MINUTES
Ordinary

TE KAUNIHERA Ā ROHE O WHAKAAHURANGI
STRATFORD DISTRICT COUNCIL

F25/96/005 – D26/17207

Date: 12 May 2026 at 3.30 PM
Venue: Council Chambers, 63 Miranda Street, Stratford

Present

The District Mayor Neil Volzke (the Chairperson), the Deputy Mayor Amanda Harris, Councillors: Steve Beck, Jaimie Bertie, Josh Best, Grant Boyde, David Chadwick, Annette Dudley, Jono Erwood, Ellen Hall, Katherine Sextus and Mathew Watt.

In attendance

The Chief Executive –Sven Hanne, the Director – Environmental Services – Blair Sutherland, the Director – Corporate Services – Raelene Johnson, the Director – Assets – Victoria Araba, the Governance Advisor & Executive Assistance – Gareth Hancock, the Communications Manager – Gemma Gibson, the Senior Accountant – Christine Craig, the Revenue manager – Sallie Barr, the General Manager – Water Service – Deron Sharma, one member of the media (Stratford and South), and one member of the public.

1. Welcome

The opening karakia was read and the H&S message was read. The mayor welcomed members, senior staff to the meeting and members of the public.

2. Apologies

None recorded.

3. Announcements

The Chief Executive advised elected members that he has held discussions with LGNZ regarding uneconomic bridges, as this is a nationwide issue. LGNZ is working on a remit based on this advice, which will be presented at the next meeting. It has already attracted interest from Gisborne and other councils, and will be voted on as a remit to be progressed. This will be subject to the remit process and highlights one of the benefits of LGNZ. The Chief Executive will keep members updated.
Mayor: Firstly, noted that there will be a councillor-only session to provide updates on a couple of matters. Secondly, advised that this morning he attended the turning of the sod at the new equestrian centre, which is part of Stratford Park. Construction of the horse area is now underway, and it is a large development. The Mayor noted this is a significant milestone for the district.

4. Declarations of Members Interest

Elected members were asked to declare any real or perceived conflicts of interest relating to items on this agenda. None were noted.

5. Attendance Schedule

The Attendance schedule for Ordinary Council Meetings was attached and noted.

6. Confirmation of Minutes

6.1 Ordinary Meeting of Council – 14 April 2026
D26/13062 Page 12

Recommendation

THAT the minutes of the Ordinary Meeting of Council held on Tuesday 14 April 2026, be confirmed as a true and accurate record *with amendment.*

BERTIE/SEXTUS
Carried
CL/26/36

NCV

Councillor Sextus noted a comment on page 14 in relation to the funding provided by Creative New Zealand. The minutes will be amended accordingly.

6.1.1 Public Forum Notes
D26/13058 Page 18

The notes from the public forum were attached for Council's information.

6.2 Policy and Services Committee – 28 April 2026
D26/14610 Page 19

Recommendations

1. THAT the unconfirmed minutes of the Policy and Services Committee meeting held on Tuesday 28 April 2026 be received.

CHADWICK/BOYDE
Carried
CL/26/37

2. THAT the recommendations in the minutes of the Policy and Services Committee meeting held on Tuesday 28 April 2026 be adopted.

ERWOOD/BECK
Carried
CL/26/38

7. Decision Report - Adopt Annual Plan 2026/27
D26/14996 Page 24

Recommendations

1. THAT the report be received.

VOLZKE/HARRIS
Carried
CL/26/39

2. THAT it is noted that the formatting and design version of the *Annual Plan 2026/27* is still to be fully completed and that the Chief Executive be authorised to make any required minor or editorial changes.

3. THAT the *Annual Plan 2026/27*, including Fees and Charges schedule, be adopted.

BOYDE/HALL
Carried
CL/26/40

Recommended Reason
To adopt the *Annual Plan 2026/27*, in accordance with section 95 of the Local Government Act 2002 to enable Council to set rates for the financial year ended 30 June 2027, and commence its programme of works for the year from 1 July 2026.

The Director – Corporate Services noted the following points:

- This Annual Plan relates to year three of the Long Term Plan and has been workshopped and is a business-as-planned approach. However, page 46 shows a number of key projects as planned and represents a busy year ahead. The rates increase has not changed and remains at 5.9 percent. This increase primarily relates to water and would be lower if this was excluded. The other main changes relate to water and roading and are highlighted on page 27. Fees and charges were approved at the Policy & Service meeting and are incorporated into the plan.
- This document is 99 percent complete and subject only to minor grammatical changes.

