

# Council – Extraordinary Meeting

30 July 2020



## *Extraordinary Council Meeting – 30/07/20*

Minutes of the Extraordinary Council meeting held on Thursday 30 July 2020, commencing at 3.30pm, in the Council Chamber, 137 Havelock Street, Ashburton.

### **Present**

His Worship the Mayor, Neil Brown; Councillors Leen Braam, Carolyn Cameron, John Falloon, Rodger Letham, Lynette Lovett, Angus McKay, Liz McMillan and Diane Rawlinson.

### **In attendance**

Hamish Riach (Chief Executive), Jane Donaldson (GM Strategy & Compliance), Paul Brake (GM Business Support), Neil McCann (GM Infrastructure Services), Colin Windleborn (Commercial Manager), Tania Paddock (In-house Counsel), Ian Hyde (Planning Manager) and Phillipa Clark (Governance Team Leader).

Six members of the public.

### **Deputations**

Residents Group: Errol Kingsbury (apology received from Paul Gooby)

Lochlea Investments: Les Briggs & Chris Hopper (Davis Ogilvie)

### **1 Apologies**

Cr Stuart Wilson

Sustained

### **2 Extraordinary Business**

Nil.

### **3 Declarations of Interest**

Nil.

### **4 Dedication of Local Purpose (Road) Reserve as legal road – Primrose Place**

Speaking on behalf of a residents group who have concerns about the proposed access from Primrose Place to the new proposed Lochlea Village on Allens Road, Mr Kingsbury tabled and presented his submission.

Residents were aware of the potential access use of the Council reserve land but this wasn't indicated on earlier plans when Mr Kingsbury bought his section, however the reserve land is shown on his property title.

*An updated plan was tabled showing the roading plan for Primrose Place.*

Presentation concluded at 3.51pm.

Mr Hopper responded to questions, advising that the reserve is vested in Council as part of subdivision 2014. When the subdivision was signed off by Council, that road was shown as an area to vest in Council as part of local purpose reserve. Residents, when purchasing their properties, received a copy of that information.

Road names shown on plan are generic and the siting of the labelled *Road 1* does not indicate this is the main access road.

The developers have taken on board neighbours' comments and have altered the design. The current iteration (sent to Council last night) agrees Allens Rd will be main access for the Lochlea development; Primrose Rd access point is to give residents of Primrose Place access to Lochlea.

The original road width was required to be the same dimensions as Primrose Place, however subsequent conversations with neighbours have reduced that to 6 metres. There is now discussion to reduce to a 4m formation, consistent with Council's District Plan. The developer is happy to do this, but mindful they want to retain access from the development to Primrose Lane.

Mr Briggs commented on the meetings that have taken place with Council and neighbouring residents, where agreement has been reached to narrow the entrance to Primrose Lane. He spoke about the several minutes it takes to access Allens Road from the development – a concern with an elderly population. While the current economic climate is not conducive to development, Lochlea are still prepared to undertake this.

In conclusion, Council thanked the presenters for their comments, and willingness to work together to reach a resolution.

1. **That** Council resolves that the land contained within Lot 304 Deposited Plan 431874 (being all the land contained within Record of Title 528212), comprising an area of 222m<sup>2</sup>, be dedicated as legal road pursuant to section 111 of the Reserve Act 1977.
2. **That** Council shall only lodge the request with the Registrar-General of Land to dedicate the land contained within Lot 304 Deposited Plan 431874 as road when Lochlea Investments Limited has:
  - a. paid Council a \$5,000.00 deposit; and
  - b. registered a land covenant in gross against its Record of Title CB13A/1313 that contains the conditions required by Council.
3. **That** the width of the carriageway be up to 4 metres.

McKay/Cameron

Carried

## **5 Setting of the Rates 2020-21**

**That** the resolution passed by Council on 25 June 2020, setting the rates for the 2020-21 year, be revoked.

McMillan/Rawlinson

Carried

**That** Council sets the following rates under the Local Government (Rating) Act 2002 on rating units in the district for the financial year commencing 1 July 2020 and ending on 30 June 2021.

