

NOTICE OF EXTRAORDINARY MEETING

RODNEY DISTRICT COUNCIL

TO: Penny Webster - Mayor (Chairperson)
Crs Ross Craig
Pat Delich
Michael Goudie
Gaye Harding
John Kirikiri
Dave Parker, QSM
Grahame Powell
Zane Taylor
June Turner
Grev Walker
Wayne Walker
Suzanne Weld

There will be an Extraordinary Meeting of the Rodney District Council in the Council Chamber, Centreway Road, Orewa on Monday, 29 June 2009, commencing at 2.00 p.m. for the purpose of Adopting the Council's Long Term Council Community Plan.

for: CHIEF EXECUTIVE
Rodger Kerr-Newell

OREWA
23 June 2009

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I N D E X

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ITEM NO: 1

APOLOGIES

ITEM NO: 2

REPORT



TO Council
ON 29 June 2009
FROM Rory Palmer – General Manager: Strategy
APPROVED BY Warren Maclennan – Assistant Chief Executive
SIGNATURE

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SUBJECT **ADOPTION OF THE AUDITED LONG TERM COUNCIL COMMUNITY PLAN 2009 – 2019**

FILE REF DG/11/3; AB/14/2; AB/14/4

PURPOSE OF REPORT:

<input type="checkbox"/> Information only	<input type="checkbox"/> Strategic decision	<input type="checkbox"/> Policy decision	<input checked="" type="checkbox"/> Statutory process
<input type="checkbox"/> Community issue	<input type="checkbox"/> Contract decision	<input type="checkbox"/> Delegation	<input type="checkbox"/> Appointment
<input type="checkbox"/> Administrative matter			

IMPLICATIONS:

(i)	Is this matter significant in terms of Council's Policy on Significance? No, the adoption of the LTCCP is consequential to decisions already made in the deliberations phase of LTCCP development. This process is not to revisit those decisions.
(ii)	Implications in terms of Vision Rodney? The Long Term Council Community Plan gives effect to Vision Rodney.
(iii)	Implications in terms of Long Term Council Community Plan/Annual Plan? Yes - on future annual plans.
(iv)	Implications in terms of other Council Strategic documents or Council Policy? The Long Term Council Community Plan has been prepared on the basis of, and gives effect to, Council strategies and policies.
(v)	Is a budget amendment required? No

(vi)	Have the views of affected or interested persons been obtained and is any further public consultation required?
	Yes, this is the result of following the Special Consultative Procedure as per the Local Government Act 2002.

FINANCIAL IMPLICATIONS:

Capital cost implications	As set out in the <i>Financial Overview</i> section on p27 of Volume 1 of the final LTCCP.
Is it currently budgeted for?	Yes, within this LTCCP.
Funding source of capital costs	As set out in the <i>Financial Overview</i> section on p27 of Volume 1 of the final LTCCP.
Ongoing operational cost implications	As set out in the <i>Financial Statements</i> in Section 5 of Volume 1 of the LTCCP.
Is it currently budgeted for?	Yes, within this LTCCP.
Funding & rating impact (whether resulting from capital expenditure or arising directly)	As set out in the <i>Financial Overview</i> section on p27 of Volume 1 of the final LTCCP.

SUMMARY:

The Council is required to adopt its Long Term Council Community Plan 2009 – 2019 (LTCCP) before 1 July 2009. The LGA 2002 requires an Audit Opinion to be included in the LTCCP. The purpose of this item is to receive the Audit Opinion and to adopt the audited LTCCP.

The development of the LTCCP has gone through an extensive and thorough process. Particular effort and focus has been made by councillors and staff in areas such as development contributions, the rating system, the level of rates, financial districts, asset management planning, parking charges and volumetric charging for wastewater services.

A copy of Decisions on Submissions to Long Term Council Community Plan 2009 – 2019 has been distributed separately. It is recommended that this document will be adopted in its entirety at this meeting.

The LTCCP has been forwarded to and discussed with the Auckland Transition Authority. Consequent changes have been made to the LTCCP and are discussed in the *Issues* section of this report.

The draft LTCCP received an *unqualified* audit opinion. This means there were no substantive breaches in terms of compliance with the Local Government Act, or generally accepted accounting practice (GAAP). It is expected that the audit opinion required for the adoption of the final LTCCP will be available on the day for inclusion in the LTCCP and that this opinion will also be unqualified.

RECOMMENDATION:

- (a) **That the Decisions on Submissions to Long Term Council Community Plan 2009 – 2019 (separately distributed) be approved.**
 - (b) **That the Council receive the Audit Opinion on its Long Term Council Community Plan 2009 – 2019.**
 - (c) **That the Council adopt the Long Term Council Community Plan 2009 – 2019, inclusive of the Audit Opinion.**
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1.0 Background

The Council has now carried out a comprehensive and legally compliant process to develop the 2009 – 2019 LTCCP. That process has included the following major workstreams:

- Consultation on and adoption of Vision Rodney.
- Consultation on and adoption of Planning Rodney.
- The development and independent audit of a comprehensive set of asset management plans, based on Planning Rodney, and forming the basis of the budgets and programmes for asset intensive activities.
- A thorough review of the rating system, incorporating a review of land versus capital value rating and a review of differentials, targeted rates and rates remissions.
- The design of a development contributions policy to more fairly and efficiently collect contributions from those developments creating new demand for council infrastructure and services.
- The design of a volumetric charging system to more fairly and efficiently charge for wastewater services.
- The removal of the *financial divisions* in favour of a more accurate and transparent system of targeted rates.
- A rigorous process of vetting capital and operating projects in order to constrain any rates rises in each year of the plan.
- A special consultative procedure involving public meetings, hui, receipt of submissions and public hearings.
- An independent audit of the process and content of the LTCCP by the Government auditors, Audit New Zealand.
- A review of the LTCCP for adoption by the Auckland Transition Authority.

