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## **Council MINUTES**

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**Minutes of an ordinary meeting of the Dunedin City Council held in the Council Chamber, Dunedin Public Art Gallery, The Octagon, Dunedin on Tuesday 27 June 2023, commencing at 10.00 am**

### **PRESENT**

**Mayor** Mayor Jules Radich  
**Deputy Mayor** Cr Sophie Barker

**Members**

Cr Bill Acklin	Cr David Benson-Pope
Cr Christine Garey	Cr Kevin Gilbert
Cr Carmen Houlahan	Cr Marie Laufiso
Cr Cherry Lucas	Cr Mandy Mayhem
Cr Steve Walker	Cr Brent Weatherall
Cr Andrew Whiley	

### **IN ATTENDANCE**

Sandy Graham (Chief Executive Officer), Robert West (General Manager Corporate and Quality), Claire Austin (General Manager Customer and Regulatory), Simon Pickford (General Manager Community Services), Simon Drew (General Manager Infrastructure and Development), John Christie (Manager Enterprise Dunedin), Carolyn Allan (Senior Management Accountant), Jeanine Benson (Group Manager Transport), David Ward (Group Manager 3 Waters), Nadia McKenzie (In-House Legal Counsel), Vicki Kestila (Masters Games Manager) and Clare Sullivan (Principal Committee Advisor).

**Governance Support Officer** Lynne Adamson

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## 15 SETTING OF RATES FOR THE 2023/24 FINANCIAL YEAR

A report from Finance advised that following adoption of the Annual Plan 2023/24, the Council needed to set the rates as provided for in the Funding Impact Statement for the 2023/24 year.

The Senior Management Accountant (Carolyn Allan) spoke to the report and responded to questions.

Moved (Cr David Benson-Pope/Cr Andrew Whiley):

That the Council:

- a) **Sets** the following rates under the Local Government (Rating) Act 2002 on rating units in the district for the financial year commencing 1 July 2023 and ending on 30 June 2024.

### 1 *General Rate*

A general rate set under section 13 of the Local Government (Rating) Act 2002 made on every rating unit, assessed on a differential basis as described below:

- A rate of 0.2566 cents in the dollar (including GST) of capital value on every rating unit in the "residential" category.
- A rate of 0.2438 cents in the dollar (including GST) of capital value on every rating unit in the "lifestyle" category.
- A rate of 0.6338 cents in the dollar (including GST) of capital value on every rating unit in the "commercial" category.
- A rate of 0.4490 cents in the dollar (including GST) of capital value on every rating unit in the "residential heritage bed and breakfasts" category.
- A rate of 0.2053 cents in the dollar (including GST) of capital value on every rating unit in the "farmland" category.
- A rate of 0.0508 cents in the dollar (including GST) of capital value on the "stadium: 10,000+ seat capacity" category.

### 2 *Community Services Rate*

A targeted rate for community services, set under section 16 of the Local Government (Rating) Act 2002, assessed on a differential basis as follows:

- \$111.50 (including GST) per separately used or inhabited part of a rating unit for all rating units in the "residential, residential heritage bed and breakfasts, lifestyle and farmland" categories.

- \$111.50 (including GST) per rating unit for all rating units in the "commercial and stadium: 10,000+ seat capacity" categories.

### 3 *Kerbside Recycling Rate*

A targeted rate for kerbside recycling, set under section 16 of the Local Government (Rating) Act 2002, assessed on a differential basis as follows:

- \$106.10 (including GST) per separately used or inhabited part of a rating unit for rating units in the "residential, residential heritage bed and breakfasts, lifestyle and farmland" categories.
- \$106.10 (including GST) per rating unit for rating units in the "commercial" category.

### 4 *Drainage Rates*

A targeted rate for drainage, set under section 16 of the Local Government (Rating) Act 2002, assessed on a differential basis as follows:

- \$683.00 (including GST) per separately used or inhabited part of a rating unit for all rating units in the "residential, residential heritage bed and breakfasts, lifestyle and farmland" categories and which are "connected" to the public sewerage system.
- \$341.50 (including GST) per separately used or inhabited part of a rating unit for all rating units in the "residential, residential heritage bed and breakfasts, lifestyle and farmland" categories and which are "serviceable" by the public sewerage system.
- \$683.00 (including GST) per rating unit for all rating units in the "commercial, residential institutions, schools and stadium: 10,000+ seat capacity" categories and which are "connected" to the public sewerage system.
- \$341.50 (including GST) per rating unit for all rating units in the "commercial, residential institutions and schools" categories and which are "serviceable" by the public sewerage system.
- \$102.25 (including GST) per rating unit for all rating units in the "church" category and which are "connected" to the public sewerage system.

Rating units which are not "connected" to the scheme and which are not "serviceable" will not be liable for this rate. Drainage is a combined targeted rate for sewage disposal and stormwater. Sewage disposal makes up 78% of the drainage rate, and stormwater makes up 22%. Non-rateable land will not be liable for the stormwater component of the drainage targeted rate. Rates demands for the drainage targeted rate for non-rateable land will therefore be charged at 78%.

### 5 *Commercial Drainage Rates – Capital Value*

A targeted rate for drainage, set under section 16 of the Local Government (Rating) Act 2002, assessed on a differential basis as follows:

- A rate of 0.2354 cents in the dollar (including GST) of capital value on every rating unit in the "commercial and residential institution" category and which are "connected" to the public sewerage system.

- A rate of 0.1177 cents in the dollar (including GST) of capital value on every rating unit in the "commercial" category and which are "serviceable" by the public sewerage system.
- A rate of 0.1766 cents in the dollar (including GST) of capital value on every rating unit in the "school" category and which are "connected" to the public sewerage system.
- A rate of 0.0883 cents in the dollar (including GST) of capital value on every rating unit in the "school" category and which are "serviceable" by the public sewerage system.
- A rate of 0.0190 cents in the dollar (including GST) of capital value on the "stadium: 10,000+ seat capacity" category.