Questions/Points of Clarification:

- The Deputy Mayor advised that, when looking at the district profile, it should also include the Horizons region. This was noted, and the Annual Plan will be amended.
- Councillor Beck sought clarification on the rating increase excluding water, which was confirmed as 3.5 percent.
- Councillor Boyde noted that the increase is higher than in the LTP, with changes driven by roading, central government impacts. It has been a challenging time to keep rates down, and this was considered a good outcome given the circumstances.
- Councillor Hall noted that on page 117, Council provides administrative services to the Percy Thomson Trust, and asked this to be amended. Councillor Hall also sought clarification on the timing of adopting the Annual Plan and receiving the PTT SOI. The Director of Corporate Services advised that there have been no changes from the LTP and that this process is for adopting the Annual Plan. Changes would be outside of the Annual Plan as an approved unbudgeted item.
- Councillor Bertie noted that on page 171, the health licensing fee for hairdressers is still included. This fee has been removed but remains listed. The Director will check with the health team and arrange for the fee to be removed.
- The District Mayor noted the sample rates on pages 47 and 48, including three models showing properties with and without water. The Mayor highlighted the variance in rating increases for properties with water and drew attention to the differences.

8. Decision Report - Setting of Rates, Due Dates and Penalties Regime for 2026/27

D26/14924 Page 182

Recommendations

1. THAT the report be received.

VOLZKE/DUDLEY
Carried
CL/26/41

2. THAT the Stratford District Council sets the following rates, due dates, and penalties regime under the Local Government (Rating) Act 2002, in accordance with the relevant provisions of the *Annual Plan 2026/27* and Funding Impact Statement, on rating units in the Stratford District for the financial year commencing 1 July 2026, and ending 30 June 2027.

HARRIS/WATT
Carried
CL/26/42

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

GENERAL RATE

Council set a general rate under section 13 of the Local Government (Rating) Act 2002 ("LGRA") calculated on the capital value of each rateable rating unit within the district.

The general rate is set with no differential.

The rate (in cents per dollar of capital value) for 2026/27 is 0.17984 cents, raising $6,879,000.

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 UAGC under section 15 of the LGRA in respect of every separately used or inhabited part of a rateable rating unit (SUIP) within the district.

The UAGC for 2026/27 is $1,008 per SUIP, raising $4,585,000.

TARGETED RATE – ROADING

Council set a targeted roading rate under section 16 in respect of roading and street services based on the capital value of each rating unit within the District as follows:

The Default category rate (in cents per dollar of capital value) under section 16 for 2026/27 is 0.09209 cents, with a differential factor of 1, raising $3,467,000.

The Forestry category rate (in cents per dollar of capital value) under section 16 for 2026/27 is 0.57916 cents, with a differential factor of 6.29, raising $350,000.

For the purposes of this rate the differential categories are defined as follows:

Default Category

All rateable land not in the Forestry Category

Forestry Category

This category includes:
a) All rating units where the primary land use is exotic forestry; and
b) All land used for exotic forestry with an area of greater than 10 ha in any rating unit where the primary land use is not exotic forestry.

The capital value of rating units to which b) applies will be apportioned between the Forestry category and the Default category.

For the purposes of this definition, "exotic forestry" does not include land that is categorised under the valuer general's rules as indigenous forests or protected forests of any type.

The Roading rates for 2026/27 will be used to fund the Roading activity.

TARGETED RATE – SOLID WASTE (RUBBISH AND RECYCLING)

Council set a targeted rate under section 16 of the LGRA for refuse and recycling collection on the basis of the extent to which the property receives a refuse and recycling service in the Stratford and Midhirst domestic collection area. Refer to the maps of the collection area on Council's website, https://www.stratford.govt.nz/our-services/rates-and-property/district-boundaries-and-maps.

The Solid Waste rate under section 16 for 2026/27 is $564 per extent of provision of service, raising $1,374,000. An additional rate of $564 per each additional refuse and/or recycling container provided will be charged to eligible properties that have had approval by council for additional containers.

The Solid Waste rates for 2026/27 will be used to fund the Solid Waste (Rubbish and Recycling) activity.

