

**WAIROA DISTRICT COUNCIL**

**SPECIAL MEETING OF COUNCIL**

Minutes of an Special Meeting of Council to Adopt the 2007-2008 Annual Plan and Amendment to the LTCCP and to Levy Rates for the Year Commencing 01 July 2007 held in the Wairoa District Council Chambers, Coronation Square, Wairoa on Friday 29 June 2007 at 9.00am

---

**PRESENT:** His Worship the Mayor Mr L Probert (Chair)

**COUNCILLORS**

S Birrell, D Eaglesome, B McKinnon, B Shortt, D Caves

**IN ATTENDANCE:** P J Freeman (Chief Executive Officer)  
R Snow (Finance Manager)  
M Jones (Secretary)

CIVIC PRAYER

Councillor Eaglesome gave the Civic Prayer.

APOLOGIES

NIL

CALLS FOR ITEMS OF URGENT GENERAL BUSINESS NOT INCLUDED IN THE AGENDA AND NOTICES

1. Confidential Item Chief Executive Officer

**2007-2008 ANNUAL PLAN**

**F01.23**

The Mayor and CEO spoke briefly to the report.

The Finance Manager then advised Council that there would need to be a few adjustments made prior to adoption and these were outlined.

(a) Pg 5 Noted that there would be changes in some of the rating differentials and that the Uniform Annual General Charge would increase to 30% of the total rate.

The next 3 changes involved changes to the Charging Mechanisms and these were explained.

(b) Pg 25 Library –Changed to 100% Uniform Annual General Charge.

(c) Pg 37 Safer Communities –Changed to Uniform Annual General Charge

(d) Pg 43 Economic Development – Change to 70% funded from general rate based on property capital value and 30% funded from Uniform Annual General Charge.

(e) Pg 70 Under the heading Uniform Annual General Charge – 3rd paragraph, add in Safer Communities. The statement would now read “The uniform annual general charge will be used to fund Community Representation, Maori Liaison, **Safer Communities** and 100% of Library costs, and 30% of Economic Development costs.

<p><b><u>Resolved:</u></b> <i>That the Annual Plan for the year ended 30 June 2008 be adopted subject to the amendments outlined above being made.</i></p>	<p><b><i>McIntyre/McKinnon</i></b></p>
--	--

**Resolved:** *That the Amendment to the LTCCP be adopted.* **Birrell/McIntyre**

**REGISTER OF FEES AND CHARGES**

**F01.23**

The Chief Executive Officer spoke to the report. He noted some amendments to be made but added that these were more in the nature of formatting and grammar changes.

Mr Freeman also advised that there would be a slight increase in some charges in line with the LTCCP but that there would be significant increases in deposit fees for Resource Consents, however these were in line with what other local bodies were charging.

**Resolved:** *That the Register of Fees and Charges be adopted with amendments.* **Shortt/Eaglesome**

**RESOLUTION TO SET RATES FOR THE  
YEAR COMMENCING 1<sup>ST</sup> JULY 2007**

**F09.01**

Considerable discussion took place on the issue of rating in general and it was pointed out that Council had looked at 19 models before arriving at their decision, which they believed to be the fairest and most equitable.

After presenting Councillors with a copy of a newspaper article from the Dominion entitled "Seaside residents revolt against rates", His Worship pointed out that Wairoa did not have this problem on their own.

**Resolved:** *That the Wairoa District Council set the following rates under the Local Government (Rating) Act 2002 for the financial year commencing 1<sup>st</sup> July 2007 and ending on 30 June 2008.* **Shortt/Caves**

*Uniform Annual General Charge*

*A uniform annual general charge of \$332.90 (inclusive of GST) per separately used or inhabited part of a rating unit, set under section 15 of the Local Government (Rating) Act 2002.*

2. *Water Charges*

(a) *Wairoa Ward*

*A uniform annual charge in respect of the ordinary supply of water set under section 15 of the Local Government (Rating) Act 2002, for each separately occupied portion of any rating unit of \$340.80 (inclusive of GST) provided that the uniform annual charge payable in respect of any separately occupied portion of any rating unit to which water can be supplied but is not supplied (being a property situated within 100 metres of any part of the water reticulation system) the charge shall be \$170.40 (inclusive of GST).*

(b) *Mahanga Supply area*

*A uniform annual charge in respect of the ordinary supply of water set under section 15 of the Local Government (Rating) Act 2002 in respect of each separately rateable property of \$300.80 (inclusive of GST) (being a property situated within 100 metres of any part of the Mahanga Water Reticulation System).*

