

Under Separate Cover

Attachments to the report –

‘Adoption of Supporting Documents and Documents for Simultaneous Consultation for the 2022/23 Annual Plan’

Page 2:

Attachment 1 – Proposed Schedule of Fees and Charges for 2022/23

- Summary of Information
- Submission Form
- Proposed Schedule of Fees and Charges for 2022/23

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Attachment 2 – Draft Rates Remission Policy

- Summary of Information
- Submission Form
- Draft Policy

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Attachment 3 – Draft Rates Remission for Māori Freehold Land

- Summary of Information
- Submission Form
- Draft Policy



SUMMARY OF INFORMATION

Proposed Fees and Charges 2022/23

Reason for the proposal

Fees and charges set by the Council follow Council's view about how various services are to be funded, particularly the balance between the share to be funded by ratepayers (because there is advantage to everyone in having the service available and used) and the share to be funded by those making use of it (because the benefit from the service is primarily, or wholly, enjoyed by such people).

The fees and charges have been reviewed for 2022/23. The main changes include:

- All fees and charges have been adjusted for inflation, at 3.3% (excluding library charges, amusement devices and liquor licensing).
- Halls – fees have been increased to reflect the increased cost of electricity, insurance, and sanitation. Fees for regular users (minimum of monthly) and hourly charges have been introduced.
- Regulatory area – building control:
Council recently introduced an online portal for consents - The Simpli Portal allows customers to submit applications online and enables Council's Building Consent Authority (BCA) and their customers to manage processes digitally. Use of the Simpli Portal is an innovative partnership to improve performance, consistency and service delivery across the building control activity. It provides a single point for submitting applications and then for applicants to monitor the status of their submissions through their life cycle.
- Increase in standard weighbridge charge tonnage rate to reflect imposed increases.

Submissions

Written submissions from the public are open until **5pm Monday 9 May 2022**

Parties who make a written submission may also make an oral submission. Oral submissions are scheduled to be held Thursday 19 May 2022.

You need to indicate on your submission form if you wish to speak to your submission.

Further information

Further information, including the Statement of Proposal and a submission form, is available at the following places:

- Council's website www.rangitikei.govt.nz
- Council's libraries in Marton, Bulls and Taihape
- Council's Main Office in Marton
- By calling Customer Services Team on 0800 422 522



SUBMISSION FORM

Proposed Schedule of Fees and Charges 2022/23

**Submissions close at
5pm on 9 May 2022**

**Return this form, or send your written
submission to:**

Proposed Schedule of Fees and Charges
Rangitikei District Council
Private Bag 1102
Marton 4741

Email: info@rangitikei.govt.nz

Oral submissions

If you wish to speak to your submission,
please tick the box below.

☐ **I wish to speak to my submission on
19 May 2022.**

If you have any special requirements, such as those
related to visual or hearing impairments, please note
them here.

☐ I wish to use New Zealand Sign Language

Privacy

Please note that submissions are public
information. The content on this form including
your personal information and submission will
be made available to the media and public as
part of the decision making process

☐ Please tick this box if you would like your
contact details to remain private

Name	
Organisation (if applicable)	
Postal address	
Phone	
Email	
Which fees/charges do you think should be increased?	
Which fees/charges do you think should be decreased?	
<i>Attach additional information or pages if necessary</i>	
Signed	
Date	

Ngā Utu Kaunihera

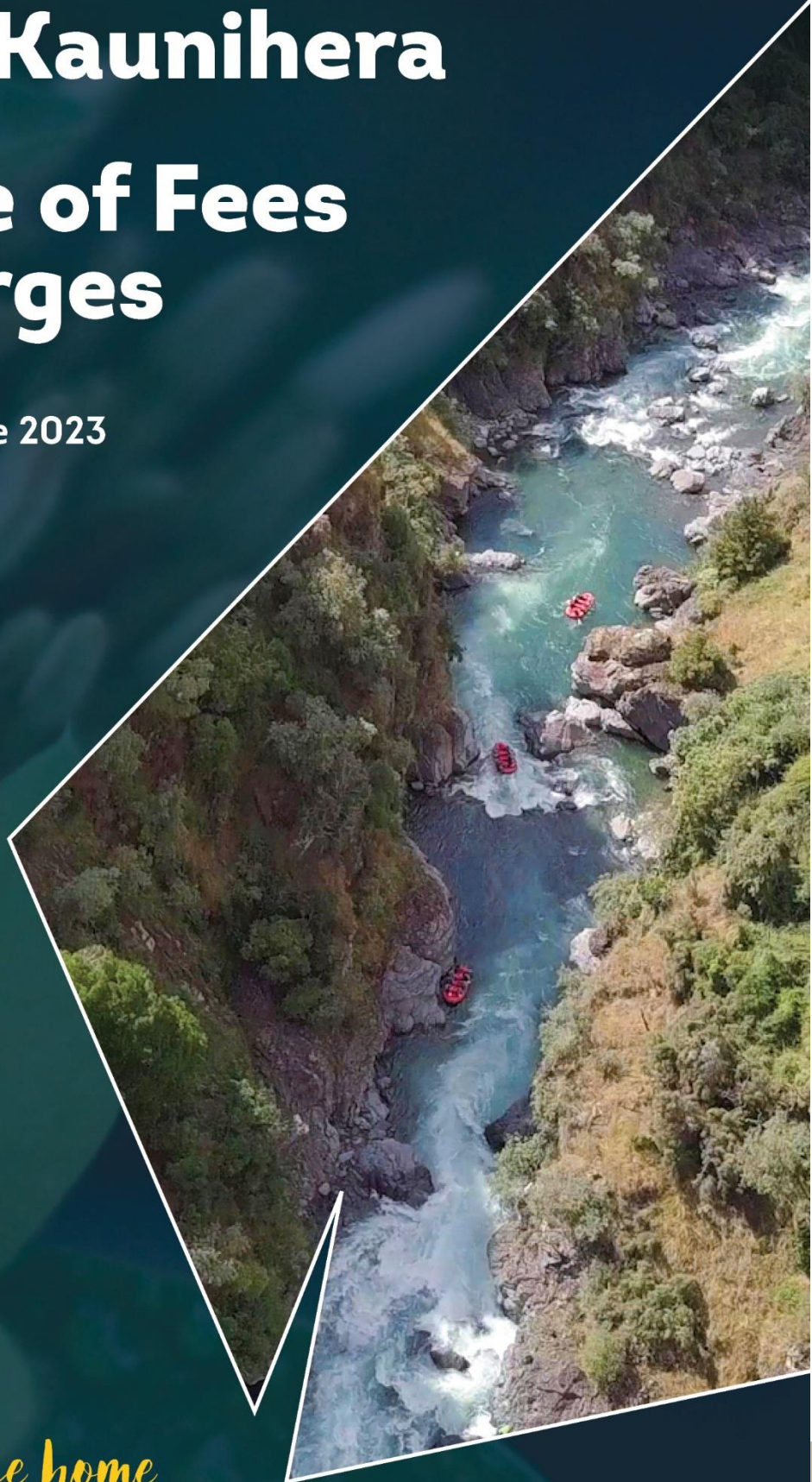
Schedule of Fees and Charges

1 July 2022 to 30 June 2023

All fees expressed on a
GST inclusive basis (15%)



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Explanatory note

Setting of some fees require the use of the special consultative procedure in the Local Government Act 2002.

In general, all fees have been increased by 3.3% (which is the anticipated increase in CPI), and then (normally) rounded to the nearest dollar. In some cases, however, rounding is not applied as it would introduce too much distortion.

Those fees set by statute or regulation are not inflation adjusted.

The variations to this approach are as follows:

- Halls – fees have been increased to reflect the increased cost of electricity, insurance, and sanitation. Fees for regular users (minimum of monthly) and hourly charges have been introduced.
- Regulatory area – building control:
 - Council recently introduced an online portal for consents - The Simpli Portal allows customers to submit applications online and enables Council's Building Consent Authority (BCA) and their customers to manage processes digitally. Use of the Simpli Portal is an innovative partnership to improve performance, consistency and service delivery across the building control activity. It provides a single point for submitting applications and then for applicants to monitor the status of their submissions through their life cycle.
- Increase in standard weighbridge charge tonnage rate to reflect imposed increases.

Adjustment to rents in Council's community housing must be made in accordance with the requirements of the Residential Tenancies Act 1986. The last change in rents was from 10 October 2021. Rents will remain unchanged for at least twelve months.