2.0 Issues

2.1 Changes due to processes following LTCCP deliberations

The following changes have been made to the LTCCP after the Council's deliberations in order to act upon subsequent Council decisions and discussions with the ATA.

- 2.1.1 Orewa Office Reroof – \$573,000 in year six is to be removed as not appropriate at this stage to include such works until the future use of the building is known.
- 2.1.2 Orewa Office Refurbishment – \$425,000 in year one to be reduced by \$120,000 to \$305,000 so as to keep only those works absolutely necessary right now. These works include enough to shift our Emergency Operations Centre into the main building (\$230,000) rather than continue to pay lease amounts for the existing site, to renew the last of the old switchboards in the old part of the building (\$50,000) and minor furniture renewals (\$25,000).
- 2.1.3 Orewa Pay and Display - \$600,000 in year one to be removed as resolution passed by Committee not to proceed at this stage. This will be replaced by a \$15,000 budget for the purchase of handheld ticketing devices, to be used by Infringement Officers.
- 2.1.4 Warkworth Pay and Display - \$620,000 in year two to be removed as resolution passed by Committee not to proceed at this stage.

Flow on implications of above in to Operational Budgets – this includes reduced interest payments, reduced depreciation charges, reduced maintenance costs and reduced revenue streams. The actual amounts are still to be finalised but will have minimal if any impact on the rating levels.

2.2 Audit and ATA approval

It is expected at this meeting to receive an unqualified report from the Council's auditors, Audit New Zealand, which acts on behalf of the Auditor General. An audit opinion will not be available before this date because this is the earliest time at which the Council can get Auckland Transition Authority (ATA) sign off for its LTCCP.

The Local Government (Tamaki Makaurau Reorganisation) Act 2009 requires approval of Auckland Region local authorities' LTCCPs by the ATA. Discussions on the content of the LTCCP were held with the ATA last week. The full ATA Board meets to discuss the LTCCPs on 29 June. This late date is the result of some councils not being ready to forward their LTCCPs to the ATA any earlier.

Clearance by the ATA is expected by midday on Monday 29 and Audit New Zealand has indicated that they are ready to issue their opinion at the same time. While this process is not ideal, no problems are foreseen due to close communication by the Council with the ATA and Audit New Zealand.

3.0 Options

A wide range of options for projects, levels of service and policies was considered in the course of developing this LTCCP.

The Council must adopt the LTCCP in order to levy rates for the 2009-10 financial year.

4.0 Conclusion

It is recommended that the LTCCP, as amended through the special consultative procedure, council deliberations and audit processes be adopted.

The adopted LTCCP becomes operative on 1 July 2009.

ITEM NO: 3

REPORT



TO Council
ON 29 June 2009
FROM David Low – Manager: Revenue
APPROVED BY Kevin Ramsay – Director: Corporate Services
SIGNATURE

A handwritten signature in black ink, appearing to read "K Ramsay", written over a horizontal line.

SUBJECT RATES: RECOMMENDATION TO SET AND ASSESS RATES 2009/2010
FILE REF RB/1/1; AB/14/2

PURPOSE OF REPORT:

To set and assess the rates for the Rodney District for the 2009/2010 rating year in pursuance of the powers conferred on Council by the Local Government (Rating) Act 2002.

<input type="checkbox"/> Information only	<input type="checkbox"/> Strategic decision	<input type="checkbox"/> Policy decision	<input checked="" type="checkbox"/> Statutory process
<input type="checkbox"/> Community issue	<input type="checkbox"/> Contract decision	<input type="checkbox"/> Delegation	<input type="checkbox"/> Appointment
<input type="checkbox"/> Administrative matter			

IMPLICATIONS:

(i)	Is this matter significant in terms of Council's Policy on Significance? Yes
(ii)	Implications in terms of Vision Rodney? No
(iii)	Implications in terms of Long Term Council Community Plan/Annual Plan? In accordance with the 2009-2019 Long Term Plan and necessary to fund services/projects as per the Plan.
(iv)	Implications in terms of other Council Strategic documents or Council Policy? In accordance with Council rates policy.
(v)	Is a budget amendment required? No
(vi)	Have the views of affected or interested persons been obtained and is any further public consultation required? Consultation affected through the Draft Long Term Council Community Plan. No further consultation required.