This rate shall not apply to properties in Karitane, Middlemarch, Seacliff, Waikouaiti and Warrington. This rate shall not apply to churches. Drainage is a combined targeted rate for sewage disposal and stormwater. Sewage disposal makes up 78% of the drainage rate, and stormwater makes up 22%. Non-rateable land will not be liable for the stormwater component of the drainage targeted rate. Rates demands for the drainage targeted rate for non-rateable land will therefore be charged at 78%.

## 6 *Water Rates*

A targeted rate for water supply, set under section 16 of the Local Government (Rating) Act 2002, assessed on a differential basis as follows:

- \$517.00 (including GST) per separately used or inhabited part of any "connected" rating unit which receives an ordinary supply of water within the meaning of the Dunedin City Bylaws excepting properties in Karitane, Merton, Rocklands/Pukerangi, Seacliff, Waitati, Warrington, East Taieri, West Taieri and North Taieri.
- \$258.50 (including GST) per separately used or inhabited part of any "serviceable" rating unit to which connection is available to receive an ordinary supply of water within the meaning of the Dunedin City Bylaws excepting properties in Karitane, Merton, Rocklands/Pukerangi, Seacliff, Waitati, Warrington, East Taieri, West Taieri and North Taieri.
- \$517.00 (including GST) per unit of water being one cubic metre (viz. 1,000 litres) per day supplied at a constant rate of flow during a full 24 hour period to any "connected" rating unit situated in Karitane, Merton, Seacliff, Waitati, Warrington, West Taieri, East Taieri or North Taieri.
- \$258.50 (including GST) per separately used or inhabited part of any "serviceable" rating unit situated in Waitati, Warrington, West Taieri, East Taieri or North Taieri. This rate shall not apply to the availability of water in Merton, Karitane or Seacliff.

## 7 *Fire Protection Rates*

A targeted rate for the provision of a fire protection service, set under section 16 of the Local Government (Rating) Act 2002, assessed on a differential basis as follows:

- A rate of 0.0670 cents in the dollar (including GST) of capital value on all rating units in the "commercial" category. This rate shall not apply to churches.
- A rate of 0.0503 cents in the dollar (including GST) of capital value on all rating units in the "residential institutions" category.
- A rate of 0.0077 cents in the dollar (including GST) of capital value on the "stadium: 10,000+ seat capacity" category.
- \$155.10 (including GST) for each separately used or inhabited part of a rating unit within the "residential, residential heritage bed and breakfasts, lifestyle and farmland" category that is not receiving an ordinary supply of water within the meaning of the Dunedin City Bylaws.

## 8 Water Rates – Quantity of Water

A targeted rate for the quantity of water provided to any rating unit fitted with a water meter, being an extraordinary supply of water within the meaning of the Dunedin City Bylaws, set under section 19 of the Local Government (Rating) Act 2002, according to the following scale of charges (GST inclusive):

Annual Meter Rental Charge	
20mm nominal diameter	\$166.57
25mm nominal diameter	\$213.85
30mm nominal diameter	\$237.49
40mm nominal diameter	\$268.99
50mm nominal diameter	\$544.75
80mm nominal diameter	\$673.05
100mm nominal diameter	\$710.20
150mm nominal diameter	\$1,020.83
300mm nominal diameter	\$1,324.72
70mm Hydrant Standpipe	\$659.55
Reconnection Fee – includes the removal of water restrictors installed due to non-compliance of the water bylaw	\$464.25
Special Reading Fee	\$63.09
Backflow Prevention Charge	
Backflow Preventer Test Fee	\$115.04
Rescheduled Backflow Preventer Test Fee	\$65.36
Backflow Programme - incomplete application fee (hourly rate)	\$46.20
Water Charge	
Merton, Hindon and individual farm supplied Bulk Raw Water Tariff	\$0.11 per cubic metre
All other treated water per cubic metre	\$1.93 per cubic metre
Network Contributions	
Disconnection of Water Supply – AWSCI to excavate	\$258.53
Disconnection of Water Supply – DCC contractor to excavate	\$1,012.95

Where the supply of a quantity of water is subject to this Quantity of Water Targeted Rate, the rating unit will not be liable for any other targeted rate for the supply of the same water.

#### 9 Allanton Drainage Rate

A targeted rate for the capital contribution towards the Allanton Wastewater Collection System, set under section 16 of the Local Government (Rating) Act 2002, of \$411.00 (including GST) per rating unit, to every rating unit paying their contribution towards the scheme as a targeted rate over 20 years. Liability for the rate is on the basis of the provision of the service to each rating unit. The Allanton area is shown in the map below:



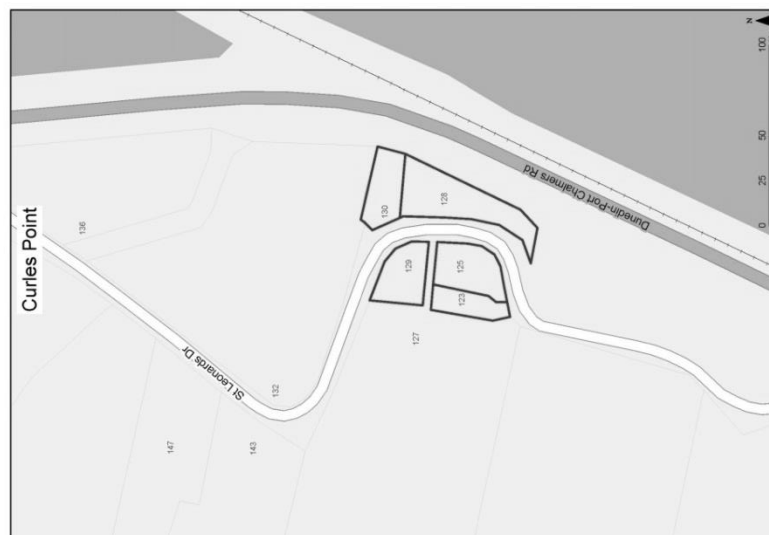
#### 10 Blanket Bay Drainage Rate

A targeted rate for the capital contribution towards the Blanket Bay Drainage System, set under section 16 of the Local Government (Rating) Act 2002, of \$636.00 (including GST) per rating unit, to every rating unit paying their contribution towards the scheme as a targeted rate over 20 years. Liability for the rate is on the basis of the provision of the service to each rating unit. The Blanket Bay area is shown in the map below:



#### 11 Curles Point Drainage Rate

A targeted rate for the capital contribution towards the Curles Point Drainage System, set under section 16 of the Local Government (Rating) Act 2002, of \$749.00 (including GST) per rating unit, to every rating unit paying their contribution towards the scheme as a targeted rate over 20 years. Liability for the rate is on the basis of the provision of the service to each rating unit. The Curles Point area is shown in the map below:



## 12 *Tourism/Economic Development Rate*

A targeted rate for Tourism/Economic Development, set under section 16 of the Local Government (Rating) Act 2002, assessed on a differential basis as follows:

- 0.0087 cents in the dollar (including GST) of capital value on every rating unit in the "commercial" category.
- 0.0011 cents in the dollar (including GST) of capital value on the "stadium: 10,000+ seat capacity" category.

## 13 *Warm Dunedin Targeted Rate Scheme*

A targeted rate for the Warm Dunedin Targeted Rate Scheme, set under section 16 of the Local Government (Rating) Act 2002, per rating unit in the Warm Dunedin Targeted Rate Scheme.

The targeted rate scheme provides a way for homeowners to install insulation and/or clean heating. The targeted rate covers the cost and an annual interest rate. The interest rates have been and will be:

Rates commencing 1 July 2013 and 1 July 2014 8%

Rates commencing 1 July 2015 and 1 July 2016 8.3%

Rates commencing 1 July 2017 7.8%

Rates commencing 1 July 2018 7.2%

Rates commencing 1 July 2019 6.8%

Rates commencing 1 July 2020 5.7%

Rates commencing 1 July 2021 4.4%

## 14 Private Street Lighting Rate

A targeted rate for the purpose of recovering the cost of private street lights, set under section 16 of the Local Government (Rating) Act 2002, assessed on a differential basis as follows:

- \$156.80 (including GST) per private street light divided by the number of separately used or inhabited parts of a rating unit for all rating units in the "residential and lifestyle" categories in the private streets as identified in the schedule below.
- \$156.80 (including GST) per private street light divided by the number of rating units for all rating units in the "commercial" category in the private streets as identified in the schedule below.

1	Achilles Avenue		3	Balmoral Avenue Mosgiel
1	Alton Avenue		4	Balmoral Avenue Mosgiel
2	Alton Avenue		5	Balmoral Avenue Mosgiel
2A	Alton Avenue		6	Balmoral Avenue Mosgiel
3	Alton Avenue		7	Balmoral Avenue Mosgiel
4	Alton Avenue		8	Balmoral Avenue Mosgiel
5	Alton Avenue		9	Balmoral Avenue Mosgiel
6	Alton Avenue		10	Balmoral Avenue Mosgiel
7	Alton Avenue		11	Balmoral Avenue Mosgiel
8	Alton Avenue		12	Balmoral Avenue Mosgiel
9	Alton Avenue		17	Balmoral Avenue Mosgiel
7	Angle Avenue		19	Barclay Street
9	Angle Avenue		211	Bay View Road
11	Angle Avenue		211A	Bay View Road
20	Angle Avenue		211B	Bay View Road
22	Angle Avenue		1	Beaufort Street
24	Angle Avenue		3	Beaufort Street
43	Arawa Street		119	Belford Street
47	Arawa Street		12	Bell Crescent Green Island
17	Awa Toru Drive Fairfield		14	Bell Crescent Green Island
19	Awa Toru Drive Fairfield		24	Bell Crescent Green Island
21	Awa Toru Drive Fairfield		26	Bell Crescent Green Island
23	Awa Toru Drive Fairfield		12	Bewley Avenue Macandrew Bay
25	Awa Toru Drive Fairfield		14	Bewley Avenue Macandrew Bay
27	Awa Toru Drive Fairfield		7	Bishop Verdon Close Mosgiel
29	Awa Toru Drive Fairfield		9	Bishop Verdon Close Mosgiel
31	Awa Toru Drive Fairfield		10	Bishop Verdon Close Mosgiel
33	Awa Toru Drive Fairfield		11	Bishop Verdon Close Mosgiel
35	Awa Toru Drive Fairfield		12	Bishop Verdon Close Mosgiel
37	Awa Toru Drive Fairfield		8	Bonnington Street
39	Awa Toru Drive Fairfield		8a	Bonnington Street
41	Awa Toru Drive Fairfield		10	Bonnington Street
43	Awa Toru Drive Fairfield		20K	Brighton Road Green Island
45	Awa Toru Drive Fairfield		20J	Brighton Road Green Island
47	Awa Toru Drive Fairfield		20H	Brighton Road Green Island
49	Awa Toru Drive Fairfield		20G	Brighton Road Green Island
60	Balmacewen Road		20F	Brighton Road Green Island
60B	Balmacewen Road		20E	Brighton Road Green Island
62	Balmacewen Road		20D	Brighton Road Green Island
64	Balmacewen Road		20C	Brighton Road Green Island
1	Balmoral Avenue Mosgiel		20B	Brighton Road Green Island
2	Balmoral Avenue Mosgiel		20A	Brighton Road Green Island



