
MINUTES OF AN ORDINARY MEETING OF THE STRATFORD DISTRICT COUNCIL HELD IN THE WAR MEMORIAL CENTRE ON TUESDAY 9 JUNE 2009 AT 4.00 PM.

PRESENT

The District Mayor Mr J D Edwards (Chairman), Councillors A L Frost, R M Hignett, V Milner, S M Pugh, J C Rowe, W J Sandford, K R Squire, R K Vickers and N C Volzke.

IN ATTENDANCE

The Chief Executive Mr M R Freeman, the Planning & Regulatory Manager Mr M R Avery, the Community Services Manager Mrs P R James, the Operations Manager Mr J R Jones, the Corporate Services Manager Mr H M Swart and the Executive Administration Officer Mrs D J Christie. No representatives of the Press were present.

APOLOGIES

An apology was received for lateness from Councillor Milner.

CL/09/120

RESOLVED

THAT the apology for lateness from Councillor Milner be received.

Carried

ANNOUNCEMENTS

Councillors were advised that there is a meeting with Tony Lake from Amtac to discuss the CPTED project following this meeting.

1. **MATTERS OUTSTANDING**

There were no matters arising.

2. **CONFIRMATION OF MINUTES**

2.1 **Policy & Services Committee Meeting – 7 & 14 May 2009**

The Executive Administration Officer undertook to amend the second paragraph on page 12 to read:

“It was noted that through the LTCCP process, a portion of the community have indicated that they want a pool”

The Executive Administration Officer undertook to amend the first bullet point on page 12 to read:

“..... It would end up being covered by all ratepayers, but disproportionately by the higher value properties in which in the main are rural properties.”

The Executive Administration Officer undertook to amend the second bullet point on page 12 to read:

“surprise that no negative feedback was received on the actual design for the new concept and some people were supportive, but don’t want to pay for it through rates.”

The Executive Administration Officer undertook to amend the fifth bullet point under B J Coles submission on page 4 to read: “sea level” rather than “sea water”.

CL/09/121

SANDFORD/PUGH

2.1.1 THAT the minutes of the Policy & Services Committee Meeting held on Thursday 7 May 2009 and 14 May 2009 be confirmed as a true and accurate record.

Carried

CL/09/122

VOLZKE/VICKERS

2.1.2 THAT the resolutions in the minutes of the Policy & Services Committee Meeting held on Thursday 7 May 2009 and 14 May 2009 be adopted.

Carried

2.2 **Ordinary Meeting of Council – 12 May 2009**

CL/09/123

ROWE/HIGNETT

THAT the minutes of the Ordinary Meeting of Council held on Tuesday 12 May 2009 be confirmed.

Carried

2.3 **Policy & Services Committee Meeting – 26 May 2009**

Councillor Milner arrived at 4.15 pm.

The Chief Executive requested that an alteration be made on page 28, to read that the five elected members who declared an interest abstained from voting.

The Executive Administration Officer undertook to amend the minutes.

CL/09/124

SANDFORD/SQUIRE

2.3.1 THAT the minutes of the Policy & Services Committee Meeting held on Tuesday 26 May 2009 be confirmed as a true and accurate record.

Carried

The Chief Executive referred to the recommendation on page 28 regarding development levies and noted that the Stratford Scout Group has advised that they wish to withdraw their application for \$5,000.

It was also noted that the amount granted to Stratford District Theatre Trust should be \$42,500 and therefore the balance be granted to the Taranaki Pioneer Village.

CL/09/125

SANDFORD/VICKERS

THAT recommendation 6.3 be altered to read:

THAT the distribution of Development Levy funds be approved as follows:

- Stratford District Theatre Trust \$42,500
- Stratford On Stage \$13,865.63
- Taranaki Pioneer Village (Balance) approximately \$8,889.35

Carried
The District Mayor and Councillors Hignett, Milner, Rowe & Squire
abstained from voting

CL/09/126

FROST/VOLZKE

2.3.2 THAT the resolutions in the minutes of the Policy & Services Committee Meeting held on Tuesday 26 May 2009 be adopted.

Carried

3. **DISTRICT MAYOR'S REPORT**

File 13028

The Chief Executive was congratulated on being invited to attend such an auspicious tour.

CL/09/127

MILNER/FROST

4.1 THAT the District Mayors report be received.

Carried

4. **DECLARATION OF MEMBERS INTERESTS - MONTHLY UPDATE**

File 03104

The Executive Administration Officer circulated the Members' Interest Register and elected members noted additions/alterations and signed the register as required.

5. **ADOPTION OF 2009-2019 LTCCP AND SETTING OF RATES, FEES AND CHARGES FOR 2009/2010**

File 01076

Purpose

The report recommends that Council adopt the 2009-2019 Long Term Council Community Plan (LTCCP) and set the rates for 2009/2010, and the Fees and Charges for services.

