

RESOLUTION TO SET THE RATES FOR THE 2023/24 FINANCIAL YEAR

(Document ref 23/172)

Deputy Chief Executive, Bruce Allan and Finance Operations Manager, Richard Elgie, responded to questions from the meeting.

Councillor Kerr/Councillor Heke

- A) That Council receive the report titled Resolution to Set the Rates for the 2023/24 Financial Year dated 29 June 2023.
- B) That pursuant to Sections 23 and 24 of the Local Government (Rating) Act 2002 the Hastings District Council makes the rates on rating units in the District for the financial year commencing on 01 July 2023 and ending on 30 June 2024 and adopts the due dates and penalty dates for the 2023/24 financial year, as follows:

INTRODUCTION

Hastings District Council has adopted its 2023/24 Annual Plan. This has identified the Council's budget requirement, and set out the rating policy and funding impact statement. The Council hereby sets the rates described below to collect its identified revenue needs for 2023/24 commencing 1 July 2023. All rates are inclusive of Goods and Services Tax.

GENERAL RATES

A general rate set and assessed in accordance with Section 13 of the Local Government (Rating) Act 2002, on the land value of all rateable land within the district on a differential basis as set out below:

Differential Group Name	Factor	Cents per Dollar of \$ LV
Differential Rating Area One		
Residential	1	0.303915
Residential Clive	0.81	0.246171
Residential Non-Urban (Including Townships and Small Settlements)	0.76	0.230975
Horticulture / Farming	0.68	0.206662
CBD Commercial	3.00	0.911744
Other Commercial	2.75	0.835766
Commercial Non-Urban – Peripheral	2.35	0.714200
Differential Rating Area Two		
Residential	0.85	0.137376
Lifestyle / Horticulture / Farming	1	0.161619
Commercial	1.65	0.266672

UNIFORM ANNUAL GENERAL CHARGE

A uniform annual general charge set and assessed in accordance with Section 15 of the Local Government (Rating) Act 2002, of \$213 on each separately used or inhabited part of a rating unit within the district.

TARGETED RATES

All differential categories of targeted rates areas are as defined in the Funding Impact Statement for 2023/24. For the purposes of the Havelock North Promotion, Hastings City Marketing, Hastings CBD Targeted Rate, Havelock North CBD Targeted Rate, and Security Patrols (Hastings and Havelock North),

a commercial rating unit is one that fits the description as set out under DRA1 CBD Commercial and DRA1 Other Commercial in Part B of the Funding Impact Statement for 2023/24.

COMMUNITY SERVICES & RESOURCE MANAGEMENT RATE

A targeted rate set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, on a differential basis, on each separately used or inhabited part of a rating unit as follows:

Differential Category	Factor	\$ per SUIP
Differential rating area one		
Residential	1	\$586
CBD Commercial	1	\$586
Other Commercial	1	\$586
Residential Clive	0.75	\$439
Residential Non-Urban (Including Townships & Small Settlements)	0.75	\$439
Horticulture / Farming	0.75	\$439
Commercial Non-Urban (Peripheral)	0.75	\$439
Differential rating area two		
Residential	1	\$363
Lifestyle / Horticulture / Farming	1	\$363
Commercial	1	\$363

HAVELOCK NORTH PROMOTION

A targeted rate set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, on the land value of any commercial rating unit located within Havelock North as defined on Council Map "Havelock North Promotion Rate", of 0.100446 cents per dollar of land value.

SWIMMING POOL SAFETY

A targeted rate set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, as a fixed amount on every rating unit where a swimming pool (within the meaning of the Fencing of Swimming Pools Act 1987) is located, of \$75 per rating unit.

HAVELOCK NORTH PARKING

A targeted rate set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, on a differential basis, on each separately used or inhabited rating unit located within Havelock North as defined on Council Map "Havelock North Parking", as follows:

Differential Category	Factor	\$ per SUIP
Residential	1	\$30
CBD Commercial/Other Comm	3	\$90
All others	1	\$30

HASTINGS CITY MARKETING

A targeted rate set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, on the land value of any commercial rating units located within Hastings as defined on Council Map "Hastings City Marketing Rate", of 0.182807 cents per dollar of land value.

HASTINGS CBD TARGETED RATE

A targeted rate set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, on the land value of any commercial rating unit located within Hastings as defined on the Council Map "Hastings CBD", of 0.141158 cents per dollar of land value.