Several Council-owned or administered facilities are managed by other organisations, which set their own fees (typically in consultation with the Council), these include:

Marton Swim Centre.....	Nicholls Swim Academy
Taihape Swim Centre	Nicholls Swim Academy
Huntermville Town Hall.....	Huntermville Sports and Recreation Trust
Turakina Domain.....	Turakina Reserve Management Committee
Koitiata Hall.....	Koitiata Residents Association
Shelton Pavilion.....	Marton Saracens Cricket Club
Rural Halls	Rural Hall Committees

Some fees are prescribed by regulation. The date of giving effect to such changes is observed by the Council, and the Schedule will be amended accordingly.

Cemetery Charges

Charges for the cemeteries under the administrative control of the Rangitikei District Council (except at Ratana):

	2022/2023
Plot	
Adult – over 12 years	\$950.00
Child – up to and including 12 years of age	\$364.00
Ashes – all sections	\$211.00
Memorial wall plaque – Mt View	\$115.00
Rose berm – Mt View	\$115.00
Interment Fees	
Wall niche – Bulls	\$211.00
Adult – over 12 years	\$950.00
Child – up to and including 12 years of age	Free
Stillborn	Free
Ashes	\$249.00
Ashes – placed by family	\$45.00
Extra depth – extra charge	\$190.00
Saturdays & Public Holiday Sexton fees – extra charge	\$558.00
Extra charge for all out of district interments – does not apply to ashes, stillborn or child interments	\$937.00
Disinterment/re-interment charges	\$2056.00
Disinterment of ashes	\$230.00
Monumental permit - fee will be waived if an image of the headstone is supplied	\$36.00
RSA burials at Marton and Taihape - interment fees only apply	

Ratana Cemetery Separate Charges

All interments are arranged by individual whanau under Council's approved best practice guidelines (available from the Council or Ratana Communal Board). The fee of \$507.00 paid for a plot includes ongoing plot maintenance (e.g. sinkage top-up) by the Ratana Communal Board. Allocation of plots outside business hours is managed by Ratana Community Board.

	2022/2023
Adult – over 12 years (including plot reinstatement/maintenance)	\$507.00
Child – up to and including 12 years of age	Free
Stillborn	Free
Ash plot	\$147.00

Parks and Reserves

Fees below are for exclusive use of Council-owned parks. Anyone may use Council-owned parks for leisure and recreational activities. Where exclusive use is required, the schedule of fees and charges applies and reflects the wear and tear on the grounds of various activities. These fees, but not deposits against damage, can be waived at the discretion of the Chief Executive. Where an organisation or group wishes to have exclusive use of a Council facility not otherwise specified in the Schedule, the fee (if any) will be determined by the Chief Executive or his nominee.

Turakina Domain is managed by the Turakina Reserve Management Committee. For bookings, please contact Laurel Mauchline Campbell on 027 441 8859.

	2022/2023*
Memorial Park – Taihape	
Annual users per annum**	
No 1, 2 and 3 fields (each)	\$655.00
Taihape Area School – for a maximum of 5 days exclusive use of all three fields (with the exception of any equestrian event)	\$1991.00
Casual one-off exclusive users per use (1 day)	
No 1, 2 and 3 fields (each)	\$224.00
Hunterville Domain	
Annual users per annum**	\$373.00
Casual one-off exclusive users per use (1 day)	\$224.00
Bulls Domain, Marton Park, Centennial Park and Wilson Park	
Annual users per annum (per ground)**	\$655.00
Casual one-off exclusive users per use (1 day)	\$224.00
All Parks	
Special event users (per day) to include circus, equestrian events, festivals and tournaments	\$787.00
Refundable Damages Bond***	
Refundable key deposit	\$160.00
Village Green – mobile traders (per day)	\$27.00
After-hours staff call out	\$160.00
Annual ground rental for community facilities on Council land	\$213.00

Notes:

- * Discounted fees and charges (excludes refundable key deposit)
 - Hockey, cricket, softball 50% of fee
 - Athletics, marching, other contact sports 25% of fee
 - Non-contact sport, non-profit recreational users 10% of fee
- ** Annual User charges give sole use of a ground to a sporting code for Saturday and practice night. Actual electricity use to be charged to clubs by measured and metered arrangement.
- *** The fee to be decided on at the discretion of the Parks & Reserves Manager, time of year and type of event taken into consideration. This also applies to those outlined in note 1 with discounted fees and charges.

Hall Charges

The charges outlined below relate to hiring the whole facility or dedicated meeting rooms. The full fee is payable by any commercial hirer, and a discount applied for non-profit community users. Fees, but not deposits against damage or for keys, can be waived at the discretion of the Chief Executive within the delegation agreed by Council (as set out on the following page). Where an organisation or group wishes to have exclusive use of a Council facility not otherwise specified in the Schedule, the fee (if any) will be determined by the Chief Executive or his nominee.

	2022/2023	Local non profit
Refundable deposit against damage to be charged to all users*	\$180.00	\$180.00
Refundable deposit against damage to be charged for 21st birthdays*	\$550.00	\$550.00
Te Matapihi (Bulls Community Centre)		
Hall (use of kitchen included) per hour	\$35.00	\$20.00
Up to 5 hours	\$150.00	\$85.00
Full day (key returned before 5.00 pm)	\$205.00	\$117.00
Evening (key returned before 10am the following day)	\$205.00	\$117.00
Full day and evening	\$406.00	\$212.00
Multiple days	One day at full cost, consecutive days at half the full day rate	
Commercial Use (per day)	\$650.00	\$650.00
Regular Users (minimum of monthly use)		
Per hour	\$25.00	\$15.00
Up to 5 hours	\$85.00	\$45.00
24 hour block	\$160.00	\$80.00
Hall, mezzanine, kitchen, meeting rooms & viewing deck		
Up to 5 hours	\$650.00	\$450.00
Full day or evening(8 hour block)	\$900.00	\$630.00
24 hour block	\$1560.00	\$1100.00
Ohakea Room		
Per hour	\$25.00	\$14.00
Up to 5 hours	\$80.00	\$40.00
8 hour block	\$100.00	\$50.00
Santoft Room		
Per hour	\$20.00	\$10.00
Up to 5 hours	\$70.00	\$35.00
8 hour block	\$90.00	\$45.00
Scotts Ferry Room		
Per hour	\$15.00	\$8.00

	2022/2023	Local non profit
Up to 5 hours	\$55.00	\$27.00
8 hour block	\$80.00	\$40.00
Marton RSA & Citizens Memorial Hall		
Hall (use of kitchen included)per hour	\$35.00	\$20.00
Up to 5 hours	\$150.00	\$85.00
Full day (key returned before 5.00 pm)	\$205.00	\$117.00
Evening (key returned before 10am the following day)	\$205.00	\$117.00
Full day and evening	\$406.00	\$212.00
Multiple days	One day at full cost, consecutive days at half the full day rate	
Regular Users (weekly-monthly)		
Per hour	\$25.00	\$15.00
Up to 5 hours	\$85.00	\$45.00
24 hour block	\$160.00	\$80.00
Commercial Use (per day)	\$650.00	\$650.00
Hall, upstairs meeting room, supper room & kitchen		
Up to 5 hours	\$425.00	\$225.00
Full day or evening – 8 hour block	\$675.00	\$405.00
24 hour block	\$1335.00	\$875.00
Upstairs Meeting Room		
Per hour	\$20.00	\$10.00
Up to 5 hours	\$70.00	\$35.00
8 hour block	\$90.00	\$45.00
RSA Supper Room		
Per hour	\$15.00	\$8.00
Up to 5 hours	\$55.00	\$27.00
8 hour block	\$80.00	\$40.00
Mangaweka Town Hall		
Hall per hour	\$25.00	\$14.00
Up to 5 hours	\$80.00	\$40.00
8 hour block	\$100.00	\$50.00
Hall, supper room, kitchen		
Per hour	\$35.00	\$20.00
Up to 5 hours	\$150.00	\$85.00
24 hour block	\$300.00	\$160.00
Regular Users (weekly-monthly)		
Per hour	\$25.00	\$15.00
Up to 5 hours	\$85.00	\$45.00
24 hour block	\$160.00	\$80.00

	2022/2023	Local non profit
Kokako Street Pavilion, Taihape		
Per hour	\$35.00	\$20.00
Up to 5 hours	\$150.00	\$85.00
24 hour block	\$300.00	\$160.00
Regular Users (weekly-monthly)		
Per hour	\$25.00	\$15.00
Up to 5 hours	\$85.00	\$45.00
24 hour block	\$160.00	\$80.00
Furniture is not to be removed from any of Council-owned buildings, except for trestle table hire – by arrangement	\$15 per trestle table	\$15 per trestle table
Cancellation Fee for all halls		
Payable if cancelled later than 14 days prior to booked event	Full fee	Full fee
Key deposit for all halls		
Refundable when key returned**	\$55.00	\$55.00
Commercial kitchen – Marton Memorial Hall***	\$17.00	\$17.00
<i>Weighting of fees specified below at all halls</i>		
Callouts – staff	\$52.00	\$52.00
Callouts – security	\$170.00	\$170.00

* Where the damage costs are more than the deposit, the actual cost of reparation will be charged

** Where the replacement cost is more than the deposit, the actual cost will be charged

*** Local residents preparing food for sale within the district, on a casual basis, up to ten times a year. More frequent usage would be at the daily charge for the hall hireage

Fees for using the Hunterville Town Hall are set by the Hunterville Sport and Recreation Trust which has a lease agreement with Council to operate the Hall. Contact Jane Watson on 06 322 8360 for all bookings.