(c) *Tuai Supply area*

*A uniform annual charge in respect of the ordinary supply of water set under section 15 of the Local Government (Rating) Act 2002 in respect of each separately rateable property of \$394.00 (inclusive of GST) (being a property situated within 100 metres of any part of the Tuai Water Reticulation System).*

**Resolved: Cont'd**

3. Sewerage Charges

(a) Wairoa Ward

*A uniform annual charge set under section 15 of the Local Government (Rating) Act 2002 of \$274.20 (inclusive of GST) for each water closet or urinal connected, either directly or through a private drain to a public sewerage drain provided that every separately rating unit used exclusively as, or principally as a residence of not more than one household, shall be deemed to have not more than one water closet or urinal.*

*Provided also that where a rating unit is situated not more than 30 metres from a public sewerage drain to which it is capable of being connected, either directly or through a private drain, to any public sewerage drain the charge shall be \$137.10 (inclusive of GST).*

*In respect of those rating units (excluding residential) that have multiple water closets or urinals connected either directly or through a private drain to a public drain a stepped regime of sewerage charges shall apply as under:*

(i) *For all properties with up to 5 pans will be at full charge.*

(ii) *For all properties with pan connections greater than 5 but less than 16 pans the charging regime shall be:*

- |    |                     |                         |
|----|---------------------|-------------------------|
| 1. | <i>Pans 1 to 5</i>  | <i>full rate</i>        |
| 2. | <i>Pans 6 to 15</i> | <i>70% of full rate</i> |

(iii) *For all properties with multiple pan connections per property*

- |    |                             |                         |
|----|-----------------------------|-------------------------|
| 1. | <i>Pans 1 to 5</i>          | <i>full rate</i>        |
| 2. | <i>Pans 6 - 15</i>          | <i>70% of full rate</i> |
| 3. | <i>Pans greater than 15</i> | <i>50% of full rate</i> |

(b) Tuai Village

*A uniform annual charge set under section 15 of the Local Government (Rating) Act 2002 of \$418.40 (inclusive of GST) for each water closet or urinal connected, either directly or through a private drain to a public sewerage drain provided that every separate rating unit used exclusively as, or principally as a residence of not more than one household, shall be deemed to have not more than one water closet or urinal. Provided also that where a rateable property is situated within 30 metres of a public sewerage drain to which it is capable of being connected, either directly or through a private drain, to any public sewerage drain, the charge shall be \$209.20 (inclusive of GST).*

4. Uniform Annual Charge – Drainage Wairoa Township

*A Uniform Annual Charge set under section 15 of the Local Government (Rating) Act 2002, of \$86.70 (inclusive of GST) on every separate rating unit situated within the Wairoa Urban area as defined in the Differential Rating Special Orders Resolution confirmed on 1<sup>st</sup> August 2001 under A General 2 "The Urban Area".*

**Resolved: Cont'd**

5. *Uniform Annual Charge – Drainage Mahia Township*

*A Uniform Annual Charge set under section 15 of the Local Government (Rating) Act 2002, of \$162.20 (inclusive of GST) on every separate rating unit situated within the Mahia Township area with valuation references inclusive of and between 870016600 to 870017000 and 870030400 to 870042617 and 870050801 to 870050839.*

6. *Uniform Annual Charge – Waste Management Wairoa Township*

*A Uniform Annual Charge set under section 15 of the Local Government (Rating) Act 2002, of \$135.70 (inclusive of GST) on every separate rating unit situated within the Wairoa Urban area as defined in the Differential Rating Special Orders Resolution confirmed on 1<sup>st</sup> August 2001 under A General 2 "The Urban Area".*

7. *Uniform Annual Charge – Waste Management Rural Areas*

*A Uniform Annual Charge set under section 15 of the Local Government (Rating) Act 2002, of \$135.70 (inclusive of GST) on every separate rating unit situated within the Rural area as defined in the Differential Rating Special Orders Resolution confirmed on 1<sup>st</sup> August 2001 under A General 2 "The Rural Area".*

8. *Water by Meter*

*The following charges in respect of metered supplies and extra ordinary water charges are deemed to be inclusive of GST.*

a. *For metered supply within the Wairoa Township Reticulation Area*

<i>Minimum per 3 months</i>	<i>\$85.20</i>
<i>Per Cubic Metre</i>	<i>60 cents</i>

b. *For metered supply within the Frasertown Reticulation Area*

<i>Minimum per 3 months</i>	<i>\$150.00</i>
<i>Per Cubic Metre</i>	<i>60 cents</i>

c. *For metered supply within the Wairoa Environs area (being those properties not included in 1 & 2 above)*