20	Brighton Road Green Island		12	Carnea Heights Mosgiel
34	Burgess Street Green Island		22	Centennial Avenue Fairfield
36	Burgess Street Green Island		24	Centennial Avenue Fairfield
38	Burgess Street Green Island		26	Centennial Avenue Fairfield
40	Burgess Street Green Island		28	Centennial Avenue Fairfield
42	Burgess Street Green Island		150	Chapman Street
44	Burgess Street Green Island		150A	Chapman Street
46	Burgess Street Green Island		152	Chapman Street
48	Burgess Street Green Island		12	Clearwater Street Broad Bay
50	Burgess Street Green Island		14	Clearwater Street Broad Bay
8	Burkes Drive Ravensbourne		16	Clearwater Street Broad Bay
10	Burkes Drive Ravensbourne		18	Clearwater Street Broad Bay
181	Burt Street		20	Clearwater Street Broad Bay
183	Burt Street		22	Clearwater Street Broad Bay
185	Burt Street		24	Clearwater Street Broad Bay
7	Bush Road Mosgiel		26	Clearwater Street Broad Bay
80	Caldwell Street		28	Clearwater Street Broad Bay
82	Caldwell Street		30	Clearwater Street Broad Bay
1	Campbell Lane Mosgiel		32	Clearwater Street Broad Bay
4	Campbell Lane Mosgiel		34	Clearwater Street Broad Bay
5	Campbell Lane Mosgiel		36	Clearwater Street Broad Bay
6	Campbell Lane Mosgiel		22	Cole Street
7	Campbell Lane Mosgiel		11	Corstorphine Road
8	Campbell Lane Mosgiel		11A	Corstorphine Road
9	Campbell Lane Mosgiel		13	Corstorphine Road
10	Campbell Lane Mosgiel		15	Corstorphine Road
11	Campbell Lane Mosgiel		17	Corstorphine Road
12	Campbell Lane Mosgiel		21	Corstorphine Road
13	Campbell Lane Mosgiel		23	Corstorphine Road
14	Campbell Lane Mosgiel		25	Corstorphine Road
15	Campbell Lane Mosgiel		11	Craighall Crescent
30	Cardigan Street North East Valley		15	Craighall Crescent
32	Cardigan Street North East Valley		1	Dalkeith Road Port Chalmers
34	Cardigan Street North East Valley		2	Dalkeith Road Port Chalmers
36	Cardigan Street North East Valley		4	Dalkeith Road Port Chalmers
3	Carnea Heights Mosgiel		6	Dalkeith Road Port Chalmers
4	Carnea Heights Mosgiel		8	Dalkeith Road Port Chalmers
5	Carnea Heights Mosgiel		10	Dalkeith Road Port Chalmers
6	Carnea Heights Mosgiel		12	Dalkeith Road Port Chalmers
7	Carnea Heights Mosgiel		21	Davies Street
8	Carnea Heights Mosgiel		22	Davies Street
10	Carnea Heights Mosgiel		1	Devon Place Mosgiel
2	Devon Place Mosgiel		19	Duckworth Street
3	Devon Place Mosgiel		21	Duckworth Street
4	Devon Place Mosgiel		35	Duckworth Street
5	Devon Place Mosgiel		37	Duckworth Street
6	Devon Place Mosgiel		39	Duckworth Street
7	Devon Place Mosgiel		39a	Duckworth Street
9	Devon Place Mosgiel		41	Duckworth Street
10	Devon Place Mosgiel		47	Duckworth Street
11	Devon Place Mosgiel		49	Duckworth Street
12	Devon Place Mosgiel		53	Duckworth Street
13	Devon Place Mosgiel			Dunedin Airport
14	Devon Place Mosgiel		1 – 31	Eastbourne Street
15	Devon Place Mosgiel		2 – 31	Eastbourne Street
16	Devon Place Mosgiel		3 – 31	Eastbourne Street
17	Devon Place Mosgiel		4 – 31	Eastbourne Street

18	Devon Place Mosgiel		5 – 31	Eastbourne Street
19	Devon Place Mosgiel		6 – 31	Eastbourne Street
20	Devon Place Mosgiel		7 – 31	Eastbourne Street
21	Devon Place Mosgiel		8 – 31	Eastbourne Street
20	District Road Roseneath		9 – 31	Eastbourne Street
24	District Road Roseneath		10 – 31	Eastbourne Street
24A	District Road Roseneath		11 – 31	Eastbourne Street
139b	Doon Street		12 – 31	Eastbourne Street
139a	Doon Street		13 – 31	Eastbourne Street
139	Doon Street		14 – 31	Eastbourne Street
141	Doon Street		15 – 31	Eastbourne Street
143	Doon Street		16 – 31	Eastbourne Street
145	Doon Street		17 – 31	Eastbourne Street
149	Doon Street		18 – 31	Eastbourne Street
151	Doon Street		19 – 31	Eastbourne Street
5	Dorset Street		20 – 31	Eastbourne Street
7	Dorset Street		21 – 31	Eastbourne Street
10	Dorset Street		22 – 31	Eastbourne Street
11	Dorset Street		23 – 31	Eastbourne Street
12	Dorset Street		24 – 31	Eastbourne Street
14	Dorset Street		25 – 31	Eastbourne Street
15	Dorset Street		26 – 31	Eastbourne Street
16	Dorset Street		27 – 31	Eastbourne Street
18	Dorset Street		28 – 31	Eastbourne Street
20	Dorset Street		29 – 31	Eastbourne Street
21	Dorset Street		30 – 31	Eastbourne Street
17	Duckworth Street		31 – 31	Eastbourne Street
32 – 31	Eastbourne Street		20	Eton Drive Mosgiel
33 – 31	Eastbourne Street		2	Everton Road
34 – 31	Eastbourne Street		3	Everton Road
35 – 31	Eastbourne Street		4	Everton Road
36 – 31	Eastbourne Street		64	Every Street
37 – 31	Eastbourne Street		66	Every Street
38 – 31	Eastbourne Street		68	Every Street
39 – 31	Eastbourne Street		70	Every Street
40 – 31	Eastbourne Street		76	Every Street
41 – 31	Eastbourne Street		7	Fern Road Ravensbourne
42 – 31	Eastbourne Street		9	Fern Road Ravensbourne
43 – 31	Eastbourne Street		11	Fern Road Ravensbourne
46 – 31	Eastbourne Street		13	Fern Road Ravensbourne
47 – 31	Eastbourne Street		15	Fern Road Ravensbourne
50 – 31	Eastbourne Street		17	Fern Road Ravensbourne
51 – 31	Eastbourne Street		19	Fern Road Ravensbourne
8	Echovale Avenue		21	Fern Road Ravensbourne
10	Echovale Avenue		19	Ferntree Drive
12	Echovale Avenue		21	Ferntree Drive
45	Eglinton Road		23	Ferntree Drive
2	Elbe Street		25	Ferntree Drive
202	Elgin Road		43	Forfar Street
204	Elgin Road		45	Forfar Street
206	Elgin Road		47	Forfar Street
208	Elgin Road		47a	Forfar Street
1	Eton Drive Mosgiel		49	Forfar Street
4	Eton Drive Mosgiel		51	Forfar Street
5	Eton Drive Mosgiel		53	Forfar Street
6	Eton Drive Mosgiel		53a	Forfar Street
7	Eton Drive Mosgiel		2 – 80	Formby Street Outram

