

**5.3 SETTING OF RATES, DUE DATES AND PENALTIES FOR 2025-2026****File Number:** A5205808**Author:** Zakeeda Khan, Senior Corporate Financial Planner**Authoriser:** Ken Macdonald, Chief Financial Officer**TAKE PŪRONGO / PURPOSE OF THE REPORT**

The purpose of the report is to allow Council to set the rates, due dates, and penalties for the 2025-2026 rating year in accordance with the provisions of the Local Government (Rating) Act 2002.

**WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY**

Now that Council has adopted the Annual Plan 2025-2026 it must set the rates for the 2025-2026 rating year.

- Set General Rates
- Set Targeted Rates
- Penalty Dates
- Setting of the Fees in respect to Postponed Rates

**TŪTOHUNGA / RECOMMENDATION**

**That, pursuant to Section 23 of the Local Government (Rating) Act 2002 (the Act), Council sets the rates as described below for the year commencing 1st July 2025 and concluding 30th June 2026;**

**All rates are shown inclusive of GST**

**GENERAL RATE****General Rate**

Differentiated on the basis of land use set on all rateable rating units

Differential	Basis	Rate
General Differential	Per \$ of Land Value	\$0.0033654
Commercial Differential	Per \$ of Land Value	\$0.0092549

**Uniform Annual General Charge (UAGC):**

A UAGC of \$450.00 per Separately Used or Inhabited Part (SUIP) on every rateable rating unit

**Definition of a SUIP:**

Any part of a rating unit that is used or occupied 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

Any part or parts of a rating unit that is used or occupied by the ratepayer for more than one single use.

The following are considered to be separately used parts of a rating unit:

individual flats or apartments

separately leased commercial areas which are leased on a rating unit basis

vacant rating units

**TARGETED RATES****ROADING RATES****Uniform Roothing Rate**

A Uniform Targeted Rate of \$100 per SUIP on every rateable rating unit

**Differential Roothing Rate**

Differentiated on the basis of land use set on all rateable rating units.

Differential	Basis	Rate
Residential	Per \$ of Land Value	\$0.0000954
Lifestyle	Per \$ of Land Value	\$0.0001052
Farming General	Per \$ of Land Value	\$0.0001309
Horticulture	Per \$ of Land Value	\$0.0000807
Dairy	Per \$ of Land Value	\$0.0002244
Forestry	Per \$ of Land Value	\$0.0016441
Commercial	Per \$ of Land Value	\$0.0002666
Industrial	Per \$ of Land Value	\$0.0002265
Mining/Quarry	Per \$ of Land Value	\$0.0092693
Other	Per \$ of Land Value	\$0.0002052

**Ward Services Rate**

Differentiated on the basis of location set on all rateable rating units in the identified wards

Differential	Basis	Rate
BOI - Whangaroa Ward	Per SUIP	\$485.60
Te Hiku Ward	Per SUIP	\$497.10
Kaikohe - Hokianga Ward	Per SUIP	\$584.10

**STORMWATER RATES**

**Stormwater Public Good Rate** is set on every rating unit in the district

Per Rating Unit	\$10.00
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Fixed rate set on differential categories for all rateable rating units identified in the rating area maps for the listed urban communities:

Ahipara	Haruru Falls	Kaikohe	Kawakawa
Awanui	Hihi	Kaimaumu	Karikari
East Coast	Houhora/Pukenui	Kaitāia	Kerikeri/Waipapa
Kohukohu	Ōkaihau	Paihia/Te Haumi	Taupo Bay
Moerewa	Ōpononi/Ōmāpere	Rāwene	Tauranga Bay
Ngāwhā	Ōpua/Ōkiato	Russell	Whangaroa/Kāeo

Differential	Basis	Rate
General	50%	\$187.50
Commercial	100%	\$375.00

**DEVELOPMENT RATES****Paihia CBD Development Rate**

Differentiated on the basis of land use set on all rateable rating units identified in the rating area maps

Differential	Basis	Rate
General Differential	Per SUIP	\$18.00
Commercial Differential	Per SUIP	\$56.00

**Kaitiāia BID Rate**

Commercial rating units defined in the rating area map	Basis	Rate
	Per \$ of Land Value	\$0.0007369

**BOI Recreation Centre Rate**

Rating Units defined in the rating area map	Basis	Rate
	Per SUIP	\$5.00

**SEWERAGE RATES**

Separate sewerage rates are set for each sewerage scheme on every rating unit that is connected to each scheme or to which the scheme is “available”, that is where a rating unit is capable of being connected to a public reticulated wastewater disposal system.

The additional pan rate is set on the basis of the third and every subsequent water closet or urinal per SUIP. A rating unit or SUIP used primarily as the residence for one household will be treated as having not more than one toilet or urinal.