FINANCIAL IMPLICATIONS:

Capital cost implications	Nil
Is it currently budgeted for?	Not applicable
Funding source of capital costs	Not applicable
Ongoing operational cost implications	Nil (per LTCCP)
Is it currently budgeted for?	Not applicable
Funding & rating impact (whether resulting from capital expenditure or arising directly)	Not applicable

SUMMARY:

Rodney District Council issued a 2009-2019 Draft Long Term Council Community Plan and has deliberated on the submissions received during the special consultative procedure. Following this the Council gave guidelines for changes to be incorporated in the 2009-2019 Long Term Council Community Plan. The Council has adopted its 2009-2019 Long Term Council Community Plan (assuming the previous item on this agenda was passed as recommended) and now proposes to set and assess the rates and charges described in its rating policy.

RECOMMENDATION:

- (a) **Setting of Rates for 2009/2010.**
- (b) **That the Rodney District Council set the following rates for the year commencing 1 July 2009 and ending 30 June 2010 in pursuance of the powers conferred on it by the Local Government (Rating) Act 2002.**

1.0 Differential General Rate

A general rate under section 13 of the Local Government (Rating) Act 2002 on all rateable land, based on land value (LV) of the land and at different rates in the dollar of land value for different categories of rateable land, as defined in clause 21 below, as follows:

	Category	Rate Cents in \$ including GST
Rodney – District Wide		
1.1	Rural-Commercial and Industrial (Category 2 & 12)	0.46320
1.2	Urban and Towns-Commercial and Industrial (Category 1 & 11)	0.46320
1.3	Urban and Towns- Multi-Units, Motels, Rest Homes, Camps (Category 5, 7, 16 & 18)	0.20191
1.4	Rural / farms (Category 29)	0.11877
1.5	Rural – residential (Category 4 and 15)	0.11877
1.6	Utilities (Category 99)	0.45132
Urban Differential Rating Area – (Map No. DA/R/162)		
1.7	Urban residential (Category 3)	0.11877
“Other” Differential Rating Area (being the whole of the district excluding the urban area.		
1.8	Rural – Rest Homes, Motels , Camps (Category 17)	0.20191
1.9	Coastal Multi - units (Category 22)	0.20191
1.10	Serviced Towns and Unserviced Towns – Ordinary (Category 13 & 14)	0.11877
1.11	Unserviced Towns With Minimal Storm Water (Category 25)	0.11877
1.12	Islands and Sea Access (Category 20)	0.04751

2.0 Differential Transport Targeted Rate

A targeted rate under section 16 of the Local Government (Rating) Act 2002 on all rateable land except land in the Islands and Sea Access category, based on capital value (CV) and at different rates in the dollar of capital value for different categories of rateable land, as defined in clause 21 below, as follows:

	Category	Rate Cents in \$ including GST
Rodney – District Wide		
1.1	Rural-Commercial and Industrial (Category 2 & 12)	0.22195
1.2	Urban and Towns-Commercial and Industrial (Category 1 & 11)	0.22195
1.3	Urban and Towns- Multi-Units, Motels, Rest Homes, Camps (Category 5, 7, 16 & 18)	0.07398
1.4	Rural / farms (Category 29)	0.12947
1.5	Rural – residential (Category 4 and 15)	0.08878
1.6	Utilities (Category 99)	0.11098
Urban Differential Rating Area – (Map No. DA/R/162)		
1.7	Urban residential (Category 3)	0.07398
“Other” Differential Rating Area (being the whole of the district excluding the urban area.		
1.8	Rural – Rest Homes, Motels , Camps (Category 17)	0.07398
1.9	Coastal Multi - units (Category 22)	0.07398
1.10	Serviced Towns and Unserviced Towns – Ordinary (Category 13 & 14)	0.07398
1.11	Unserviced Towns With Minimal Storm Water (Category 25)	0.07398
1.12	Islands and Sea Access (Category 20)	0.00000

3.0 Differential Stormwater Targeted Rate

A targeted rate under section 16 of the Local Government (Rating) Act 2002 on all rateable land in the categories in the following table, based on land value (LV) of the land and at different rates in the dollar of land value for different categories of rateable land, as defined in clause 21 below, as follows:

	Category	Rate Cents in \$ including GST
Rodney – District Wide		
1.1	Rural-Commercial and Industrial (Category 2 & 12)	0.00135
1.2	Urban and Towns-Commercial and Industrial (Category 1 & 11)	0.21109
1.3	Urban and Towns- Multi-Units, Motels, Rest Homes, Camps (Category 5, 7, 16 & 18)	0.10555
1.4	Rural / farms (Category 29)	0.00135
1.5	Rural – residential (Category 4 and 15)	0.00135
1.6	Utilities (Category 99)	0.00135
Urban Differential Rating Area – (Map No. DA/R/162)		
1.7	Urban residential (Category 3)	0.05277
“Other” Differential Rating Area (being the whole of the district excluding the urban area.		
1.8	Rural – Rest Homes, Motels , Camps (Category 17)	0.00135
1.9	Coastal Multi - units (Category 22)	0.00135
1.10	Serviced Towns and Unserviced Towns – Ordinary (Category 13 & 14)	0.05277
1.11	Unserviced Towns With Minimal Storm Water (Category 25)	0.00135
1.12	Islands and Sea Access (Category 20)	n/a

4.0 Uniform Annual General Charge

A uniform annual general charge of \$298.88 excluding GST (\$336.24 including GST) will be charged per separately used or inhabited part of a rating unit in the district.

