The rate in the dollar made and levied on any specified category of property for each rate type excluding the uniform annual general charge shall be made and levied in the following proportions:*

<i>Categories/Sectors</i>		<i>Proportions</i>
<i>General Rate</i>		
<i>Sector A</i>	<i>Commercial and Industrial Properties</i>	<i>37.77</i>
<i>Sector B</i>	<i>Residential and Other Properties</i>	<i>60.58</i>
<i>Sector C</i>	<i>Rural Properties</i>	<i>1.65</i>
<i>Sector D</i>	<i>Institutions (Non-Rateable)</i>	<i>.0</i>
		<i>100%</i>

<i>Categories/Sectors</i>		<i>Proportions</i>
<i>Water Rate</i>		
<i>Sector A</i>	<i>Commercial and Industrial Properties</i>	<i>9.50</i>
<i>Sector B</i>	<i>Residential and Other Properties</i>	<i>86.77</i>
<i>Sector C</i>	<i>Rural Properties</i>	<i>.91</i>
<i>Sector D</i>	<i>Institutions (Non-Rateable)</i>	<i>2.82</i>
		<i>100%</i>

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<i>Categories/Sectors</i>		<i>Proportions</i>
<i>Land Drainage</i>		
<i>Sector A</i>	<i>Commercial and Industrial Properties</i>	<i>19.16</i>
<i>Sector B</i>	<i>Residential and Other Properties</i>	<i>79.01</i>
<i>Sector C</i>	<i>Rural Properties</i>	<i>1.83</i>
<i>Sector D</i>	<i>Institutions (Non-Rateable)</i>	<i>.0</i>
		<i>100%</i>

<i>Categories/Sectors</i>		<i>Proportions</i>
<i>Sewerage</i>		
<i>Sector A</i>	<i>Commercial and Industrial Properties</i>	<i>16.21</i>
<i>Sector B</i>	<i>Residential and Other Properties</i>	<i>79.29</i>
<i>Sector C</i>	<i>Rural Properties</i>	<i>0.37</i>
<i>Sector D</i>	<i>Institutions (Non-Rateable)</i>	<i>4.13</i>
		<i>100%</i>

<i>Categories/Sectors</i>		<i>Proportions</i>
<i>Total</i>		
<i>Sector A</i>	<i>Commercial and Industrial Properties</i>	<i>30.02</i>
<i>Sector B</i>	<i>Residential and Other Properties</i>	<i>67.61</i>
<i>Sector C</i>	<i>Rural Properties</i>	<i>1.47</i>
<i>Sector D</i>	<i>Institutions (Non-Rateable)</i>	<i>.90</i>
		<i>100%</i>

2. *The following statement is made pursuant to section 84(1)(c) of the Rating Powers Act 1988.*

(i) ***Matters taken into Account in Altering the System of Differential Rating***

The following matters have been taken into account in altering the differential rating system:

- (a) *The Council has adopted a Funding Policy which identifies the allocation of costs. This includes an assessment of the rates required to finance the Annual Plan, to be applied to the sectors A, B, C and D (above).*
- (b) *The differential rating special order resolution gives effect to the Funding Policy and Annual Plan.*
- (c) *The reasons for the allocation of rates to each sector are outlined in the Funding Policy and Annual Plan.*

(ii) ***Categories of Property - Defined***

That for the purpose of the differential rating system, every separately rateable property within the City of Christchurch shall be classified into one of the following sectors:

1 Cont'd***Sector A — Commercial and Industrial Properties***

Any separately rateable property which is:

- (a) used for a commercial or industrial purpose (including travellers and special purpose accommodation, offices and administrative and associated functions); or*
- (b) vacant land zoned commercial, industrial or rural industrial under the transitional district plan administered by the Council.*

Sector B — Residential and Other Properties

Includes any separately rateable property which is:

- (a) used for residential purposes (including home ownership flats); or*
- (b) vacant land zoned residential or rural residential under the transitional district plan administered by the Council; or*
- (c) land not otherwise classified under sectors A, C or D.*

Sector C — Rural Properties

Includes any separately rateable property which is:

- (a) used solely or principally for:*
 - (i) agricultural or horticultural or pastoral purposes; or*
 - (ii) for the keeping of bees or poultry; or*
- (b) zoned rural under the transitional district plan administered by the Council, but does not include any separately rateable property which is:*
 - (i) zoned rural industrial or rural residential under the transitional district plan administered by the Council; or*
 - (ii) zoned rural and used principally for residential purposes (including home ownership flats).*

Sector D — Institutions (Non-Rateable)

These are properties which are deemed not to be rateable property pursuant to Sections 4, 5 and 6 of the Rating Powers Act 1988

Although this sector is exempt from paying general rates, it is still liable for separate rates for water and sewerage.

