

ALTERATION OF SYSTEM OF DIFFERENTIAL RATING

The Christchurch City Council, at a meeting held in the Civic Offices, 163 Tuam Street, Christchurch at 9am on Tuesday 16 July 2002, passed the following resolution:

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 17 September 2001, 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 2002.*
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:*

	Categories/Sectors	Proportions
General Rate		
Sector A	Commercial and Industrial Properties	31.22
Sector B	Residential and Other Properties	67.00
Sector C	Rural Properties	1.78
Sector D	Institutions (Non-Rateable)	.0
		100%

	Categories/Sectors	Proportions
Water Rate		
Sector A	Commercial and Industrial Properties	18.50
Sector B	Residential and Other Properties	75.58
Sector C	Rural Properties	0.80
Sector D	Institutions (Non-Rateable)	5.12
		100%

	Categories/Sectors	Proportions
Land Drainage		
Sector A	Commercial and Industrial Properties	20.15
Sector B	Residential and Other Properties	78.06
Sector C	Rural Properties	1.79
Sector D	Institutions (Non-Rateable)	.0
		100%

	Categories/Sectors	Proportions
Sewerage		
Sector A	Commercial and Industrial Properties	19.42
Sector B	Residential and Other Properties	75.46
Sector C	Rural Properties	0.41
Sector D	Institutions (Non-Rateable)	4.71
		100%

	Categories/Sectors	Proportions
Total		
Sector A	Commercial and Industrial Properties	27.94
Sector B	Residential and Other Properties	69.54
Sector C	Rural Properties	1.54
Sector D	Institutions (Non-Rateable)	0.98
		100%

4. 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 Financial Plan and Programme: 2003 Edition.

(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:

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, and commercially owned and operated utility networks); 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; or
- (d) Council operated utility networks.

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 properties 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:

Sector A – Commercial/Industrial properties	+27.52%
Sector B – Residential and Other properties	-6.28%
Sector C – Rural properties	-34.72%
Sector D – Institutions (Non-Rateable)	-3.64%

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

- (b) The change for each sector from the 2001/02 rates requirement after allowing for the impact of capital growth is:

Sector A – Commercial/Industrial properties	+1.92%
Sector B – Residential and Other properties	+4.20%
Sector C – Rural properties	+11.76%
Sector D – Institutions (Non-Rateable)	+3.43%

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).

5. That after the required public notices have been given, this resolution by way of special order be submitted for confirmation to an ordinary meeting of the Council to be held in the Council Chambers, 163-173 Tuam Street, Christchurch on Monday 23 September 2002 commencing at 2.45pm.”

Copies of the foregoing resolution and statement are now available for public inspection during ordinary office hours without fee at the Civic Offices (163 Tuam Street), the Central Library (corner Gloucester Street and Oxford Terrace), suburban service centres and community libraries.

The resolution will be submitted to a meeting of the Council to be held in the Civic Offices at 2.45pm on Monday 23 September 2002 for confirmation as a Special Order.

Any person upon enquiring in person at the Civic Offices or in writing addressed to the City Manager or Rates Policy Manager will be advised of the type or group of property to which a particular property will be allocated.

Any ratepayer may, at any time after confirmation of the Special Order on Monday 23 September 2002 object to the Council in accordance with Section 116 of the Rating Powers Act 1988 against the allocation of a property to a particular type or group of property.