

# MACKENZIE DISTRICT COUNCIL

## MINUTES OF AN EXTRAORDINARY MEETING OF THE MACKENZIE DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON THURSDAY 18 AUGUST 2011 AT 1.30 PM

### **PRESENT:**

Claire Barlow (Mayor)  
Crs Peter Maxwell  
Annette Money  
Graeme Page  
Graham Smith  
Evan Williams

### **IN ATTENDANCE:**

Glen Innes (Chief Executive Officer)  
Paul Morris (Manager – Finance and Administration)

### **I OPENING:**

The Mayor welcomed everyone. She noted that in addition to the Agenda items, the business of the meeting would include hearing feedback on proposals for a Solid Waste Slogan. She noted that she would be seeking input regarding issues about which the Council should consult the community for the Long Term Plan.

### **II APOLOGY:**

Resolved that an apology be received from Cr John Bishop.

**Evan Williams/Peter Maxwell**

### **IV RATES 2011/2012:**

Resolved that the Mackenzie District Council 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 2011 and ending on 30 June 2012.

### **GENERAL RATES**

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:

- Tekapo A  
A rate of \$0.00458 per dollar (GST inclusive) of Capital Value
- Ohau A  
A rate of \$0.0005033 per dollar (GST inclusive) of Capital Value
- Tekapo B  
A rate of \$0.0008001 per dollar (GST inclusive) of Capital Value

- All other properties  
A rate of \$0.00042709 per dollar (GST inclusive) of Capital Value

## **UNIFORM ANNUAL GENERAL CHARGE**

Uniform Annual General Charge per separately used and inhabited part of a rating unit set under Section 15 of the Local Government (Rating) Act 2002

- A fixed amount of \$35.78 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit situated per District.

## **WORKS & 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 COMMUNITY WORKS & SERVICES**

- A fixed amount of \$148.65 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit situated in the Twizel Community
- A fixed amount of \$61.33 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit situated per Twizel Community
- A rate of \$0.001666 per dollar (GST inclusive) of capital value on every rating unit in the Twizel Community

(as defined on a map held by Council)

The relationship between the rates per differential category is as follows:

- a) A fixed amount per separately used or inhabited part of a rating unit to fund 28% of the targeted rate requirement
- b) A fixed amount per separately used or inhabited part of a rating unit to fund a targeted rate for Twizel Improvement.
- c) A rate per dollar of capital value of the land to fund 72% of the targeted rate requirement

### **FAIRLIE COMMUNITY WORKS & SERVICES**

- A fixed amount of \$123.12 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit situated in the Fairlie Community
- A rate of \$0.002816 per dollar of capital value (GST inclusive) on every rating unit per Fairlie Community

(as defined on a map held by Council)

The relationship between the rates in the differential category is as follows:

- a) A fixed amount per separately used or inhabited part of a rating unit to fund 18% of the targeted rate requirement
- b) A rate per dollar of capital value of the land to fund 82% of the targeted rate requirement

### **LAKE TEKAPO COMMUNITY WORKS & SERVICES**

- A fixed amount of \$147.75 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit situated in the Lake Tekapo Community area of benefit
- Tekapo A  
A rate of \$0.003378 per dollar of capital value (GST inclusive) on every rating unit situated in the Lake Tekapo Community area of benefit

- All other Lake Tekapo properties  
A rate of \$0.001368 per dollar of capital value (GST inclusive) on every rating unit situated in the Lake Tekapo Community area of benefit (as defined on a map held by Council)

The relationship between the rates per differential category is as follows:

- a) A fixed amount in the separately used or inhabited part of a rating unit to fund 17% of the total rate requirement
- b) Tekapo A 20% of the balance of the total rate requirement
- c) All other properties 80% of the balance of the total rate requirement

#### RURAL WORKS AND SERVICES

- A fixed amount of \$96.44 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit situated in the Rural Community
- Ohau A  
A rate of \$0.0009187 per dollar of capital value (GST inclusive) on every rating unit in the Rural Community
- Tekapo B  
A rate of \$0.001460 per dollar of capital value (GST inclusive) on every rating unit in the Rural Community
- All Other Rural Properties  
A rate of \$0.00054024 per dollar of capital value (GST inclusive) on every rating unit in the Rural Community  
(as defined on a map held by Council)

