From the Mackenzie District Council Annual Plan 2025/26 Pages 76-87

Rating Information for 2025/26

All rates are shown GST inclusive

Rates are set and assessed on properties in accordance with the Local Government (Rating) Act 2002.

The funding impact statement provides information of the general rates and targeted rates, including how the liability for rates is calculated and the activities that rates fund.

Rating base units

Proposed rating units for 2025/26 are 5,706

Rating definitions

Separately Used or Inhabited Part of a Rating Unit (SUIP)

Where uniform annual general charges (UAGC) and targeted rates are assessed on each separately used or inhabited part (SUIP) of a rating unit, the following definition will apply.

A separately used or inhabited part of a rating unit includes any part of a rating unit that is used or inhabited by any person, other than the ratepayer, having a right to use or inhabit that part by virtue of a tenancy, lease, licence, or other agreement, or any parts or parts of a rating unit that can be separately used or inhabited by the ratepayer. This definition includes separately used parts, whether or not actually inhabited at any particular time, which are provided by the owner for rental (or some other form of occupation) on an occasional or long-term basis by someone other than the owner.

For the purposes of this definition, vacant land and vacant premises offered or intended for use or inhabitation by a person other than by 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.

Examples of properties which have separately used or inhabited parts include:

- Residential property that contains two or more units that can be separately inhabited, including flats or houses each of which is or can be separately inhabited
- Commercial or other non-residential property containing separate residential accommodation
- Commercial premises that contain separate shops, kiosks or other retail or wholesale outlets, each of which is operated as a separate business or is capable of operation as a separate business
- Farm property with more than one dwelling
- Council property with more than one lessee.

Council has recognised that there are certain instances where the above situations will occur, but in circumstances that do not give rise to separate uses or inhabitations.

These specific instances are:

- Where a residential property contains not more than one additional separately inhabited part and where members of the owner's family inhabit the separate part on a rent-free basis
- Individual storage garages / partitioned areas of a warehouse
- Bed and breakfast home stays.

Differential Categories

All properties	All rateable properties in the Mackenzie District
Ohau A	All rating units in the former Twizel ward, used for hydroelectric power generation (as more particularly defined on valuation roll number 25320 00701A)
Tekapo A	All rating units in the former Tekapo ward, used for hydroelectric power generation (as more particularly defined on valuation roll number 25300 15901)
Tekapo B	All rating units in the former Tekapo ward, used for hydroelectric power generation (as more particularly defined on valuation roll number 2530 18400)
All Other Properties	All rating unts in the Mackenzie District other than Ohau A, Tekapo A and Tekapo B
All Other Rural Properties	All rating unts in the Mackenzie District excluding the community areas of Twizel, Tekapo, Fairlie and Mount Cook Village and other than Ohau A, Tekapo A and Tekapo B
Rural Community	All rating units in the Mackenzie District excluding the community areas of Twizel, Tekapo, Fairlie and Mount Cook Village
Commercial Business	All rating units within the Mackenzie District identified as where the principal user of the land is identified as being a trading entity engaged in commercial business activities (excluding commercial accommodation providers)
Industrial Land Properties	All rating units within the Mackenzie District with a property category code beginning with I in the Council's Rating Information Database. The property category code is the code given to a property when identifying the highest and best use of a property by Council's valuation service provider
Commercial Accommodation Business	All rating units within the Mackenzie District identified as accommodation providers for short term (less than 30 consecutive days occupancy by the same occupier) paying guests and where the principal use of the land is commercial accommodation business
Secondary Accommodation Properties	All other rating units within the Mackenzie District identified by Council as accommodation providers for short term (less than 30 consecutive days occupancy by the same occupier) paying guests, but where the principal use of the land is not commercial accommodation business

Targeted Rates

Sections 16 to 19 of the Local Government (Rating) Act 2002 authorise Council to set targeted rates to fund functions that are identified in its Long Term Plan as being functions for which targeted rates may be set.

