

CITY OF PALMERSTON

**Minutes of a Special Meeting of Council
held in Council Chambers, Civic Plaza, Palmerston
on Tuesday, 30 June 2015 at 6:00pm**

Audio Disclaimer

An audio recording of this meeting is being made for minute taking purposes as authorised by City of Palmerston Policy MEE3 Recording of Meetings, available on Council's Website.

1. PRESENT

Elected Members: His Worship the Mayor Ian Abbott (Chair)
Deputy Mayor Sue McKinnon
Alderman Andrew Byrne
Alderman Paul Bunker
Alderman Heather Malone
Alderman Geoff Carter
Alderman Seranna Shutt

Staff: Mark Spangler, Acting Chief Executive Officer
Silke Reinhardt, Acting Director of Corporate and Community Services
Jan Peters, Community Development Manager
Alyce Breed, Minute Secretary

Gallery: Nigel Wilson, Ranger
Ian Mathers, Human Resource Officer
Charisse Gallagher, Payroll Officer
Anna Schmidt, Community Development Officer
Approximately 98 members of the public

2. APOLOGIES

Nil

3. DEPUTATIONS / PRESENTATIONS

Nil

4. REPORTS OF OFFICERS

4.1. Municipal Plan 2015-2020

8/0689

Moved: Alderman Bunker
Seconded: Alderman Byrne

1. THAT Council receives Report Number 8/0689.

2. THAT Council adopt the City of Palmerston Municipal Plan 2015-2020 as amended and included in Attachment A to report number 8/0689 including the following amendments to reflect Unimproved Capital Values as per 2014 Valuation:
 - Page 23 change values of total Unimproved Capital Value from \$3,141,021,756 to \$3,601,307,500; Unimproved capital value of non-rateable properties from \$279,744,250 to \$316,688,710 and total rateable Unimproved capital value from \$2,861,277,506 to \$3,284,618,790;
 - Page 24 change values in Rating table for Residential properties under heading Budget 2015/16 from \$2,428,779,337 to \$2,846,884,790 and under heading Change from \$106,393,500 to \$524,498,953; for Commercial properties under heading Budget 2015/16 from \$220,387,000 to \$234,465,000 and under heading Change from \$6,912,000 to \$20,990,000; and for Industrial properties under heading Budget 2015/16 from \$195,200,000 to \$203,269,000 and under heading Change from \$1,745,000 to \$9,814,000.
3. THAT Council adopt the Annual Budget 2015/16 as amended and included in the Municipal Plan 2015-2020 in Attachment A to report number 8/0689.
4. THAT Council adopt the Long Term Financial Plan 2015-2020 as amended and included in the Municipal Plan 2015-2020 in Attachment A to report number 8/0689.
5. THAT Council grant a Rates Concession under Part 11.8 Local Government Act under the following conditions:
 - Concession is granted to the value of rates above the set minimum rate.
 - Concession is set to the value of 50%.
 - Concession is only available for owner-occupied residential properties.
 - Concession is not available for land released in the financial year 2015/16.
 - Granting of the concession is tied to the property owner and is removed if property is transferred or sold.
 - Concession is granted for the financial year 2015/16.
 - Concession is only available to residents that provide appropriate validation of their residential address as an owner / occupier.
 - Concession applications have to be received by Council before the first instalment due date.

Amendment

Moved: Alderman Malone
Seconded:

1. THAT Council receives Report Number 8/0689.
2. THAT Council adopt the City of Palmerston Municipal Plan 2015-2020 as amended and included in Attachment A to report number 8/0689 including the following amendments to reflect Unimproved Capital Values as per 2014 Valuation:
 - Page 23 change values of total Unimproved Capital Value from \$3,141,021,756 to \$3,601,307,500; Unimproved capital value of non-rateable properties from \$279,744,250 to \$316,688,710 and total

- rateable Unimproved capital value from \$2,861,277,506 to \$3,284,618,790;
- Page 24 change values in Rating table for Residential properties under heading Budget 2015/16 from \$2,428,779,337 to \$2,846,884,790 and under heading Change from \$106,393,500 to \$524,498,953; for Commercial properties under heading Budget 2015/16 from \$220,387,000 to \$234,465,000 and under heading Change from \$6,912,000 to \$20,990,000; and for Industrial properties under heading Budget 2015/16 from \$195,200,000 to \$203,269,000 and under heading Change from \$1,745,000 to \$9,814,000.
3. THAT Council adopt the Annual Budget 2015/16 as amended and included in the Municipal Plan 2015-2020 in Attachment A to report number 8/0689.
4. THAT Council adopt the Long Term Financial Plan 2015-2020 as amended and included in the Municipal Plan 2015-2020 in Attachment A to report number 8/0689.
5. THAT Council grant a Rates Concession under Part 11.8 Local Government Act under the following conditions:
- Concession is granted to the value of rates above the set minimum rate.
 - Concession is set to the value of 60%.
 - Concession is only available for owner-occupied residential properties.
 - Concession is not available for land released in the financial year 2015/16.
 - Granting of the concession is tied to the property owner and is removed if property is transferred or sold.
 - Concession is granted for the financial year 2015/16.
 - Concession is only available to residents that provide appropriate validation of their residential address as an owner / occupier.
 - Concession applications have to be received by Council before the first instalment due date.

Amendment lapsed for want of a seconder

The original motion was put

Alderman Malone called for a division – as a consequence the result of the above decision was set aside.

Upon dividing 6 members voted in the affirmative, 1 member voted in the negative.