The relationship between the rates per differential category is as follows:

- a) a fixed amount per separately used or inhabited part of a rating unit to fund an annually agreed percentage (currently 11%) of the targeted rate requirement, and
- b) Ohau A 20% of the balance of the total rate requirement
- c) Tekapo B 20% of the balance of the total rate requirement
- d) All other rural properties 60% of the balance of the total rate requirement

#### SEWAGE TREATMENT RATES

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

- A fixed amount of \$8.24 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated per Fairlie Community and which are connected to the Fairlie Community Sewerage Scheme
- A fixed amount of \$2.06 (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 Fairlie Community and which are connected to the Fairlie Community Sewerage Scheme.
- A fixed amount of \$23.21 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Lake Tekapo Community and which are connected to the Lake Tekapo Community Sewerage Scheme
- A fixed amount of \$5.80 (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 Lake Tekapo Community and which are connected to the Lake Tekapo Community Sewerage Scheme.
- A fixed amount of \$5.01 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Pukaki Ward and which are connected to the Twizel Community Sewerage Scheme

- A fixed amount of \$1.25 (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 Pukaki Ward and which are connected to the Twizel Community Sewerage Scheme.
- Notes for the purposes of these rates:

The sewage treatment service is treated as being provided if any part of the rating unit is connected to a Community Sewerage Scheme.

A rating unit used primarily as a residence for one household must not be treated as having more than one water closet or urinal

### **BURKES PASS SEWERAGE RATES**

Targeted rates for sewage treatment and sewerage infrastructure, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$573.71 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated per Burkes Pass Community and which are connected to the Burkes Pass Community Sewerage Scheme or part charge thereof for where connection to the Burkes Pass Community Sewerage Scheme is available
- A fixed amount of \$143.43 (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 Burkes Pass Community and which are connected to the Burkes Pass Community Sewerage Scheme.
- Notes for the purposes of these rates:

The sewage treatment and sewerage infrastructure service is treated as being available if the rating unit is within 30 metres of a public service 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

### **EVERSLEY RESERVE SEWERAGE RATE**

Targeted rate for Sewerage set under Section 16 of the Local Government (Rating) Act 2002

- A fixed amount of \$938.28. (GST inclusive) per rating unit for ratepayers who have not opted for the lump sum payment option.
- (as defined on a map held by Council)

### **SEWERAGE INFRASTRUCTURE RATES**

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

- A fixed amount of \$221.36(GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Fairlie Community which are capable of being connected.
- A fixed amount of \$55.34 (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 Fairlie Community and which are capable of being connected.
- A fixed amount of \$284.43 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Lake Tekapo Community which are capable of being connected.
- A fixed amount of \$71.11 (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 Lake Tekapo Community and which are capable of being connected.
- A fixed amount of \$118.93 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Pukaki Ward which are capable of being connected to the Twizel Community sewerage scheme.

- A fixed amount of \$29.73 (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 Pukaki Ward which are capable of being connected to the Twizel Community sewerage scheme

- Notes for the purposes 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 service 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 RATES***

*Targeted rates for water treatment (metered or unmetered), set under Section 16 of the Local Government (Rating) Act 2002, of*

- A fixed amount of \$36.21 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Opuha Ward and which are connected to the Fairlie Community water supply
- A fixed amount of \$42.38 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Pukaki Ward and which are connected to the Lake Tekapo Community water supply
- A fixed amount of \$50.50 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Pukaki Ward and which are connected to the Twizel Community water supply

Notes for the purposes of these rates:

The water supply treatment service is treated as being provided if any part of the rating unit is connected to a Council operated waterworks.

