

Rates Resolution - Setting of Rates for the Financial Year 1 July 2023 to 30 June 2024

FILE REF R/23/5/23898

AGENDA ITEM NO. 7.2

Resolution

Moved Mayor Scott, seconded Cr Frazer **and resolved:**

That the Council:

- a) receives the report titled “Rates Resolution - Setting of Rates for the Financial Year 1 July 2023 to 30 June 2024” dated 15 June 2023.
- b) determines that this matter or decision be recognised as significant in terms of Section 76 of the Local Government Act 2002.
- c) determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.
- d) that, pursuant to section 23 of the Local Government (Rating) Act 2002, and in accordance with the Southland District Council’s Annual Plan 2023-2024 including the Funding Impact Statement (Rates Section), the Council sets the rates detailed below for the financial year commencing 1 July 2023 and ending on 30 June 2024. All rates and amounts are GST inclusive.

GENERAL RATE

Pursuant to Section 13(2)(a) of the Local Government (Rating) Act 2002, a general rate of \$0.00067048 in the dollar on the capital value of all rateable rating units within the Southland District.

UNIFORM ANNUAL GENERAL CHARGE

Pursuant to the Section 15(1)(a) of the Local Government (Rating) Act 2002, a uniform annual general charge of \$780.82 per rating unit on every rateable rating unit within the Southland District.

TARGETED RATES

Roading Targeted Rates

Pursuant to Sections 16(3)(a) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$92.00 per rateable rating unit within the Southland District; and

Pursuant to Sections 16(3)(a) and 16(4)(b) of the Local Government (Rating) Act 2002, a differential rate in the dollar of capital value for all rateable rating units:

Roading Differential Category	Rate in the dollar on capital value
Commercial	\$0.00128194
Dairy	\$0.00100755
Farming non-dairy	\$0.00062395
Forestry	\$0.00445322
Industrial	\$0.00122516
Lifestyle	\$0.00055355
Mining	\$0.02066414
Other	\$0.00016607
Residential	\$0.00055355

Regional Heritage Targeted Rate

Pursuant to Sections 16(3)(a) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$47.39 set per separately used or inhabited part of a rateable rating unit within the Southland District.

Stormwater Targeted Rates

Pursuant to Sections 16(3)(a) and 16(4)(b) of the Local Government (Rating) Act 2002, the following rates:

- for all rating units within the stormwater full charge rating boundary a uniform targeted rate of \$102.01 per rateable rating unit.
- for all other rating units outside the stormwater full charge rating boundary a uniform targeted rate of \$25.50 per rateable rating unit.

Community Board Targeted Rates

Pursuant to Sections 16(3)(b), and 16(4)(a) or 16(4)(b) of the Local Government (Rating) Act 2002, as relevant, the following rates per rateable rating unit within the below areas:

Community Board Targeted Rates	Differential targeted Rate per rating unit
Ardlussa Community Board Rural Rate	\$61.53
Ardlussa Community Board Urban Rate	\$246.12
Fiordland Community Board Rural Rate	\$62.91
Fiordland Community Board Semi-Urban Rate	\$125.82
Fiordland Community Board Urban Rate	\$251.64
Northern Community Board Rural Rate	\$91.08
Northern Community Board Semi-Urban Rate	\$182.16
Northern Community Board Urban Rate	\$364.32
Oraka Community Board Rural Rate	\$55.30
Oraka Community Board Semi-Urban Rate	\$110.60
Oraka Community Board Urban Rate	\$221.19
Oreti Community Board Rural Rate	\$53.41
Oreti Community Board Semi-Urban Rate	\$106.83
Oreti Community Board Urban Rate	\$213.66
Stewart Island/Rakiura Community Board Urban Rate	\$257.80

Tuatapere Te Waewae Community Board Rural Rate	\$84.00
Tuatapere Te Waewae Community Board Semi-Urban Rate	\$168.00
Tuatapere Te Waewae Community Board Urban Rate	\$336.00
Waihopai Toetoe Community Board Rural Rate	\$54.96
Waihopai Toetoe Community Board Semi-Urban Rate	\$109.92
Waihopai Toetoe Community Board Urban Rate	\$219.84
Wallace Takitimu Community Board Rural Rate	\$80.65
Wallace Takitimu Community Board Semi-Urban Rate	\$161.30
Wallace Takitimu Community Board Urban Rate	\$322.60

Community Facilities Rates

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, the following uniform targeted rates set per separately used or inhabited part of a rateable rating unit situated in the following Community Facility Areas:

Community Facility Areas	Charge	Community Facility Areas	Charge
Aparima Hall	\$41.29	Mossburn Hall	\$67.15
Athol Memorial Hall	\$103.85	Myross Bush Hall	\$27.70
Balfour Hall	\$60.00	Nightcaps Hall	\$92.43
Blackmount Hall	\$51.20	Ohai Hall	\$85.08
Browns Hall	\$40.67	Orawia Hall	\$85.34
Brydone Hall	\$68.56	Orepuki Hall	\$87.81
Clifden Hall	\$102.16	Oreti Plains Hall	\$87.70
Colac Bay Hall	\$124.16	Otapiri-Lora Gorge Hall	\$119.15
Dacre Hall	\$43.00	Riversdale Hall	\$71.30
Dipton Hall	\$95.95	Ryal Bush Hall	\$80.74
Eastern Bush Hall	\$78.89	Seaward Downs Hall	\$33.76
Edendale-Wyndham Hall	\$28.85	Stewart Island/Rakiura Hall	\$73.73
Fiordland Community Event Centre	\$37.06	Thornbury Hall	\$149.59
Five Rivers Hall	\$185.25	Tokanui-Quarry Hills Hall	\$123.65
Fortrose Domain	\$11.50	Tuatapere Hall	\$47.24
Glenham Hall	\$33.45	Tussock Creek Hall	\$100.99
Gorge Road Hall	\$48.05	Tuturau Hall	\$50.00
Heddon Bush Hall	\$69.00	Waianiwa Hall	\$102.14
Hedgehope-Glencoe Hall	\$75.77	Waikaia Recreation Hall	\$55.26
Limehills Hall	\$95.32	Waikawa Community Centre	\$76.83
Lochiel Hall	\$36.07	Waimahaka Hall	\$68.32
Lumsden Hall	\$50.54	Waimatuku Hall	\$37.80

Mabel Bush Hall	\$50.15	Wairio Community Centre	\$47.93
Manapouri Hall	\$74.81	Wallacetown Hall	\$65.00
Mandeville Hall	\$45.00	Winton Hall	\$27.04
Mimihau Hall	\$63.25	Wrights Bush Hall	\$31.18
Mokoreta-Redan Hall	\$90.25		

SIESA Targeted Rate

Pursuant to Sections 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002, the following rates:

- for all rating units (other than vacant) that are within the scheme boundary, a uniform targeted rate of \$200 per rateable rating unit.
- for vacant rating units within the scheme rating boundary, a uniform targeted rate of \$100 per rateable rating unit.

Swimming Pool Targeted Rates

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, the following uniform targeted rates set per separately used or inhabited part of a rateable rating unit situated in the following Swimming Pool Areas:

Swimming Pool Area	Charge	Swimming Pool Area	Charge
Fiordland	\$14.91	Takitimu	\$28.47
Northern Community	\$23.85	Tuatapere Ward	\$7.40
Otautau	\$32.00	Waihopai Toetoe	\$11.50
Riverton/Aparima	\$21.02	Winton	\$17.25

Te Anau Airport Manapouri Targeted Rate

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$128.00 per rateable rating unit within the Te Anau Manapouri Airport Area.

Rubbish Bin Collection Targeted Rate

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$228.22 per unit of service where the collection service is actually provided.

Recycling Bin Collection Targeted Rate

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$228.22 per unit of service where the collection service is actually provided.

Stewart Island Waste Management Targeted Rate

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$304.96 per unit of service provided to rating units situated in the Stewart Island Waste Management Area.

Te Anau Rural Water Scheme Targeted Rates

Pursuant to Sections 16(3)(b) and 16(4)(a) and 16(4)(b) of the Local Government (Rating) Act 2002, the rates as outlined below to rating units in the Te Anau rural water rating boundary:

An annual charge by way of a uniform targeted rate of \$863.43 per restricted connection.

In regards to the supply of water, the following rates or combination of below will apply to each rating unit pursuant to Section 19(2)(b) of the Local Government (Rating) Act 2002:

- a rate of \$575.62 for each unit supplied to the rating unit.
- for rating units with an allocation of multiples of 7.7 units, a rate of \$4,432.26 for every 7.7 units allocated.
- for rating units allocated half a unit above their first full unit, a rate of 50% of a unit being \$287.81.

Matuku Rural Water Scheme Targeted Rate

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$491.79 for each unit made available to rating units in the Matuku rural water rating boundary.

Metered Property Water Supply Targeted Rate

For rating units with a meter, outside the Te Anau and Matuku rural water rating boundaries, Pursuant to Section 19(2)(a) of the Local Government (Rating) Act 2002, a rate for actual water consumption of \$1.60 per cubic metre.

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, a fixed charge of \$225.00 per meter.

Non-Metered Property Water Supply Targeted Rate

Pursuant to Sections 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002, for rating units not covered by the rural water schemes or that are not metered:

- for all rating units without meters that are connected to a water supply scheme or are within the scheme rating boundary but are not connected, a uniform targeted rate of \$662.91 for each unit of service.
- for vacant rating units within the scheme rating boundary, a uniform targeted rate of \$331.46 per rating unit for the provision of the service due to the ability to connect to the scheme.
- for rating units with water troughs with direct feed from Council's water mains, a uniform targeted rate of \$132.58 per trough.

District Wastewater Targeted Rates

Pursuant to Sections 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002, the following rates:

- for rating units within the defined wastewater scheme rating boundaries that are vacant or do not produce wastewater, a uniform targeted rate of \$350.12 per rating unit.

