



**SPECIAL MEETING**

**OF COUNCIL**

*Adopt The 2009-2019 LTCCP &  
Set The Rates For The 2009-10 Year*

**THURSDAY**

**23 JULY 2009**

**10.30 am**

**WAIROA DISTRICT COUNCIL**

**ORDINARY MEETING OF COUNCIL**

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

**ON THURSDAY 23 JULY 2009 2009 AT 10.30 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

CALLS FOR CONFLICT OF INTEREST

General Items

1 **STATEMENT OF PROPOSAL AND LONG  
TERM COUNCIL COMMUNITY PLAN 2009-2019** **F01.22**

2-8 **RESOLUTION TO SET RATES FOR THE  
YEAR COMMENCING 1<sup>ST</sup> JULY 2009** **F09.01**

**Exclusion of the Public**

<p><b><u>Recommended:</u></b> That pursuant to Section 48 (1) of the Local Government Information and Meetings Act 1987, the public be excluded on the following grounds:</p> <p>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:</p> <p>S7 (2)(b) Protect information where the making available of the information-</p> <ul style="list-style-type: none"><li>(i) Would disclose a trade secret; or</li><li>(ii) Would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information;</li></ul>
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REPORT TO: SPECIAL COUNCIL MEETING	
DATE: 23 JULY 2009	
SUBJECT: STATEMENT OF PROPOSAL AND LONG TERM COUNCIL COMMUNITY PLAN 2009-19	FILE REF: F01.22
AUTHOR: R R SNOW, FINANCE MANAGER	ATTACHMENTS: Long Term Council Community Plan 2009-19 (Under Separate Cover)
RELATED COMMUNITY OUTCOME(S): All Community Outcomes	RELATED COUNCIL ACTIVITY: Corporate Services

**PURPOSE:**

The purpose for this meeting is for Council to adopt the Final Statement of Proposal and Long Term Community Plan 2009-19.

**CURRENT SITUATION:**

Council has carried out consultation as required under section 83 and 84 of the Local Government Act 2002, and amended the final document after Council made its decisions on the submissions at the Special Meeting held on 23 June 2009. Audit has reviewed the final Long Term Council Community Plan, Volume 1 and 2.

Council must now adopt the Final SOP and LTCCP 2009-19, as required under section 93(3) of the Local Government Act 2002. The statutory timeframe for adoption of the Final SOP and LTCCP is 30 June 2009, which Council has not achieved. However it is critical that the Final document is adopted as soon as possible, to enable the rates to be set for the 2009-10 year.

**SIGNIFICANCE & CONSULTATION:**

There are no matters of significance related to this item.

**RECOMMENDATION (S):** That:

1. Council receives the report.
2. Pursuant to section 93 (3) of the Local Government Act 2002, Council adopts the Final Statement of Proposal and Long Term Council Community Plan 2009-19.



R R Snow  
**FINANCE MANAGER**

REPORT TO:	<b>SPECIAL COUNCIL</b>		
DATE:	<b>23 JULY 2009</b>		
SUBJECT:	<b>RESOLUTION TO SET RATES FOR THE YEAR COMMENCING 1<sup>ST</sup> JULY 2009</b>	FILE REF:	<b>F09.01</b>
AUTHOR:	<b>RUSSELL SNOW, FINANCE MANAGER</b>	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 2009.

**BACKGROUND:**

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

**CURRENT SITUATION:**

Council is required to adopt the Long Term Council Community Plan (LTCCP) for 2009-19, and this report discloses the individual rates to implement the decisions in the LTCCP and Funding Impact Statement relating to the financial year 2009-10.

**RECOMMENDATION (S):**

The Wairoa District Council set the following rates under the Local Government (Rating) Act 2002 for the financial year commencing 1st July 2009 and ending on 30 June 2010.