**Ahipara Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$344.07
Available	Per Rating Unit	\$344.07
Additional Pan Rate	Per additional pan	\$206.44

**East Coast\* Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$320.26
Available	Per Rating Unit	\$320.26
Additional Pan Rate	Per additional pan	\$192.16

**Hihī Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$1,302.32
Available	Per Rating Unit	\$1,302.32
Additional Pan Rate	Per additional pan	\$781.39

**Kāeo Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$762.14
Available	Per Rating Unit	\$762.14
Additional Pan Rate	Per additional pan	\$457.28

**Kaikohe Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$247.16
Available	Per Rating Unit	\$247.16
Additional Pan Rate	Per additional pan	\$148.30

**Kaitiāia and Awanui Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$464.60
Available	Per Rating Unit	\$464.60
Additional Pan Rate	Per additional pan	\$278.76

**Kawakawa Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$598.61
Available	Per Rating Unit	\$598.61
Additional Pan Rate	Per additional pan	\$359.17

**Kerikeri Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$628.31
Available	Per Rating Unit	\$628.31
Additional Pan Rate	Per additional pan	\$376.99

**Kohukohu Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$1,079.28
Available	Per Rating Unit	\$1,079.28
Additional Pan Rate	Per additional pan	\$647.57

**Ōpononi Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$265.38
Available	Per Rating Unit	\$265.38
Additional Pan Rate	Per additional pan	\$159.23

**Paihia Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$520.41
Available	Per Rating Unit	\$520.41
Additional Pan Rate	Per additional pan	\$312.25

**Rangiputa Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$280.05
Available	Per Rating Unit	\$280.05
Additional Pan Rate	Per additional pan	\$168.03

**Rāwene Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$524.00
Available	Per Rating Unit	\$524.00
Additional Pan Rate	Per additional pan	\$314.40

**Russell Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$555.69
Available	Per Rating Unit	\$555.69
Additional Pan Rate	Per additional pan	\$333.42

**Whangaroa Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$807.56
Available	Per Rating Unit	\$807.56
Additional Pan Rate	Per additional pan	\$484.54

**Whatuwhiwhi Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$399.88
Available	Per Rating Unit	\$399.88
Additional Pan Rate	Per additional pan	\$239.93

*\*East Coast includes Taipa, Cable Bay, Coopers Beach, Mangonui. This is a change in name from Taipa to East Coast and not a new rate..*

**Sewerage Public Good Rate** is set on every rating unit in the district

Per Rating Unit	\$15.00
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**District Wide Sewerage Operating Rate** is set on every rating unit connected to a sewerage scheme

Operating Rate	Basis	Rate
Connected (All schemes)	Per SUIP	\$917.06
Additional Pan Rate	Per additional pan	\$550.23

**WATER RATES**

Separate water rates are set for each water supply scheme differentiated on the basis of supply or availability of supply to each scheme, that is, capable of being connected to a public reticulated water supply system.

**Kaikohe Water Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$399.92
Available	Per Rating Unit	\$399.92

**Kaitiāia Water Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$538.76
Available	Per Rating Unit	\$538.76

**Kawakawa Water Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$468.18
Available	Per Rating Unit	\$468.18

**Kerikeri Water Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$238.15
Available	Per Rating Unit	\$238.15

**Ōkaihau Water Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$410.99
Available	Per Rating Unit	\$410.99

**Ōmāpere/Ōpononi Water Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$681.73
Available	Per Rating Unit	\$681.73

**Paihia Water Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$242.33
Available	Per Rating Unit	\$242.33

**Rāwene Water Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$266.94
Available	Per Rating Unit	\$266.94

**Water Public Good Rate** is set on every rating unit in the district

Per Rating Unit	\$15.00
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**District Wide Water Operating Rates**

The District wide operating rates are assessed on the basis of the quantity of water supplied as recorded by meter, or for a non-metered supply, per SUIP.

**Metered Supply rate (all schemes)**

Operating Rate	Basis	Rate
Potable Water	Per m <sup>3</sup> Supplied	\$4.62
Non-potable Water	Per m <sup>3</sup> Supplied	\$3.00

**Non-Metered Water Supply Rate (Includes 250 M<sup>3</sup> Supply)**

Operating Rate	Basis	Rate
Potable Water	Per SUIP	\$1,527.92
Non-potable Water	Per SUIP	\$1,123.84

**DRAINAGE RATES** are set on all rateable land in the relevant drainage area

Kaitiāia Drainage Area	Basis	Rate
Area of land within the defined rating area	Per hectare	\$13.00

**Kaikino Drainage Area (as defined in the FIS)**

Differential	Basis	Rate
Differential A	Per hectare	\$7.64
Differential B	Per hectare	\$3.82
Differential C	Per hectare	\$1.28

**Motutangi Drainage Area (as defined in the FIS)**

Differential	Basis	Rate
Differential A	Per hectare	\$32.05
Differential B	Per hectare	\$16.03
Differential C	Per hectare	\$5.35