TARGETED RATE – WASTEWATER (SEWERAGE)

Council set a targeted rate under section 16 of the LGRA for sewerage as a fixed amount per SUIP, and a targeted rate as a fixed amount per rating unit for serviceable properties. Serviceable properties are properties that have Council wastewater reticulation services adjacent, contiguous or nearby to the serviceable properties, and the property boundary is within 30 metres of a public wastewater drain, but are not connected.

For all non-commercial properties the differential factor is 1 (base), and the Wastewater rate for each rating unit is $488 per SUIP, and for serviceable properties is $244 per rating unit, being 50% of the targeted rate.

Commercial properties are rated separately based on the number of toilets, and serviceable properties are not charged. Commercial properties are defined as properties that are used for a commercial purpose under the valuer general rules, and are connected to the Wastewater network.

Commercial properties are differentiated by use as follows:

Commercial base category (all commercial rating units not included in any other commercial category) and the differential factor is also 1 (base) and the amount is $488 per SUIP

- Commercial 2 (commercial rating units used for an activity requiring 2 toilets) differential factor 150% of base and the amount is $732 per SUIP.
- Commercial 3 (commercial rating units used for an activity requiring 3 toilets) differential factor 200% of base and the amount is $976 per SUIP.
- Commercial 4 (commercial rating units used for an activity requiring 4 toilets) differential factor 225% of base and the amount is $1,098 per SUIP.

- Commercial 5 (commercial rating units used for an activity requiring 5 toilets) differential factor 250% of base and the amount is $1,220 per SUIP.
- Commercial 6 (commercial rating units used for an activity requiring 6 toilets) differential factor 275% of base and the amount is $1,342 per SUIP.
- Commercial 7 (commercial rating units used for an activity requiring 7 toilets) differential factor 300% of base and the amount is $1,464 per SUIP.
- Commercial Large (commercial rating units used for an activity requiring 8 or more toilets) differential factor 325% of base and the amount is $1,586 per SUIP.

The sewerage system rates for 2026/27 is to raise $1,286,000 and will be used to fund the Wastewater activity.

TARGETED RATES - WATER SUPPLY

Council set a targeted rate under section 16 of the LGRA for water supply on the basis of the number of connections to the Stratford, Midhirst, or Toko Water Supply per rating unit under Schedule 3, Clause 8 of the LGRA, and a targeted rate as a fixed amount per rating unit for serviceable properties. Serviceable properties are properties that have Council water reticulation services adjacent, contiguous or nearby to the serviceable properties, and the property boundary is within 100 metres of a water main, but are not connected.

The Water Supply rate for properties connected is $856 per connection, and for serviceable properties is $428 per rating unit, being 50% of the targeted rate, and raising $2,357,000.

In addition, Council set a targeted rate for extraordinary water supply under section 19 of the LGRA on the basis of an amount per unit of water supplied as follows:

Stratford Water Supply Area - to any rating unit which meets the definition of an Extraordinary Use Property in the Council Water Supply Bylaw and has been fitted with a water meter in the application of clause 13.7.3 of the Bylaw.
Refer to the Water Supply Bylaw on Council's website, https://www.stratford.govt.nz/our-council/council-documents/bylaws

The Stratford water supply rate under section 19 for 2026/27 is $2.77 per cubic metre of supply in excess of 250 cubic metres per annum, raising $763,000.

Midhirst Water Supply Area - to any rating unit which has been fitted with a water meter.

The Midhirst water supply rate under section 19 for 2026/27 is $2.77 per cubic metre of supply in excess of 250 cubic metres per annum, raising $28,000.

Toko Water Supply Area - to any rating unit which has been fitted with a water meter.

The Toko water supply rate under section 19 for 2026/27 is $2.77 per cubic metre of supply in excess of 250 cubic metres per annum, raising $5,000.

The water supply rates for 2026/27 will be used to fund the water supply activities in the Stratford, Midhirst and Toko areas.

TARGETED RATES - COMMUNITY CENTRES

Council sets targeted rates under section 16 of the LGRA for community centres on the basis of an amount per separately used or inhabited part of a rating unit in the listed community areas. This rate uses a fixed charge based on the location of the rating unit.

The community centre rates for 2026/27 are:

- A fixed charge of $23.00 within the Wharehuia Community Centre area per SUIP collecting $1,980.
- A fixed charge of $23.00 within the Te Popo Community Centre area per SUIP collecting $1,020.
- A fixed charge of $13.80 within the Pembroke Road Community Centre area per SUIP collecting $1,944.
- A fixed charge of $50.00 within the Toko Community Centre area per SUIP collecting $6,521.
- A fixed charge of $17.25 within the Pukengahu Community Centre area per SUIP collecting $825.
- A fixed charge of $17.25 within the Midhirst Community Centre area per SUIP collecting $5,460.