- All section references are to sections in the Local Government (Rating) Act 2002. All amounts are GST inclusive.
- The definition of connected and serviceable is contained in Council's Funding Impact Statement – Rating Policy and Schedule of Rates.
- The definition of separately used or inhabited part of a rating unit is contained in Council's Funding Impact Statement – Rating Policy and Schedule of Rates.
- The definition for the amenity rating area is contained within Council's Funding Impact Statement – Rating Policy and Schedule of Rates.

*Cont'd*

#### *Uniform Annual General Charge (UAGC)*

A uniform annual general charge of \$593.80 per separately used or inhabited part of a rating unit, set under section 15.

The Uniform Annual General Charge (UAGC) funds wholly or in part the following activities of Council:

Recreation facilities	Library
Community development	Public conveniences
Arts and culture	Democracy and governance
Civil defence	Environmental health
Community grants	

#### *General rate*

A general rate set under section 13 of \$0.000336 per dollar of capital value on each separately used or inhabited part of a rating unit in the district.

The general rate will be used to fund either wholly or in part the following activities of Council:

Footpaths  
Stormwater  
Solid waste management  
Civil defence  
Community development  
Memorial halls  
Environmental services  
Water zone committee  
Solid waste collection  
Forestry  
  
Cemeteries  
Stockwater  
Reserve boards  
Reserves and campgrounds  
Parks and reserves  
Democracy and governance  
Commercial property  
Business development  
District promotion  
Non allocated

### *Roading rate*

A targeted rate for road services set under section 16 of \$0.000458 per dollar of capital value on each separately used or inhabited part of a rating unit in the district.

### *Water supply rates*

The following differential targeted rates are set under section 16 for each water supply area listed below. In each case the differential categories are:

- Connected rating units
- Serviceable rating units

The targeted rates are set as a fixed amount per separately used or inhabited part of a rating unit. Rating units outside the defined water supply areas listed below, but which are nonetheless connected to a water supply scheme servicing a particular water supply area, will be charged the connected rate for that water supply area.

	<b>Connected</b>	<b>Serviceable</b>
Ashburton urban	\$415.30	\$207.70
Lake Hood	\$415.30	\$207.70
Methven	\$415.30	\$207.70
Rakaia	\$415.30	\$207.70
Fairton	\$415.30	\$207.70
Hakatere	\$415.30	\$207.70
Hinds	\$415.30	\$207.70
Mayfield	\$415.30	\$207.70
Chertsey	\$415.30	\$207.70
Mt Somers	\$415.30	\$207.70
Dromore	\$415.30	\$207.70

### *Water meters – Extraordinary supply*

In addition to the above targeted rates, a targeted rate for water supply, set under section 19, will apply for:

- Rating units which fall outside a defined water supply area, but which are nonetheless connected to a water supply scheme servicing a water supply area (except Methven-Springfield, Montalto, Lyndhurst and Barrhill).
- Rating units which are used for non-residential purposes and which are connected to a water supply scheme in a water supply area (except Methven-Springfield, Montalto, Lyndhurst and Barrhill).

The rate is 96 cents per 1,000 litres of water consumed in excess of 90 cubic metres consumed in the quarterly periods during each year. The quarterly periods are 1 July to 30 September, 1 October to 31 December, 1 January to 31 March, and 1 April to 30 June.

### *Water meters – Residential D and Rural A supply*

In addition to the above targeted rates, a targeted rate for water supply, set under section 19, will apply for:

- Rating units which fall outside a defined water supply area, but which are nonetheless connected to a water supply scheme servicing a water supply area (except Methven-Springfield, Montalto, Lyndhurst and Barrhill).
- Rating units which are used for non-residential purposes and which are connected to a water supply scheme in a water supply area (except Methven-Springfield, Montalto, Lyndhurst and Barrhill).

The rate is 96 cents per 1,000 litres of water consumed in excess of 438 cubic metres per annum. The period is 1 July – 30 June.

#### *Methven-Springfield water supply rate*

A targeted rate under section 16 of \$2,199.90 on all rating units connected to the Methven-Springfield water supply scheme, plus \$183.40 per 1,000 litres of water supplied in excess of 12,000 litres to any rating unit within the Methven/Springfield water supply scheme.