HAVELOCK NORTH CBD TARGETED RATE

A targeted rate set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, on the land value of any commercial rating unit located within Havelock North as defined on Council Map "Havelock North CBD", of 0.048780 cents per dollar of land value.

SECURITY PATROLS

Targeted rates set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, on the land value of any commercial rating unit located within each respective Council Map defined "Hastings Security Patrol Area" and "Havelock North Security Patrol Area", as follows:

Hastings Security Patrol Area - 0.091219 cents per dollar of land value.

Havelock North Security Patrol Area - 0.042802 cents per dollar of land value.

SEWAGE DISPOSAL

A differential targeted rate set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, based on the provision or availability to the land of the service. The rate is set as an amount per separately used or inhabited part of a rating unit.

A differential targeted rate for all non-residential rating units classified as "connected", based on the use to which the land is put. The rate is an amount for each water closet or urinal after the first.

The rates apply to connected or serviceable rating units in all areas excluding those in the Waipātiki scheme area.

The rates for the 2023/24 year are:

Category	Factor	\$ per SUIP
(1) Connected	1	\$264
(2) Serviceable	0.5	\$132

Where connected, in the case of non-residential use, the differential charge for each water closet or urinal after the first is as follows:

Differential category	Factor	Charge Per Water Closet and Urinal After the First
Schools/Churches	0.13	\$34.32
Chartered Clubs / Rest Homes / Prisons / Commercial Accommodation providers / Hospitals / Child Care Centres	0.40	\$105.60
HB Racing Centre / A&P Showgrounds / Regional Sports Park	0.25	\$66
All other Non-Residential	0.80	\$211.20

WAIPĀTIKI SEWAGE DISPOSAL

A differential targeted rate set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, based on the provision or availability to the land of the service. The rate is set as an amount per separately used or inhabited part of a rating unit.

This rate applies only to connected or serviceable rating units in the Waipātiki scheme area.

The rates for the 2023/24 year are:

Category	Factor	\$ per SUIP
(1) Connected	1	\$500
(2) Serviceable	0.5	\$250

Where connected, in the case of non-residential use, the differential charge is set for each water closet or urinal after the first as follows:

Differential Category	Factor	Charge Per Water Closet and Urinal After the First
Schools/Churches	0.13	\$65
Chartered Clubs / Rest Homes / Prisons / Commercial Accommodation providers / Hospitals / Child Care Centres	0.40	\$200
HB Racing Centre / A&P Showgrounds / Regional Sports Park	0.25	\$125
All other Non-Residential	0.80	\$400

WASTEWATER TREATMENT

A differential targeted rate set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, based on the provision or availability to the land of the service. The rate is set as an amount per separately used or inhabited part of a rating unit.

A differential targeted rate for non-residential rating units classified as “connected”, based on the use to which the land is put. The rate is an amount for each water closet or urinal after the first.

The rates apply to connected or serviceable rating units in all areas excluding those in the Waipātiki scheme area.

The rates for the 2023/24 year are:

Category	Factor	\$ Per SUIP
(1) Connected	1	\$75
(2) Serviceable	0.5	\$37.50

Where connected, in the case of non-residential use, the differential charge is set for each water closet or urinal after the first as follows:

Differential Category	Factor	Charge Per Water Closet and Urinal After the First
Schools/Churches	0.13	\$9.75
Chartered Clubs / Rest Homes / Prisons / Commercial Accommodation providers / Hospitals / Child Care Centres	0.40	\$30
HB Racing Centre / A&P Showgrounds / Regional Sports Park	0.25	\$18.75
All other Non-Residential	0.80	\$60

WATER SUPPLY

Targeted rates set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, on each separately used or inhabited part of a rating unit and based on the provision or availability to the land of the service, on a differential basis as follows.

The rates for the 2023/24 year are:

Water Supply Area	Connected (Factor 1 Per SUIP)	Serviceable (Factor 0.5 Per SUIP)
Water Rate	\$580	\$290

WATER BY METER

A targeted rate set and assessed in accordance with Section 19 of the Local Government (Rating) Act 2002, on the volume of water supplied as extraordinary water supply, as defined in Hastings District Council Water Services Policy Manual (this includes but is not limited to residential properties over 1,500m² containing a single dwelling, lifestyle lots, trade premises, industrial and horticultural properties) of \$0.99 per cubic metre of water supplied over and above the typical household consumption as defined in the Hastings District Council Water Services Policy Manual.

RECYCLING

A targeted rate set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, on each separately used or inhabited part of a rating unit and based on the provision or availability to the land of the service provided in the serviced area.

