

Resolution to Set the Rates - 2025/26 Financial Year

Recommendation:

Council resolves to set the rates and due dates for payment and authorise the penalty regime for the 2025/26 financial year commencing 1 July 2025 and ending 30 June 2026, in accordance with the Funding Impact Statement contained in the Long Term Plan 2025/34 as follows; all amounts are GST inclusive:

Name of Rate	Narrative	LGRA Ref	Rate (GST Inclusive)	Required Revenue (GST Inclusive)
Must be read in conjunction with the Funding Impact Statement				
General Rate	Set at different rates in the dollar of rateable value for different categories of rateable land on the capital value of each rating unit in the District.	s13(2)(b)		
Residential			\$0.0025708	\$2,664,545
Rural Residential			\$0.0019281	\$1,410,799
Commercial			\$0.0051416	\$3,348,261
Rural			\$0.0025708	\$2,809,560
Uniform Annual General Charge	Set at a fixed amount per rating unit on each rating unit in the District.	s15(1)(a)	\$841.31	\$5,248,951
Kumara Community Rate	Set for different categories of land, at an amount per rating unit, on each rating unit in the Kumara Community Rate Zone.	s16(3)(b) s16(4)(b)		
Residential			\$187.85	\$39,204
Rural Residential			\$187.85	\$30,822
Commercial			\$187.85	\$2,859
Rural			\$187.85	\$22,166
Hokitika Community Rate	Set differentially for different categories of land, at an amount per rating unit, on each rating unit in the Hokitika Community Rate Zone.	s16(3)(b) s16(4)(b)		
Residential			\$1,000.69	\$1,771,035
Rural Residential			\$750.52	\$617,174
Commercial			\$2,001.38	\$488,998
Rural			\$750.52	\$489,729
Ross Community Rate	Set for different categories of land, at an amount per rating unit, on each rating unit in the Ross Community Rate Zone.	s16(3)(b) s16(4)(b)		
Residential			\$533.03	\$91,948
Rural Residential			\$533.03	\$15,991
Commercial			\$533.03	\$8,795
Rural			\$533.03	\$71,427

Harihari Community Rate	Set for different categories of land, at an amount per rating unit, on each rating unit in the Harihari Community Rate Zone.	s16(3)(b) s16(4)(b)		
Residential			\$122.89	\$11,367
Rural Residential			\$122.89	\$4,522
Commercial			\$122.89	\$1,929
Rural			\$122.89	\$16,221
Whataroa Community Rate	Set for different categories of land, at an amount per rating unit, on each rating unit in the Whataroa Community Rate Zone.	s16(3)(b) s16(4)(b)		
Residential			\$216.80	\$12,791
Rural Residential			\$216.80	\$20,433
Commercial			\$216.80	\$5,799
Rural			\$216.80	\$24,281
Franz Josef Glacier / Waiau Community Rate	Set differentially for different categories of land, at an amount per rating unit, on each rating unit in the Franz Josef/Waiau Community Rate	s16(3)(b) s16(4)(b)		
Residential			\$471.67	\$63,415
Rural Residential			\$353.75	\$18,834
Commercial			\$943.33	\$63,496
Rural			\$353.75	\$25,824
Fox Glacier Community Rate	Set differentially for different categories of land, at an amount per rating unit, on each rating unit in the Fox Glacier Community Rate Zone.	s16(3)(b) s16(4)(b)		
Residential			\$640.76	\$46,468
Rural Residential			\$480.57	\$5,046
Commercial			\$1,281.53	\$53,799
Rural			\$480.57	\$24,509
Bruce Bay Community Rate	Set differentially for different categories of land, at an amount per rating unit, on each rating unit in the Fox Glacier Community Rate Zone.	s16(3)(b) s16(4)(b)		
Rural Residential			\$60.18	\$2,771
Commercial			\$60.18	\$268
Rural			\$60.18	\$6,379
Haast Community Rate	Set for different categories of land, at an amount per rating unit, on each rating unit in the Haast Community Rate Zone.	s16(3)(b) s16(4)(b)		
Residential			\$131.96	\$10,491
Rural Residential			\$131.96	\$30,899
Commercial			\$131.96	\$4,797
Rural			\$131.96	\$29,493

Water Rates	Set differentially depending on the nature of the connection to the land and the use to which the land is put.	s16(3)(b) s16(4)(b)		
Treated water – Connected Commercial	Per Connection		\$1,462.71	
Treated water – Connected non commercial	Per Connection		\$835.83	
Treated water – Unconnected Commercial	Per unit		\$417.92	
Treated water – Unconnected non commercial	Per unit		\$731.36	
Rural Untreated – Connected non commercial	Per Connection		\$626.88	
Rural Untreated – Unconnected	Per unit		\$313.44	
				\$2,640,067
Metered Water Rates	Set on all rateable properties located in a specified location and for the quantity of water provided as a fixed charge per unit of water supplied	s19(2)(a)		
Metered Water Rates [excluding Milk Treatment Plant]			\$3.00 m3	\$1,146,396
Milk Treatment Plant Fixed Water Rates		s16(3)(b) s16(4)(a)		
Hokitika Milk Treatment Plant fixed water rate	Per Rating unit			\$2,213,348
Milk Treatment Plant Metered Water Rates	Set on the property used as a milk treatment plant in Hokitika for the quantity of water provided as a fixed charge per unit of water supplied up to 2,214,565m3. Water supplied over that amount will be charged at the current metered water rate.	s19(2)(a)		
Hokitika Milk Treatment Plant metered water rate			\$1.05m3	
Sewerage Rates	Set as a fixed amount for rating units which are provided or has available to the land a council funded sewerage supply service.	s16(3)(b) s16(4)(b)		
Connected	Per Water Closet or Urinal Commercial, Per Connection Residential		\$553.68	
Unconnected	Per Rating Unit		\$276.84	\$2,435,081