#### *Montalto water supply rate*

A targeted rate under section 16 of \$1,069.70 per rating unit in the Montalto water supply scheme, plus \$33.70 per hectare of land in the Montalto water supply scheme.

#### *Lyndhurst water rate*

A targeted rate under section 16 of \$189.80 on all rating units connected to the Lyndhurst water supply.

#### *Barrhill village water rate*

A targeted rate under section 16 of \$453.00 on all rating units within the proposed scheme boundary for the Barrhill Village water supply.

#### *Wastewater disposal rates*

The following differential targeted rates are set under section 16 for wastewater (sewage) disposal for the Ashburton urban area, Methven and Rakaia townships, and a further loan rate in the Rakaia township, as listed below. In each case the differential categories are:

- Connected rating units
- Serviceable rating units

The targeted rates are set as a fixed amount per separately used or inhabited part of a rating unit.

	<b>Connected</b>	<b>Serviceable</b>
Ashburton	\$428.40	\$214.20
Methven	\$273.50	\$136.80
Rakaia	\$418.10	\$209.10
Rakaia loan rate	\$173.10	\$86.60

The following additional targeted rates are set under section 16 for wastewater disposal on connected rating units within the Ashburton urban area, Methven and Rakaia townships as listed below. These rates are set differentially based on location and the number of urinals / pans in excess of three, in each rating unit, as listed below.

**Urinal / pan charge from 4+**

Ashburton	\$142.80
Methven	\$91.20
Rakaia	\$139.40

*Solid waste collection rates*

The following rates are set under section 16 for waste collection for each area to which the service is provided as listed below. The targeted rates are set as a fixed amount per separately used or inhabited part of a rating unit.

<b>Ashburton urban</b>	<b>\$232.30</b>
Ashburton CBD (inner)	\$432.80
Methven	\$232.30
Rakaia	\$232.30
Hinds	\$232.30
Mayfield	\$232.30
Mt Somers	\$232.30
Chertsey	\$232.30
Lake Clearwater	\$32.20
Rangitata	\$66.40
Ashburton District extended	\$232.30

*Stockwater rate*

A targeted rate under section 16 on all rating units within the general stockwater scheme. The rate is to be determined in accordance with the following factors:

- A rate of \$109.60 where the total length of any stockwater races, aqueducts or water channels that pass through, along, or adjacent to, or abuts the rating unit does not exceed 161 metres in length; and
- A rate of 68 cents per metre where the total length of any stockwater races, aqueducts or water channels that pass through, along or adjacent to, or abuts the rating unit exceeds 161 metres in length; and
- A rate of \$136.20 for each pond service, pipe service, ram service, pump service, water wheel or windmill; and
- A rate of \$68.10 for each dip service or extension pump service using water from the Council's water race system.

*Amenity rates*

Targeted rates for amenity services under section 16 are as follows.

*Ashburton CBD (inner) footpath cleaning rate*

\$0.000389 per dollar on the capital value of every business rating unit within the Ashburton CBD (inner) rating area (as more particularly described by reference to the Ashburton District Council Rating Areas Map Book), for footpath services.

*Ashburton urban amenity rate*

\$0.000807 per dollar of capital value of every rating unit in the Ashburton urban area excluding Lake Hood (as more particularly described by reference to the Ashburton District Council Rating Areas Map Book) to meet the costs of stormwater services, footpaths and parks and open spaces funding.

*Ashburton urban amenity rate – Lake Hood*

\$0.000807 per dollar of capital value of every rating unit in the Ashburton (as more particularly described by reference to the Ashburton District Council Rating Areas Map Book) to meet the costs of stormwater services, footpaths, and parks and open spaces funding.

*Ashburton business amenity rate*

\$0.000292 per dollar of capital value of every business rating unit within the Ashburton urban area excluding Lake Hood (as more particularly described by reference to the Ashburton District Council Rating Areas Map Book) for the provision of district promotion and public conveniences.