5.0 Targeted Rate for Wastewater Utility Property Charge – Urban

A uniform annual rate of \$315.67 excluding GST (\$355.13 including GST) will be charged per separately used or inhabited part of a rating unit, excluding multi unit over 5 properties, and a uniform annual rate of \$252.54 excluding GST (\$284.11 including GST) will be charged per separately used or inhabited part of a rating unit for multi unit over 5 properties (excluding the first 5 units) to fund capital works and loan repayments for wastewater works. The rate will be levied on all properties serviced or able to be serviced by the public wastewater systems in the Urban area of the district. Properties within a relevant area of benefit and situated within 30 metres of a public wastewater drain are deemed to be able to be serviced.

6.0 Targeted Rate for Wastewater Utility Property Charge – Other

A uniform annual rate of \$293.88 excluding GST (\$330.62 including GST) will be charged per separately used or inhabited part of a rating unit excluding rating units or separately used or inhabited parts of a rating unit connected to a pressure wastewater collection (PWC) scheme in an area defined in Chapter 20 – Wastewater Drainage Bylaw of General Bylaw 1998, and a uniform annual rate of \$220.41 excluding GST (\$247.96 including GST) will be charged per separately used or inhabited part of a rating unit connected to a pressure wastewater collection (PWC) scheme in an area defined in Chapter 20 – Wastewater Drainage Bylaw of General Bylaw 1998, to fund capital works and loan repayments for wastewater. The rate will be levied on all properties serviced or able to be serviced by the public wastewater systems (but excluding the first 5 units for multi unit over 5 properties), in the “Other” area of the district. Properties within a relevant area of benefit and situated within 30 metres of a public wastewater drain are deemed to be able to be serviced.

7.0 Wastewater volumetric Charge - Alternative to Targeted Rate for Wastewater Utility Pan Charge – Urban and Other

Instead of a Targeted Rate for Wastewater Utility Pan Charge, a charge based on the volumetric measure of water consumed will be made to recover wastewater operating charges. Refer to the Schedule of Fees and Charges for details.

8.0 Uniform Targeted Rate for Civic Leadership

In the district a uniform annual rate of \$87.71 excluding GST (\$98.68 including GST) will be charged per separately used or inhabited part of a rating unit.

9.0 Targeted Rate for Leisure Centre – Hibiscus Coast

In the Hibiscus Coast area of benefit (map DA/R/162), a uniform annual rate of \$75.05 excluding GST (\$84.44 including GST) will be charged per separately used or inhabited part of a rating unit. This rate is set to partly fund the operation of the Whangaparaoa Leisure Centre. This rate does not apply to Utilities, and the first 5 units of Multi – units over 5 properties.

10.0 Uniform Targeted Rate for Auckland Regional Amenities and Museums

A uniform annual rate of \$58.37 excluding GST (\$65.67 including GST) will be charged per separately used or inhabited part of a rating unit in the district. This rate is set to fund levies due under the Auckland Regional Amenities Funding Act 2008, and to the Auckland War Memorial Museum and the Museum of Transport and Technology.

11.0 Targeted Rate for Water Supply Utility Property Charge – In the area supplied from Watercare Services Facilities, and Waiwera

A uniform annual rate of \$68.02 excluding GST (\$76.52 including GST) will be charged per separately used or inhabited part of a rating unit, excluding multi unit over 5 properties and a uniform annual rate of \$54.41 excluding GST (\$61.21 including GST) will be charged per separately used or inhabited part of a rating unit for multi unit over 5 properties (excluding the first 5 units) to fund capital works and loan repayments for water works in the Hibiscus Coast. The rate will be levied on all properties connected to the public water supply in the Hibiscus Coast area of the district.

12.0 Targeted Rate for Water Supply Utility Property Charge – In the areas supplied from Rodney District Council Facilities

A uniform annual rate of \$202.75 excluding GST (\$228.09 including GST) will be charged per separately used or inhabited part of a rating unit, to fund capital works and loan repayments for water works in the Rural and Townships area. The rate will be levied on all properties connected to the public water supply in the Rural and Township area of the district, with the exception that in relation to the Rural and Townships Multi Unit over 5 category, this rate will not be applied to the first 5 units.

13.0 Water Charge per Kilolitre of water supplied – In the areas supplied from Watercare Services Facilities, and Waiwera

All properties connected to the public water supply are metered and operational costs of the system are funded by way of a charge per thousand litres of water supplied to all properties connected in the Urban area of the district. The charge per thousand litres is \$1.64 excluding GST (\$1.85 including GST) for water consumed prior to the September 2009 meter reading, and \$1.81 excluding GST (\$2.04 including GST) for water consumed after the September 2009 meter reading.

14.0 Water Charge per Kilolitre of water supplied – In the areas supplied from Rodney District Council Facilities

All properties connected to the public water supply are metered and operational costs of the systems are funded by way of a charge per thousand litres of water supplied to all properties connected to the public systems in the "Other" area of the district. The charge per thousand litres is \$2.88 excluding GST (\$3.24 including GST) for water consumed prior to the October 2009 meter reading, and \$3.04 excluding GST (\$3.42 including GST) for water consumed after the October 2009 meter reading.