Refuse Collection Rates	Set as a fixed amount for rating units, located in a specific location, which is provided with a refuse collection service and according to where the land is situated.	s16(3)(b) s16(4)(b)		
Refuse Collection	Per Bin Set		\$334.20	\$1,092,500
Tourism promotions rate	Set differentially for different categories of land, at an amount per rating unit, on each rating unit in the District.	s16(3)(b) s16(4)(b)		
Commercial rating units Over \$10 million capital value			\$8,516.94	\$76,652
Commercial rating units greater than \$3 and up to \$10 million capital value			\$4,258.47	\$55,786
Commercial rating units greater than \$1 and up to \$3 million capital value			\$1,703.39	\$176,369
Commercial rating units greater than \$0 and up to \$1 million capital value			\$851.69	\$306,141
Residential, Rural Residential and Rural			\$12.90	\$74,230
Hokitika Area Promotions Rate	Set as a fixed rate per rating unit on all rateable properties defined as commercial use properties and located in the Hokitika community zone (as mapped in the Rating Policy).	s16(3)(b) s16(4)(a)	\$190.02	\$44,850
Kokatahi / Kowhitirangi Special Targeted Rate	Set differentially as a fixed rate and as rate on the land value of all rateable properties located on the Kokatahi / Kowhitirangi area.	s16(3)(b) s16(4)(b)		
Land Value			\$0.000101	\$17,418
Rating Unit			\$82.94	\$17,418
Franz Josef Glacier / Waiau - Glacier Township Development Rate	Set differentially for different categories of land, at an amount per rating unit, on each rating unit in the Franz Josef/Waiau Community Rate Zone.	s16(3)(b) s16(4)(b)		
Residential			\$149.50	\$20,100
Rural Residential			\$112.12	\$5,969
Commercial			\$298.99	\$20,125
Rural			\$112.12	\$8,185

Fox Glacier - Glacier Township Development Rate Residential Rural Residential Commercial Rural	Set differentially for different categories of land, at an amount per rating unit, on each rating unit in the Fox Glacier Community Rate Zone.	s16(3)(b)		
		s16(4)(b)		
			\$134.60	\$9,791
			\$100.95	\$1,060
			\$269.20	\$11,301
Kaniere Sewerage Capital Contribution Rate	Set as a fixed rate per rating unit on all rateable properties that are connected to the Kaniere sewerage scheme and have not repaid the capital amount.	s16(3)(b)	\$417.00	\$15,012
		s16(4)(a)		
Hannah's Clearing Water Supply Capital Repayment Rate	Set as a fixed rate per rating unit on all rateable properties located in Hannah's Clearing where the nature of the connection is a Council funded water supply and the capital amount has not been repaid.	s16(3)(b)	\$575.00	\$1,725
		s16(4)(a)		
Emergency Management Contingency Fund Rate	Set on the capital value of all rateable properties in the district.	s16(3)(a)	\$0.00	\$0.00
		s16(4)(a)		

Instalments

Rates will be collected by four equal quarterly instalments due on the following dates. Payments will be applied to the oldest debt first.

Instalment Number	Due Date
One	20-Aug-25
Two	20-Nov-25
Three	20-Feb-26
Four	20-May-26

Water by Meter

Water by Meter is invoiced Monthly and Quarterly at the following dates:

31-Jul-25	30-Nov-25	31-Mar-26
31-Aug-25	31-Dec-25	30-Apr-26
30-Sep-25	31-Jan-26	31-May-26
31-Oct-25	28-Feb-26	30-Jun-26

Payments are due on the 20th of the month following invoice date.

Penalty Regime

1. A 10% penalty is added under s.58(1)(a) within the next 5 business days to so much of any instalment not paid by the due date.
2. A 10% penalty will be added to rates under s.58(1)(b) that remain unpaid from previous years. This will be added on 1 July 2025, or 5 working days after Council has passed the rates resolution (whichever is the later).
3. A further 10% penalty will be added to rates under s58(1)(c) that remain unpaid from previous years. This will be added 6 months after the penalty made in 2 above if the rates remain unpaid.

Delegations

Council confirms that all matters that can be delegated under s.132 of the Local Government (Rating) Act 2002 are delegated to the Chief Executive, Group Manager: Corporate Services, Finance Manager and Rates Officer.