Members Voting in the Affirmative

Mayor Abbott
Deputy Mayor McKinnon
Alderman Byrne
Alderman Bunker
Alderman Shutt
Alderman Carter

Members Voting in the Negative

Alderman Malone

The Chair declared the motion CARRIED

CARRIED 8/1581–30/06/2015

Moved: Alderman Malone
Seconded:

6. THAT a concession be offered in the 2016/17 financial year of 50% under the same conditions as proposed in recommendation 5 of report number 8/0689.

Motion lapsed for want of a seconder

4.2. Declaration of Rates 2015/16

8/0690

Moved: Alderman Byrne
Seconded: Alderman Bunker

1. THAT Council receives Report Number 8/0690.

Rates

Council makes the following declaration of rates pursuant to sections 155-157 of the *Local Government Act 2008* ("the Act").

Adoption of Assessment.

2. THAT pursuant to Section 149 of the Act, Council adopts the Unimproved Capital Value method as the basis of the assessed value of allotments within the Palmerston Municipality.
3. THAT the valuations as supplied by the Valuer-General being the most recent valuations available to Council for rateable purposes, making a total value of \$3,284,618,790 be adopted by Council for rating purposes for the financial year ending 30 June 2016.

Declaration of Rates.

4. THAT pursuant to Sections 155-156 of the Local Government Act, Council declares that it intends to raise, for general purposes by way of rates, the amount of \$18,368,453 which will be raised by the application of a combination of differential valuation-based charges ("differential rates") with minimum charges ("minimum amounts") being payable in application of each of those differential rates for the financial year ending 30 June 2016 according to land use as defined in policy as follows:
 - (1) With respect to all rateable land with a Residential Land Use, a differential rate of 0.42500% of the assessed value of such land with

minimum amounts being payable in the application of that differential rate being \$1,177 multiplied by:

- (a) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148 (4) of the Act) on each allotment of land; or
 - (b) the number 1, whichever is greater.
- (2) With respect to all rateable land with a Commercial Land Use, a differential rate of 0.724116% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,177.00 multiplied by:
- (a) the number of separate commercial parts or units that are adapted for separate occupation or use (pursuant to section 148 (4) of the Act) on each allotment of land; or
 - (b) the number 1, whichever is greater.
- (3) With respect to all rateable land with a Industrial Land Use, a differential rate of 0.176123% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,177.00 multiplied by:
- (a) the number of separate commercial parts or units that are adapted for separate occupation or use (pursuant to section 148 (4) of the Act) on each allotment of land; or
 - (b) the number 1, whichever is greater.
- (4) With respect to all rateable land with a Vacant Land Use, a differential rate of 0.42500% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,177.00 multiplied by:
- (a) the number of separate commercial parts or units that are adapted for separate occupation or use (pursuant to section 148 (4) of the Act) on each allotment of land; or
 - (b) the number 1, whichever is greater.

Charges

Pursuant to Section 157 of the Act, Council declares the following charges in respect of waste management services it provides for the benefit of all residential land within the municipality and the occupiers of such land.

5. THAT Council intends to raise \$5,771,500 by charges pursuant to Section 157 of the Act.

For the purposes of this paragraph:

- “residential dwelling” means a dwelling house, flat or other substantially self contained residential unit or building on residential land and includes a unit within the meaning of the *Unit Titles Act*.
- “residential land” means land used or capable of being used for residential purposes (but does not include land on which there is no residential dwelling).

6. THAT Council declares a charge of \$485 per annum per residential dwelling in respect of kerbside garbage collection, recycling collection services and

the waste transfer station provided to, or which Council is willing and able to provide to, each residential dwelling within the municipality:

The services are:

- a kerbside collection service of two (2) garbage collection visits per week with a maximum of one 120 litre mobile bin per garbage collection visit;
- a kerbside recycling collection service of one (1) visit per fortnight with a maximum of one 240 litre mobile bin per recycling collection visit;
- the provision, management and operation of a waste transfer station; and
- the rehabilitation of a waste landfill site.

Relevant interest rate

7. THAT the relevant interest rate for the late payment of rates and charges is fixed in accordance with Section 162 of the Act at the rate of 18% per annum and is to be calculated on a daily basis.

Payment

8. THAT rates and charges declared under this declaration may be paid by four (4) approximately equal instalments on the following dates, namely:
 - First Instalment, Tuesday 29 September 2015
 - Second Instalment, Monday 30 November 2015
 - Third Instalment, Friday 29 January 2016
 - Fourth Instalment, Tuesday 29 March 2016

Details of due dates and specified amounts will be listed on the relevant Notice of Rates and Charges.

Variations to those options for payment will be administered according to the conditions outlined on the front and reverse of the Notice of Rates and Charges.

A ratepayer who fails to abide by such conditions may be sued for recovery of the principal amount of the rates and charges, late payment penalties, and costs reasonably incurred by Council in recovering or attempting to recover the rates and charges.

9. THAT in accordance with Section 160 of the Local Government Act, a cash incentive of \$3,000.00 be provided to encourage the prompt payment of rates and charges for the financial year ending 30th June 2016.
10. THAT the incentive be offered through the conduct of a draw to be known at the 'Early Bird Draw' whereby the City of Palmerston will offer a monetary prize to two successful recipient at \$1,500 each in accordance with the terms and conditions outlined in Attachment A to report number 8/0690.

Alderman Malone called for a division – as a consequence the result of the above decision was set aside.

Upon dividing 6 members voted in the affirmative, 1 member voted in the negative.

Members Voting in the Affirmative

Mayor Abbott
Deputy Mayor McKinnon
Alderman Byrne
Alderman Bunker
Alderman Shutt
Alderman Carter

Members Voting in the Negative

Alderman Malone

The Chair declared the motion CARRIED

CARRIED 8/1582–30/06/2015

5. CONFIDENTIAL REPORTS

Nil

6. CLOSURE

Meeting closed at 6:12pm

(Chair)