5.2 Rates Resolution Report

Purpose

The purpose of this report is to meet the requirements of Section 23 of the Local Government (Rating) Act 2002 which required that rates must be set by resolution. The recommendations also relate to the due dates for payment of rates and the penalties regime.

Strategic Focus Areas

Infrastructure Resilience

Valuing our Environment

Community Development

Supporting Housing

Government Reform and Advocacy

The Council resolved to set the rates for the financial year 2025/2026 and the due dates for payment.

Resolution

Moved: Cr Kerry Bellringer

Seconded: Cr Karen Morgan

Staff Recommendation

1. That the report be received.
2. Mackenzie District Council resolves to set the following rates under the Local Government (Rating) Act 2002, on rating units in the Mackenzie District for the financial year commencing on 1 July 2025 and ending on 30 June 2026 and sets the due dates for the payment of rates and associated penalties for unpaid rates as also set out below:

For: Cr Karen Morgan, Cr Rit Fisher, Cr Murray Cox, Cr Phillipa Guerin, Cr Matt Murphy, Cr Kerry Bellringer.

Against: Cr Scott Aronsen

GENERAL RATE
A general rate set on the capital value of the land under section 13 of the Local Government (Rating) Act 2002, on all rateable land. The general rate will be set differentially using the following categories based on the use and location of the land:

- Ohau A - $0.0026405 (GST inclusive) per dollar of capital value,
- Tekapo A - $0.0226616 (GST inclusive) per dollar of capital value,
- Tekapo B - $0.0039959 (GST inclusive) per dollar of capital value,
- All Other Properties - $0.0011573 (GST inclusive) per dollar of capital value.

UNIFORM ANNUAL GENERAL CHARGE
A Uniform Annual General Charge set on all rateable land under section 15 of the Local Government (Rating) Act 2002.

- A fixed amount of $100.00 (GST inclusive) per separately used or inhabited part of a rating unit.

WORKS AND SERVICES RATES
Targeted rates for works and services, set under section 16 of the Local Government (Rating) Act 2002, assessed on a differential basis as described below:

Twizel Works and Services Rate

- A fixed amount of $45.54 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit situated in the Twizel community.
- $0.0005918 (GST inclusive) per dollar of capital value on every rating unit situated in the Twizel community.

Fairlie Works and Services Rate

- A fixed amount of $116.77 (GST inclusive) per separately used or inhabited part of a rating unit, on every rating unit situated in the Fairlie community.
- $0.0022151 (GST inclusive) per dollar of capital value on every rating unit situated in the Fairlie community.

Lake Tekapo Works and Services Rate

- A fixed amount or $313.97 (GST inclusive) per separately used or inhabited part of a rating unit, on every rating unit situated in the Lake Tekapo community.
- $0.0003732 (GST inclusive) per dollar of capital value on every rating unit situated in the Lake Tekapo community.

Rural Works and Services Rate

- A fixed amount of $33.89 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit situated in the rural community excluding Mount Cook Village.
- A rate based on the capital value of the land, set differentially as follows:
  - Ohau A - $0.0000479 (GST inclusive) per dollar of capital value on every rating unit in the rural community,
  - Tekapo A - $0.0004114 (GST inclusive) per dollar of capital value on every rating unit in the rural community
  - Tekapo B - $0.0000725 (GST inclusive) per dollar of capital value on every rating unit in the rural community
  - All other rural properties - $0.0000129 (GST inclusive) per dollar of capital value on every rating unit in the rural community.

SEWAGE TREATMENT RATE

Targeted rates for sewage treatment, set under section 16 of the Local Government (Rating) Act 2002; of

- A fixed amount of $94.65 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the communities of Fairlie, Burkes Pass, Lake Tekapo and Twizel, and which are connected to a community sewerage scheme.
- A fixed amount of $23.65 (GST inclusive) per water closet or urinal (after the first) for all rating units situated in the communities of Fairlie, Burkes Pass, Lake Tekapo and Twizel and which are connected to a community sewerage scheme.