### **BURKES PASS WATER SUPPLY**

*A targeted rate for water treatment and water infrastructure (metered or unmetered), set under Section 16 of the Local Government (Rating) Act 2002, of*

- A fixed amount of \$774.89 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Burkes Pass Community and which are connected to the Burkes Pass Community water supply, or part charge thereof for where connection to the Burkes Pass Community water supply is available

Notes for the purposes of these rates:

The water supply infrastructure and treatment service is treated as being provided, if any part of the rating unit is connected to a Council operated waterworks or if the rating unit is situated within 100 metres of waterworks and is capable of connection.

### ***WATER INFRASTRUCTURE RATES***

Targeted rates for water supply infrastructure (metered or unmetered), set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$364.79 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Opuha Ward and which are connected to the Fairlie Community water supply or capable of being connected
- A fixed amount of \$181.63 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Pukaki Ward and which are connected to the Lake Tekapo Community water supply or capable of being connected
- A fixed amount of \$165.34 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated per Pukaki Ward and which are connected to the Twizel water supply or capable of being connected.

Notes for the purposes of these rates

The water supply infrastructure service is treated as being provided, if any part of the rating unit is connected to a Council operated Waterworks or if the rating unit is situated within 100 metres of waterworks and is capable of connection.

### ***RURAL WATER SUPPLIES***

Targeted rates set under Section 19 of the Local Government (Rating) Act 2002, of:

- A fixed amount of \$233.83 (GST inclusive) per unit of water supplied to every rating unit serviced by the Allandale Rural water supply.
- A fixed amount of \$849.65 (GST inclusive) per unit of water supplied to every rating unit serviced by the Spur Road Rural water supply
- A fixed amount of \$113.00(GST inclusive) per unit of water supplied to every rating unit serviced by the Downlands Rural water supply area in the Mackenzie District.

Targeted rates set under Section 16 of the Local Government (Rating) Act 2002, of:

- A fixed amount of \$254.00 (GST inclusive) per rating unit serviced by the Ashwick Opuha Rural water supply
- A rate of \$15.33 (GST inclusive) per hectare on every rating unit serviced by the Fairlie Water Race of a fixed amount per hectare.
- A fixed amount of \$51.11 (GST Inclusive) per rating unit serviced by the Fairlie Water Race
- A fixed amount of \$281.00. (GST inclusive) per rating unit serviced by the Downlands Water Supply area in the Mackenzie District.
- A rate of \$0.0004899 per dollar (GST inclusive) of capital value on every rating unit in the Manuka Terrace water supply area.

### ***WASTE COLLECTION SERVICE***

Targeted rates for waste collection services, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$91.02(GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Fairlie Community waste collection area
- A fixed amount of \$57.76 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Lake Tekapo Community waste collection area
- A fixed amount of \$59.03 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Twizel Community waste collection area
- A fixed amount of \$107.24 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Albury waste collection area

### **FAIRLIE COMMUNITY FACILITIES RATE**

A targeted rate for Fairlie Community Facilities set under Section 16 of the Local Government (Rating) Act 2002

- A fixed amount of \$33.09 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units in the area defined as the old Fairlie Ward, excluding those properties already being assessed to pay the Fairlie Works and Services Rate.

### **TOURISM SECTOR RATES**

Targeted rates for Tourism and Development, set under Section 16 of the Local Government (Rating) Act 2002, assessed on a differential basis as described below:

- A fixed amount of \$25,875.00(GST inclusive) per property assessed on primary accommodation - Tier 1 properties
- A fixed amount of \$5,750.00 (GST inclusive) per property assessed on primary accommodation - Tier 2 properties
- A fixed amount of \$2,875.00 (GST inclusive) per property assessed on primary accommodation - Tier 3 properties
- A fixed amount of \$862.50 (GST inclusive) per property assessed on primary Accommodation - Tier 4 properties
- A fixed amount of \$575.00 (GST inclusive) per property assessed on primary accommodation - Tier 5 properties
- A fixed amount of \$287.50 (GST inclusive) per property assessed on primary accommodation - Tier 6 properties
- A fixed charge of \$57.50 (GST inclusive) per property assessed on secondary accommodation - Tier 1 properties
- A fixed amount of \$172.50 (GST inclusive) per property assessed on secondary accommodation - Tier 2 properties
- A fixed amount of \$287.50 (GST inclusive) per property assessed on secondary accommodation - Tier 3 properties
- A fixed amount of \$143.75 (GST inclusive) per property assessed on commercial businesses - All properties
- A fixed amount of \$143.75 (GST inclusive) per property assessed on commercial businesses – Tourism based properties