Fees for the Shelton Pavilion are set by Rangitikei Netball and Marton Saracens Cricket Club. Contact Fellix Bell on 06 327 8984.

Fees for using our Rural Halls are set by the relevant Rural Hall Committee. Contact details are on our website.

Policy on reducing or waiving fees on Council facilities:

- Objective
 - To recognise in a tangible way the contribution made to the lives of District residents by a range of not-for-profit organisations or event organisers.
- Council may reduce fees by 100% when
 - The event is a community commemoration (such as Anzac Day).
- Council may reduce fees by 50% when
 - The organisation has been established for less than twelve months, or
 - The organisation/event organiser is predominantly young people (under 20 years), or
 - The activity or event has free entry to residents of the District, or

4. The organisation or event organiser has secured financial assistance from Council's Community Initiatives Fund or the Events Sponsorship Scheme for the activity or event.
4. Council may reduce fees by 25% when
 1. The activity or event commemorates the life or lives of individuals who have lived in the District and made a contribution to the community, or
 2. The organisation/event organiser can demonstrate hardship arising from loss of other sponsorship.
5. Council will not reduce or waive fees when
 1. The organisation or event organiser is raising funds for another organisation, event or individual, or
 2. The activity or event is primarily for the organisation making the application and at which the community will not typically have a presence, or
 3. The fee is a refundable bond against damage or payment of remaining fees if not waived.
6. Application
 1. The Chief Executive is delegated to apply the policy on Council's behalf. Where a greater reduction in fee is requested than the thresholds allow, the application will be referred to the Council for a decision.

Notes

1. Local, community organisations are charged on-fifth of the hireage charges set for Council's halls. Such automatic discounts do not apply to such organisations for the exclusive use of other Council facilities, including parks.

Library Charges

	2022/2023
All borrowing , for first three weeks (DVD/CDs one week)	Free
Borrowing limit (per borrower)	20 items
DVDs limit (per borrower)	5 items
Renewals	
For second and third week periods	No charge
Overdue charge (per day)	No charge
Borrowing may be suspended if any item is overdue for more than three weeks	
Reserves	\$1.00
Interloans (interloan libraries)	\$6.20
Replacement cards	\$1.00
Internet	
Use of computers ¹	Free
Photocopying and printing (per page)	
A4	\$0.30
A3	\$0.60
A4 colour	\$3.00
A3 colour	\$4.00
Fax: New Zealand	
First page	\$2.00
Following pages (per page)	\$0.20
Fax: International	
First page	\$2.10

¹ Public access PCs in the Council libraries are Aotearoa People's Network Kaharoa machines.

Following pages (per page)	\$1.00
Fax: Receiving (per page)	\$0.20
Out of District Membership	No charge

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Building Consent Fees

Set by Council in accordance with Section 219 of the Building Act 2004 and Section 150 of the Local Government Act 2002.

		2022/2023
Work Type : Exempt Building Work (Note 1)		
The Building Act allows some building work to be exempt as of right (specified in Part 1 of Schedule 1), and no consent is needed for that.		No charge (unless application for exemption made so project documented in Council's records)
The Act also allows discretion to Council to exempt other building work using its discretion (specified in Clause 2 of Part 1 in Schedule 1). Council may allow exemptions for temporary structures and engineer-reviewed solutions. This requires a formal application to be made to the Regulatory Manager.	Deposit required +Staff time	\$318.00
Work Type: Fixed Building Consent Fee (Note 2)		
Domestic/Residential Small Projects		
Install freestanding fire		\$483.00
Install inbuilt fire		\$617.00
If installation includes a wet back	In addition	\$69.00
Residential demolition		\$617.00
Proprietary garage, carport, pole shed, garden shed, unplumbed sleep out		\$959.00
Temporary/freestanding signs		\$685.00
Conservatory placed on existing deck		\$931.00
Grease trap installation		\$608.00
Remove an interior wall		\$617.00
Install external window/door		\$617.00
Install storm water drain		\$608.00
Install WC/shower		\$608.00
Install hot water cylinder		\$608.00
Install on-site effluent disposal system and field		\$668.00
Any Marquee greater than 100m ²		\$379.00
Any Marquee erected for longer than a month		\$379.00
Property Information Memorandum – if requested prior to lodging a building consent application		\$200.00

		2022/2023
Work Type: Variable Building Consent Fee (Note 3)		
Larger Domestic/Residential Projects		
Swimming pools and fencing	Deposit required (note 3)	\$685.00
New dwellings and alterations/additions	Deposit required (note 3)	
Project value up to \$10,000		\$799.00
Project value \$10,001 to \$100,000		\$1150.00
Project value \$100,001 to \$250,000		\$1416.00
Project value more than \$250,000		\$1735.00
Kerb and footpath bond (potentially refundable)		\$807.00
Agricultural/Rural Buildings		
Wool sheds, dairy sheds, silos, intensive agriculture	Deposit required (note 3)	\$961.00
Commercial, Government, Educational Building Work		
Project value: \$0.00 to \$10,000.00	Deposit required (note 3)	\$825.00
Project value: \$10,001.00 to \$100,000.00	Deposit required (note 3)	\$1496.00
Project value: \$100,001.00 to \$250,000.00	Deposit required (note 3)	\$2860.00
Kerb and footpath bond (potentially refundable)		\$3,283.00
Notice to fix		\$206
PIM Fees		
Domestic/Residential Small Projects		
Install freestanding fire		\$17.00
Install inbuilt fire		\$17.00
Residential demolition		\$37.00
Proprietary garage, carport, pole shed, garden shed, un-plumbed sleep out		\$48.00
Conservatory placed on existing deck		\$48.00
Remove an interior wall		\$71.00
Install storm water drain		\$46.00
Install on-site effluent disposal system and field		\$46.00
Work Type: Variable Building Consent Fee (Note 3)		
Larger Domestic/Residential Projects		
Swimming pools and fencing		\$48.00
New dwellings and alterations/additions		\$173.00
Agricultural/Rural Buildings		
Wool sheds, dairy sheds, silos, intensive agriculture		\$102.00
Commercial, Government, Educational Building Work		
Project value: \$0.00 to \$10,000.00		\$71.00
Project value: \$10,001.00 to \$100,000.00		\$96.00
Project value: \$100,001.00 to \$250,000.00		\$125.00

		2022/2023
Other Fees		
Compliance Schedule (new)		\$144.00
Compliance Schedule (alteration)		\$84.00
Building Warrant of Fitness (renewal) ²		\$164.00
BWOF 1st late reminder 1 – 21 days		\$234.00
BWOF 2nd late reminder 22 - 43 days		\$353.00
BWOF 3rd late reminder 43 - 64 days		\$531.00
BWOF 4th late reminder 64 days or more ⁴		\$794.00
Inspections (swimming pool, building consent, general compliance) There will be no charge for the first inspection on pools, undertaken every three years, any subsequent inspection will incur the charge set out in this schedule of fees and charges. All inspections include travel time to the site.		\$225.00
Certificate for Acceptance for unconsented work done under urgency (Sec 42 and 96(1)(b) of the Building Act 2004)	+ Staff time	\$347.00
Certificate of Acceptance for unconsented work not done under urgency (Sec 96(1)(a) if the Building Act 2004)	+ Staff time	\$1000.00
Certificate of Public Use	+ Staff time	\$135.00
Extension to consent timeframes (maximum 12 months)		\$129.00
Application for amendment	Deposit Required (note 2) + Staff time	\$318.00
Building and Town Planning certificate to meet liquor licensing requirements		\$371.00
Consent endorsements (Sec.72, 75 certificates etc.)		\$347.00
Independently Qualified Person – registration		\$410.00
Independently Qualified Person – renewal		\$102.00
LIM Report – residential (within 10 working days)	Fixed fee	\$250.00
LIM Report – commercial (within 10 working days)	Fixed fee	\$300.00
Property file access (other than by property owner or owner's authorised agent)		\$15.50
Kerb and footpath bond (potentially refundable) for relocating a house off or onto a property		\$807.00

² This includes the fee for the audit (by Council) done on a three-yearly basis.

