

Date: Tuesday 28 June 2022 at 2PM
Venue: Council Chambers, 63 Miranda Street, Stratford

Present

The District Mayor N C Volzke (the Chairman), the Deputy Mayor A L Jamieson, Councillors G W Boyde, R W Coplestone, J M S Erwood, A K Harris, M McKay, W J Sandford and G M Webby.

Via audio visual link: Councillor P S Dalziel

In attendance

The Chief Executive – Mr S Hanne, the Director Assets – Mrs V Araba, the Director Community Services – Ms K Whareaitu, the Committee Advisor and Executive Assistant – Mrs E Bishop, the Communications Manager – Ms G Gibson, the Roading Asset Manager – Mr S Bowden, the Revenue Manager – Mrs J Erwood, the Corporate Accountant – Mrs C Craig, the Community Development Manager – Mr C Julie and three members of the media (Stratford Press and Taranaki Daily News)

Via audio visual link: the Director Environmental Services – Mr B Sutherland

1. Welcome

The opening karakia was read.

The District Mayor welcomed the Chief Executive, Councillors, staff, and the media.

The Deputy Mayor reiterated the health and safety message and emergency procedures.

2. Apologies

A leave of absence was approved for Councillor V R Jones and an apology noted from the Director – Corporate Services – Mrs T Radich.

3. Announcements

The District Mayor acknowledged the passing of Councillor Jones' father, he noted that flowers had been organised to pass on Council's condolences to the family.

4. Declarations of Members Interest

The District Mayor requested Councillors to declare any real or perceived conflicts of interest relating to items on this agenda. There were no declarations of interest.

5. Attendance Schedule

The Attendance Schedule for Ordinary and Extraordinary Council meetings was attached.

Recommendations

1. THAT the report be received.

BOYDE/WEBBY
Carried
CL/22/58

2. THAT the Annual Plan 2022/23 is adopted, including the Fees and Charges schedule, and Funding Impact Statement.

BOYDE/HARRIS
1 against
Carried
CL/22/59

Recommended Reason

To adopt the Final Annual Plan 2022/23 to enable Council to set rates for the financial year ended 30 June 2023, and commence its programme of works for the year from 1 July 2022.

The Chief Executive noted the following points:

- There are only minor differences from the report that was brought to the Ordinary meeting of Council in June which was withdrawn from the agenda following a presentation from a representative of the forestry industry. Council felt more time was required to consider the points raised in the presentation and clarify concerns regarding the number of identified properties which had increased by a further ten properties from the initial 29. The additional ten properties were identified by staff but have been withdrawn as it was not felt sufficient consultation was undertaken as these properties were not targeted directly. Three of the initial properties have been removed having provided evidence during the consultation process that they were incorrectly identified.
- It was noted that the criteria for this rate will be reviewed at each Annual Plan/Long Term Plan process, and it is envisioned to establish a tool for further criteria to be used in addition to the FE (exotic forestry) classification. Advice received from Simpson Grierson was not to rely too heavily on an external agency for the classification/definition of a property and therefore consideration will need to be given to this.

Questions/Points of Clarification:

- Councillor Dalziel queried the targeted forestry rate of 0.069109 per dollar of capital value. The Corporate Accountant noted that clarification of this being in cents per dollar of capital value be added.
- It was noted that the adoption date would be amended to 28 June 2022.

Points noted in discussion:

- Councillor Boyde commended management on the work undertaken to ensure the total rate rise was reduced to its current level. This is especially important in the current climate.
- Councillor McKay commented that the forestry targeted rate was quite a change to introduce and acknowledged it may upset some people. However, she noted there comes a point where something has to be done. She acknowledged the points raised that the upkeep of the roads should have been done better over the past 20 years but noted that those who would have benefited from this are commercial forestry operators yet it is our ratepayers who would have covered that upkeep. She supported this as a fairer way to fund this work.
- Councillor Coplestone noted he did not feel the forestry targeted rate should be introduced and fixed later. He felt the circumstances for Stratford District should have been thought about rather than copying another region who has a different regime. He noted a lot of work had gone into this rate but felt there would be substantial tweaking required.
- Councillor Boyde noted the \$1.5 million spent on roading damage from the forestry industry in the past 5 years and ratepayers should not be funding that discrepancy. He noted his support to the recommendation.

Recommendations

1. THAT the report be received.

SANDFORD/ERWOOD
Carried
CL/22/60

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 2022-23 and Funding Impact Statement, on rating units in the Stratford District for the financial year commencing 1 July 2022, and ending 30 June 2023.