## 1. Uniform Annual General Charge

A uniform annual general charge of \$366.90 (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 19 of the Local Government (Rating) Act 2002, for each separately occupied portion of any rating unit of \$349.80 (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 \$174.90 (inclusive 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 \$230.00 (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 19 of the Local Government (Rating) Act 2002 in respect of each separately rateable property of \$348.70 (inclusive 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 \$283.60 (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 \$141.80 (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.	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 \$283.60 (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 \$141.80 (inclusive of GST).

#### (b) Mahia Beach Township

A uniform annual charge set under section 16 of the Local Government (Rating) Act 2002 of \$203.60 (inclusive 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 \$69.20 (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".

### 5. Uniform Annual Charge – Drainage Mahia Beach Township

*Special Council Agenda  
23 July 2009*

*RS Report Resolution to Set Rates for Year Commencing 1 July 2009*

A Uniform Annual Charge set under section 16 of the Local Government (Rating) Act 2002, of \$223.80 (inclusive of GST) on every separate rating unit situated within the Mahia Beach 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 \$162.80 (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 16 of the Local Government (Rating) Act 2002, of \$128.90 (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

Minimum per 3 months	\$88.00
Per Cubic Metre	60 cents

b. For metered supply within the Frasertown Reticulation Area

Minimum per 3 months	\$88.00
Per Cubic Metre	60 cents

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

Minimum per 3 months	\$88.00
Per Cubic Meter	60 cents

d. For metered supply within the Tuai Reticulation Area

Minimum per 6 months	\$174.40
Per cubic metre	19 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 0.16115 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 0.56403 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 0.03124 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 0.01562 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 0.04835 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 0.03905 cents in the dollar (inclusive of GST) of all rateable land value.
10. Roothing 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. Roothing 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 1.13480 cents in the dollar (inclusive of GST) of all rateable land value.
- b. Roothing 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 3.97182 cents in the dollar (inclusive of GST) of all rateable land value.
- c. Roothing 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 0.29153 cents in the dollar (inclusive of GST) of all rateable land value.
- d. Roothing 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 0.29153 cents in the dollar (inclusive of GST) of all rateable land value.
- e. Roothing 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 0.29153 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 0.14576 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 0.29153 cents in the dollar (inclusive 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 0.34400 cents in the dollar (inclusive 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 0.34044 cents in the dollar (inclusive 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 0.36441 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 0.04849 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 0.16971 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 0.00221 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 0.00110 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 0.02424 cents in the dollar (inclusive 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 0.00276 cents in the dollar (inclusive of GST) of all rateable land value.

#### 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 0.10328 cents in the dollar (inclusive of GST) of all rateable capital value.
  - b. 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 less than \$200,000.00” a separate rate of 0.25820 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 0.25820 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 0.01434 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 0.00717 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 0.05306 cents in the dollar (inclusive of GST) of all rateable land value.
  - g. 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 0.01793 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 0.17361 cents in the dollar (inclusive 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 0.43403 cents in the dollar (inclusive of GST) of all rateable capital value.
- 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 0.43403 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 0.02152 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 0.01076 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 0.07961 cents in the dollar (inclusive 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 0.02690 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 2009, 20 November 2009, 20 February 2010 and 20 May 2010.

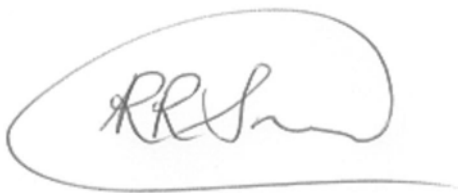
#### 15. ADDITIONAL CHARGES ON UNPAID RATES

- (a) An additional charge of 10% inclusive of GST will be added to each instalment if not paid on or before 28 August 2009, 20 November 2009, 22 February 2010 and 20 May 2010.
- (b) A further second additional charge of 10% inclusive of GST will be added to all rates levied before 1 July 2008 remaining unpaid as at 1st day of July 2009.
- (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 2009.

#### 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.



R R Snow  
**FINANCE MANAGER**