8	Eton Drive Mosgiel		3 – 80	Formby Street Outram
9	Eton Drive Mosgiel		4 – 80	Formby Street Outram
10	Eton Drive Mosgiel		5 – 80	Formby Street Outram
11	Eton Drive Mosgiel		6 – 80	Formby Street Outram
12	Eton Drive Mosgiel		7 – 80	Formby Street Outram
13	Eton Drive Mosgiel		8 – 80	Formby Street Outram
14	Eton Drive Mosgiel		10 – 80	Formby Street Outram
15	Eton Drive Mosgiel		12 – 80	Formby Street Outram
16	Eton Drive Mosgiel		13 – 80	Formby Street Outram
17	Eton Drive Mosgiel		14 – 80	Formby Street Outram
18	Eton Drive Mosgiel		15 – 80	Formby Street Outram
19	Eton Drive Mosgiel		16 – 80	Formby Street Outram
17 – 80	Formby Street Outram		8A	Glenfinnan Place
18 – 80	Formby Street Outram		8B	Glenfinnan Place
19 – 80	Formby Street Outram		9A	Glenfinnan Place
20 – 80	Formby Street Outram		9B	Glenfinnan Place
239	Fryatt Street		10A	Glenfinnan Place
248	George Street		10B	Glenfinnan Place
559	George Street		1	Glengarry Court Mosgiel
150A	Gladstone Road North Mosgiel		2	Glengarry Court Mosgiel
150B	Gladstone Road North Mosgiel		3	Glengarry Court Mosgiel
150C	Gladstone Road North Mosgiel		4	Glengarry Court Mosgiel
150D	Gladstone Road North Mosgiel		5	Glengarry Court Mosgiel
150E	Gladstone Road North Mosgiel		6	Glengarry Court Mosgiel
152B	Gladstone Road North Mosgiel		7	Glengarry Court Mosgiel
152C	Gladstone Road North Mosgiel		8	Glengarry Court Mosgiel
152D	Gladstone Road North Mosgiel		9	Glengarry Court Mosgiel
152E	Gladstone Road North Mosgiel		10	Glengarry Court Mosgiel
154A	Gladstone Road North Mosgiel		11	Glengarry Court Mosgiel
214	Gladstone Road North Mosgiel		12	Glengarry Court Mosgiel
216	Gladstone Road North Mosgiel		13	Glengarry Court Mosgiel
218	Gladstone Road North Mosgiel		14	Glengarry Court Mosgiel
220	Gladstone Road North Mosgiel		15	Glengarry Court Mosgiel
222	Gladstone Road North Mosgiel		16	Glengarry Court Mosgiel
224	Gladstone Road North Mosgiel		17	Glengarry Court Mosgiel
226	Gladstone Road North Mosgiel		18	Glengarry Court Mosgiel
228	Gladstone Road North Mosgiel		19	Glengarry Court Mosgiel
230	Gladstone Road North Mosgiel		20	Glengarry Court Mosgiel
232	Gladstone Road North Mosgiel		21	Glengarry Court Mosgiel
234	Gladstone Road North Mosgiel		22	Glengarry Court Mosgiel
39	Glenbrook Drive Mosgiel		23	Glengarry Court Mosgiel
41	Glenbrook Drive Mosgiel		24	Glengarry Court Mosgiel
45	Glenbrook Drive Mosgiel		48	Glenross Street
47	Glenbrook Drive Mosgiel		50	Glenross Street
49	Glenbrook Drive Mosgiel		54	Glenross Street
51	Glenbrook Drive Mosgiel		56	Glenross Street
57	Glenbrook Drive Mosgiel		58	Glenross Street
1	Glenfinnan Place		60	Glenross Street
3	Glenfinnan Place		110	Glenross Street
4A	Glenfinnan Place		114	Glenross Street
4B	Glenfinnan Place		116	Glenross Street
5	Glenfinnan Place		230	Gordon Road Mosgiel
6	Glenfinnan Place		229	Gordon Road Mosgiel
7	Glenfinnan Place		34	Grandview Crescent
10	Halsey Street		313	Highcliff Road
1	Hampton Grove Mosgiel		315a	Highcliff Road
2	Hampton Grove Mosgiel		315b	Highcliff Road

