

Rates Remission for Māori Freehold Land Application

Rangitikei District Council's policy for the remission of rates on Māori freehold land allows the council to remit the rates on Māori freehold land

Property location: _____

Valuation number: _____

Owner(s) or agent's name(s): _____

Phone number: _____

E-mail address: _____

I am applying for a remission under:

1 Remissions for unoccupied land

Property use: _____

2 Remission for economic development

Property use: _____

3 Remission for Papakainga development

Property use: _____

Name: _____ Signature: _____ Date: _____

Name: _____ Signature: _____ Date: _____

Please refer to the reverse for Conditions of Criteria.

Conditions and Criteria

4 Unoccupied Land

- 4.1 Maori freehold land which is unoccupied qualifies for a rates remission if at least one of the following criteria is met:
- Wāhi Tapu is present that may affect the use of the land for other purposes. (A rates remission will be considered on a property or part of a property where the use of that property is affected by the presence of Wāhi Tapu).
 - The site is used for preservation/protection of character or coastline, has outstanding natural features, significant indigenous vegetation and habitats of indigenous fauna. Applications under this criterion need to be supported by an existing Department of Conservation or Regional Council Management Plan, or other supporting evidence (e.g. in the Department of Conservation Coastal Management Plan for the area).
 - The site has accessibility issues - if it is difficult to legally, physically or practically access a property. Examples of accessibility issues are:
 - The property is landlocked by properties owned by other people/entities.
 - Access is legally available by paper road or easement but the road does not exist.
 - A road ends or passes a property but a river, ravine, cliff or other impediment prevents practical access.
 - The site is in a natural and undeveloped state, and will continue to remain in such state.
 - The land is placed under Ngā Whenua Rahui (conservation covenant)

4.2 The land may be in multiple ownership (defined as two or more owners).

4.3 Occupation for this policy is where a person/persons do one or more of the following for their significant profit or benefit (except if the land and its housing is used to contribute to the Kaumātua support and enhancement of the Marae):

- leases the land to another party, or
- permanently resides upon the land, or
- de-pastures or maintains livestock on the land, or
- undertakes significant commercial operations.

5 Economic Development

5.1 Maori Freehold land which has previously been unoccupied and is about to undergo development, is undergoing development, or has undergone recent development shall be entitled to a remission of rates.

5.2 The length and degree of remission will be decided by having particular regard to the impediments to development suffered by any given piece of land and/or the ownership group or management entity thereof, the value of the economic activity compared with the value of the land, and to the extent to which the development will enhance the capacity of the land/ownership group to pay rates into the future.

6 Papakainga Development

6.1 Papakainga development implemented through the provisions of the Rangitikei District Plan and supported by a development plan shall be entitled to a remission of rates for the period of such development and a further period before and after the development up to a maximum period of 5 years.

6.2 The length and degree of remission will be determined having particular regard to the characteristics of the development and to the extent to which the development will maintain and enhance the capacity of Maori to live on their traditional lands and embrace their culture and traditions.