Notes for the purpose of these rates:
A rating unit is treated as capable of being connected to a public sewerage drain if it is not actually connected but is within 30 metres of such a drain.
A rating unit used primarily as a residence for one household must not be treated as having more than one water closet or urinal.

SEWERAGE INFRASTRUCTURE RATE

Targeted rates for sewerage infrastructure, set under section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of $313.75 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the communities of Fairlie, Burkes Pass, Lake Tekapo and Twizel, and which are connected or capable of being connected to a community sewerage scheme.
- A fixed amount of $78.44 (GST inclusive) per each water closet or urinal (after the first) per separately used or inhabited part of a rating unit for all rating units situated in the communities of Fairlie, Burkes Pass, Lake Tekapo and Twizel, and which are connected to a community sewerage scheme.

Notes for the purpose of these rates:
The sewerage infrastructure service is treated as being provided if the rating unit is connected to or able to be connected to a public sewerage drain and is within 30 metres of such a drain.
A rating unit used primarily as a residence for one household must not be treated as having more than one water closet or urinal.

WATER TREATMENT RATE

A targeted rate for urban water treatment, set under section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of $103.50 (GST inclusive) per separately used or inhabited part of a rating unit in the communities of Fairlie, Burkes Pass, Lake Tekapo and Twizel, and which are connected to a community water supply (except those rating units receiving a metered water supply).

Notes for the purposes of this rate:
The water supply treatment service is treated as being provided if any part of the rating unit is connected to a Council operated waterworks except those units receiving a metered water supply.

WATER INFRASTRUCTURE RATE

A targeted rate for water supply infrastructure, set under section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of $570.65 (GST inclusive) per separately used or inhabited part of a rating unit, which is connected or capable of connection to a community water supply in the communities of Fairlie, Burkes Pass, Lake Tekapo and Twizel (except those rating units receiving a metered water supply).

Notes for the purposes of this rate:

A rating unit is treated as capable of connection to a community water supply if any part of the rating unit is situated within 100 metres of an urban community water supply waterworks.

METERED WATER RATE

A targeted rate under section 16 of the Local Government (Rating) Act 2002 will be assessed on every rating unit connected to a community water supply in Fairlie, Burkes Pass, Lake Tekapo and Twizel, and where water is supplied and measured by meter.

- A fixed amount of $674.16 (GST inclusive) per separately used or inhabited part of a rating unit which is serviced by a Council water meter.

RURAL WATER SUPPLIES

Targeted rates for rural water supplies set under section 19 of the Local Government (Rating) Act 2002, of

- A fixed amount of $303.35 (GST inclusive) per unit of water supplied to every rating unit serviced by the Allandale Rural water supply,
- A fixed amount of $443.67 (GST inclusive) per unit of water supplied to every rating unit serviced by the Spur Road water supply,
- A fixed amount of $363.00 (GST inclusive) per unit of water supplied to every rating unit serviced by the Downlands Rural water supply area in the Mackenzie District.

Notes for the purposes of this rate:

For the Allandale and Spur Road water supplies, a unit of water allows for a supply of 1,820 litres per day.

For the Downlands water supply, a unit of water allows for a supply of 1,000 litres per day.

Rating units are considered to be supplied if the rating unit receives a water supply, or any part of the rating unit lies within the defined area of benefit for that supply.

Targeted rates for rural water supplies set under section 16 of the Local Government (Rating) Act 2002, of

- A rate of $4.65 (GST inclusive) per hectare on every rating unit serviced by the Fairlie Water Race,
- A fixed amount of $30.00 (GST inclusive) per rating unit serviced by the Fairlie Water Race,
- A fixed amount of $907.46 (GST inclusive) per rating unit serviced by the Downlands water supply area in the Mackenzie District.