<i>Minimum per 3 months</i>	<i>\$91.20</i>
<i>Per Cubic Meter</i>	<i>60 cents</i>

d. *For metered supply within the Tuai Reticulation Area*

<i>Minimum per 6 months</i>	<i>\$197.00</i>
<i>Per cubic metre</i>	<i>19 cents</i>

e. *For supply to AFFCO Ltd (under Agreement)*

*The charges are subject to negotiation*

**Resolved: Cont'd**

9. *General Rate (Land Value Based)*

*A general rate set under section 13 of the Local Government (Rating) Act 2002, made on every rating unit, assessed on a differential basis as follows: -*

- a. *General Urban 1.0 – being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township”, and with a land value less than \$80,000, a general rate of 0.20059 cents in the dollar (inclusive of GST) of all rateable land value.*
- b. *General Urban 3.5 - being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township Commercial/Industrial” a general rate of 0.70205 cents in the dollar (inclusive of GST) of all rateable land value.*
- c. *General Rural 1.0 - being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural” a general rate of 0.02980 cents in the dollar (inclusive of GST) of all rateable land value.*
- d. *General Rural Resident 0.5 - being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Residential” a general rate of 0.01490 cents in the dollar (inclusive of GST) of all rateable land value.*
- e. *General Urban 0.3 – being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township” and with a land value exceeding \$79,999, a general rate of 0.06018 cents in the dollar (inclusive of GST) of all rateable land value.*

10. *Roading Separate Rate (Land Value Based)*

*A targeted rate set under section 16 of the Local Government (Rating) Act 2002 assessed on a differential basis as follows: -*

- a. *Roading Urban 1.0 - being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township” and with a land value less than \$80,000, a separate rate of 1.07920 cents in the dollar (inclusive of GST) of all rateable land value.*
- b. *Roading Urban 3.5 - being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township Commercial/Industrial” a separate rate of 3.77721 cents in the dollar (inclusive of GST) of all rateable land value.*

*Roading Rural 1.0 with LV < \$100,000 - being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural” with Land Value less than \$100,000 a separate rate of 0.26752 cents in the dollar (inclusive of GST) of all rateable land value.*

*Roading Rural 1.0 with LV \$100,000 to \$1,000,000 - being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural”, with Land Values between \$100,000 and \$1,000,000 a separate rate of 0.26752 cents in the dollar (inclusive of GST) of all rateable land value.*

**Resolved: Cont'd**

*Roading Rural 1.0 with LV > \$1,000,000 - being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural" with Land Values greater than \$1,000,000 a separate rate of 0.26752 cents in the dollar (inclusive of GST) of all rateable land value.*

- f. Roothing Rural Resident 0.5 - being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Residential" a separate rate of 0.13376 cents in the dollar (inclusive of GST) of all rateable land value*
- g. Roothing Rural Forestry 1.0 - being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Forestry", with a land area less than 100 hectares, a separate rate of 0.26752 cents in the dollar (inclusive of GST) of all rateable land value.*
- h. Roothing Rural Forestry 1.18 - being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Forestry", with a land area equal to or greater than 100 hectares, a separate rate of 0.31567 cents in the dollar (inclusive of GST) of all rateable land value.*
- i. Roothing Urban 0.3 - being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township" and with a land value exceeding \$79,999 a separate rate of 0.32376 cents in the dollar (inclusive of GST) of all rateable land value.*

11. *Stormwater Drainage Separate Rate (Land Value Based)*

*A targeted rate set under section 16 of the Local Government (Rating) Act 2002 assessed on a differential basis as follows: -*

- a. Stormwater/Drainage Urban 1.0 - being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as "Wairoa Township", and with a land value less than \$80,000, a separate rate of 0.03600 cents in the dollar (inclusive of GST) of all rateable land value.*
- b. Stormwater/Drainage Urban 3.5 - being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township Commercial/Industrial" a separate rate of 0.12600 cents in the dollar (inclusive of GST) of all rateable land value.*
- c. Stormwater/Drainage Rural 1.0 - being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural" a separate rate of 0.00170 cents in the dollar (inclusive of GST) of all rateable land value.*
- d. Stormwater/Drainage Rural Resident 0.5 - being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Residential" a separate rate of 0.00085 cents in the dollar (inclusive of GST) of all rateable land value.*
- e. Stormwater/Drainage Urban 0.3 - being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as "Wairoa Township" and with a land value exceeding \$79,999 a separate rate of 0.01125 cents in the dollar (inclusive of GST) of all rateable land value.*