		2022/2023
Building Control staff time Any meeting with Building Staff chargeable after first 30 minutes (per hour or part thereof)		As per hourly Rate Below
Consents Administrator		\$119.00
Building Officer		\$225.00
Scanning fee		\$106.00
Manager		\$256.00
BRANZ and MBIE Levies on projects over \$20,444	per \$1,000	BRANZ \$1.00 MBIE \$1.75
A building consent accreditation fee is payable for projects:		Residential - \$1 per \$1000 of value (capped at \$200).
		Commercial - \$1 per \$1000 of value (capped at \$500).

Notes:

- 1 The Building Act 2004, Schedule 1, allows for some works to be undertaken without a Building Consent. Each application will be considered on a case-by-case basis. See Council's website for details of how to apply.
<https://www.rangitikei.govt.nz/services/building-consents-information/consents/exemptions>
- 2 Fixed fee consents will be charged at stated rate.
- 3 Variable fee consents will be calculated based on actual and reasonable costs. In the event of fees being inadequate to cover Council's costs, for example where additional inspections are required or where specialist technical or professional consultation is required, additional charges may be made to recover actual and reasonable costs.
- 4 Plus infringement fee for no BWOF in Building.

Fees Applying to Specific Licences

	2022/2023
Amusement Device Permit (prescribed by the Amusement Devices Regulations 1978)	
One device at one site:	
First seven days	\$11.00
Second and subsequent seven-day period	\$1.00 per week
Additional device at one site:	
First seven days	\$2.00
Second and subsequent seven-day period	\$1.00 per week
Licensed Premises Fees – set by Council in accordance with the Health (Registration of Premises) Regulations 1966 and Section 150 of the Local Government Act 2002	
Hairdressers	\$449.00
Funeral Director	\$449.00
Amusement Gallery	\$449.00
Camping Ground	\$449.00
Mobile Shop selling goods	\$449.00
Offensive Trade*	\$449.00
Prompt Renewal Discount (within 10 working days)	33%
Any inspections or advisory visits requested by licence holders or other persons (per hour)	\$213.00

* Means any trade, business, manufacture, or undertaking, as specified in Schedule 3 of the Health Act 1956 including blood or offal treating; bone boiling or crushing; collection and storage of used bottles for sale; dag crushing; fellmongering; fishing cleaning; fishing curing; flax pulping; flock manufacturing, or teasing of textile materials for any purpose; tanning; gut scraping and treating; nightsoil collection and disposal; refuse collection and disposal; septic tank desludging and disposal of sludge; slaughtering of animals for any purpose other than human consumption; storage, drying, or preserving of bones, hides, hoofs, or skins; tallow melting; wood pulping; and wool scouring.

Liquor Licensing Fees

Prescribed by the Sale and Supply of Alcohol (Fees) Regulations 2013.

Applications for new licences	2022/2023	Transferred to ARLA
Cost/risk rating*		
Very low (0-2)	\$368.00	\$17.25
Low (3-5)	\$609.50	\$34.50
Medium (6-15)	\$816.50	\$51.75
High (16-25)	\$1,023.50	\$86.25
Very high (26 and over)	\$1,207.50	\$172.50
Annual licence fees		
Cost/risk rating*		
Very low	\$161.00	\$17.25
Low	\$391.00	\$34.50
Medium	\$632.50	\$51.75
High	\$1,035.00	\$86.25
Very high	\$1,437.50	\$172.50
<i>*The cost/risk ratings are those specified in clause 5 of the Regulations</i>		
Other application fees		
Manager's Certificate	\$316.50	\$28.75
Temporary Authority	\$296.70	N/A
Temporary Licence	\$296.70	N/A
Extract of Register	\$57.50	\$57.50 (if extracted from ARLA register)
Special Licences		
Class 1: 1 large event, more than 3 medium events, more than 12 small events	\$575.00	
Class 2: 3-12 small events; 1-3 medium events	\$207.00	
Class 3: 1 or 2 small events	\$62.30	

Clause 9 of the Regulations provides the following definitions:

Large event = more than 400 people

Medium event = 100 to 400 people³

Small event = fewer than 100 people

³ Alcohol Regulatory and Licensing Authority

Food Act Fees

	2022/2023
Hourly charge out rate – up to one hour	\$212.00
Additional fee per hour – 15 minute blocks	\$212.00
FCP registration fee - up to one hour	\$212.00
Additional FCP registration fee per hour – 15 minute blocks	\$212.00
NP registration fee - up to one hour	\$212.00
Additional NP registration fee per hour – 15 minute blocks	\$212.00
FCP renewal fee	\$212.00
NP renewal fee	\$212.00
Verification fees FCP – up to one hour	\$212.00
Additional verification fees FCP per hour – 15 minute blocks	\$212.00
Verification fees NP – up to 30 minutes	\$106.00
Additional verification fees NP per hour – 15 minute blocks	\$212.00

Resource Management Act Administrative Charges

Set in accordance with section 36 of the Resource Management Act 1991

		2022/2023
Resource Consent applications – notified (land use and subdivision)	Deposit required (note 1)	\$2923.00
Resource Consent applications – limited notification (land use and subdivision)	Deposit required (note 1)	\$1755.00
Resource Consent applications – non-notified (Conjoint application)	New - Deposit required (note 1)	\$1379.00 plus staff time
Resource Consent applications – non-notified (land use)	Deposit required (note 1)	\$1300.00
Resource Consent applications – non-notified (subdivision) 1-3 lots	Deposit required (note 1)	\$1400.00
Resource Consent applications – non-notified (subdivision) 4-10 lots	Deposit required (note 1)	\$1600.00
Resource Consent applications – non-notified (subdivision) 11+ lots	Deposit required (note 1)	\$2000.00
Boundary activities as permitted activities	Deposit required (note 1)	\$500.00
Marginal or temporary non-compliance permitted activities	Deposit required (note 1)	\$500.00
Resource Consent applications - controlled activity signage	Fixed fee ²	\$380.00
RMA certification 1 – 3 lots (e.g. s223, s224 etc.)	Deposit required (note 1)	\$351.00
RMA certification 4+ lots (e.g. s223, s224 etc.)	Deposit required (note 1)	\$650.00
Section 226 applications (separation of title)	Deposit required (note 1)	\$500.00
RMA certification (section 241, 139, 139A, 243) outside of a s223/224 certification process	Deposit required (note 1)	\$351.00
Site visit	Fixed fee	\$218.00
Requests for Plan Changes	Deposit required (note 1)	\$6595.00
Application for alteration to designation – notified	Deposit required (note 1)	\$2339.00
Application for alteration to designation – non-notified	Deposit required (note 1)	\$759.00
Cancellation/change of consent conditions (s127)	Deposit required (note 1)	\$823.00
Resource consent extension (s125)	Deposit required (note 1)	\$500.00
Right of Way application (s348 LGA)	Deposit required (note 1)	\$500.00
Outline plans for designations	Deposit required (note 1)	\$586.00
Waiver for requirement for Outline Plan	Deposit required (note 1)	\$292.00
Hard copy of District Plan (available free on RDC website)		\$384.00
RMA hearing deposit	Deposit required (note 1)	\$2572.00

	2022/2023
Charges for Council Staff Pre-Application Charges, Pre-application discussion with staff on feasibility of a proposal. First half hour – no charge. Additional time charged on an hourly basis at the Council charge out rate as below. (per hour or part thereof)	As below
Administration/Committee Administration Staff	\$123.00
Planning Officer/Consents Planner	\$175.00
Senior/Consultant Planner	\$223.00
Technical and professional staff from all other Council units	\$223.00
Manager	\$257.00
Technical expert (consultant)	At cost + disbursement
Commissioner	At cost + disbursement
All advertising, consultant and solicitor fees associated with all work types including processing of a consent or certificate (including specialist technical or legal advice) and new Notice of Requirements, designation alterations, removal of designations and District Plan changes	At cost + disbursement

Notes:

- 1 Council will recover its reasonable costs and a deposit is required which will be off set against the final invoice. However, Council cannot guarantee the final invoice amount that will be due to recover its reasonable costs.
Additional fees will be charged to cover other actual and reasonable costs incurred at the applicable staff charge-out rate together with the costs associated with employing the services of professional consultants where necessary.
Note: The chargeout rate for staff undergoing training who handle a consent application will be at the rate applicable to that staff member not whoever is providing the supervision.
Any difference will be payable/refundable once a decision has been made on the application as per the relevant section of the Resource Management Act 1991. Actual and reasonable costs associated with any resource consent hearing will be recovered from the applicant.
Interim invoices for the processing of Resource Consents may be generated when costs exceed the deposit paid.
- 2 The fixed fee will apply only if the application is lodged as complete and no further information requests are required. If these conditions are not met then the relevant land use consent fees will apply.

