



SPECIAL MEETING

OF COUNCIL

*(To Set the Rates for the Year
Commencing 1st July 2010))*

TUESDAY

22 JUNE 2010

10.00AM

WAIROA DISTRICT COUNCIL

SPECIAL MEETING OF COUNCIL
(To Set the Rates for the Year Commencing 1st July 2010)

to be held in the Council Chambers,
Coronation Square, Wairoa

TUESDAY 22 JUNE AT 10.00 AM

PART 1
A G E N D A

CHAIRMAN: His Worship the Mayor Mr L Probert

COUNCILLORS
B Cairns, D Caves, D Eaglesome, J Heron, B McKinnon, D Evans

CIVIC PRAYER

APOLOGIES

Public Forum

General Items

1-8

**RESOLUTION TO SET RATES FOR THE
YEAR COMMENCING 1ST JULY 2010**

F09.01

Exclusion of the Public

Recommended: 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;

REPORT TO:	SPECIAL MEETING		
DATE:	22 nd . JUNE 2010		
SUBJECT: RESOLUTION TO SET RATES FOR THE YEAR COMMENCING 1ST JULY 2010	FILE REF:	F09.01	
AUTHOR: BILL SINDEN, FINANCE MANAGER	ATTACHMENTS:	N/A	
RELATED COMMUNITY OUTCOME: All Community Outcomes	RELATED COUNCIL ACTIVITY:	Corporate Services	

PURPOSE:

To set the rates for the year commencing 1 July 2010.

BACKGROUND:

A resolution is required under s23 of the Local Government (Rating) Act 2002 to set the rates for the year.

CURRENT SITUATION:

Having adopted the Annual Plan for 2010-2011 Council is required to implement the individual rates included in the Funding Impact Statement of that Plan. This report discloses the individual rates required to implement the decisions in the Annual Plan. The individual rates are shown in this report on a GST exclusive basis to facilitate the change in the rate of GST to 15% from the 1st. of October 2010. Rates will be shown inclusive of GST at the prevailing rates in the Rates Assessments and Instalment Notices

RECOMMENDATION (S):

The Wairoa District Council set the following rates under the Local Government (Rating) Act 2002 for the financial year commencing 1st July 2010 and ending on 30 June 2011.

1. Uniform Annual General Charge

A uniform annual general charge of \$346.30 (exclusive 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 19 of the Local Government (Rating) Act 2002, for each separately occupied portion of any rating unit of \$343.50 (exclusive 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 \$171.75 (exclusive of GST).

(b) Mahanga Supply area

A uniform annual charge in respect of the ordinary supply of water set under section 19 of the Local Government (Rating) Act 2002 in respect of each separately rateable property of \$210.80 (exclusive 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 19 of the Local Government (Rating) Act 2002 in respect of each separately rateable property of \$335.80 (exclusive of GST) (being a property situated within 100 metres of any part of the Tuai Water Reticulation System).

3. Sewerage Charges

(a) Wairoa Ward

A uniform annual charge set under section 16 of the Local Government (Rating) Act 2002 of \$303.10 (exclusive 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 \$151.55 (exclusive 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.	Pans 1 to 5	full rate
2.	Pans 6 to 15	70% of full rate
- (iii) For all properties with multiple pan connections per property

1.	Pans 1 to 5	full rate
2.	Pans 6 - 15	70% of full rate
3.	Pans greater than 15	50% of full rate

(b) Tuai Village

A uniform annual charge set under section 16 of the Local Government (Rating) Act 2002 of \$303.10 (exclusive 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 \$151.55 (exclusive of GST).

(b) Mahia Township

A uniform annual charge set under section 16 of the Local Government (Rating) Act 2002 of \$254.70 (exclusive of GST) for each separately used or inhabited part of a rating unit in accordance with the provisions of the Council's Funding Impact Statement.

4. Uniform Annual Charge – Drainage Wairoa Township

A Uniform Annual Charge set under section 16 of the Local Government (Rating) Act 2002, of \$96.10 (exclusive of GST) on every separate rating unit situated within the Wairoa Urban area as defined in the Differential Rating Special Orders Resolution confirmed on 1st August 2001 under A General 2 “The Urban Area”.

5. Uniform Annual Charge – Drainage Mahia Township

A Uniform Annual Charge set under section 16 of the Local Government (Rating) Act 2002, of \$146.90 (exclusive 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 16 of the Local Government (Rating) Act 2002, of \$182.00 (exclusive of GST) on every separate rating unit situated within the Wairoa Urban area as defined in the Differential Rating Special Orders Resolution confirmed on 1st August 2001 under A General 2 “The Urban Area”.

7. Uniform Annual Charge – Waste Management Rural Areas

A Uniform Annual Charge set under section 16 of the Local Government (Rating) Act 2002, of \$125.08 (exclusive of GST) on every separate rating unit situated within the Rural area as defined in the Differential Rating Special Orders Resolution confirmed on 1st 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 exclusive of GST.

a. For metered supply within the Wairoa Township Reticulation Area

Minimum per 3 months	\$86.00
Per Cubic Metre	59 cents

b. For metered supply within the Frasertown Reticulation Area

Minimum per 3 months	\$86.00
Per Cubic Metre	59 cents

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

Minimum per 3 months	\$86.00
Per Cubic Meter	59 cents

d. For metered supply within the Tuai Reticulation Area

Minimum per 6 months	\$167.00
Per cubic metre	18 cents

e. For supply to AFFCO Ltd (under Agreement)