Schedule 3 of the Local Government (Rating) Act 2002 lists factors that may be used to calculate the liability of targeted rates and section 18 provides that rates may be set per rating unit. The Council may select one or more of these factors for each targeted rate. If differential rating is being used, the Council must use the matters contained in Schedule 2 of the Local Government (Rating) Act 2002 to define the differential categories.

Lump Sum Contributions – except in respect of the Eversley Reserve Sewerage Rate, the Council does not accept lump sum contributions for any targeted rates.

Tourism and Economic Development Rates

Targeted rates will be assessed under section 16 of the Local Government (Rating) Act 2002 to fund the costs of Mackenzie District tourism and promotion activities.

Fixed Amount
A targeted rate will be assessed as a fixed amount per SUIP of a rating unit on every rating unit in the Mackenzie District.

Differential Rate
Targeted rates will be assessed on rating units in the following categories (defined on the basis of the use to which the land is put), and set differentially:

The categories for the rate are:

- Commercial Business
- Industrial Land Properties
- Commercial Accommodation Business
- Secondary Accommodation Properties

The targeted rates will be:

- Commercial Business – a rate on the rateable capital value of the land on rating units in the commercial business category
- Industrial Land Properties – a fixed amount per rating unit for industrial land properties
- Commercial Accommodation Business – a rate on the rateable capital value of the land on rating units in the commercial accommodation category
- Secondary Accommodation Properties – a rate on the rateable capital value of the land on rating units in the secondary accommodation category.

The amount per dollar of capital value for secondary accommodation properties is half of that for commercial properties.

The relationship between the rates set is as follows:

Category	***Revenue Produced***
All Properties	10% of the total rate requirement
Commercial Business	29.36% of the total rate requirement
Industrial Land Properties	0.64% of the total rate requirement
Commercial Accommodation Business	24.76% of the total rate requirement
Secondary Accommodation Properties	35.24% of the total rate requirement

Currently the 2025/26 split of the rate requirement is 11% fixed charges and 89% rate in the dollar based on capital value.

	Factor	**Estimated Revenue 2025/26**
Fixed Charge	$18.28 per SUIP	104,316
Commercial Business	0.0013173 per dollar of capital value	6,700
Industrial Land Properties	$100.00 per rating unit	306,248
Commercial Accommodation Business	0.0009969 per dollar of capital value	258,244
Secondary Accommodation Properties	0.0004986 per dollar of capital value	367,651
		$1,043,158

From the Mackenzie District Council Long Term Plan 2024-2034 – Part 3 Financial and Rates Pages 21 - 30

Rating Information for 2024/25

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Rates are set and assessed on properties in accordance with the Local Government (Rating) Act 2002.

The funding impact statement provides information of the general rates and targeted rates, including how the liability for rates is calculated and the activities that rates fund.

Rating base units

Rating Units over the term of the Long Term Plan 2024-2034.

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
5,607	5,655	5,683	5,712	5,740	5,769	5,798	5,827	5,856	5,885	5,915

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These specific instances are:

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- Secondary Accommodation Properties – a rate on the rateable capital value of the land on rating units in the secondary accommodation category.

The amount per dollar of capital value for secondary accommodation properties is half of that for commercial properties.

The relationship between the rates set is as follows:

Category	***Revenue Produced***
All Properties	10% of the total rate requirement
Commercial Business	29.14% of the total rate requirement
Industrial Land Properties	0.86% of the total rate requirement
Commercial Accommodation Business	27.73% of the total rate requirement
Secondary Accommodation Properties	32.27% of the total rate requirement

Currently the 2024/25 split of the rate requirement is 11% fixed charges and 89% rate in the dollar based on capital value.

	Factor	**Estimated Revenue 2024/25**
Fixed Charge	$13.11 per SUIP	74,154
Commercial Business	0.0009366 per dollar of capital value	216,061
Industrial Land Properties	$100.00 per rating unit	6,400
Commercial Accommodation Business	0.0008107 per dollar of capital value	205,598
Secondary Accommodation Properties	0.0004054 per dollar of capital value	239,323
		$741,536