Dog Registration Fees

Set by Council in accordance with Section 37 and 68 of the Dog Control Act 1996. The Act makes provision to fix reduced fees for dogs under a specified age (not exceeding 12 months). However, Council has not made provision for reduced fees for young dogs/pups.

	2022/2023
Registration fees	
Working dogs <i>Fee capped at \$215 for owners with five or more working dogs</i>	\$45.00
Working dogs (late payment) <i>Capped fee does not apply</i>	\$69.00
Non working dogs	\$140.00
Non working dogs (late payment)	\$210.00
Non working dogs de-sexed	\$94.00
Non working dogs de-sexed (late payment)	\$142.00
Good owner dog	\$66.00
Good owner dog (late payment) ⁴	\$210.00
Multi Dog Permit - New	\$31.00
Dangerous Dogs	
Section 32(1)(e) of the Dog Control Act, Effect of classification as dangerous dog states "...must, in respect of every registration year commencing after the date of receipt of the notice of classification, be liable for dog control fees for that dog at 150% of the level that would apply if the dog were not classified as a dangerous dog".	
Impounding Charges	
Impounding first offence (within 12 month period)	\$146.00
Impounding second offence (within 12 month period)	\$205.00
Impounding third offence (within 12 month period)	\$263.00
Sustenance - per day	\$13.00
Destruction fee – per dog	\$40.00
Other fees	
Replacement tags	\$4.00
Micro-chipping and registration onto National Dog Database	\$60.00

Note:

The Dog Control Act 1996 does not allow Council to levy separate fees for application and monitoring in respect of Approved Good Owner Classification but does allow Council to set fees having regard to the relative cost of registration and monitoring. Therefore, these fees have been incorporated into the fees applicable to Approved Good Owner Classifications.

⁴ Under Council's Dog owner responsibility policy, late registration means the loss of approved good owner classification for one registration year.

Stock Impounding

Set by Council in accordance with sections 14, 15 and 33(3) of the Impounding Act 1955

	2022/2023
Poundage Fees	
Sheep, goats (per animal)	\$36.00
Cattle, horses, deer, pigs	\$100.00
These charges are to be doubled for impound of stock of any owner that are impounded more than once in a 12 month period	

Sustenance Charges

	2022/2023
No of Animals (per animal, per day)	
Sheep, goats (per animal)	\$6.20
Cattle, horses, deer, pigs	\$13.40
* or actual expenses, if higher	

Trespass charges, where applicable, are prescribed by clause 7 of the Impounding Regulations 1981.

Driving Charges

	2022/2023
Float Hire/Transport	At cost
Callout	Fee will be based on recovery of actual and reasonable costs incurred associated with the callout – minimum charge of \$175.00

Animal Control Miscellaneous Fees

	2022/2023
Costs associated with, but not limited to, tagging (NAIT), vet treatment, inspection, supplementary feeding or animal husbandry will be charged at cost plus hourly rate for staff time if applicable.	Actual cost + staff time (\$62 per hour)

Storage of Hazardous Substances

Set by Council in accordance with section 23 of the Hazardous Substances and New Organisms Act 1996 and section 150 of the Local Government Act 2002.

	2022/2023
Charge out rate for carrying out any of the enforcement functions required by section 97 (h) of the Hazardous Substances and New Organisms Act 1996 (per hour)	\$225.00

Noise Control

	2022/2023
Charge to property owner for every call out attended by Council's noise control contractors where in the view of the officer a noise reduction instruction was warranted	\$83.00
Charge to complainant for unsubstantiated complaint where the complainant has lodged three previous unsubstantiated complaints within the preceding 12 months	\$83.00

Miscellaneous Permits/Authorities/Fees

	2022/2023
Certificates under the Overseas Investment Act	
Set in accordance with Section 150 of the Local Government Act 2002	\$153.00
Return of Property Seized Pursuant to Section 328 of the Resource Management Act 1991	
Set in accordance with Section 36 of the Resource Management Act 1991 and Section 150 of the Local Government Act 2002	\$224.00
Gambling Venue Consent – Application Fee	
Set in accordance with Section 150 of the Local Government Act 2002	\$224.00
Costs associated with removal of dumped rubbish	
Set in accordance with Section 150 of the Local Government Act 2002	Actual cost + staff time

Water Charges – Urban Areas

	2022/2023
Extraordinary⁵ Users (Water by Meter)	
Marton, Taihape, Ratana, Bulls and Mangaweka	\$2.28 per m ³
ANZCO (Bulls)	\$1.48 per m ³
Taihape untreated water per m ³	\$1.62 per m ³
Ordinary supply – 20mm diameter – domestic only, per single dwelling unit to property boundary, maximum overall length 5m, unmetered, manifold.	As charged by Contractor
New connections will be installed by approved Contractors	Plus proportionate share of the targeted rate for water (connected) due for the balance of the year
Extraordinary supply – all other connections to property boundary	Quote
New connections shall be installed by approved Contractors.	Plus proportionate share of the targeted rate for water (connected) due for the balance of the year
Disconnection Fees (including restrictors)	
<i>All types of supply - per disconnection</i>	\$332.00
Includes all work to disconnect service. Work shall be undertaken by Rangitikei District Council.	
Where applicable, a final meter reading shall be taken and the applicant will be responsible for payment of water consumed to the date of disconnection	
Reconnection Fees (including restrictors)	
Per reconnection	Quote based on investigation
Bulk Water Sales	
Marton – located in King Street	\$3.30 per m ³ plus \$6.40 per load
Taihape – located behind Town Hall	
One free tanker load per year for each unconnected property in the District (freight not covered)	
<i>The cost of the water is reimbursed by Council on presentation of an invoice from the cartage company.</i> [Access is via PIN for pre-approved contractors]	

Extraordinary use includes:

- (a) Domestic – spa or swimming pool in excess of 10 m³ capacity, fixed garden irrigation systems, and/or
- (b) Commercial and business;
- (c) Industrial;
- (d) Agriculture;
- (e) Horticulture;
- (f) Viticulture;

⁵ Consumers using more than 250m³ per year.

- (g) Fire protection systems other than sprinkler systems installed to comply with NZS 4517;
- (h) Out of district (supply to, or within another local authority);
- (i) Temporary supply.

Rural Water Schemes

Rural Water Schemes are managed entirely by committees established by the users of each scheme. The fees and charges are set by the relevant committee based upon the cost of running the schemes shared equitably by the users of that scheme.

Huntermville Rural Water Scheme

10% penalty will be incurred on late payment. Reconnection fee of \$500.00.