15.0 Araparera Forestry Rate

A rate on all rateable land based on capital value levied on the parts of the district that will benefit from the scheme, being the whole of the Northern Ward, excluding all those properties located within the serviced townships of Wellsford (map DA/R/141); Snells Beach/Algies Bay (map DA/R/142); Omaha (map DA/R/144); Warkworth (map DA/R/149); Kawau Island and all other Islands and Sea Access properties and all those properties which have moved from the Western Ward to the Northern Ward as a result of the Local Government Commission's determination of representation arrangements to apply for the October 2007 elections: \$0.0008 cents in the dollar excluding GST (\$0.00094 including GST) of rateable capital value (CV).

16.0 Orewa Business Improvement District Rate

A rate on all rateable land based on capital value levied on all those rating units located in the Orewa Township (map DA/R/199) which are used substantially for commercial and/or industrial activities, or which may be used by right for commercial and/or industrial activities under the current Rodney District Council District Plan, but excluding vineyards, plant nurseries, pastoral farms and other similar types of property and properties used solely for residential purposes and excluding properties occupied by the local authority: \$0.0861 cents excluding GST (\$0.09688 including GST) in the dollar of rateable capital value (CV).

17.0 Fairhaven Walk Targeted Rate

A targeted rate applies to the 20 properties in Fairhaven Walk which benefit from the construction of a road that will give access to the properties. The construction of the road and the payment of the rate has been agreed with the association representing the property owners. The rate will apply for 25 years. The rate levy per property for 2009/2010 is \$6,371.75 excluding GST, (\$7,168.22 including GST).

18.0 Pt Wells Pressure Wastewater Collection (PWC) financial assistance targeted rate

A uniform annual rate applies to 31 rating units or separately used or inhabited parts of a rating unit connected to a pressure wastewater collection (PWC) scheme in Pt Wells in an area defined in Chapter 20 – Wastewater Drainage Bylaw of General Bylaw 1998 which have had financial assistance to connect to that scheme. The rate varies according to the amount of assistance provided and as shown in the following table:

Total assistance provided	Amount of targeted rate (excluding GST)	Amount of targeted rate (including GST)
\$10,500	\$936.65	\$1,053.73
\$10,000	\$892.04	\$1,003.55
\$ 9,500	\$847.44	\$ 953.37
\$ 9,000	\$802.84	\$ 903.20
\$ 8,500	\$758.24	\$ 853.02
\$ 8,000	\$713.64	\$ 802.84

19.0 Jackson Crescent Wastewater Connection Financial Assistance Targeted Rate

A uniform annual rate applies to 3 rating units connected to a Council wastewater collection scheme in Jackson Crescent, Martins Bay which have had financial assistance to connect to that scheme of \$736.81 excluding GST (\$828.91 including GST).

20.0 Glorit Flood Gate Restoration Targeted Rate

A targeted rate for three rating units detailed below to recover the cost of Glorit flood gate restoration. The cost of works together with interest and administration charges are apportioned on area of benefit basis as shown –

Valuation number	Legal description (abbreviated)	Area of benefit in hectares	Amount of targeted rate (including GST)
00910-00102	Sec 27 SO 59120	245	\$32,418.39
00910-00502	Lot 5 DP 127940	2	\$ 264.64
00910-00400	Sec 2 SO 69274	17.5	\$ 2,315.60

21.0 Differential Categories

The Council adopts the following definitions for its differential categories for the 2009/2010 rating year:

21.1 URBAN DIFFERENTIAL AREA

21.1.1 CATEGORY 1: URBAN AREA - URBAN - COMMERCIAL AND INDUSTRIAL

All those properties located within the Hibiscus Coast Urban Area (as shown on Plan No. DA/R/162) which are used substantially for Commercial or Industrial activities, or may be used as of right for Commercial or Industrial activities under the current Rodney District Council District Plan but excluding vineyards, plant nurseries, pastoral farms and other similar types of property, and properties used solely for residential purposes, and excluding those properties included in Categories 5 and 7 below. Also excluding the reclaimed land and berths at Gulf Harbour (described as Lots 2 and 3 DP 124672, Lots 1, 3 and 7 DP 126998, Lots 2, 4 and 5 DP 126999 and Lot 6 DP 127000), and properties of organisations which by their existence directly benefit the residents of the district (such properties will be included the Residential category).

21.1.2 CATEGORY 2: URBAN AREA - RURAL - COMMERCIAL AND INDUSTRIAL

All those properties in the Hibiscus Coast Rural Area (as shown on Map DA/R/162) which are used substantially for Commercial or Industrial activities, or may be used as of right for Commercial or Industrial activities under the current Rodney District Council District Plan but excluding vineyards, plant nurseries, pastoral farms and other similar types of property, and properties used solely for residential purposes, and properties of organisations which by their existence directly benefit the residents of the district (such properties will be included the Residential category).

21.1.3 CATEGORY 3: URBAN AREA - URBAN - RESIDENTIAL

The remainder of the properties located within the Hibiscus Coast Urban Area (as shown on Map DA/R/162), i.e. excluding those properties included in Categories 1 and 2 above and 4, 5 and 7 below, but with the proviso relating to properties occupied by the Local Authority as noted below.