Discussion

The Chief Executive advised that the Auditor General's Office rang this morning and they have given this Council an overall unqualified opinion of its LTCCP, therefore Council is able to adopt the LTCCP today.

CL/09/128

SQUIRE/PUGH

7.1 **THAT** pursuant to Section 93 of the Local Government Act 2002, the Stratford District Council adopts a Long Term Council Community Plan (LTCCP) for the period commencing 1 July 2009 and sets the rates for 2009/2010.

In adopting the LTCCP the Stratford District Council will also be adopting:

- Annual Plan for 2009/2010 as per Section 95(4) of the Local Government Act 2002;
- Revenue and Financing Policy under Section 102(4)(a);
- Liability Management Policy under Section 102(4)(b);
- Investment Policy under Section 102(4)(c);
- Development and Financial Contributions Policy under Section 102(4)(d);
- Partnership with the Private Sector Policy under Section 102(4)(e);
- Rates Remission Policy under Section 102(5)(a);
- Rates Remission on Maori Freehold Land Policy under Section 102(4)(f);
- Rates Postponement on Maori Freehold Land Policy under Section 102(4)(f);
- Funding Impact Statement that meets Clause 10 of Schedule 10;
- Policy on Significance under Section 90(1);
- Maori Consultation Policy under Section 81;
- Early Payment of Rates in Current Financial Year Policy under Section 55(1) of the Local Government (Rating) Act 2002;

- Early Payment of Rates in Future Financial Years Policy under Section 56(1) of the Local Government (Rating) Act 2002;
- Adopts the Fees and Charges for 2009/2010.
- Resolution under Section 23(1) of the Local Government (Rating) Act 2002 for the setting of rates for 2009/2010 as specified in the Funding Impact Statement included in the LTCCP.

The Funding Impact Statement includes information that discloses the revenue and financing mechanisms of the Stratford District Council. The same mechanism is to be used for all the years covered by the LTCCP. Council's Funding Impact Statement sets the rates for 2009/2010 and is as follows:

FUNDING IMPACT STATEMENT

INTRODUCTION

This Statement sets out the information required by Schedule 10 of the Local Government Act 2002. It details the revenue and financing mechanisms to be used to cover the estimated expenses for the years of the plan.

The Funding Impact Statement should be read in conjunction with the Council's Revenue and Financing Policy and the Funding Requirements Statement in this plan.

Council proposed that the following revenue and financing sources be used to cover the estimated expenses of Council for the period of the plan.

- General rates.
- A uniform annual general charge.
- Targeted rates for roading, water supply, sewerage system and domestic refuse.
- Fees and charges.
- Subsidies and grants.
- Interest income.
- Development levy contributions and financial contributions.
- Reserves funds.
- Loan funds.
- Working capital.

Various sections of the Local Government (Rating) Act 2002 refer to the Funding Impact Statement. These sections require:

- The basis of setting the general rate ie. land, annual or capital value (Section 13).
- Any category or categories that will be used for differentiating the general rate (Section 14).
- The function or functions for which a targeted rate will be set (Section 16).
- Any category or categories of land that will be used to set a targeted rate on a differential basis or determine whether a property will be liable for a targeted rate (Section 17).
- Any factor that will be used to calculate liability for a targeted rate (Section 18).
- An indication that Council wishes to set a charge for water supply by volume of water consumed if Council is intending to do so (Section 19).

The factors that may be used in calculating liability for targeted rates are:

1. The annual value of the rating unit.
2. The capital value of the rating unit.
3. The land value of the rating unit.
4. The value of improvements to the rating unit.
5. The area of land within the rating unit.
6. The area of land within the rating unit that is sealed, paved, or built on.
7. The number of separately used or inhabited parts of the rating unit.
8. The extent of provision of any service to the rating unit by the local authority, including any limits or conditions that apply to the provision of the service.
9. The number or nature of connections from the land within each rating unit to any local authority reticulation system.
10. The area of land within the rating unit that is protected by any amenity or facility that is provided by the local authority.
11. The area of floor space of buildings within the rating unit.
12. The number of water closets and urinals within the rating unit.

Notes:

- For the purposes of clauses 1 to 5, 8, and 10, rating unit includes part of a rating unit.
- For the purposes of clause 8, the extent of provision of a service to the land must be measured objectively and be able to be verified.
- For the purposes of clause 12, a rating unit used primarily as a residence for one household must not be treated as having more than one water closet or urinal.
- For targeted rates using a location differential, rating units outside the specified locations are not subject to that target rate.