**Waiharara Drainage Area (as defined in the FIS)**

Differential	Basis	Rate
Differential A	Per hectare	\$8.21
Differential B	Per hectare	\$4.11
Differential C	Per hectare	\$1.37

And that, pursuant to Section 24 of the Act and with the exception of the targeted rates set for the supply of water pursuant to Section 19 of the Act, Council charges the rates for the 2025-2026 rating year by way of four equal instalments. Each instalment to be paid on or before the due dates set out below;

Rate Instalment	Due Date	Penalty Date
First Instalment	20 August 2025	27 August 2025
Second Instalment	20 November 2025	27 November 2025
Third Instalment	20 February 2026	27 February 2026
Fourth Instalment	20 May 2026	27 May 2026

And that, pursuant to Sections 57 and 58 of the Act and with the exception of the targeted rates set for the supply of water pursuant to Section 19 of the Act, Council imposes the following penalties:

A ten percent (10%) penalty on any portion of any instalment of rates assessed in the 2025-2026 financial year that is not paid on or by the due date for payment as detailed above. This penalty will be added on the penalty dates detailed above;

And that the water meters be read and invoiced on a six-month cycle, or more often if required, and the subsequent invoices become due for payment on the dates in the table below.

And that, pursuant to Sections 57 and 58 of the Act, Council imposes the following penalties in respect of targeted rates set for the supply of water pursuant to Section 19 of the Act:

A ten percent (10%) penalty on any portion of the rate for the supply of water charged pursuant to Section 19 of the Act, as separately invoiced, that is not paid on or by the due date for payment as set out below;

Scheme	1 <sup>st</sup> Invoice	Due Date	Penalty Date	2 <sup>nd</sup> Invoice	Due Date	Penalty Date
Kaikohe	Nov 2025	22/12/2025	29/12/2025	May 2026	22/06/2026	29/06/2026
Kaitiāia	Aug 2025	22/09/2025	29/09/2025	Feb 2026	20/03/2026	27/03/2026
Kawakawa	Jul 2025	20/08/2025	27/08/2025	Jan 2026	20/02/2026	27/02/2026
Kerikeri	Sep 2025	20/10/2025	27/10/2025	Mar 2026	20/04/2026	27/04/2026
Ōkaihau	Jul 2025	20/08/2025	27/08/2025	Jan 2026	20/02/2026	27/02/2026
Ōmāpere/ Ōpononi	Jul 2025	20/08/2025	27/08/2025	Jan 2026	20/02/2026	27/02/2026
Paihia	Oct 2025	20/11/2025	27/11/2025	Apr 2026	20/05/2026	27/05/2026
Rāwene	Jul 2025	20/08/2025	27/08/2025	Jan 2026	20/02/2026	27/02/2026

And that, pursuant to Section 88 of the Act, Council sets Postponement Fees as provided for in the relevant Rates Postponement Policies;

#### **FEES IN RESPECT OF POSTPONED RATES**

Pursuant to Section 88 of the Local Government (Rating) Act 2002, Council will charge a postponement fee on all rates that are postponed under any of its postponement policies.

The Postponement fees are as follows:

Application Fee: \$308

Administration Fee: \$51 per year

Financing Fee on all Postponements: Currently set at 4.18% pa but may vary to match Council's average cost of funds. At Council's discretion all these fees may be added to the total postponement balance.

### **1) TĀHUHU KŌRERO / BACKGROUND**

Council has adopted the Annual Plan 2025-2026 and therefore, pursuant to Section 23 of the Local Government (Rating) Act 2002 (the Act), must now formally resolve to set the rates for the year commencing 01 July 2025 and concluding 30 June 2026.

### **2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS**

The Act requires Council to formally set the rates for each year after it has adopted the Annual Plan or Long-Term Plan (as applicable). It is this resolution which gives Council the power to set and charge rates for the year.



**Reason for the recommendation**

It is by setting the rates that Council obtains the funding for the forthcoming year. This resolution provides for funding as set out in the Annual Plan 2025-2026 for the 2025-2026 rating year.

**3) PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION**

It is by setting the rates that Council obtains the funding for the forthcoming year. This resolution provides funding as is set out in the Annual Plan 2025-2026 for the 2025-2026 rating year.

**ĀPITI HANGA / ATTACHMENTS**

Nil

**Compliance schedule:**

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
  - a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
  - b) Assess the options in terms of their advantages and disadvantages; and
  - c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

Compliance requirement	Staff assessment
State the level of significance (high or low) of the issue or proposal as determined by the <a href="#">Council's Significance and Engagement Policy</a>	Low
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Local Government Act 2002, Local Government Rating Act 2002
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	N/A
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water.	
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences.	N/A
State the financial implications and where budgetary provisions have been made to support this decision.	As detailed in the Financial Implications and Budgetary Provision section of this report.
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report