## DIFFERENTIAL CATEGORIES

### GENERAL RATE

The Council adopts the following differential categories based on the use and location of the land for the purposes of the general rate:

- a) Tekapo A
- b) Ohau A
- c) Tekapo B
- d) All other properties

The relationship between the rates set per differential categories is as follows:

- |                         |                                   |
|-------------------------|-----------------------------------|
| a) Tekapo A             | 10% of the total rate requirement |
| b) Ohau A               | 10% of the total rate requirement |
| c) Tekapo B             | 10% of the total rate requirement |
| d) All other Properties | 70% of the total rate requirement |

#### LAKE TEKAPO COMMUNITY WORKS & SERVICES RATE

The Council adopts the following differential categories based on the use and location of the land for the purposes of the Lake Tekapo Works and Services Rate:

- a) Tekapo A
- b) All other Tekapo properties

The relationship between the differential categories is as follows:

- |                         |                                      |
|-------------------------|--------------------------------------|
| a) Tekapo A             | 20% of the targeted rate requirement |
| b) All other properties | 80% of the targeted rate requirement |

#### RURAL WORKS & SERVICES RATE

The Council adopts the following differential categories for the purposes of the Rural Works & Services Rate:

- a) Ohau A
- b) Tekapo B
- c) All other rural properties

The relationship between the rates set per differential categories is as follows:

- |                         |                                   |
|-------------------------|-----------------------------------|
| a) Ohau A               | 20% of the total rate requirement |
| b) Tekapo B             | 20% of the total rate requirement |
| c) All other properties | 60% of the total rate requirement |

#### Definitions:

- “Tekapo A “ means all separately rateable properties per former Tekapo Ward with an area of less than 2000 hectares, used for hydro electric power generation (as more particularly defined on valuation roll number 2530015901)
- “Ohau A” means all separately rateable properties per former Twizel Ward used for hydro electric power generation (as more particularly defined on valuation roll number 2532000701)
- “Tekapo B” means all separately rateable properties per former Tekapo Ward with an area of 2000 hectares or more, used for hydro electric power generation (as more particularly defined on valuation roll number 2530018400)
- “All other properties” means every other property per district other than Tekapo A, Ohau A and Tekapo B.
- “All other Tekapo properties” means every other property per Lake Tekapo Community area of benefit.
- “All other rural properties” means the area of the District excluding the communities of Fairlie, Twizel, Lake Tekapo area of benefit and Mount Cook Village (as defined on a plan held by Council).

#### TOURISM SECTOR RATES

A series of targeted rates of a fixed amount per category will be assessed under section 16 on a differential basis to fund a portion of the operations of the Mackenzie Tourism and Development Trust. The Second Schedule of the Local Government (Rating) Act 2002 lists the factors that can be used to calculate the liability of the targeted rates. The

Council may select one or more of these factors for each targeted rate.  
Targeted tourism rates will be calculated on the following basis.

- a) The use to which the land is put and
- b) The capital value of the land

The Council has proposed that the targeted rate be assessed on the following categories of land:

**Primary Accommodation – Tier 1**

All rateable properties within the Mackenzie District that are used for accommodation purposes on land with a property category code beginning with CA per Council's Rating Information Database and where the Capital Value exceeds \$10,000,001.

**Primary Accommodation – Tier 2**

All rateable properties within the Mackenzie District that are used for accommodation purposes on land with a property category code beginning with CA per Council's Rating Information Database and where the Capital Value is between \$5,000,001 and \$10,000,000.

**Primary Accommodation – Tier 3**

All rateable properties within the Mackenzie District that are used for accommodation purposes on land with a property category code beginning with CA per Council's Rating Information Database and where the Capital Value is between \$2,000,001 and \$5,000,000.