3	Hampton Grove Mosgiel		317	Highcliff Road
4	Hampton Grove Mosgiel		16	Highgate
5	Hampton Grove Mosgiel		18	Highgate
6	Hampton Grove Mosgiel		20	Highgate
7	Hampton Grove Mosgiel		34a	Highgate
8	Hampton Grove Mosgiel		34	Highgate
9	Hampton Grove Mosgiel		216	Highgate
10	Hampton Grove Mosgiel		218	Highgate
11	Hampton Grove Mosgiel		144A	Highgate
12	Hampton Grove Mosgiel		144B	Highgate
14	Hampton Grove Mosgiel		146	Highgate
15	Hampton Grove Mosgiel		146A	Highgate
16	Hampton Grove Mosgiel		148	Highgate
17	Hampton Grove Mosgiel		2	Hill Road Warrington
18	Hampton Grove Mosgiel		26	Ings Avenue
19	Hampton Grove Mosgiel		26A	Ings Avenue
20	Hampton Grove Mosgiel		26B	Ings Avenue
21	Hampton Grove Mosgiel		364	Kaikorai Valley Road
22	Hampton Grove Mosgiel		366	Kaikorai Valley Road
23	Hampton Grove Mosgiel		368	Kaikorai Valley Road
24	Hampton Grove Mosgiel		372	Kaikorai Valley Road
25	Hampton Grove Mosgiel		374	Kaikorai Valley Road
26	Hampton Grove Mosgiel		9	Kilgour Street
4	Harold Street		11	Kilgour Street
12	Harold Street		15	Kilgour Street
215a	Helensburgh Road		20	Kinvig Street
217a	Helensburgh Road		22	Kinvig Street
217b	Helensburgh Road		2	Koremata Street Green Island
219	Helensburgh Road		4	Koremata Street Green Island
219a	Helensburgh Road		12	Koremata Street Green Island
219b	Helensburgh Road		32	Koremata Street Green Island
221	Helensburgh Road		34	Koremata Street Green Island
223	Helensburgh Road		8	Langham Terrace
49	Highcliff Road		3	Lawson Street
49A	Highcliff Road		4	Leithton Close
51	Highcliff Road		6	Leithton Close
57	Highcliff Road		9	Leithton Close
295	Highcliff Road		10	Leithton Close
297	Highcliff Road		11	Leithton Close
14	Leithton Close		12	Lynwood Avenue
15	Leithton Close		12a	Lynwood Avenue
18	Leithton Close		12c	Lynwood Avenue
19	Leithton Close		14	Lynwood Avenue
21	Leithton Close		3	McAllister Lane Mosgiel
22	Leithton Close		5	McAllister Lane Mosgiel
23	Leithton Close		7	McAllister Lane Mosgiel
26	Leithton Close		9	McAllister Lane Mosgiel
27	Leithton Close		11	McAllister Lane Mosgiel
28	Leithton Close		13	McAllister Lane Mosgiel
29	Leithton Close		15	McAllister Lane Mosgiel
32	Leithton Close		17	McAllister Lane Mosgiel
33	Leithton Close		19	McAllister Lane Mosgiel
36	Leithton Close		210	Main South Road Green Island
5	Leven Street		1	Mallard Place Mosgiel
2	Leyden Terrace		2	Mallard Place Mosgiel
21	Lock Street		3	Mallard Place Mosgiel
1-23	London Street		4	Mallard Place Mosgiel

2-23	London Street		5	Mallard Place Mosgiel
			6	Mallard Place Mosgiel
3-23	London Street		7	Mallard Place Mosgiel
4-23	London Street		8	Mallard Place Mosgiel
6-23	London Street		9	Mallard Place Mosgiel
7-23	London Street		10	Mallard Place Mosgiel
8-23	London Street		11	Mallard Place Mosgiel
9-23	London Street		12	Mallard Place Mosgiel
10-23	London Street		13	Mallard Place Mosgiel
11-23	London Street		14	Mallard Place Mosgiel
12-23	London Street		15	Mallard Place Mosgiel
13-23	London Street		11	Malvern Street
14-23	London Street		15	Malvern Street
15-23	London Street		17a	Malvern Street
16-23	London Street		30	Marne Street
17-23	London Street		32	Marne Street
18-23	London Street		42	Marne Street
19-23	London Street		44	Marne Street
25	London Street		46	Marne Street
1-25	London Street		48	Marne Street
2-25	London Street		50	Marne Street
3-25	London Street		2	Meldrum Street
8	Lynwood Avenue		10	Meldrum Street
10	Lynwood Avenue		33	Melville Street
14	Middleton Road		268A	Pine Hill Road
16	Middleton Road		268B	Pine Hill Road
18	Middleton Road		270	Pine Hill Road
20	Middleton Road		272	Pine Hill Road
22	Middleton Road		274	Pine Hill Road
24	Middleton Road		278A	Pine Hill Road
26	Middleton Road		278B	Pine Hill Road
28	Middleton Road		390	Pine Hill Road
30	Middleton Road		409	Pine Hill Road
37	Middleton Road		411	Pine Hill Road
37a	Middleton Road		5	Pinfold Place Mosgiel
39	Middleton Road		6	Pinfold Place Mosgiel
43	Middleton Road		8	Pinfold Place Mosgiel
47a	Middleton Road		9	Pinfold Place Mosgiel
19	Montague Street		10	Pinfold Place Mosgiel
21	Montague Street		11	Pinfold Place Mosgiel
23	Montague Street		12	Pinfold Place Mosgiel
29	Moray Place		13	Pinfold Place Mosgiel
407	Moray Place		14	Pinfold Place Mosgiel
29	Musselburgh Rise		15	Pinfold Place Mosgiel
31	Musselburgh Rise		30	Puketai Street
33	Musselburgh Rise		36	Puketai Street
35	Musselburgh Rise		38	Puketai Street
35A	Musselburgh Rise		19	Queen Street
35B	Musselburgh Rise		19A	Queen Street
72	Newington Avenue		1	Rata Court Mosgiel
37	Norwood Street		2	Rata Court Mosgiel
41	Norwood Street		3	Rata Court Mosgiel
1	Pembrey Street		4	Rata Court Mosgiel
2	Pembrey Street		5	Rata Court Mosgiel
3	Pembrey Street		6	Rata Court Mosgiel
4	Pembrey Street		223	Ravensbourne Road Ravensbourne
5	Pembrey Street		87	Riselaw Road

