

**EXTRAORDINARY MEETING**

**RODNEY DISTRICT COUNCIL**

**MINUTES:** of an Extraordinary Meeting of the Rodney District Council which commenced at 2.00 p.m. in the Council Chamber, Centreway Road, Orewa on Monday, 29 June 2009 for the purpose of adopting the Council's Long Term Council Community Plan.

**PRESENT:**

Penny Webster, Mayor (Chairperson)  
Crs Ross Craig  
Pat Delich  
Michael Goudie  
Gaye Harding  
John Kirikiri  
Dave Parker QSM  
Grahame Powell  
Zane Taylor  
June Turner  
Wayne Walker (from 2.10 p.m.)  
Suzanne Weld

**IN ATTENDANCE:**

Assistant Chief Executive	(Warren Maclennan)
Director: Corporate Services	(Kevin Ramsay)
Director: Customer Service	(Lloyd Barton)
Director: Infrastructure	(Murray Noone) (from 2.05 p.m.)
General Manager: Strategy	(Rory Palmer)
Group Manager: Financial Services	(Warren Stevens)
Executive Manager	(Paul Garbett)
Manager: Revenue	(David Low)
Democracy Services Officer	(Elise Heyns)

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**390/06/09 APOLOGIES**

**AGENDA ITEM NO. 1**

**Powell/Parker**

**That the apology from Cr G Walker for absence be received and sustained.**

**Carried**

2.05 p.m. Director: Infrastructure (Murray Noone), General Manager: Communications (David Anderson), Manager: Finance (Morna Macfarlane), Communications Advisor (Mike Isle) and Communications Advisor (Allanah Jarman) in attendance.

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**391/06/09 ADOPTION OF THE AUDITED LONG TERM COUNCIL COMMUNITY PLAN 2009 – 2019****FILE REF** DG/11/3; AB/14/2; AB/14/4**AGENDA ITEM NO.** 2

2.10 p.m. Cr W. Walker present.

Director: Corporate Services (Kevin Ramsay) gave a PowerPoint presentation summarising the LTCCP process (copy on File: DG/11/3). He also introduced Karen MacKenzie (Audit Director) from the Auckland Office of Audit New Zealand.

Ms Mackenzie tabled a letter from the Auckland Transition Agency confirming RDC's decision to adopt the proposed LTCCP (copy on File: DG/11/3).

2.16 p.m. Manager: Business Services (Lynne Booth) in attendance.

**Taylor/Powell**

- (a) That the Decisions on Submissions to the Long Term Council Community Plan 2009 – 2019 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.

**Division****For the motion**

**Craig  
Goudie  
Harding  
Kirikiri  
Parker  
Powell  
Taylor  
Turner  
Webster  
Weld**

**Against the motion**

**Delich  
W. Walker**

**Carried**

Cr Delich requested that his reasons for not supporting the LTCCP be recorded. In his opinion:

- land value was the best method of assessing rates and not capital value;
- there should be two financial districts, not one, as the more urbanised Hibiscus Coast had different wants and needs to the mainly rural areas of the District.

Cr W Walker requested that his reasons for not supporting the LTCCP be recorded. He was opposed to the removal of the separate financial divisions which would complicate local government reorganisation and also to the sale of many of the proposed land assets, in particular those on the Hibiscus Coast and Whangaparaoa. Cr W Walker said the LTCCP significantly understates costs of a variety of projects, such as Hibiscus Coast sewage, Hibiscus Coast roading, metering of car parks at Orewa and Warkworth, stormwater, bushlot monitoring and pest control, septic tanks, and alternatives to toxins spraying and as a consequence he did not believe the rate increases shown for the later years to be credible.

Subsequent to the meeting, Cr W Walker provided detailed reasons for voting against the Long Term Council Community Plan (copy on File: DG/11/3).

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**392/06/09 RATES: RECOMMENDATION TO SET AND ASSESS RATES 2009/2010**  
**FILE REF RB/1/1; AB/14/2**  
**AGENDA ITEM NO. 3**

Kirikiri/Parker

**Setting of Rates for 2009/2010**

**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:

	<b>Category</b>	<b>Rate Cents in \$ including GST</b>
<b>Rodney – District Wide</b>		
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
<b>Urban Differential Rating Area – (Map No. DA/R/162)</b>		
1.7	Urban residential ( Category 3)	0.11877
<b>“Other” Differential Rating Area (being the whole of the district excluding the urban area.</b>		
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:

	<b>Category</b>	<b>Rate Cents in \$ including GST</b>
<b>Rodney – District Wide</b>		
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

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1.5	Rural – residential ( Category 4 and 15 )	0.08878
1.6	Utilities ( Category 99)	0.11098
<b>Urban Differential Rating Area – (Map No. DA/R/162)</b>		
1.7	Urban residential ( Category 3)	0.07398
<b>“Other” Differential Rating Area (being the whole of the district excluding the urban area.</b>		
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
<b>Rodney – District Wide</b>		
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
<b>Urban Differential Rating Area – (Map No. DA/R/162)</b>		
1.7	Urban residential ( Category 3)	0.05277
<b>“Other” Differential Rating Area (being the whole of the district excluding the urban area.</b>		
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.

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**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.

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**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 have 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:

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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

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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).

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**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.

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**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.

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

<b>DP 20805 Lot number(s)</b>	<b>CT Number</b>	<b>Rate Assessment Number</b>	<b>Street Number</b>	<b>Valuation Assessment Number</b>
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:

<b>Instalment Number</b>	<b>Due Date</b>
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.

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**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](http://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.

### Division

#### For the motion

**Craig  
Goudie  
Harding  
Kirikiri  
Parker  
Powell  
Taylor  
Turner  
Webster  
Weld**

#### Against the motion

**Delich  
W. Walker**

**Carried**

Cr Delich requested that his reasons for not supporting the setting of rates for 2009/2010 be recorded. In his opinion:

- the inequities in the setting of rates in the 2008/09 year had not been addressed;
- there should be no rate increase as the economy was in a very bad state and rate increases would make life difficult for many ratepayers.

Cr W. Walker did not support the setting of rates for 2009/2010 for the reasons as previously stated.

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The meeting closed at 2.46 p.m.

CONFIRMED AS A TRUE AND CORRECT RECORD THIS 13TH DAY OF AUGUST 2009

MAYOR

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