**Primary Accommodation – Tier 4**

All rateable properties within the Mackenzie District that are used for accommodation purposes on land with a property category code beginning with CA and where the Capital Value is between \$1,000,001 and \$2,000,000.

**Primary Accommodation – Tier 5**

All rateable properties within the Mackenzie District that are used for accommodation purposes on land with a property category code beginning with CA per Council's Rating Information Database and where the Capital Value is between \$500,000 and \$1,000,000.

**Primary Accommodation – Tier 6**

All rateable properties within the Mackenzie District that are used for accommodation purposes on land with a property category code beginning with CA per Council's Rating Information Database and where the Capital Value is less than \$500,000.

**Secondary Accommodation – Tier 1**

All rateable properties within the Mackenzie District identified as Farmstay accommodation providers by the Mackenzie Tourism and Development Trust but where the primary use of the land is not for accommodation purposes.

**Secondary Accommodation – Tier 2**

All rateable properties within the Mackenzie District with a Capital Value of less than \$500,000 and identified as accommodation providers by the Mackenzie Tourism and Development Trust but where the primary use of the land is not for accommodation purposes.

**Secondary Accommodation – Tier 3**

All rateable properties within the Mackenzie District with a capital value of \$500,000 or greater and identified as accommodation providers by the Mackenzie Tourism and Development Trust but where the primary use of the land is not for accommodation purposes.

Note - Secondary accommodation providers can be exempt if they provide an annual declaration stating that they provide accommodation for less than 20 bed nights per annum.

Commercial Businesses - All

All rateable properties within the Mackenzie District on land with a property category code beginning with C per Council's Rating Information Database.  
Commercial Businesses – Tourism Based

All rateable properties within the Mackenzie District on land with a property category code beginning with C per Council's Rating Information Database that have been identified as being primarily tourism

Note: Secondary accommodation providers can be exempt if they provide a declaration stating that they provide accommodation for less than 20 bed nights per annum

### **DUE DATE FOR PAYMENT OF RATES**

All rates will be payable in four instalments on due dates as follows:

<b>Instalment number</b>	<b>Due Date</b>
One	20 September 2011
Two	20 December 2011
Three	20 March 2012
Four	20 June 2012

### **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 charge of 10 per cent of the amount of any instalment that has been assessed after 1 July 2011 and which is unpaid after the due date.
- b) A charge of 10 per cent on so much of any rates levied before 1 July 2010 which remain unpaid on 30 June 2011
- c) A charge of 10 per cent on any rates to which a penalty has been added under (ii) if the rates remain unpaid on 1 January 2012

### ***PAYMENT OF RATES***

That rates shall be payable at any of the following places

- The Council offices, 51 Main Street, Fairlie and
- Market Place, Twizel
- Between the hours of 8.30 am to 5.00 pm, Monday to Friday (excluding public holidays)

**Annette Money/Graham Smith**

### **SOLID WASTE SLOGANS**

The Mayor referred to the request for suggestions for a slogan which could be used to promote the Council's new Solid Waste Strategy.

Resolved that the following slogan be adopted for the new Solid Waste strategy:

***"Mackenzie – Too Good To Waste – Recycle"***

**Graham Smith/Evan Williams**

### **PUBLIC EXCLUDED**

Resolved that the public be excluded from the following part of the proceedings of this meeting namely:

1. Consideration of Applications for Positions of Trustees for the Mackenzie Tourism and Development Trust

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under Section 48(1) for the passing of this resolution</b>
Consideration of Applications for Positions of new Trustees	To protect the privacy of persons	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public, are as follows:

*Consideration of Applications for Positions of New Trustees, section 7(2)(a).*

**Evan Williams/Graham Smith**

The Council continued in Open Meeting.

**THERE BEING NO FURTHER BUSINESS,  
THE MAYOR DECLARED THE MEETING CLOSED AT 2.50 PM**

**MAYOR:** \_\_\_\_\_

**DATE:** \_\_\_\_\_