Stormwater Charges – Urban Areas

	2022/2023
Connection Fees	
100mm diameter – New stormwater connections to be installed by approved contractors.	As charged by Contractor
New connections shall be installed by approved contractors,	plus proportionate share of the targeted rate for stormwater (urban) due for the balance of the year
Disconnection Fees	
Per disconnection, capped at boundary	Quote based on investigation
Reconnection Fees	
Per reconnection	Quote based on investigation

Wastewater Charges

	2022/2023
Extraordinary Consumers	
Refer to Rates Notice	
Volumetric wastewater charges	
Base charge per water meter connection - charged per 3-month period includes 76m ³ of flow use per period	\$820.00
Domestic wastewater discharge consumption is calculated at 80% of the volume of water used as measured by water meter. (This cost excludes trade waste) This rate applies to domestic institutions (e.g. nursing homes) where water consumption exceeds the normal consumption for a single house	\$3.10
Connection and Reconnection Fees	
All connections and reconnections	Quote based on investigation
New connections shall be installed by approved Contractors. Cost is highly dependent on depth of connection, length of later and mains diameter.	plus proportionate share of targeted wastewater (connected) rate due for balance of year
Disconnection Fees	
Per disconnection	\$303.00
Septage Discharge Fee	
Per cubic metre	\$28.00
Trade Waste Charges	
Flow per cubic metre	\$1.15
BOD per kg	\$0.75
COD per kg	\$0.75
TSS per kg	\$0.75
Phosphorous charge per kg	\$37.00
Ammoniacal nitrogen per kg	\$37.00
Other Trade Waste Charges	
Trade Waste Consent (includes first 2 hours of processing)	\$242.00
Consent processing fee (cost per hour)	\$120.00
Annual compliance monitoring	\$460.00
Re-inspection fees (per inspections)	\$120.00
Oil or Grease trap inspection and annual monitoring (cost per visit)	\$77.00

Solid Waste

Waste Transfer Station		Refuse	Greenwaste Marton, Bulls, Taihape
Rubbish bag		\$3.25	\$1.40
Wheelie bin		\$15.20	\$7.60
Car boot		\$22.00	\$10.80
Van/station-wagon		\$36.00	\$17.50
Trucks	per tonne	\$172.00	\$79.00
Small trailer (deck)	All subject to standard weighbridge charge \$172.00/tonne where this service is available. Where a weighbridge is not available, these prices will be used.	\$45.50	\$21.60
Medium (deck up to 2.4 m long)		\$56.00	\$28.00
Large (deck up to 3.0 m long)		\$83.00	\$40.00
- Overloads (loads greater than 1.5m in height) – extra \$6.00		\$99.50	\$49.00
Oversize (deck over 3.0m long)		\$160.00	\$81.00
- Overloads (loads greater than 1.5m in height) – extra \$21.00		\$208.00	\$107.00

	2022/2023
Other chargeable items	
Hazardous waste (household quantities – max 20 litres/kilos (Marton, Bulls, Taihape WTSs only)	\$0.00
Fridges and freezers – degassing fee	\$18.00
Whiteware – except refrigeration (each)	\$0.00
Microwave/small appliances	\$0.00
TVs	\$28.00
Monitors - LCD/Plasma models	\$17.00
E-waste desktop/VCRs/Fax/Scanners/Printers/UPS	\$6.00
Tyres – car	\$8.00
Tyres – 4x4	\$10.00
Tyres – light truck less than 50 kg	\$15.00
Tyres – long-haul vehicle	\$24.00
Tyres – tractor	\$100.00
Automotive oil (per litre in excess of 20 litres)	\$.30/litre
Gas bottles (each)	\$6.00
Fluorescent tubes (each)	\$0.00
Eco bulbs (each)	\$0.00
PCBs per kg (fluorescent light ballasts)	\$73.00
Paint 4 litre pail (each)	\$3.00
Paint 10 litre pail (each)	\$6.00

	2022/2023
Recycling accepted - no gate charge (Marton, Bulls, Taihape and Ratana)	
Paper and cardboard - unsoiled	\$0.00
Glass bottles and jars - colour sorted	\$0.00
Tins and cans - rinsed clean	\$0.00
Plastics 1-5 - rinsed clean	\$0.00
Metals (charges may apply if scrap incurs handling charges)	

	2022/2023
Recyclables not accepted for recycling	
Plastic bags	Refuse rate
Plastic wrap	Refuse rate
Food contaminated recyclables	Refuse rate
Hazardous waste contaminated recyclables	Refuse rate

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Roading

	2022/2023
Corridor Access Request Fee (includes kerb opening and street opening)	
Excavations in road, footpath, berm or road reserve – including Network Utility Operators and trenchless technology	\$116.00
Road Encroachments Survey and Documentation	Actual cost
Vehicle Crossing Application Fee (private works)	\$302.00
Stock Crossing Application Fee	\$302.00
All work in road to be done by Council-approved contractor	

Miscellaneous Charges

	2022/2023
Council publications, (Draft Annual Plan, Annual Plan, Annual Report, Long Term Plan (including Consultation Document), Activity Management Plans)	
To district residents and ratepayers	Free
To non-ratepayers and non-residents (reproduction costs)	Actual cost
Customer Services	
<i>Photocopying charges</i>	
Black and white A4	\$0.30
Black and white A3	\$0.60
Black and white A2	\$4.00
Black and white A1	\$5.00
Colour A4	\$3.00
Colour A3	\$4.00
Electronic GIS copies	No charge
District Electoral Roll	
Full District listing	\$97.00
Full Ward Listing (each)	\$50.00
Rural Numbers	
Application and placement of rural numbers	No charge
Replacement rural number plates	\$29.00
Valuation Rolls/Rating Information Database	
One booklet for the whole district	\$304.00
Electronic version	\$158.00

Community Housing

Rental rates apply to superannuitant tenants only. Council reserves the right to charge non-superannuitants a market rent for the housing units. Adjustment to rents in Council's community housing must be made in accordance with the requirements of section 24 of the Residential Tenancies Act 1986. Typically this means that a change to rents for existing tenants will not occur for two months after Council adopts the Schedule of Fees and Charges for the coming year. Council has included a provision for a small contract with external agencies to support elderly residents to remain independent in their housing.

	2022/2023
Single	\$155.00
Couple	\$186.00

Requests for Official Information

Official information requests are able to be made to the Council by any person, in accordance with the Local Government Official Information and Meetings Act 1987.

Council reserves the right to charge for this information as follows:

	2022/2023
Official Information Request	
Staff time – first hour	Free
Staff time – each subsequent half hour (after the first hour)	\$46.50
Photocopying – first 20 pages	Free
Photocopying – each subsequent page (after the first 20 pages)	Current charges apply
Other actual and reasonable costs	At cost

(These charges are drawn from guidelines issued by the Ministry of Justice on Official Information Act requests.)

A deposit may be required where the estimated cost of the request exceeds \$76.00.

Charges may be modified or waived at the Council's discretion.

End of document



RANGITIKEI
DISTRICT COUNCIL

www.rangitikei.govt.nz

P 06 327 0099 | 0800 422 522 (24 hrs)

E info@rangitikei.govt.nz

46 High Street, Private Bag 1102, Marton 4741

Making this place home.



SUMMARY OF INFORMATION

Draft Rates Remission Policy

Reason for the proposal

Council's Rates Remission Policy is required under section 102 of the Local Government Act 2002, with the specific requirements set out under section 109.

The policy provides for remission of rates under specific objectives and criteria.

Major changes to the Policy

- Improvement to administration processes for applying for rates relief for economic development.
- Limiting the criteria for rates relief for development, with the inclusion of "economic" development.
- Removal of Incentives for Business Expansion.
- Limiting applications to the northern end of the District for 'Incentivising Residential Development'.
- Removal of contiguous rating units owned or leased by a single ratepayer – this is removed as it is covered by other legislation.
- Additional information to make it clearer on how to apply for remissions.
- Other various amendments have been made for clarification.

The major aspects of the Policy include:

Objectives

The Policy sets out objectives for rates remission.

Conditions and Criteria

The Policy identifies conditions and criteria for eligibility for a rates remission:

- Land affected by natural calamity
- Land protected for natural conservation purposes
- Financial hardship, disproportionate rates compared to the value of the property, or other extenuating circumstances
- Incentivising residential development

Submissions

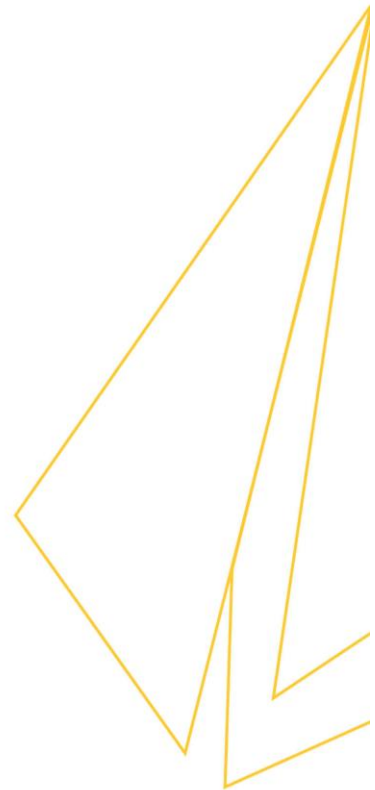
Written submissions from the public are open until **5pm Monday 9 May 2022**

Parties who make a written submission may also make an oral submission. Oral submissions are scheduled to be held Thursday 19 May 2022.