Important: All charges are GST inclusive, and funds raised are 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 2022/23 is 0.14205 cents, raising \$4,347,100.

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 within the district.

The UAGC for 2022/23 is \$815 per SUIP, raising \$3,501,235.

DEFINITION OF SUIP

A SUIP is a separately used or inhabited part of a rating unit and includes any part of a rating unit that is used or inhabited by any person. This definition applies to the application of UAGCs, the Solid Waste targeted rate and the Community Centre targeted rate.

This definition includes separately used parts, whether or not actually occupied at any particular time, which are provided by the owner for rental or other form of occupation on an occasional or long term. For the purpose of this definition, vacant land and vacant premises are separately used by the owner as a property available for separate sale, or provided by the owner for rental (or other form of occupation).

For a commercial rating unit (other than motels/hotels), this includes a building or part of a building that is, or is capable of being, separately tenanted, leased or subleased, and is not integral to the commercial operation. Motels/hotels are treated as one SUIP even if each accommodation unit may be capable of separate habitation.

For a residential rating unit, this includes a building or part of a building which is used, or is capable of being used, as an independent unit. An independent unit is any unit containing either separate cooking and living facilities, or a separate entrance; and that has its own toilet or bathroom facilities.

Separate parts of buildings, after the first, that are uninhabitable and declared unsanitary under the Health Act 1956 or the Building Act 2004 are not SUIPs.

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.

The roading rate (in cents per dollar of capital value) under section 16 for 2022/23 is 0.098330 cents, raising \$2,994,898.

The roading rate will be used to fund the Roothing Activity.

A differential rate is applied on rating units which have forestry land as the primary use, but exclude land that is categorised under the valuer general's rules as indigenous forests or protected forests of any type. This is instead of the roading rate discussed above. The differential rate (in cents per dollar of capital value) under section 16 for 2022/23 is 0.69109 cents, raising \$100,000.

The funds collected from the differential will be used to fund the Roothing Activity.

TARGETED RATE – SOLID WASTE (RUBBISH AND RECYCLING)

Council set a targeted rate under section 16 of the LGRA for refuse collection on the basis of an amount per each SUIP 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.

The solid waste rate under section 16 for 2022/23 is \$389, raising \$895,883.

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

TARGETED RATE – WASTE WATER (SEWERAGE)

Council set a targeted rate under section 16 of the LGRA for sewerage as a fixed amount per each SUIP which is connected to a public sewerage drain, and a targeted rate under Schedule 3, Clause 8 of the LGRA as a fixed amount per rating unit for serviceable properties. Serviceable properties are properties that have Council waste water 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 Waste Water rate for properties connected is \$355.00, and for serviceable properties is \$177.50, being 50% of the targeted rate.

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 \$355.00 per SUIP.

- Commercial 2 (commercial rating units used for an activity requiring 2 toilets) differential factor 150% of base and the amount is \$532 per SUIP.
- Commercial 3 (commercial rating units used for an activity requiring 3 toilets) differential factor 200% of base and the amount is \$710 per SUIP.
- Commercial 4 (commercial rating units used for an activity requiring 4 toilets) differential factor 225% of base and the amount is \$798 per SUIP.
- Commercial 5 (commercial rating units used for an activity requiring 5 toilets) differential factor 250% of base and the amount is \$887 per SUIP.
- Commercial 6 (commercial rating units used for an activity requiring 6 toilets) differential factor 275% of base and the amount is \$976 per SUIP.
- Commercial 7 (commercial rating units used for an activity requiring 7 toilets) differential factor 300% of base and the amount is \$1,064 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 \$1,153 per SUIP.

The sewerage system rate for 2022/23 is to raise \$895,855 and will be used to fund the waste water activity.

TARGETED RATES - WATER SUPPLY

Council set a targeted rate under section 16 of the LGRA for water supply on the basis of an amount per rating unit connected to the Stratford, Midhirst, or Toko Water Supply, and a targeted rate under Schedule 3, Clause 8 of the LGRA 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 \$601, and for serviceable properties is \$300.50, being 50% of the targeted rate, and raising \$1,624,478.

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 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 Stratford water supply rate under section 19 for 2022/23 is \$2.15 per cubic metre of supply in excess of 250 cubic metres per annum, raising \$464,901.

The Midhirst water supply rate under section 19 for 2022/23 is \$2.15 per cubic metre of supply in excess of 250 cubic metres per annum, raising \$17,095.