Rating units which Council officers determine are unable to practically receive the Council service and have an approved alternative service will not be charged the rate.

The rate for 2023/24 is \$105 per separately used or inhabited part of the rating unit.

REFUSE

A targeted rate set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, on each separately used or inhabited part of a rating unit, differentiated based on the use to which the land is put.

Rating units which Council officers determine are unable to practically receive the Council service and have an approved alternative service will not be charged the rate.

Residential rating units currently receive a weekly collection. Commercial rating units located within Hastings as defined on Council Map "Hastings CBD Refuse", and located within Havelock North as

defined on Council Map “Havelock North CBD Refuse” currently receive a twice weekly collection. Pending further consultation with CBD commercial ratepayers, the nature of the service provided may change to a weekly (240l) collection. A factor of two would remain as those commercial rating units would still receive twice the level of service of a residential rating unit

The rates for the 2023/24 year are:

Differential Category	Factor	\$ Per SUIP
Residential	1	\$155
Commercial CBD	2	\$310

WAIMĀRAMA REFUSE

A targeted rate set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, on each separately used or inhabited part of a rating unit located within Waimārama as defined on Council Map “Waimārama Refuse Collection”, and based on the provision or availability to the land of the service provided, of \$105 per separately used or inhabited part of the rating unit.

CAPITAL COST OF SUPPLY EXTENSIONS

Targeted rates set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002, on each separately used or inhabited part of a rating unit, and based on the provision or availability to the land of the service provided, to fund the capital cost of the extension to the water supply and sewerage networks in each of the following locations, as follows:

Whirinaki Water Supply:

\$270 per separately used or inhabited part of a rating unit (over 4 instalments) for those rating units where the ratepayer elected for a 25 year targeted rate option and elected not to pay a lump sum option at the time of scheme inception.

Waipātiki Sewage Disposal:

\$1,312 per separately used or inhabited part of a rating unit (over 4 instalments) for those rating units where the ratepayer elected for a 10 year targeted rate option and elected not to pay a lump sum option at the time of scheme inception.

WAIMĀRAMA SEA WALL

A targeted rate set and assessed in accordance with Section 16 of the Local Government (Rating) Act 2002 on a differential basis, on each separately used or inhabited part of a rating unit within each individual zone defined on Council Map “Waimārama Sea Wall Zone” of the following amounts per separately used or inhabited part of the rating unit:

Zone 1 shall pay 67% of the cost to be funded, whilst Zone 2 shall pay 23% of the cost and Zone 3 10% of the cost, based on the extent of the provision of service.

Zone 1	Zone 2	Zone 3
\$394	\$277	\$102

DUE DATES AND PENALTY DATES

Due Dates for Payment and Penalty Dates (for Rates other than Water by Meter Rates):

The Council sets the following due dates for payment of rates (other than Water by Meter) and authorises the addition of penalties to rates not paid on or by the due date, as follows:

Rates will be assessed by quarterly instalments over the whole of the district on the due dates below:

Instalment	Due Date	Penalty Date
1	25 August 2023	30 August 2023
2	24 November 2023	29 November 2023
3	23 February 2024	28 February 2024
4	24 May 2024	29 May 2024

A penalty of 10% will be added to any portion of rates (except for Water by Meter) assessed in the current year which remains unpaid after the relevant instalment due date, on the respective penalty date above.

Arrears Penalties on Unpaid Rates from Previous Years

Any portion of rates assessed in previous years (including previously applied penalties) which are unpaid on 06 July 2023 will have a further 10% added, and if still unpaid, again on 08 January 2024.

Due Dates for Payment and Penalty Dates (for Water by Meter Rates):

For those properties that have a metered water supply, invoices will be issued either three-monthly or six-monthly.

Three Monthly Invoicing:

Instalment	Invoicing Due Date	Penalty Date
1	24 October 2023	30 October 2023
2	22 January 2024	26 January 2024
3	22 April 2024	26 April 2024
4	22 July 2024	26 July 2024

Six Monthly Invoicing:

Instalment	Invoicing Due Date	Penalty Date
1	22 January 2024	26 January 2024
2	22 July 2024	26 July 2024

A penalty of 10% will be added to any portion of water supplied by meter, assessed in the current year, which remains unpaid after the relevant instalment due date, on the respective penalty date above.

With the reasons for this decision being:

The Council is required to collect funds from rates on properties to undertake the functions outlined in the 2023/24 Annual Plan.

CARRIED