21.1.4 CATEGORY 4: URBAN AREA - RURAL - RESIDENTIAL

The remainder of the properties located within the Hibiscus Coast Rural Area (as shown on Map DA/R/162), i.e. excluding those properties included in Categories 1 to 3 above and 5 and 7 below, but with the proviso relating to properties occupied by the Local Authority as noted below.

21.1.5 CATEGORY 5: URBAN AREA - URBAN - 3-5 UNITS, REST HOMES, MOTELS, CAMPS

All those properties located within the Hibiscus Coast Urban Area (as shown on Map DA/R/162) and used either wholly or in part for the purposes of a Camping Ground, and/or a Motel, and/or a Rest Home (registered under the Old People's Homes Regulations 1987 or the Health and Disability Services (Safety) Act 2001), and/or for multiple unit housing (not less than 3 nor more than 5 units - excluding caravans - being not separately assessed for rating purposes), whether or not zoned for commercial or industrial uses, and including any private household unit serving as a Manager's residence associated with any of the foregoing activities.

21.1.6 CATEGORY 7: URBAN AREA- URBAN - MULTI UNITS IN EXCESS OF 5

All those properties located within the Hibiscus Coast Urban Area (as shown on Map DA/R.162) and used or intended to be used either wholly or in part for the purposes of multiple unit housing (in excess of 5 units - being not separately assessed for rating purposes) whether or not zoned for commercial or industrial purposes. Properties will fall into this group from the time physical development of the site or any part of it commences following the issue of the first Resource Consent for the property pursuant to the provisions of the Resource Management Act 1991. The term "unit" excludes caravans. It also excludes fully serviced units which shall be rated in the Commercial and Industrial group. The term "multi unit housing" does not include a motel.

21.2 OTHER DIFFERENTIAL RATING AREA

21.2.1 CATEGORY 11: OTHER AREA - ALL TOWNS - COMMERCIAL AND INDUSTRIAL

All those properties in the townships of the Rural and Townships Area which are used substantially for Commercial or Industrial activities, or may be used as of right for Commercial or Industrial activities under the current Rodney District Council District Plan, being those properties located within the Served Townships of Wellsford (Map DA/R/141); Snells Beach/Algies Bay (Map DA/R/142); Omaha (Map DA/R/144); Warkworth (Map DA/R/149); and Helensville Township/Resort (Map DA/R/160 and DA/R/161); and those properties located within the Townships of Te Hana (Map DA/R/170); Matheson Bay (Map DA/R/171); Leigh (Map DA/R/172); Point Wells (Map DA/R/173); Whangateau and Tramcar Bay (Map DA/R/174); Ti Point (Map DA/R/175); Matakana (Map DA/R/176); Rainbows End (Map DA/R/177); Sandspit (Map DA/R/178); Buckletons Beach (Map DA/R/179); Baddeleys Beach and Campbells Beach (Map DA/R/180); Puhoi (Map DA/R/181); Jamieson Bay and Opahi Bay (Map DA/R/182); Kaukapakapa (Map DA/R/183); Waitoki (Map DA/R/184); Waimauku (Map DA/R/185); Huapai (Map DA/R/186); Kumeu (Map DA/R/187); Riverhead (Map DA/R/188); Muriwai (Map DA/R/189); Kaipara Flats (Map DA/R/192); Martins Bay (Map DA/R/194); Shelly Beach (Map DA/R/198); Mahurangi East (Map DA/R/201), but excluding vineyards, plant nurseries, pastoral farms and other similar types of property, and properties used solely for residential purposes, and excluding those properties included in Categories 12,13,14,16,17,18, 20 and 22 below, and properties of organisations which by their existence directly benefit the residents of the district (such properties will be included the Residential category).

21.2.2 CATEGORY 12: OTHER AREA - RURAL - COMMERCIAL AND INDUSTRIAL

All those properties in the rural part of the Rural and Townships Area which are used substantially for Commercial or Industrial activities, or may be used as of right for Commercial or Industrial activities under the current Rodney District Council District Plan but excluding vineyards, plant nurseries, pastoral farms and other similar types of property, and properties used solely for residential purposes, and excluding Special 4 Zone (Dairy Flat) and excluding those properties included in Categories 11 above, and 13,14,16,17,18,20 and 22 below, and properties of organisations which by their existence directly benefit the residents of the district (such properties will be included the Residential category).

21.2.3 CATEGORY 13: OTHER AREA - SERVICED TOWNS - ORDINARY

All those properties located within the Serviced Townships of Wellsford (Map DA/R/141); Snells Beach/Algies Bay (Map DA/R/142); Omaha (Map DA/R/144); Warkworth (Map DA/R/149) and Helensville Township/Resort (Maps DA/R/160 and DA/R/161), but excluding those properties included in any of the Categories 11 and 12 above and 14,16,17,18, 20 and 22 below.