You need to indicate on your submission form if you wish to speak to your submission.

Further information and a submission form, is available at the following places:

- Council's website www.rangitikei.govt.nz
- Council's libraries in Marton, Bulls and Taihape
- Council's Main Office in Marton
- By calling 0800 422 522





**Submissions close at
5pm on 9 May 2022**

**Return this form, or send your written
submission to:**

Rates Remission Policy
Rangitikei District Council
Private Bag 1102
Marton 4741

Email: info@rangitikei.govt.nz

Oral submissions

If you wish to speak to your submission,
please tick the box below.

☐ **I wish to speak to my submission on
19 May 2022.**

If you have any special requirements, such as those
related to visual or hearing impairments, please note
them here.

☐ I wish to use New Zealand Sign Language

Privacy

Please note that submissions are public
information. The content on this form including
your personal information and submission will
be made available to the media and public as
part of the decision making process

☐ Please tick this box if you would like your
contact details to remain private

[illegible]



RATES REMISSION POLICY

Date of adoption by Council	XX XX 2022 ¹
Resolution Number	
Date by which review must be completed	2028
Relevant Legislation	Local Government Act 2002 s102(3)(a) and s.109(2A)
Statutory or Operational Policy	Statutory
Included in the LTP	No

This policy remits rates under ten specific objectives and criteria:

1. Economic Development
2. ~~Incentives for business expansion~~
3. Incentives to address earthquake-prone buildings
4. Community, sporting and other not-for-profit organisations
5. ~~Contiguous rating units owned or leased by a single ratepayer~~
6. ~~5.~~ Multiple toilet pans
7. ~~6.~~ Penalties
8. ~~7.~~ Land affected by natural calamity
9. ~~8.~~ Land protected for natural conservation purposes
10. ~~9.~~ Financial hardship, disproportionate rates compared to the value of the property, or other extenuating circumstances
11. ~~10.~~ Incentivising residential development

This policy is in addition to the statutory provisions for fully non-rateable land provided in Schedule 1 of the Local Government (Rating) Act 2002.

1 Rates Relief for economic development

1.1 Objective

To assist the economic development of the Rangitikei and to increase the variety of goods and services able to be obtained in the Rangitikei.

1.2 Conditions and criteria

¹ This policy was first adopted 15 July 2004 (04/RDC/154), reviewed 29 June 2006 (06/RDC/193), reviewed 25 June 2009 (09/RDC/233), reviewed 28 June 2012 (12/RDC/112), reviewed 2 May 2013 (13/RDC/109), amendment for earthquake-prone buildings 30 October 2014 (14/RDC/233), amendment for incentives for business development 29 October 2015 (15/RDC/307), amendments for financial hardship, disproportionate rates, extenuating circumstances 26 May 2016 (16/RDC/117), amendments for incentivising residential development 31 January 2019 (19/RDC/019), 31 October 2019 (19/RDC/395), 12 December 2019 (19/RDC/427), reviewed 25 June 2020 (20/RDC/209).

As provided by section 85 of the Local Government (Rating) Act 2002, the Council will consider the remission of rates (other than Uniform Annual Charges) to any business or businesses that wish to establish and operate as a business which in the view of the Council:

- is a new type of business or a type of business which does not compete with any existing business within a recognised zone or area; and
- operates from premises, which are regarded as commercial, i.e. as distinct from residential.

1.3 Consideration of Applications

Applications for a remission of rates for economic development may be made at any time to the Council's Chief Executive.

Applications will be presented to Council for consideration having regard for the six attributes in the table below. Each attribute will be scored on a five point scale (1 being the lowest and 5 the highest) and weighted according to the specified significance.

No rates remission will be granted to an application which scores fewer than 5 unweighted points for the two attributes of high significance.

The score evaluation will be conducted in open meeting. However, as section 38(1)(e) of the Local Government (Rating) Act prohibits public disclosure of remissions, the determination of the basis for a remission and setting of the actual amount and term of the remission will be determined by Council in a public excluded session.

~~2 Incentives for business expansion~~

~~2.1 Introduction~~

~~Council recognises the value that the District's businesses provide in terms of local employment and services. Some businesses play an important part in attracting non-residents to visit and spend money in the District; others have a significant regional or national presence and (particularly farming businesses) may be significant exporters. Some businesses have been operating within the District for many years, and that plays a part in building the community's cohesiveness and resilience.~~

~~Continuity for many businesses requires growth and expansion. Council has some ability to encourage this, not only by ensuring that the appropriate infrastructure (roading, water, wastewater and stormwater services) are available, but also through reducing rates for a while and the user pays component of building and resource consent fees.~~

~~This policy applies to all businesses in the District which are~~
~~a. extending their buildings;~~

- ~~b. increasing their permanent staff count; and/or~~
- ~~c. investing in technology or equipment to increase their efficiency and/or market reach.~~

~~This policy does not distinguish between types of business enterprise — expansion of a farming enterprise is potentially as eligible for consideration as expansion of clothing retailer.~~

~~Local ownership and management is not a pre-requisite for eligibility (but it is an attribute taken into account when Council considers an application for remission).~~

~~2.2 — Scope of remission~~

~~A full or part remission of rates over the property where the expansion is occurring may be granted for up to five years.~~

~~Remission may be calculated on the difference between the new and previous valuation of the property following completion of the building expansion.~~

~~Remission may be for the full extent of rates or over a specified portion (e.g. over the general rate but still requiring payment of the uniform annual general charge and any targeted rates).~~

~~Any remission granted is to the ratepayer of the property. It is transferable to a successive owner of the property provided the extent of the business is not reduced.~~

~~Any remission granted will take effect from the next rates instalment but will always end at the end of Council's financial year (i.e. 30 June).~~

~~2.3 — Consideration of applications~~

~~Applications for a remission of rates may be made at any time to the Council's Chief Executive.~~

~~Council will consider the application having regard for the six attributes in the table below. Each attribute will be scored on a five point scale (1 being the lowest and 5 the highest) and weighted according to the specified significance.~~

~~No rates remission will be granted to an application which scores fewer than 5 unweighted points for the two attributes of high significance.~~

~~The score evaluation will be conducted in open meeting. However, as section 38(1)(e) of the Local Government (Rating) Act prohibits public disclosure of remissions, the determination of the basis for a remission and setting of the actual amount and term of the remission will be determined by Council in a public excluded session.~~

~~2.4 — Administration~~

~~During March of each year, Council will review whether the basis of granting the remission remains valid. The ratepayer of the property will be required to provide evidence of this to Council's Chief Executive. If the evidence is not sufficiently conclusive, Council will be informed and, having considered the matter, may vary or terminate the remission.~~

~~2.5 — Considerations in remission of rates as an incentive for business expansion~~

ATTRIBUTE	EXPLANATION	SIGNIFICANCE
Employment opportunities	Regard will be given to the number of new jobs created by the expansion, their characteristics (seasonal/skill etc.) and the likelihood that they will be filled by people who live locally	High (25%)
Previous <u>i</u> mpact of the business on the local economy	Regard will be given for the significance of the business in the local (or district) economy, and how the business <u>will</u> has complemented, supported or developed other enterprises	High (25%)
Previous <u>i</u> mpact of the business on the local community	Regard will be had for how the business <u>will</u> has engaged with the community, e.g. by way of sponsorship, involvement with volunteer groups etc.	Medium (15%)
Stability of investment	Regard will be had for likelihood of the expansion being sustained over the longer term	Medium (15%)
Technological leadership	Regard will be had for the extent to which the business applies/develops technology to improve the quality of its	Low/Medium (10%)

	product, extend market reach etc.	
Ownership structure	Regard will be had for the extent to which the business is owned and managed locally	Low/Medium (10%)

3.2 Incentives to address earthquake-prone buildings

3.2.1 Introduction

Council recognises the value of addressing earthquake-prone buildings, either by strengthening them or by rebuilding following demolition. While there will be varying views over the respective value of preserving heritage compared with creating a new structure, Council's concern is that such sites remain viable business entities. Council recognises that strengthening all or part of heritage buildings or retaining the street façade as part of a replacement building helps retain townscape character.