6	Pembrey Street		89	Riselaw Road
7	Pembrey Street		89A	Riselaw Road
8	Pembrey Street		91	Riselaw Road
10	Pembrey Street		91A	Riselaw Road
11	Pembrey Street		93	Riselaw Road
264	Pine Hill Road		93A	Riselaw Road
264A	Pine Hill Road		21	Rosebery Street
266A	Pine Hill Road		16	Selkirk Street
266B	Pine Hill Road		11	Shand Street Green Island
14	Sheen Street		67A	Tahuna Road
6	Silver Springs Boulevard Mosgiel		67B	Tahuna Road
8	Silver Springs Boulevard Mosgiel		69	Tahuna Road
10	Silver Springs Boulevard Mosgiel		69A	Tahuna Road
12	Silver Springs Boulevard Mosgiel		69B	Tahuna Road
14	Silver Springs Boulevard Mosgiel		69C	Tahuna Road
16	Silver Springs Boulevard Mosgiel		1	Taupo Lane Ravensbourne
20	Silver Springs Boulevard Mosgiel		2	Taupo Street Ravensbourne
22	Silver Springs Boulevard Mosgiel		1	Thomas Square Mosgiel
24	Silver Springs Boulevard Mosgiel		2	Thomas Square Mosgiel
26	Silver Springs Boulevard Mosgiel		3	Thomas Square Mosgiel
28	Silver Springs Boulevard Mosgiel		4	Thomas Square Mosgiel
1-27	St Albans Street		5	Thomas Square Mosgiel
2-27	St Albans Street		6	Thomas Square Mosgiel
3-27	St Albans Street		7	Thomas Square Mosgiel
4-27	St Albans Street		8	Thomas Square Mosgiel
5-27	St Albans Street		9	Thomas Square Mosgiel
6-27	St Albans Street		4A	Totara Street Ravensbourne
7-27	St Albans Street		44	Turnbull Street
8-27	St Albans Street		46	Turnbull Street
9-27	St Albans Street		85A	Victoria Road St Kilda
10-27	St Albans Street		85B	Victoria Road St Kilda
11-27	St Albans Street		85C	Victoria Road St Kilda
12-27	St Albans Street		85D	Victoria Road St Kilda
13-27	St Albans Street		85G	Victoria Road St Kilda
4	Stanley Square Mosgiel		85H	Victoria Road St Kilda
5	Stanley Square Mosgiel		85I	Victoria Road St Kilda
6	Stanley Square Mosgiel		85J	Victoria Road St Kilda
7	Stanley Square Mosgiel		85K	Victoria Road St Kilda
8	Stanley Square Mosgiel		85L	Victoria Road St Kilda
9	Stanley Square Mosgiel		85M	Victoria Road St Kilda
10	Stanley Square Mosgiel		85N	Victoria Road St Kilda
11	Stanley Square Mosgiel		85P	Victoria Road St Kilda
12	Stanley Square Mosgiel		85Q	Victoria Road St Kilda
365	Stuart Street		85R	Victoria Road St Kilda
367	Stuart Street		85T	Victoria Road St Kilda
367A	Stuart Street		146	Victoria Road St Kilda
55	Sunbury Street		44	Waimea Avenue
57	Sunbury Street		46	Waimea Avenue
59	Sunbury Street		48	Waimea Avenue
59A	Sunbury Street		50	Waimea Avenue
67	Tahuna Road		58	Waimea Avenue
62	Waimea Avenue		15	Wenlock Square Mosgiel
60	Wallace Street		17	Wenlock Square Mosgiel
18	Warwick Street		18	Wenlock Square Mosgiel
23	Warwick Street		19	Wenlock Square Mosgiel
1	Wenlock Square Mosgiel		20	Wenlock Square Mosgiel
2	Wenlock Square Mosgiel		21	Wenlock Square Mosgiel

3	Wenlock Square Mosgiel		72	Wesley Street
4	Wenlock Square Mosgiel		19	Woodside Terrace
5	Wenlock Square Mosgiel		20	Woodside Terrace
6	Wenlock Square Mosgiel		22	Woodside Terrace
7	Wenlock Square Mosgiel		23	Woodside Terrace
8	Wenlock Square Mosgiel		24	Woodside Terrace
9	Wenlock Square Mosgiel		25	Woodside Terrace
10	Wenlock Square Mosgiel		25A	Woodside Terrace
11	Wenlock Square Mosgiel		26	Woodside Terrace
12	Wenlock Square Mosgiel		27	Woodside Terrace
14	Wenlock Square Mosgiel		29	Woodside Terrace

## Differential Matters and Categories

- b) **Adopts** the following differential categories for the 2023/24 financial year.

The differential categories are determined in accordance with the Council's land use codes. The Council's land use codes are based on the land use codes set under the Rating Valuation Rules 2008 and are set out in Attachment A. In addition, the Council has established categories for residential institutions, residential heritage bed and breakfasts, the stadium: 10,000+ seat capacity, churches, and schools.

### 1 *Differentials Based on Land Use*

The Council uses this matter to:

- Differentiate the General rate.
- Differentiate the Community Services rate.
- Differentiate the Kerbside Recycling rate.
- Differentiate the Private Street Lighting rate.
- Differentiate the Tourism/Economic Development rate.
- Differentiate the Fire Protection rate.

The differential categories based on land use are:

- Residential – includes all rating units used for residential purposes including single residential, multi-unit residential, multi-use residential, residential special accommodation, residential communal residence dependant on other use, residential bach/cribs, residential carparking and residential vacant land.
- Lifestyle – includes all rating units with Council's land use codes 2, 20, 21, 22 and 29.
- Commercial – includes all rating units with land uses not otherwise categorised as Residential, Residential Heritage Bed and Breakfasts, Lifestyle, Farmland or Stadium: 10,000+ seat capacity.
- Farmland - includes all rating units used solely or principally for agricultural or horticultural or pastoral purposes.

- Residential Heritage Bed and Breakfasts – includes all rating units meeting the following description:
  - Bed and breakfast establishments; and
  - Classified as commercial for rating purposes due to the number of bedrooms (greater than four); and
  - Either:
    - the majority of the establishment is at least 80 years old, or
    - the establishment has Heritage New Zealand Pouhere Taonga Registration, or
    - the establishment is a Dunedin City Council Protected Heritage Building as identified in the District Plan; and
  - The bed and breakfast owner lives at the facility.
- Stadium: 10,000+ seat capacity – this includes land at 130 Anzac Avenue, Dunedin, Assessment 4026695, Valuation reference 27190-01403.

## 2 *Differentials Based on Land Use and Provision or Availability of Service*

The Council uses these matters to differentiate the drainage rate and the commercial drainage rate.