21.2.4 CATEGORY 14: OTHER AREA - UNSERVICED TOWNS - ORDINARY

All those properties located within the Townships of Te Hana (Map DA/R/170); Matheson Bay (Map DA/R/171); Leigh (Map DA/R/172); Point Wells (Map DA/R/173); Whangateau and Tramcar Bay (Map DA/R/174); Ti Point (Map DA/R/175); Matakana (Map DA/R/176); Rainbows End (Map DA/R/177); Sandspit (Map DA/R/178); Buckletons Beach (Map DA/R/179); Baddeleys Beach and Campbells Beach (Map DA/R/180); Puhoi (Map DA/R/181); Jamieson Bay and Opahi Bay (Map DA/R/182); Kaukapakapa (Map DA/R/183); Waitoki (Map DA/R/184); Waimauku (Map DA/R/185); Huapai (Map DA/R/186); Kumeu (Map DA/R/187); Riverhead (Map DA/R/188); Muriwai (Map DA/R/189); Kaipara Flats (Map DA/R/192); Martins Bay (Map DA/R/194); Shelly Beach (Map DA/R/198); not included in Categories 11 to 13 above and 16,17,18, 20 and 22.

21.2.5 CATEGORY 15: OTHER AREA – RURAL RESIDENTIAL

The remainder of the properties in the district, i.e. all those not included in Categories 1-14 above and 16-18 and 22 below but with the proviso relating to properties occupied by the local authority as noted below.

21.2.6 CATEGORY 16: OTHER AREA - ALL TOWNS - 3-5 UNITS, REST HOMES, MOTELS, CAMPS

All those properties in the townships of the Rural and Townships Area used either wholly or in part for the purposes of a Camping Ground, and/or a Motel, and/or a Rest Home (registered under the Old People's Homes Regulations 1987 or the Health and Disability Services (Safety) Act 2001) and/or for multiple unit housing (not less than 3 nor more than 5 units - excluding caravans - being not separately assessed for rating purposes), being those properties located within the Serviced Townships of Wellsford (Map DA/R/141); Snells Beach/Algies Bay (Map DA/R/142); Omaha (Map DA/R/144); Warkworth (Map DA/R/149); and Helensville Township/Resort (Map DA/R/160 and DA/R/161); and those properties located within the Townships of Te Hana (Map DA/R/170); Matheson Bay (Map DA/R/171); Leigh (Map DA/R/172); Point Wells (Map DA/R/173); Whangateau and Tramcar Bay (Map DA/R/174); Ti Point (Map DA/R/175); Matakana (Map DA/R/176); Rainbows End (Map DA/R/177); Sandspit (Map DA/R/178); Buckletons Beach (Map DA/R/179); Baddeleys Beach and Campbells Beach (Map DA/R/180); Puhoi (Map DA/R/181); Jamieson Bay and Opahi Bay (Map DA/R/182); Kaukapakapa (Map DA/R/183); Waitoki (Map DA/R/184); Waimauku (Map DA/R/185); Huapai (Map DA/R/186); Kumeu (Map DA/R/187); Riverhead (Map DA/R/188); Muriwai (Map DA/R/189); Kaipara Flats (Map DA/R/192); Martins Bay (Map DA/R/194); Shelly Beach (Map DA/R/198); Mahurangi East (Map DA/R/201), whether or not zoned for Commercial or Industrial uses, and including any private household unit serving as a Manager's residence associated with any of the foregoing activities, but excluding vineyards, plant nurseries, pastoral farms and other similar types of properties.

21.2.7 CATEGORY 17: OTHER AREA - RURAL - 3-5 UNITS, REST HOMES, MOTELS, CAMPS

All those properties used either wholly or in part for the purposes of a Camping Ground, and/or a Motel, and/or a Rest Home (registered under the Old People's Homes Regulations 1987 or the Health and Disability Services (Safety) Act 2001) and/or for multiple unit housing (not less than 3 nor more than 5 units - excluding caravans - being not separately assessed for rating purposes), whether or not zoned for Commercial or Industrial uses, and including any private household unit serving as a Manager's residence associated with any of the foregoing activities, but excluding vineyards, plant nurseries, pastoral farms and other similar types of properties and those properties included in Category 16 above.

21.2.8 CATEGORY 18: OTHER AREA – ALL TOWNS - MULTI UNITS IN EXCESS OF 5

All those properties used or intended to be used either wholly or in part for the purposes of multiple unit housing (in excess of 5 units - being not separately assessed for rating purposes) whether or not zoned for Commercial or Industrial purposes, but excluding those properties included in Category 7 above and also excluding vineyards, plant nurseries, pastoral farms and other similar types of properties. Properties will fall into this group from the time physical development of the site or any part of it commences following the issue of the first Resource Consent for the property pursuant to the provision of the Resource Management Act 1991. The

term "unit" will exclude caravans. It also excludes fully serviced units which shall be rated in the Commercial and Industrial group. The term "multi unit housing" does not include a motel.

21.2.9 CATEGORY 20: OTHER AREA - ISLANDS AND SEA ACCESS

All Islands including Kawau Island; and all properties which immediately abut the coast and have/rely on the sea as their only means of legal and practical access (other than by air) but excluding properties included in Categories 1 to 18 above and 22 below.