*Ashburton business amenity rate – Lake Hood*

\$0.000292 per dollar on the capital value of every business rating unit within the Ashburton urban area for Lake Hood (as more particularly described by reference to the Ashburton District Council Rating Areas Map Book) for the provision of district promotion and public conveniences.

*Methven business amenity rate*

\$0.000323 per dollar on the capital value of every business rating unit within the Methven township area (as more particularly described by reference to the Ashburton District Council Rating Areas Map Book) for the purposes of district promotion and public conveniences.

*Methven amenity rate*

\$0.000607 per dollar on the capital value of every rating unit within the Methven township (as more particularly described by reference to the Ashburton District Council Rating Areas Map Book) to meet the costs of stormwater services, footpaths, parks and open spaces and reserve board funding.

*Rakaia business amenity rate*

\$0.000345 per dollar on the capital value of every business rating unit within the Rakaia township area (as more particularly described by reference to the Ashburton District Council Rating Areas Map Book) for the provision of district promotion and public conveniences.

*Rakaia amenity rate*

\$0.000615 per dollar on the capital value of every rating unit within the Rakaia township (as more particularly described by reference to the Ashburton District Council Rating Areas Map Book) to meet the costs of stormwater services, footpaths, parks and open spaces and reserve board funding.

*Hinds stormwater rate*

\$0.000063 per dollar on the capital value of every rating unit within the Hinds township area for the provision of stormwater services.

*Rural amenity rate*

\$0.000018 per dollar on the capital value of every rating unit within the rural area, excluding the townships of Methven and Rakaia, for the provision of footpaths and parks and open spaces.

*Methven Community Board rate*

A targeted rate to fund the Methven Community Board under section 16 of \$107.20 per rating unit within the Methven township (as more particularly described by reference to the Ashburton District Council Rating Areas Map Book).

#### *Mt Hutt Memorial Hall rate*

A targeted rate to partially fund the Mt Hutt Memorial Hall under section 16 of \$0.000047 per dollar on the capital value of each rating unit in the Methven township (as more particularly described by reference to the Ashburton District Council Rating Areas Map Book).

#### *Due dates for payment of rates*

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

- 20 August 2020
- 20 November 2020
- 20 February 2021
- 20 May 2021

Where the 20<sup>th</sup> of a month in which rates are due does not fall on a working day, rate payments will be accepted without penalty up to and including the first working day after the 20<sup>th</sup> of that month.

#### *Due dates for payment of water meter charges – Extraordinary Supplies*

That water by meter charges are due on:

Quarterly period	Reading dates completed	Invoice date
1 July to 30 September 2020	15 October 2020	20 November 2020
1 October to 31 December 2020	15 January 2021	20 February 2021
1 January to 31 March 2021	15 April 2021	20 May 2021
1 April to 30 June 2021	15 July 2021	20 August 2021

#### *Due dates for payment of water meter charges – Residential D and Rural A supplies*

That water by meter charges are due on:

Annual period	Reading date completed	Invoice date
1 July 2020 to 30 June 2021	15 July 2021	20 August 2021

#### *Penalties*

In accordance with sections 57 and 58, the Council authorises the Finance Manager to add the following penalties on rates unpaid by the due date.

A 5% penalty will be added to instalment balances remaining unpaid as at the following dates:

- 21 August 2020
- 21 November 2020

A 10% penalty will be added to instalment balances remaining unpaid as at the following dates:

- 21 February 2021
- 21 May 2021

In addition a further penalty of 10% will be added to any unpaid rates and charges levied prior to 30 June 2020, if still unpaid as at 31 August 2020.

McMillan/Lovett

Carried



**Business transacted with the public excluded – 4.06pm**

That the public be excluded from the following parts of the proceedings of this meeting, namely – the general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48 (1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

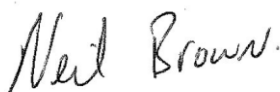
Item No	General subject of each matter to be considered:	In accordance with Section 48(1) of the Act, the reason for passing this resolution in relation to each matter:	
16	High Court Appeal (Cates building)	Section 7(2)(j)	Maintain legal professional privilege

McMillan/Mayor

Carried

The meeting concluded at 4.30pm.

Confirmed 13 August 2020



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MAYOR