The differential categories based on land use are:

- Residential – includes all rating units used for residential purposes including single residential, multi-unit residential, multi-use residential, residential special accommodation, residential communal residence dependant on other use, residential bach/cribs, residential carparking and residential vacant land.
- Lifestyle - includes all rating units with Council's land use codes 2, 20, 21, 22 and 29.
- Farmland - includes all rating units used solely or principally for agricultural or horticultural or pastoral purposes.
- Commercial – includes all rating units with land uses not otherwise categorised as Residential, Residential Heritage Bed and Breakfasts, Lifestyle, Farmland, Residential Institutions, Stadium: 10,000+ seat capacity, Churches or Schools.
- Stadium: 10,000+ seat capacity – this includes land at 130 Anzac Avenue, Dunedin, Assessment 4026695, Valuation reference 27190-01403.
- Residential Heritage Bed and Breakfasts – includes all rating units meeting the following description:
  - Bed and breakfast establishments; and
  - Classified as commercial for rating purposes due to the number of bedrooms (greater than four); and
  - Either:
    - the majority of the establishment is at least 80 years old or



- the establishment has Heritage New Zealand Pouhere Taonga Registration or
- the establishment is a Dunedin City Council Protected Heritage Building as identified in the District Plan; and
- The bed and breakfast owner lives at the facility.
- Residential Institutions - includes only rating units with the Council's land use codes 95 and 96.
- Churches – includes all rating units used for places of religious worship.
- Schools - includes only rating units used for schools that do not operate for profit.

The differential categories based on provision or availability of service are:

- Connected – any rating unit that is connected to a public sewerage drain.
- Serviceable – any rating unit that is not connected to a public sewerage drain but is capable of being connected to the sewerage system (being a property situated within 30 metres of a public drain).

### 3 *Differentials Based on Provision or Availability of Service*

The Council uses this matter to differentiate the water rates.

The differential categories based on provision or availability of service are:

- Connected – any rating unit that is supplied by the water supply system.
- Serviceable – any rating unit that is not supplied but is capable of being supplied by the water supply system (being a rating unit situated within 100 metres of the nearest water supply).

### **Minimum Rates**

- c) **Approves** that where the total amount of rates payable in respect of any rating unit is less than \$5.00 including GST, the rates payable in respect of the rating unit shall be such amount as the Council determines but not exceeding \$5.00 including GST.

### **Low Value Rating Units**

- d) **Approves** that rating units with a capital value of \$8,500 or less will only be charged the general rate.

### **Land Use Codes**

- e) **Approves** that the land use codes attached to this report are adopted as the Council's land use codes for the purpose of the rating method.

### **Separately Used or Inhabited Part of a Rating Unit**

- f) **Adopts** the following definition of a separately used or inhabited part of a rating unit:

"A separately used or inhabited part of a rating unit includes any portion inhabited or used by the owner/a person other than the owner, and who has the right to use or inhabit that portion by virtue of a tenancy, lease, licence, or other agreement.

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 basis by someone other than the owner.

For the purpose of this definition, vacant land and vacant premises offered or intended for use or habitation by a person other than the owner and usually used as such are defined as 'used'.

For the avoidance of doubt, a rating unit that has a single use or occupation is treated as having one separately used or inhabited part."

### Lump Sum Contributions

- g) **Approves** that no lump sum contributions will be sought for any targeted rate.

### Rating by Instalments

- h) **Approves** the following schedule of rates to be collected by the Council, payable by four instalments.

The City is divided into four areas based on Valuation Roll Numbers, as set out below:

Area 1	Area 2	Area 3	Area 3 continued
<b>Valuation Roll Numbers:</b>			
26700	26990	26500	27550
26710	27000	26520	27560
26760	27050	26530	27600
26770	27060	26541	27610
26850	27070	26550	27760
26860	27080	26580	27770
26950	27150	26590	27780
26960	27350	26620	27790
26970	27360	26640	27811
26980	27370	26651	27821
27160	27380	26750	27822
27170	27500	26780	27823
27180	27510	27250	27831
27190	27520	27260	27841
27200	27851	27270	27871
	27861	27280	27911
	27880	27450	27921
	27890	27460	27931
	27901	27470	27941
	28000		
	28010		
	28020		

Area 4 comprises ratepayers with multiple assessments who pay on a schedule.

### Due Dates for Payment of Rates

- i) **Approves** the due dates for all rates with the exception of water rates, which are charged based on water meter consumption, will be payable in four instalments due on the dates below:

	Area 1	Area 2	Area 3	Area 4
Instalment 1	01/09/23	08/09/23	22/09/23	08/09/23
Instalment 2	24/11/23	01/12/23	15/12/23	01/12/23
Instalment 3	16/02/24	23/02/24	08/03/24	23/02/24
Instalment 4	17/05/24	24/05/24	07/06/24	24/05/24

Water meter invoices are sent separately from other rates. Where water rates are charged based on metered consumption using a meter other than a Smart Water Meter, invoices are sent on a quarterly or monthly basis and the due date for payment shall be on the 20th of the month following the date of the invoice as set out in the table below:

Date of Invoice	Date for Payment
July 2023	20 August 2023
August 2023	20 September 2023
September 2023	20 October 2023
October 2023	20 November 2023
November 2023	20 December 2023
December 2023	20 January 2024
January 2024	20 February 2024
February 2024	20 March 2024
March 2024	20 April 2024
April 2024	20 May 2024
May 2024	20 June 2024
June 2024	20 July 2024

Where water rates are charged based on consumption calculated using a Smart Water Meter, invoices will be sent out on a monthly basis, with the due date being on the 20th of the month.

### Penalties

- j) **Resolves** to charge the following penalties on unpaid rates:
- 1 A charge of 10% of the unpaid rates instalment will be added to the amount of any instalment remaining unpaid the day after the instalment due date set out above.
  - 2 Where a ratepayer has not paid the first instalment by the due date of that instalment, and has paid the total rates and charges in respect of the rating unit for the 2023/24 rating year by the due date of the second instalment, the 10% additional charge for the first instalment shall be remitted.

- 3 For amounts levied in any previous financial year and which remain unpaid on 1 October 2023, 10% of that sum shall be charged, including additional charges (if any).
- 4 For amounts levied in any previous financial year and which remain unpaid on 1 April 2024, 10% of that sum shall be charged, including additional charges (if any).

### **Assessing and Recovering Rates**

- k) **Approves** that the Chief Executive Officer, Chief Financial Officer and Rates and Revenue Team Leader be authorised to take all necessary steps to assess and recover the above rates.

### **Motion carried (CNL/2023/153)**

Cr Steve Walker left the meeting at 1.28 pm