DEFINITION OF SEPARATELY USED OR INHABITED PARTS OF A RATING UNIT

The basis of a unit of occupancy is that which can be separately let and permanently occupied. For the purpose of this charge, where the occupancy is an accessory one or is ancillary to another property or part thereof, no separately used part exists. For example:

- **Not Separately Used Parts of a Rating Unit**
 - A residential sleep-out or granny flat without independent kitchen facilities.
 - A hotel or motel room with or without kitchen facilities.
 - Individual storage garages/sheds/partitioned areas of a warehouse.
- **Separately Used Parts of a Rating Unit**
 - Flats/apartments.
 - Flats which share kitchen/bathroom facilities.
 - Separately useable commercial areas even though they may share a reception.
 - Rooms in a residential hostel with a common kitchen.

Important: All charges are GST inclusive, and funds raised are GST exclusive.

General Rate

Council set a general rate under section 13 based on the capital value of each rating unit within the district.

The general rate is set with no differential.

The rates (in cents per dollar of capital value) for 2009/2010 are 0.0947 cents, raising \$2,250,924.

General rates will be used to fund all activities that are not covered by the uniform annual general charge, targeted rates or other funding mechanisms outlined in the Revenue and Financing Policy.

Uniform Annual General Charge

Council set a uniform annual general charge (UAGC) under section 15 in respect of every separately rateable property within the district.

The uniform annual general charge for 2009/2010 is \$415, raising \$1,552,094.

The uniform annual general charge will be used to fund governance, a portion of refuse, civil defence, bylaws, dog control, liquor licensing, environmental health, community development, building control, district plan, resource consents and corporate support.

Targeted Rate – Roading

Council set a targeted rate under section 16 in respect of roading and street services based on the capital value of each rating unit within the district. This rate uses factor 2.

The roading rate (in cents per dollar of capital value) under section 16 for 2009/2010 is 0.1226 cents, raising \$2,915,351.

The roading rate will be used to fund roading and street services activities within the district.

Targeted Rate - Domestic Refuse

Council set a targeted rate under section 16 in respect of refuse collection on the basis of a charge per each separately used or inhabited part of a rating unit from which Council is prepared to collect a container of refuse, as part of its normal refuse disposal service, in the Stratford and Midhirst domestic collection area. This rate uses factors 7 and 8.

The domestic refuse rate under section 16 for 2009/2010 is \$262, raising \$558,969.

The domestic refuse rate will be used to fund the urban domestic refuse collection activity.

Targeted Rate - Water Supply

Council set a targeted rate under section 16 in respect of water supply on the basis of a charge per each separate rating unit to which water is supplied in the Stratford Water Supply Area, the Midhirst Water Supply area, and the Toko Water Supply Area. This rate uses factor 8.

In addition, Council set a targeted rate in respect of water supply under section 19 on the basis of a charge per unit of water supplied in the Stratford Water Supply Area, the Midhirst Water Supply area, and the Toko Water Supply Area to any rating unit which has been fitted with a water meter.

The water supply rate under section 16 for 2009/2010 is \$346, raising \$831,974.

The Stratford water supply rate under section 19 for 2009/2010 is \$22.50 for the first 250 cubic metres plus \$0.50 per cubic metre of supply in excess of 250 cubic metres per annum, raising \$52,000.

The Midhirst water supply rate under section 19 for 2009/2010 is \$22.50 for the first 250 cubic metres plus \$0.50 per cubic metre of supply in excess of 250 cubic metres per annum, raising \$10,000.

The Toko water supply rate under section 19 for 2009/2010 is \$22.50 for the first 250 cubic metres plus \$0.50 per cubic metre of supply in excess of 250 cubic metres per annum, raising \$400.

The water supply rates will be used to fund the water supply activities in the Stratford, Midhirst and Toko areas.

Targeted Rate - Sewerage System

Council set a targeted rate under section 16 in respect of sewerage system on the basis of a charge per the number of water closets and urinals within each separate rating unit which is connected to a public sewerage drain. This rate uses factors 7, 8 and 12.

The sewerage system rate under section 16 is \$161 where one water closets and/or urinals is connected.

The sewerage system rate under section 16 is \$242 where two water closets and/or urinals are connected.

The sewerage system rate under section 16 is \$322 where three water closets and/or urinals are connected.

The sewerage system rate under section 16 is \$362 where four water closets and/or urinals are connected.

The sewerage system rate under section 16 is \$403 where five water closets and/or urinals are connected.

The sewerage system rate under section 16 is \$443 where six water closets and/or urinals are connected.

The sewerage system rate under section 16 is \$483 where seven water closets and/or urinals are connected.

The sewerage system rate under section 16 is \$523 where eight or more water closets and/or urinals are connected.