Notes for the purposes of this rate:

Rating units are considered to be supplied if the rating unit receives a water supply, or any part of the rating unit lies within the defined area of benefit for that supply.

URBAN STORMWATER RATE

A targeted rate for urban stormwater set under section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of $74.54 (GST inclusive) per separately used or inhabited part of a rating unit which is situated in the Fairlie, Lake Tekapo and Twizel.

DISTRICT ROADING RATE

Targeted rates for Mackenzie District Roading, set under section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of $196.42 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit (excluding Mount Cook Village) situated in the Mackenzie District.
- A rate based on capital value, set differentially as follows:
  - Ohau A – $0.0005939 (GST inclusive) per dollar of capital value,
  - Tekapo A – $0.0050974 (GST inclusive) per dollar of capital value,
  - Tekapo B – $0.0008988 (GST inclusive) per dollar of capital value,
  - All other properties (excluding Mount Cook Village) – $0.0002641 (GST inclusive) per dollar of capital value.

URBAN SOLID WASTE RATE

A targeted rate for solid waste, set under section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of $375.34 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units to which Council provides the service.

TOURISM AND ECONOMIC DEVELOPMENT RATES

Targeted rates for Mackenzie District tourism and promotion and economic development, set under section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of $18.28 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit.
- A rate of $0.0013173 (GST inclusive) per dollar of capital value on rating units in the commercial business category.
- A fixed amount of $100.00 (GST inclusive) per rating unit on rating units in the industrial land properties category.
- A rate of $0.0009969 (GST inclusive) per dollar of capital value on rating units in the commercial accommodation business category.
- A rate of $0.0004986 (GST inclusive) per dollar of capital value on rating units in the secondary accommodation properties category.

RURAL CATTLE STOP MAINTENANCE RATE
A targeted rate for rural cattle stop maintenance, set under section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of $125.00 (GST inclusive) per cattle stop or part thereof, on those rating units benefitting.

COMMUNITY FACILITIES RATE
A targeted rate to fund 40% of the cost of Twizel Events Centre, Twizel Swimming Pool, Lake Tekapo / Takapō Community Hall, Mackenzie Community Centre, Strathconan Swimming Pool, Albury Hall, and Sherwood Hall, set under section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of $65.89 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit in the Mackenzie District.

FIXED CHARGES
Under section 21 of the Local Government (Rating) Act 2002, the Council is limited to setting fixed charges, excluding charges for water and sewer, at 30% of the total revenue from all rates sought by the Council.

The Mackenzie District Council has complied with section 21 of the Local Government (Rating) Act 2002 as excluding water and sewer charges, fixed charges as a percentage of the total rates amount to 18.47%.

DUE DATE FOR PAYMENT OF RATES
All rates will be payable in four equal instalments on the due dates as follows:

Instalment Number	**Due Date**
One	20 September 2025
Two	20 December 2025
Three	20 March 2026
Four	20 June 2026

PENALTIES
That pursuant to sections 57 and 58 of the Local Government (Rating) Act 2002, the Council prescribes the following penalties to be added to unpaid rates:

a) A penalty of 10% of the amount of any rates that have been assessed after 1 July 2024 and which are unpaid after the due dates will be applied on:
   - 22 September 2025
   - 22 December 2025
   - 22 March 2026
   - 22 June 2026

b) A further 10% penalty will be added to unpaid rates from previous financial years unpaid on the later of 5 working days after the date of resolution. The penalty will be added on 7 July 2025.

c) A further 10% penalty will be added to unpaid rates from previous financial years that remain unpaid on 8 January 2026.

PAYMENT OF RATES

That rates shall be payable at any of the following places:

Council offices, 53 Main Street, Fairlie (between the hours of 8.30 am to 5.00 pm, Monday to Friday), and Market Place, Twizel (between the hours of 8.30 am to 5.00 pm Monday to Friday) excluding public holidays.