(iii) General Effect on the Incidence of Rates between Groups of Ratepayers

- (a) The sectors as a whole pay rates either more or less than they would otherwise pay if there was no differential as is indicated by the following percentages:*

<i>Sector A — Commercial/Industrial properties</i>	<i>27.73%</i>
<i>Sector B — Residential and Other properties</i>	<i>70.07%</i>
<i>Sector C — Rural properties</i>	<i>1.39%</i>
<i>Sector D — Institutions (Non-Rateable)</i>	<i>.81%</i>

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This comparison assumes a Uniform Annual General Charge of \$105 will be applied.

(b) The change for each sector from the 1997/98 rates requirement after allowing for the impact of capital growth is:

<i>Sector A — Commercial/Industrial properties</i>	<i>+2.18%</i>
<i>Sector B — Residential and Other properties</i>	<i>+2.45%</i>
<i>Sector C — Rural properties</i>	<i>-0.54%</i>
<i>Sector D — Institutions (Non-Rateable)</i>	<i>-32.98%</i>

Individual properties may experience an increase or decrease in rates payable which is greater or less than the average for the sector to which they belong. This will be a consequence of factors other than the amendment to the differential system (for instance, as a result of changes in valuation and the uniform annual general charge).

2. MAKING AND LEVYING OF RATES AND ADDITIONAL CHARGES FOR 1998/99

In accordance with a resolution adopted by the Council at its Special Meeting on Monday 29 June 1998, public notice has been given pursuant to the Rating Powers Act 1988 of the Council's intention to consider the proposed resolution set out below to strike and levy rates in accordance with the approved Annual Plan.

The resolution is now submitted for adoption:

- “(a) Pursuant to Sections 12, 16, 17 and 19 of the Rating Powers Act 1988 the Christchurch City Council hereby resolves to make and levy the rates and uniform annual general charge set out in Schedules I and II (attached) for the year commencing on 1 July 1998 and ending on 30 June 1999, on the rateable value of every separately rateable property appearing in the Valuation Roll for the time being in force in the City of Christchurch. In accordance with the Special Order dated 29 June 1994, such rates and uniform annual general charge shall be due and payable by four instalments over three rating areas as follows:*

	<i>1st Instalment</i>	<i>2nd Instalment</i>	<i>3rd Instalment</i>	<i>4th Instalment</i>
<i>Area 1</i>	<i>15 August 1998</i>	<i>15 November 1998</i>	<i>15 February 1999</i>	<i>15 May 1999</i>
<i>Area 2</i>	<i>15 September 1998</i>	<i>15 December 1998</i>	<i>15 March 1999</i>	<i>15 June 1999</i>
<i>Area 3</i>	<i>31 August 1998</i>	<i>30 November 1998</i>	<i>28 February 1999</i>	<i>31 May 1999</i>

The areas are defined by the Valuation Roll districts as contained in the resolution dated 29 June 1994, but:

Area 1: includes generally the Central City and the suburbs of St Albans, Merivale, Mairehau, Papanui, Riccarton, Addington, Spreydon, Sydenham, Beckenham and Opawa;

Area 2: includes generally the suburbs of Shirley, New Brighton, Linwood, Woolston, Mt Pleasant, Sumner, Cashmere and Heathcote;

Area 3: includes generally the suburbs of Belfast, Parklands, Harewood, Avonhead, Bishopdale, Ilam, Fendalton, Hornby, Templeton and Halswell.

- (b) Pursuant to Section 132 of the Rating Powers Act 1988 the Council prescribes the following additional charges to be added, during the year commencing on 1 July 1998 and ending on 30 June 1999:*
- (i) An additional charge of 10% of the amount of the outstanding rates, whole dollars only, which are levied in the 1 July 1998 to 30 June 1999 financial year to be added on the dates set out below to the rates remaining unpaid on those dates:*

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	<i>1st Instalment</i>	<i>2nd Instalment</i>	<i>3rd Instalment</i>	<i>4th Instalment</i>
<i>Area 1</i>	<i>19 August 1998</i>	<i>18 November 1998</i>	<i>17 February 1999</i>	<i>19 May 1999</i>
<i>Area 2</i>	<i>17 September 1998</i>	<i>17 December 1998</i>	<i>17 March 1999</i>	<i>17 June 1999</i>
<i>Area 3</i>	<i>2 September 1998</i>	<i>2 December 1998</i>	<i>3 March 1999</i>	<i>2 June 1999</i>

(ii) *A further additional charge of 10% to be added to the amount of the unpaid rates, whole dollars only, levied in any previous financial year and which remain unpaid on 1 October 1998.*

(iii) *A further additional charge of 10% to be added to the amount of the unpaid rates, whole dollars only, levied in any previous financial year and which remain unpaid on 1 April 1999.*

The Valuation Roll and Rates Records for the Christchurch City Council's district are available for inspection at the Civic Offices, 163 Tuam Street, Christchurch."