

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE MACKENZIE DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON FRIDAY 10 AUGUST 2009 AT 10.00 AM

PRESENT:

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

IN ATTENDANCE:

Glen Innes (Chief Executive Officer)
Paul Morris (Manager – Finance and Administration)
Rosemary Moran (Committee Clerk)

I APOLOGIES:

Resolved that apologies be received from Crs Bishop and Money.

Graham Smith/Peter Maxwell

II LONG TERM PLAN 2012 - 2022:

The Manager – Finance and Administration advised that the Long Term Plan 2012 – 2022 had received a clear report from the Auditor General.

Resolved that, in accordance with S 93 of the Local Government Act 2002, the Long Term Plan for 2012 – 2022 be adopted incorporating technical amendments made to the plan as a result of the Auditor General's 'Hot Review' and the rating review undertaken by Simpson Grierson's Jonathon Salter.

Claire Barlow/Peter Maxwell

III RATES 2012-2013:

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 2012 and ending on 30 June 2013:

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 \$0.005631 per dollar (GST inclusive) of Capital Value
- Ohau A
A rate of \$0.0006187 per dollar (GST inclusive) of Capital Value
- Tekapo B
A rate of \$0.0009836 per dollar (GST inclusive) of Capital Value
- All other properties
A rate of \$0.0005193 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 \$50.66 (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 WORKS & SERVICES

- A fixed amount of \$17.52 (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 \$0.00142358 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 5% 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 95% of the targeted rate requirement

FAIRLIE WORKS & SERVICES

- A fixed amount of \$88.09 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit situated in the Fairlie Community
- A rate of \$0.002412 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 15% of the targeted rate requirement
- b) A rate per dollar of capital value of the land to fund 85% of the targeted rate requirement

TEKAPO WORKS & SERVICES

- A fixed amount of \$201.05 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit situated in the Tekapo Community area of benefit
- Tekapo A
A rate of \$0.001782 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 \$0.000707 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 35% of the total rate requirement
- b) Tekapo A
- c) 20% of the balance of the total rate requirement
- d) All other properties 80% of the balance of the total rate requirement

RURAL WORKS AND SERVICES

- A fixed amount of \$100.24 (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 \$0.0000251 per dollar of capital value (GST inclusive) on every rating unit in the Rural Community
- Tekapo B
A rate of \$0.000040 per dollar of capital value (GST inclusive) on every rating unit in the Rural Community
- All Other Rural Properties
A rate of \$0.00001488 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 81%) 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 \$6.10 (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 \$1.52 (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 \$11.66 (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 \$2.92 (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 \$4.10 (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 \$1.03 (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 \$451.02 (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 \$112.75 (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 \$156.43 (GST inclusive) 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 to the Fairlie Community sewerage scheme.
- A fixed amount of \$39.10 (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 to the Fairlie Community sewerage scheme.
- A fixed amount of \$267.00 (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 capable of being connected to the Lake Tekapo Community sewerage scheme.
- A fixed amount of \$66.75 (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 to the Lake Tekapo Community sewerage scheme.
- A fixed amount of \$84.81 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units situated in the Pukaki Ward and which are capable of being connected to the Twizel Community sewerage scheme.
- A fixed amount of \$21.20 (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 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 \$70.83(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 \$53.13 (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 \$43.18 (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 \$665.12 (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 \$268.94 (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 \$174.94 (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 \$135.86 (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 \$234.00 (GST inclusive) per unit of water supplied to every rating unit serviced by the Allandale Rural water supply.
- A fixed amount of \$538.00 (GST inclusive) per unit of water supplied to every rating unit serviced by the Spur Road Rural water supply
- A fixed amount of \$111.00 (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 \$7.50 (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 \$277.00. (GST inclusive) per rating unit serviced by the Downlands Water Supply area in the Mackenzie District.
- A fixed amount of \$47.62 (GST Inclusive) per rating unit in the Manuka Terrace water supply investigation area.

DISTRICT ROADING RATE

- A fixed amount of \$0.00 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit situated per District.
- Tekapo A
A rate of \$0.00556 per dollar (GST inclusive) of Capital Value
- Ohau A
A rate of \$0.000611 per dollar (GST inclusive) of Capital Value
- Tekapo B
A rate of \$0.000972 per dollar (GST inclusive) of Capital Value
- All Other properties
A rate of \$0.000519 per dollar (GST inclusive) of Capital Value

SOLID WASTE RATE

- A fixed amount of \$218.00 (GST inclusive) for solid waste set under Section 16 of the Local Government (Rating) Act 2002 per separately used or inhabited part of a rating unit for all rating units to which Council provides the service.

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ALBURY AREA WASTE COLLECTION

- 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, excluding those properties already being assessed to pay the solid waste rate.

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 per dwelling of \$47.07 (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.

TWIZEL COMMUNITY FACILITIES RATE

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

- A fixed amount per dwelling of \$120.00 (GST inclusive) per separately used or inhabited part of a rating unit for all rating units in the area defined as the Twizel

Community, excluding those properties already being assessed to pay the Twizel Works and Services Rate

MARKETING, TOURISM AND ECONOMIC DEVELOPMENT RATES

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

- A fixed amount of \$25.00 (GST inclusive) per separately used or inhabited part of a rating unit on every rating unit situated per District
- 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

RURAL CATTLESTOP MAINTENANCE RATE

- A fixed amount of \$276.00 per cattlestop or part thereof to the landowner benefitting

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

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 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

DISTRICT ROADING RATE

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

- e) Tekapo A 10% of the total rate requirement
- f) Ohau A 10% of the total rate requirement
- g) Tekapo B 10% of the total rate requirement
- h) All other Properties 70% 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 2532000701A)
- “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).

MARKETING, TOURISM AND ECONOMIC DEVELOPMENT RATES

A series of targeted rates of a fixed amount per category will be assessed under section 16 on a differential basis, to fund marketing, tourism and economic development activities. 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 marketing, tourism and economic development rates will be calculated on the following basis.

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

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

- All Properties

A fixed amount per separately used or inhabited part of a rating unit on every rating unit situated per District

- 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

Notes for the purposes of these rates

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:

| Instalment number | Due Date |
|-------------------|-------------------|
| One | 27 September 2012 |
| Two | 20 December 2012 |

Three 20 March 2013
Four 20 June 2013

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 charge of 10 per cent of the amount of any instalment that has been assessed after 1 July 2012 and which is unpaid after the due dates being
 - 28 September 2012
 - 21 December 2012
 - 21 March 2013
 - 21 June 2013

- A charge of 10 per cent on so much of any rates levied before 1 July 2012 which remain unpaid on 15 August 2012.
- A charge of 10 per cent on any rates to which a penalty has been added under (b) if the rates remain unpaid on 15 February 2013.

PAYMENT OF RATES

That rates shall be payable at any of the following places
Council offices, 53 Main Street, Fairlie and Market Place, Twizel
Between the hours of 8.30 am to 5.00 pm, Monday to Friday (excluding public holidays)
Graham Smith/Graeme Page

**THERE BEING NO FURTHER BUSINESS THE
MAYOR DECLARED THE MEETING CLOSED
AT 10.30 AM**

MAYOR: _____

DATE: _____