**Resolved: Cont'd**

12. *Services Separate Rate (Capital Value Based)*

*A targeted rate set under section 16 of the Local Government (Rating) Act 2002 assessed on a differential basis as follows: -*

- a. *Services Urban 1.0 – being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township”, and with a land value less than \$80,000, a separate rate of 0.04324 cents in the dollar (inclusive of GST) of all rateable capital value.*
- b. *Services Township 3.5 – being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township Commercial/Industrial with rateable capital value less than \$200,000.00” a separate rate of 0.15135 cents in the dollar (inclusive of GST) of all rateable capital value.*
- c. *Services Township 2.5 – being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township Commercial/Industrial with rateable capital value equal to or greater than \$200,000.00” a separate rate of 0.10811 cents in the dollar (inclusive of GST) of all rateable capital value.*
- d. *Services Rural 1.0 – being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural” a separate rate of 0.01004 cents in the dollar (inclusive of GST) of all rateable capital value.*
- e. *Services Rural Resident 0.5 - being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as “Wairoa Rural Residential” a separate rate of 0.00502 cents in the dollar (inclusive of GST) of all rateable capital value.*
- f. *Services Rural Commercial 3.7 - being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Commercial/Industrial with rateable capital value greater than \$200,000.00” a separate rate of 0.03716 cents in the dollar (inclusive of GST) of all rateable land value.*

13. *Recreation Separate Rate (Capital Value Based)*

*A targeted rate set under section 16 of the Local Government (Rating) Act 2002 assessed on a differential basis as follows: -*

- a. *Recreation Urban 1.0 - being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township”, and with a land value less than \$80,000, a separate rate of 0.12978 cents in the dollar (inclusive of GST) of all rateable capital value.*
- b. *Recreation Urban 3.5 – being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township Commercial/Industrial with rateable capital value less than \$200,000.00” a separate rate of 0.45423 cents in the dollar (inclusive of GST) of all rateable capital value.*

**Resolved: Cont'd**

- c. *Recreation Urban 2.5 – being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Township Commercial/Industrial with rateable capital value equal to or greater than \$200,000.00” a separate rate of 0.32445 cents in the dollar (inclusive of GST) of all rateable capital value.*
- d. *Recreation Rural 1.0 – being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural” a separate rate of 0.01893 cents in the dollar (inclusive of GST) of all rateable capital value.*
- e. *Recreation Rural Resident 0.5 - being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Residential” a separate rate of 0.00947 cents in the dollar (inclusive of GST) of all rateable capital value.*
- f. *Recreation Rural Commercial 3.7 - being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Commercial/Industrial with rateable capital value greater than \$200,000.00” a separate rate of 0.07004 cents in the dollar (inclusive of GST) of all rateable land value*

14. **PAYMENT OF RATES BY INSTALMENT**

*Pursuant to section 52 of the Local Government (Rating) Act 2002, with the exception of Water by Meter, rates shall be payable in instalments due on 20 August 2007, 20 November 2007, 20 February 2008 and 20 May 2008.*

15. **ADDITIONAL CHARGES ON UNPAID RATES**

- (a) *An additional charge of 10% inclusive of GST will be added to each instalment if not paid on or before 20 August 2007, 20 November 2007, 20 February 2008 and 20 May 2008.*
- (b) *A further second additional charge of 10% inclusive of GST will be added to all rates levied before 1 July 2007 remaining unpaid as at 1st day of July 2007.*
- (c) *A continuing additional charge of 10% inclusive of GST will be added to the amount of rates or instalments remaining unpaid at the 1st day of July for each successive year after the application of (b) above.*

*The Council will allow a discount of 5% on total annual rates paid in full on or before 20 August 2007.*

16. **PAYMENT OF RATES**

*That rates shall be payable at the Council Offices, Coronation Square, Wairoa between the hours of 9am and 4.30pm Monday to Friday.*

**Resolved:** That pursuant to Section 48 (1) of the Local Government Information and Meetings Act 1987, the public be excluded on the following grounds:

*That the exclusion of the public from the whole or relevant part of the proceedings of the meeting is necessary to enable the local authority to deliberate in private on its decision or recommendation in:*

*S7 (2)(b) Protect information where the making available of the information-*

*(i) Would disclose a trade secret; or*

*(ii) Would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information;*

***His Worship the Mayor/McIntyre***

**RE-ADMITTED FROM:** 9.50AM

**RELEASE OF CONFIDENTIAL ITEMS**

---

NIL

There being no further General Business the Mayor declared the meeting closed.

**CLOSED:** The meeting closed at 9.51am

.....

Chair