The Toko water supply rate under section 19 for 2022/23 is \$2.15 per cubic metre of supply in excess of 250 cubic metres per annum, raising \$3,238.

The water supply rates 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 2022/23 are:

- A fixed charge of \$23.00 within the Wharehuia Community Centre area per SUIP collecting \$1,820.
- 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 \$1,632.
- A fixed charge of \$34.50 within the Toko Community Centre area per SUIP collecting \$4,410.
- A fixed charge of \$17.25 within the Pukengahu Community Centre area per SUIP collecting \$810.
- A fixed charge of \$17.25 within the Midhirst Community Centre area per SUIP collecting \$5,130.
- A fixed charge of \$11.50 within the Makahu Community Centre area per SUIP collecting \$510.
- A fixed charge of \$30.00 within the Cardiff Community Centre area per SUIP collecting \$2,557.

The community centres rate will be used to fund the operating costs of the community centres and will raise \$17,889.

PAYMENT DUE DATES AND PENALTIES

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

1 st Instalment:	31 August 2022
2 nd Instalment:	30 November 2022
3 rd Instalment:	22 February 2023
4 th Instalment:	31 May 2023

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 2022 which remain unpaid after the due date for that instalment. The penalty will be added on the following dates:
 - 1st Instalment 7 September 2022
 - 2nd Instalment 7 December 2022
 - 3rd Instalment 1 March 2023
 - 4th Instalment 7 June 2023
- A charge of 10% on so much of any rates assessed before 1 July 2022 which remain unpaid on 1 July 2022. The penalty will be added on 11 July 2022.
- A continuing additional penalty of 10% on so much of any rates assessed before 1 July 2022, 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 10 January 2023.
- Penalties imposed are exempt from GST.

Payment Due Dates for Metered Water Supply

A charge of 10% on any amount outstanding which remains unpaid on the following dates will be added on the dates below:

<u>Period</u>	<u>Due Date</u>	<u>Penalty Date</u>
1 July to 30 September 2022	9 November 2022	16 November 2022
1 October to 31 December 2022	8 February 2023	15 February 2023
1 January to 31 March 2023	10 May 2023	17 May 2023
1 April to 30 June 2023	9 August 2023	16 August 2023

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 2022/23 year, but no discount will be applied for early payment. (Section 55).
- Council proposes to accept early payment of all rates assessed for the 2023/24 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 our preferred method of payment. Direct Debit Authority Forms are available at the Council Miranda St office, or downloaded from the Council website.

Payments can be made online by going to <https://www.stratford.govt.nz> and clicking on “Pay Online”.

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, Miranda Street, Stratford

COPLESTONE/McKAY
Carried
CL/22/61

Recommended Reason

The Annual Plan 2022-23 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 2022-2023, as required by law. Council is required by law to adopt an Annual Plan by 30 June of the year in which the Plan commences, and set rates for the year.

The Revenue Manager noted this report sets the rates, penalties and due dates in accordance with the Annual Plan and Funding Impact statement. The resolutions are consistent with the Revenue and Financing Policy.

8. [Decision Report – Adopt Revenue and Financing Policy](#)
D22/15681 Page 179

Recommendations

1. THAT the report be received.
2. THAT the policy be amended to include reference to the impacts on the four well-beings, as required by legislation.
3. THAT the amended Revenue and Financing Policy be adopted.

VOLZKE/HARRIS
Carried
CL/22/62

JAMIESON/BOYDE
Carried
CL/22/63

Recommended Reason

The draft amended Revenue and Financing Policy was released for consultation, with no submissions against the proposed amendments to the draft released. One additional amendment is proposed, following a recent case law decision, and it is recommended that a new paragraph be inserted to the policy to acknowledge the impact of Council's funding decisions on the four well-beings.

9. [Decision Report – Adopt Rates Remission Policy](#)
D22/18167 Page 195

Recommendations

1. THAT the report be received.
2. THAT the amended Rates Remission Policy be adopted.

VOLZKE/WEBBY
Carried
CL/22/64

HARRIS/ERWOOD
Carried
CL/22/65

Recommended Reason

The Rates Remission Policy has been amended, consulted on, and deliberated on by the Policy and Services Committee.

The Chief Executive noted there were a number of changes made to this policy as requested during the hearing.

10. Questions

There were no questions.

11. Closing Karakia

D21/40748 Page 218

The closing karakia was read.

The meeting closed at 2.27pm

N C Volzke
Chairman

Confirmed this 12th day of July 2021.

N C Volzke
District Mayor

UNCONFIRMED