- A fixed charge of $11.50 within the Makahu Community Centre area per SUIP collecting $530.
- A fixed charge of $30.00 within the Cardiff Community Centre area per SUIP collecting $2,870.

The community centre rates for 2026/27 will be used to fund the operating costs of the community centres and will raise $21,150.

Refer to the boundary maps for each Community Centre area on council's website, https://www.stratford.govt.nz/our-services/rates-and-property/district-boundaries-and-maps.

PAYMENT DUE DATES AND PENALTIES

All rates, except those for metered water supply, will be payable in four equal instalments due on:

1st Instalment:	26 August 2026
2nd Instalment:	25 November 2026
3rd Instalment:	24 February 2027
4th Instalment:	26 May 2027

Pursuant to Sections 57 and 58 of the LGRA the following penalties on unpaid rates (excluding metered water rates) will be added:

- A charge of 10% on so much of any instalment that has been assessed after 1 July 2026 which remains unpaid after the due date for that instalment. The penalty will be added on the following dates:

  - 1st Instalment 2 September 2026
  - 2nd Instalment 2 December 2026
  - 3rd Instalment 3 March 2027
  - 4th Instalment 2 June 2027

- A charge of 10% on so much of any rates assessed before 1 July 2026 which remain unpaid on 1 July 2026. The penalty will be added on 13 July 2026.
- A continuing additional penalty of 10% on so much of any rates assessed before 1 July 2026, to which a penalty has been added under the immediately preceding bullet point, and which remain unpaid six months after the previous penalty was added. The penalty will be added on 13 January 2027.
- Penalties imposed are exempt from GST.

Payment Due Dates for Metered Water Supply

The due dates are set out in the table below. A charge of 10% on any amount outstanding for the quarter which remains unpaid on the following dates will be added on the dates below:

Period	Due Date	Penalty Date
1 July to 30 September 2026	25 November 2026	2 December 2026
1 October to 31 December 2026	24 February 2027	3 March 2027
1 January to 31 March 2027	26 May 2027	2 June 2027
1 April to 30 June 2027	25 August 2027	1 September 2027

EARLY PAYMENT

Sections 55 and 56 of the Local Government (Rating) Act 2002 empowers Council to allow for the early payment of rates.

- Council proposes to accept early payment of all rates assessed for the 2026/27 year, but no discount will be applied for early payment. (Section 55).
- Council proposes to accept early payment of all rates assessed for the 2027/28 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 – ALL RATES AND CHARGES

Direct Debits are the preferred method of payment. Direct Debit Authority Forms are available at our Council office, or online.

Payments can be made online at the Council website www.stratford.govt.nz .

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

The Council accepts payments by cash, eftpos or credit card between the hours of 8.30 am to 4.30 pm, Monday to Friday, at the Council offices, 63 Miranda Street, Stratford.

Recommended Reason
The *Annual Plan 2026/27* contains the activities and associated costs of Council and the funding mechanisms, including rates, to meet those costs. The Rates to be set above are consistent with the Funding Impact Statement in the *Annual Plan 2026/27*, as required by law.

The Director – Corporate Services noted the following point that this is the next step following the adoption of the Annual Plan and aligns with the Funding Impact Statement, as required by law.

Questions/Points of Clarification:

- The Mayor sought clarity around GST-exclusive statements. The Director of Corporate Services confirmed that the finance team has run reports through modelling to ensure GST has been properly factored in, and reassurance was provided.
- Councillor Boyde noted that the funding impact shows 29 percent and queried why this was not 30 percent. The Director clarified that this provides a buffer to ensure the cap is not breached.

9. District Mayor's Report

D26/12400 Page 30

Recommendations

1. THAT the report be received.

VOLZKE/BEST
Carried
CL/26/43

The District Mayor did not provide any comments on his report but noted that the Taranaki Triennium Agreement attached to the report had not been referred to during his whole tenure until last Thursday, as part of the Mayoral Forum.

10. Questions

- None.

11. Closing Karakia

D21/40748 Page 36

The closing karakia was read.

The meeting closed at 4.05 pm.

N C Volzke
Chairman

Confirmed this 9th day of June 2026.

N C Volzke
District Mayor