Note that the number of water closet and urinal units is assessed as what is required by the Acceptable Solutions, NZ Building Code, and not by what actually exists.

The sewerage system rate for 2009/2010 is to raise \$359,187 and will be used to fund the sewerage system activity.

Targeted Rate - Community Centres

Council set a targeted rate under section 16 in respect of community centres on the basis of a charge per each separately inhabited dwelling within a rating unit in the listed community areas. This rate uses a fixed charge based on a location differential using factor 8.

The community centre rates for 2009/2010 are:

- A fixed charge of \$22.50 for each dwelling unit within the Wharehuia/Te Popo Community Centre area.
- A fixed charge of \$13.50 for each dwelling unit within the Pembroke Road Community Centre area.
- A fixed charge of \$22.50 for each dwelling unit within the Toko Community Centre area.
- A fixed charge of \$16.90 for each dwelling unit within the Pukengahu Community Centre area.
- A fixed charge of \$9.95 for each dwelling unit within the Midhirst Community Centre area.
- A fixed charge of \$22.50 for each dwelling unit within the Ngaere Community Centre area.
- A fixed charge of \$11.25 for each dwelling unit within the Makahu Community Centre area.
- A fixed charge of \$22.50 for each dwelling unit within the Cardiff Community Centre area.

The community centres rate will be used to fund the operating costs of the community centres and will raise \$10,965.

Payment Due Dates And Penalties

All rates will be payable in four equal instalments due on:

- 1st Instalment: 26 August 2009.
- 2nd Instalment: 25 November 2009.
- 3rd Instalment: 24 February 2010.
- 4th Instalment: 26 May 2010.

Pursuant to Section 57 and 58 of the Local Government (Rating) Act 2002 the following penalties on unpaid rates will be applied:

- A charge of 10 percent on so much of any instalment that has been assessed after 1 July 2009 and which remains unpaid after the due date for that instalment.
- A charge of 10 percent on so much of any rates levied before 1 July 2009 which remain unpaid on 10 July 2009 or such later date as required under section 58(1) (b) (ii).
- A continuing additional penalty of 10 percent on so much of any rates levied before 1 July 2009 which remain unpaid six months after the previous penalty was added.
- Penalties imposed are exempt from GST.

Early Payment

Sections 55 and 56 of the Local Government (Rating) Act 2002 empowers Council to have policies for the early payment of rates. The Council policies are:

- Council proposes to accept early payment of all rates assessed for the 2009/2010 year, but no discount will be applied for early payment. (Section 55).
- Council proposes to accept early payment of all rates assessed for the 2010/2011 and subsequent years, but no discount will be applied for early payment. These payments will be applied to general rates or individual targeted rates if requested by the ratepayer, otherwise they will be applied against future general rates. (Section 56).

Payment Locations

Rates shall be payable between the hours of 8.30 am to 4.30 pm, Monday to Friday, at the Council offices, Miranda Street, Stratford.

Mail and electronic payments shall be deemed to be received at the Council Office on day of receipt.

Subsequent Years

The funding mechanism for subsequent years in the plan does not vary from the 2009/2010 year but does include adjustments to compensate for price level changes due to inflation as calculated for local authorities by Business and Economic Research Limited (BERL).

The following table summarises the indicative charges as set out in detail under the Funding Requirements and Funding Summary tables:

		2009/10	2010/11	2011/12
		Units (GST incl)		
UAGC		\$ 415	\$ 449	\$ 465
General Rate	cents/\$ of Capital Value	0.0947	0.0966	0.1006
Roading	cents/\$ of Capital Value	0.1226	0.1354	0.1450
Refuse		\$ 262	\$ 274	\$ 289
Water Supply		\$ 346	\$ 349	\$ 364
Sewerage	1 Closet	\$ 161	\$ 177	\$ 193
	2 Closets	\$ 242	\$ 266	\$ 290
	3 Closets	\$ 322	\$ 354	\$ 386
	4 Closets	\$ 362	\$ 398	\$ 434
	5 Closets	\$ 403	\$ 443	\$ 483
	6 Closets	\$ 443	\$ 487	\$ 531
	7 Closets	\$ 483	\$ 531	\$ 579
	8 + Closets	\$ 523	\$ 575	\$ 627

Recommended Reason

The 2009-2019 LTCCP has been through a rigorous consultation process and scrutiny by both Council and the public. This Plan contains the activities and associated costs of Council and the funding mechanisms, including rates, to meet those costs. Council is required by law to adopt the LTCCP and set rates for the 2009/2010 year.

Carried

6. **QUESTIONS**

File 03096

There were no questions.

The meeting concluded at 4.30 pm.

J D Edwards
CHAIRMAN

Confirmed this 14th day of July 2009.

J D Edwards
DISTRICT MAYOR