21.2.10 CATEGORY 22 : OTHER AREA - COASTAL MULTI UNITS

Those parts of those properties described as Pt Lot 2 DP 38695, Lot 1 DP 48057 Blk 1 Kawau SD (current occupier – Waikauri Bay Reserve Ltd), Pt Allot 8 Parish of Mahurangi (current occupier Scandrett Holdings Ltd); and Pt Allot 8 and Allot 8A Parish of Mahurangi (current occupiers – Martins Bay 1999 Ltd); on which multiple baches/houses are located.

21.2.11 CATEGORY 25 : UNSERVICED TOWNS WITH MINIMAL STORM WATER

All those properties located within the unserviced township of Mahurangi East (Map DA/R/201).

21.2.12 CATEGORY 29 : RURAL / FARMS

All those properties in the district of four hectares or more in area and used exclusively or almost exclusively for agricultural, horticultural, pastoral, viticultural, aquacultural or forestry purposes.

21.2.13 CATEGORY 99 : UTILITIES

Include the land, buildings and assets for which a valuation is issued by Council's Valuation Service Provider in compliance with the Rating Valuations Act 1998 and the Rating Valuation Rules made pursuant to that act, and defined in those rules as having a land use code described as "Utility Services" or "Transport".

21.2.14 PROVISIO

All properties occupied by the territorial local authority will be included in Categories 3, 4, 13, 14 15, 25 or 29 as appropriate, with the exception of properties used for camping grounds at Orewa, Martins Bay and Whangateau, which will be included in Categories 5, 16 or 17 as applicable.

22.0 Fairhaven Walk Rating Units benefiting from special targeted rate funded access road

DP 20805 Lot number(s)	CT Number	Rate Assessment Number	Street Number	Valuation Assessment Number
107	953/241	2006954	58	31560-14001
108/109	1129/69	1211002	60	31560-14000
110	958/278	1210569	64	31560-18900
112	865/43	1210553	68	31560-19100
113	746/190	1210547	70	31560-19200
114	825/297	2001847	72	31560-19500
115	41D/231	1210531	74	31560-19300
127	1000/105	2006955	20	31560-16601
128	1091/263	2006956	22	31560-16602
129	1000/186	1210997	24	31560-17200
130	954/31	1210981	26	31560-17300
131	926/5	1210975	28	31560-17400
133	924/65	2006957	32	31560-17600
138	9A/599	1210953	42	31560-17800
139/140	994/56	1210947	44	31560-18000
141	9A/600	1210931	48	31560-18100
142	919/80	1210925	50	31560-18200
143	950/159	1210919	52	31560-18300
144	921/13	1210903	54	31560-18400
145	919/76	1210892	56	31560-18500

23.0 Due Dates For Payment Of Rates

The Rates (other than the targeted rates for water supply) will be payable in four instalments on due dates as follows:

Instalment Number	Due Date
1	20 August 2009
2	20 November 2009
3	20 February 2010
4	20 May 2010

The targeted rates for water supply will be payable on the due dates set out in the water rates invoice, which will be a date one month after the date of the invoice.

24.0 Penalties

That pursuant to sections 57 and 58 of the Local Government (Rating) Act 2002:

- 24.1** A penalty of ten per cent of the amount of all rates assessed in the 2009/2010 financial year (other than targeted rates for water consumption as measured by meter) that are unpaid after the due date for each instalment may be added on the day following the due date.

Provided that:

- (a) where the ratepayer has signed an approved direct debit payment plan, and payments are received in accordance with that plan, no penalty will be added in respect of 2009/2010 rates.
- 24.2** A penalty of ten per cent of the amount of all rates assessed in any prior financial year (other than targeted rates for water consumption as measured by meter) that are unpaid after the due date for the first instalment (20 August 2009) will be added on the day following the due date for the first instalment.
- 24.3** A penalty of ten per cent of the amount of all rates assessed in any financial year (other than targeted rates for water consumption as measured by meter) to which a penalty was added pursuant to the previous resolution (clause 24.2) and which remain unpaid 6 months after that penalty was added will be added on the day following expiry of that 6 month period.

Notes: The amount of unpaid rates to which any penalty is added includes:

- (a) Any additional charges previously added to the amount of unpaid rates under section 132 of the Rating Powers Act 1988; and
- (b) Any penalties previously added to unpaid rates under section 58 of the Local Government (Rating) Act 2002.

25.0 Payment of Rates

That rates shall be payable at any of the following places:

- By mail to Rodney District Council, using the pre-paid return envelope provided.
- In person at-
 - Any branch of the Bank of New Zealand in Rodney District
 - District Council Office, Centreway Road, Orewa
 - Warkworth Service Centre, Baxter Street, Warkworth
 - Huapai Service Centre, State Highway 16, Huapai
 - Helensville Service Centre, Commercial Road, Helensville.
 - Whangaparaoa Service Centre, Whangaparaoa Library, Whangaparaoa Town Centre
- By pre-arranged direct debit, weekly, fortnightly, monthly, quarterly or annually.
- By telephone/internet banking
- Online with Visa or Mastercard at www.Rodney.govt.nz. (The bank charges a convenience fee for this service).

26.0 Discount for early payment of rates

- 26.1** That Council allow a discount of 5 percent where a ratepayer pays the year's rates in full before the end of the due date for the first instalment of the year, except for water rates.
- 26.2** That Council allow a discount of 5 percent for water rates where a ratepayer pays the full amount due before the end of the due date for payment.