- for all rating units that produce wastewater and are either connected to a Council District wastewater scheme or within the defined wastewater scheme rating boundary and are primarily residential/domestic/household in nature, a uniform targeted rate of \$700.23 for each separately used or inhabited part of the rating unit.
- all other rating units that produce wastewater and are either connected to a Council District wastewater scheme or within the defined wastewater scheme rating boundary, a uniform targeted rate of \$700.23 for each pan/urinal.

Woodlands Septic Tank Cleaning Targeted Rate

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$131.17 in respect of each separately used or inhabited part of a rating unit within the Woodlands Septic Tank Cleaning Area.

Water Supply Loan Targeted Rates

Pursuant to Sections 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002, a uniform targeted rate per rating unit on the option that the ratepayer has previously chosen to pay either a one-off capital contribution for a new scheme or pay it over a selected period as below (in the relevant area of service for each scheme):

Water Supply Loan Rates	Charge
Edendale Water Loan - 15 years	\$220.93
Edendale Water Loan - 25 years	\$144.30
Wyndham Water Loan - 15 years	\$193.34
Wyndham Water Loan - 25 years	\$138.44

Sewerage Supply Loan Targeted Rates

Pursuant to Sections 16(3)(b) and 16(4)(a) and 16(4)(b) of the Local Government (Rating) Act 2002, a uniform targeted rate per rating unit on the option that the ratepayer has previously chosen to pay either a one-off capital contribution for a new scheme or pay it over a selected period as below (in the relevant area of service for each scheme):

Sewerage Supply Loan Rates	Charge
Edendale Sewerage Loan - 15 years (incl connection cost)	\$851.82
Edendale Sewerage Loan - 25 years (incl connection cost)	\$608.15
Edendale Sewerage Loan - 25 years (excl connection cost)	\$503.32
Tuatapere Sewerage Loan - 25 years	\$355.09
Wallacetown Sewerage Loan - 25 years	\$325.68
Wyndham Sewerage Loan - 15 years (incl connection cost)	\$773.24
Wyndham Sewerage Loan - 25 years (incl connection cost)	\$553.70
Wyndham Sewerage Loan - 15 years (excl connection cost)	\$628.29
Wyndham Sewerage Loan - 25 years (excl connection cost)	\$449.91

- e) Resolves under Section 24 of the Local Government (Rating) Act 2002 that all rates (including metered water targeted rates) will be payable in four instalments with the due dates for payment being:
- Instalment One - 25 August 2023
 - Instalment Two - 24 November 2023

- Instalment Three - 23 February 2024
- Instalment Four - 24 May 2024.

Rates other than metered water rates will be invoiced in equal instalments. Metered water rates will be invoiced in accordance with recorded consumption.

- f) Resolves under Sections 57 and 58 of the Local Government (Rating) Act 2002 to apply penalties to unpaid rates (including metered water targeted rates) as follows:

- a penalty of 10% will be added to the amount of any instalment of rates (including metered water targeted rates) remaining unpaid after the relevant due date in recommendation (e) above, as shown in the table below:

Instalment	Date Penalty Added
One (1)	1 September 2023
Two (2)	1 December 2023
Three (3)	1 March 2024
Four (4)	31 May 2024

- a further penalty of 10% will be added to any amount of rates (including metered water targeted rates) that are unpaid from previous years and remains unpaid at 1 July 2023. The penalty will be added on 1 July 2023.
- g) Resolves under Section 88 of the Local Government (Rating) Act 2002 to set a postponement fee at \$200 GST inclusive for the administration costs of registering a Notice of Charge plus an annual interest charge calculate at Council's internal borrowing interest rate of 4.35% as prescribed in the Annual Plan 2023-2024.
- h) Resolves that under Section 54 of the Local Government (Rating) Act 2002, where rates charged on a rating unit are less than or equal to \$10 (GST incl), Council will not collect these as it believes it to be uneconomic.
- i) Agrees where any payment is made by a ratepayer that is less than the amount now payable, the Council will apply the payment firstly to any rates outstanding from previous rating years and then proportionately across all current year rates due.
- j) Agrees that valuation roll and rate records for the District of Southland are open for inspection by ratepayers at all District offices (as listed below), during normal office hours:

- | | |
|--|--|
| - Invercargill Office
15 Forth Street,
Invercargill 9810 | - Te Anau Office
116 Town Centre,
Te Anau 9600 |
| - Lumsden Office
18 Diana Street,
Lumsden 9730 | - Te Anau Office
24 Milford Crescent,
Te Anau 9600 |
| - Otautau Office
176 Main Street,
Otautau 9610 | - Winton Office
1 Wemyss Street
Winton 9720 |
| - Riverton Office | - Wyndham Library |

**117 Palmerston Street,
Riverton 9822**

**41 Balaclava Street,
Wyndham 9831**

- **Oban Office
10 Ayr Street, Oban,
Stewart Island 9846**

k) Agrees the following options be available for payment of rates:

- **direct debit**
- **credit card (Visa or Mastercard)**
- **internet banking**
- **by cash or eftpos.**

SPECIFIC ACTIONS REQUIRED:

Note that Council approved the recommendations in the report.