The charges are subject to negotiation

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 0.06258 cents in the dollar (exclusive of GST) of all rateable land value.
- b. General Urban 3.85 - 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 0.24094 cents in the dollar (exclusive 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 0.03674 cents in the dollar (inclusive of GST) of all rateable land value.
- d. General Rural Resident 0.75 - 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 0.02755 cents in the dollar (exclusive of GST) of all rateable land value. (Applies to Mahia)
- 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 0.03442 cents in the dollar (inclusive of GST) of all rateable land value.
- f. General Rural Resident 1.25 - being all rateable properties defined under the Rate Review Special Order “Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Residential” (the rural townships of Frasertown, Raupunga and Nuhaka) a general rate of 0.04592 cents in the dollar (exclusive of GST) of all rateable land value.
- g. General Rural Resident 0.50 - 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 0.001837 cents in the dollar (exclusive of GST) of all rateable land value. (Applies to Tuai)

10. Rooding 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. Rooding 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 0.62463 cents in the dollar (inclusive of GST) of all rateable land value.
- b. Rooding Urban 3.85 - 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 2.40484 cents in the dollar (exclusive of GST) of all rateable land value.
- c. Rooding 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 0.29987 cents in the dollar (exclusive of GST) of all rateable land value.

- d. Rooding 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 0.29987 cents in the dollar (exclusive of GST) of all rateable land value.
 - e. Rooding 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 0.29987 cents in the dollar (exclusive of GST) of all rateable land value.
 - f. Rooding Rural Resident 0.75 - 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 0.22490 cents in the dollar (exclusive of GST) of all rateable land value. (Applies to Mahia)
 - g. Rooding 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 0.29987 cents in the dollar (exclusive of GST) of all rateable land value.
 - h. Rooding 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 0.35384 cents in the dollar (exclusive of GST) of all rateable land value.
 - i. Rooding 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 0.34355 cents in the dollar (exclusive of GST) of all rateable land value.
 - j. Rooding Rural Resident 1.25 - being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Residential" (the rural townships of Frasertown, Raupunga and Nuhaka) a separate rate of 0.37484 cents in the dollar (exclusive of GST) of all rateable land value.
 - k. Rooding Rural Resident 0.50 - 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 0.14993 cents in the dollar (exclusive of GST) of all rateable land value. (Applies to Tuai)
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 0.05440 cents in the dollar (exclusive of GST) of all rateable land value.
- b. Stormwater/Drainage Urban 3.85 - 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 0.20945 cents in the dollar (exclusive 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 0.00454 cents in the dollar (inclusive of GST) of all rateable land value.

- d. Stormwater/Drainage Rural Resident 0.75 - 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 0.00341 cents in the dollar (exclusive of GST) of all rateable land value. (Applies to Mahia)
 - 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 0.02992 cents in the dollar (exclusive of GST) of all rateable land value.
 - f. Stormwater/Drainage Rural Resident 1.25 - being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Residential" (the rural townships of Frasertown, Raupunga and Nuhaka) a separate rate of 0.00568 cents in the dollar (exclusive of GST) of all rateable land value.
 - g. Stormwater/Drainage Rural Resident 0.50 - 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 0.00227 cents in the dollar (exclusive of GST) of all rateable land value.(Applies to Tuai)
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 0.08060 cents in the dollar (exclusive of GST) of all rateable capital value.
 - b. Services Township 2.75 – 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 0.22164 cents in the dollar (exclusive of GST) of all rateable capital value.
 - c. Services Township 2.75 – 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 0.22164 cents in the dollar (exclusive 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 0.01528 cents in the dollar (exclusive of GST) of all rateable capital value.
 - e. Services Rural Resident 0.75 - 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 0.01146 cents in the dollar (exclusive of GST) of all rateable capital value. (Applies to Mahia)
 - 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 0.05653 cents in the dollar (exclusive of GST) of all rateable land value.

- f. Services Rural Resident 1.25 - being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Residential" (the rural townships of Frasertown, Raupunga and Nuhaka) a separate rate of 0.01910 cents in the dollar (exclusive of GST) of all rateable land value.
- g. Services Rural Resident 0.50 - 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 0.00764 cents in the dollar (exclusive of GST) of all rateable capital value. (Applies to Tuai)

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 0.12579 cents in the dollar (exclusive of GST) of all rateable capital value.
- b. 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 less than \$200,000.00" a separate rate of 0.34593 cents in the dollar (exclusive of GST) of all rateable capital value.
- c. Recreation Urban 2.75– 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 0.34593 cents in the dollar (exclusive 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 0.02044 cents in the dollar (exclusive of GST) of all rateable capital value.
- e. Recreation Rural Resident 0.75 - 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 0.01533 cents in the dollar (exclusive of GST) of all rateable capital value.(Applies to Mahia)
- 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 0.07563 cents in the dollar (exclusive of GST) of all rateable land value.
- g. Recreational Rural Resident 1.25 - being all rateable properties defined under the Rate Review Special Order "Differential Rating Special Order Resolution – E: Explanatory Statement 3a as Wairoa Rural Residential" (the rural townships of Frasertown, Raupunga and Nuhaka) a separate rate of 0.02555 cents in the dollar (exclusive of GST) of all rateable land value.
- h. Recreation Rural Resident 0.50 - 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 0.01022 cents in the dollar (exclusive of GST) of all rateable capital value. (Applies to Tuai)

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 2010, 20 November 2010, 20 February 2011 and 20 May 2011.

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 28 August 2010, 20 November 2010, 22 February 2011 and 20 May 2011.
- (b) A further second additional charge of 10% inclusive of GST will be added to all rates levied before 1 July 2009 remaining unpaid as at 1st day of July 2010.
- (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 28 August 2010.

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.



W J Sinden
FINANCE MANAGER