This policy applies to

- a) all buildings originally constructed prior to 1945 in the commercial zones of the District where the businesses operating within them (currently or projected) depend on the presence of a significant number of public customers or employees to be viable; and
- b) any other commercial or industrial building where the businesses operating within it (currently or projected) depends on the presence of a significant number of public customers or employees to be viable, for which the owner provides evidence of a professional assessment that the building is earthquake prone (i.e. below the 33% threshold of the New Building Standard).

This policy does not apply to any earthquake-prone building for which the Council has provided grants and/or waiver of fees equivalent to (or exceeding) financial assistance available within this policy. Where that assistance is less, the policy will be applied on a pro rata basis.

This policy does not apply to any demolition, strengthening or rebuilding for which building consents were issued prior to this policy being adopted.

3.2.2 Remission during building work

A full remission of rates will be granted for up to six months during the period when

- a) the building is strengthened; or
- b) the building is demolished, and a new building is erected on the site; or

- c) the building is demolished, the site is cleared and (in consultation with the Council) set out for passive public use, and a new building is erected on another site within the commercial area of that town

The site must be unoccupied other than by contractors undertaking the building work.

Application for this remission must be made no later than three months before the intended strengthening and demolition. The application must include documentation which gives evidence of

- a) *either* the proposed strengthening work and the time envisaged for that work to be done,
- b) *or* the proposed demolition and rebuilding and the time envisaged for that work to be done.

Approval of this remission will be associated with a waiver of all District Council consent costs up to a maximum of \$5,000 (plus GST). This excludes any government levies and charges, which will remain the responsibility of the property owner.

If the proposed strengthening or demolition/rebuilding is not achieved within the time noted in the application, or as otherwise mutually agreed, Council will reverse the remission and may recover part or all of the waived fees.

3.32.3 Remission following completion of building work

A full remission of rates will be granted for a maximum of three years for a property containing one or more earthquake-prone buildings once a Code Compliance Certificate has been issued for *either* the strengthening of such earthquake-prone buildings *or* the erection of a new building on a site previously occupied by one or more earthquake-prone buildings *or* the erection of a new building on another site in the commercial zone of that town provided that the use of the former site is consistent with the provisions of the District Plan, irrespective of whether the owner retains the site, transfers it to another entity or (at no cost) vests that site in Council.

Application for this remission must be made no later than three months after the issue of the Code Compliance Certificate.

This remission is available only to the owner of the site when the strengthening or new building work was undertaken.

2.4 Consideration of applications

Applications for a remission of rates may be made at any time to the Council's Chief Executive.

The Chief Executive has authority to grant the remission up to \$5,000 (excl GST) Amounts above this level require Council approval.

43 Rates remissions for Community, Sporting and other Not-For-Profit Organisations

4.13.1 Objective

To facilitate the ongoing provision of non-commercial community services and non-commercial recreational opportunities for the residents of the Rangitikei District.

4.23.2 Conditions and criteria

This part of the policy applies to land owned or occupied by a charitable organisation, (by or in trust for any society or association of persons, whether incorporated or not) which is used exclusively for the free maintenance and relief² of persons in need³, or provides welfare, sporting, recreation, or community services. The policy does not apply to organisations operated for private pecuniary profit.

Full Remission

To qualify, land –

- must be owned and occupied by an organisation, whose object or principal object is to promote generally the arts or any purpose of recreation, cultural, health, education, or instruction for the benefit of all the residents or any group or groups of residents of the District, and who are responsible for the rates; and
- does not fit within the definition of non-rateable land under schedule 1 of the Local Government (Rating) Act 2002; but
- is not leased to a third party and the terms of the lease provide for rates to be paid by the Lessor.
- excludes land in respect to which a club licence under the Sale of Liquor Act 1989 is for the time being in force.

The Council will grant the following rates remission:

- 100% on all rates other than rates for utility services.
- 50% on rates for utility services (water supply, sewage disposal, and stormwater).

Partial Remission

²An Institution will be treated as carried on for the free maintenance and relief of the persons to whom this clause applies if;

(a), those persons are admitted to the institution regardless of their ability to pay for the maintenance or relief; and
(b) no charge is made to those persons or any other persons if payment of the charge would cause those persons to suffer hardship.

³Persons in need are defined as persons in New Zealand, who need care, support, or assistance because they are orphaned, aged, infirm, disabled, sick or needy.

To those organisations in respect to which a club licence under the Sale of Liquor Act 1989 is for the time being in force the council will grant the following rates remission.

- A remission of 75% on all rates other than rates for utility services.

4.33.3 Application Information

Organisations making application for the first time must include the following in their application:

- statement of objectives or charter document; and
- financial accounts; and
- information on activities and programmes; and
- details of membership or clients; and
- any other information that supports the application in relation to the eligibility criteria

Council requires that organisations receiving the remission under this specific objective must confirm their eligibility on an annual basis. Council will remind organisations of this requirement prior to the first rates instalment in any rates year.

3.4 Consideration of Applications

Applications for this type of rate remission should be made to the Chief Executive officer. The Chief Executive Officer has the authority to assess and approve, as appropriate, this type of rate remission application.

~~4.4 Contiguous rating units owned or leased by single ratepayer~~

~~4.5 Objective~~

~~To enable the Council to act fairly and reasonably in its consideration, remission of rates where two or more rating units fail to meet the requirements of section 20 of Local Government (Rating) Act 2002, to be treated as one unit for setting a rate ONLY because the units are NOT owned by the same person or persons.~~

~~4.6 Conditions and Criteria~~

~~Two or more rating units may be treated as 1 unit for setting a rate if those units are~~

~~(a) used jointly as a single unit; and~~

~~(b) contiguous or separated only by a road, railway, drain, water race, river, or stream, and~~

~~(c) leased so as to meet all the requirements of Section 11 of the Local Government (Rating) Act 2002 such that the lessee is entered into the rating information database and district valuation roll as the ratepayer in respect of a rating unit.~~

~~Section 11 of the Local Government (Rating) Act 2002 states:~~

~~Entry of ratepayer in rating information database and district valuation roll~~

~~(1) The name of the following persons must be entered in the rating information database and district valuation roll as the ratepayer in respect of a rating unit:~~

- ~~(a) the owner of the rating unit; or~~
- ~~(b) the lessee of the rating unit a lease that—~~

~~(i) is registered, after the commencement of section, under section 115 of the Land Transfer Act 1952; and,~~

~~(ii) is for a term (including renewals) of not less than 10 years; and~~

~~(iii) provides that the lessee must be entered in the rating information database and the district valuation roll as the ratepayer in respect of the unit.~~

~~(2) The name of a person who is a lessee of a rating unit must be entered in the rating information database and district valuation roll as the ratepayer in respect of the unit if—~~

~~(a) the name of the person was, immediately before the commencement of this section, entered in the district valuation roll as the occupier of a separately rateable property under the Rating Powers Act 1988 that substantially corresponds with the rating unit entered in the rating information database; and~~

~~(b) the person is a party to a lease or licence with the owner—~~

~~(i) that was entered into by the owner and the person before 8 August 2001; and~~

~~(ii) remains in force; and~~

~~(iii) either—~~

~~(A) precludes the renegotiation of rent or any other payments that would allow the owner to be reimbursed if the owner were directly liable to pay the rates due on the unit; or~~

~~(B) is a lease registered under section 115 of the Land Transfer Act 1952.~~

~~(3) Subsection (1) is subject to subsection (2).~~

~~(4) For the purposes of subsection (2), it is sufficient evidence, unless the contrary is proved, that the person referred to in that subsection must be named in the rating information database and the district valuation roll if,—~~

~~(a) in the case of a lease under subsection (2)(b)(iii)(A), the owner has provided a statutory declaration to the local authority that those provisions apply;~~

~~(b) in the case of a lease under subsection (2)(b)(iii)(B), the owner has provided a certified copy of the certificate of title in relation to the unit that shows the lease has been registered.~~

~~(5) For the purposes of subsection (2)(b)(ii), a lease must be treated as remaining in force if the lessee has exercised a right to renew the lease on the same terms and conditions.~~

~~(6) In this section, lessee includes a person to whom the lessee transfers or assigns the lessee's interest in the lease.~~

~~4.7 Application Information~~

~~The applicant must apply in writing to the Group Manager Finance and Business Support of Rangitikei District Council providing details of the lease agreement, including a copy of the lease, which qualifies the applicant for this remission.~~

~~The applicant must advise Council of any change in circumstances or the terms of the lease and will, in all events, confirm eligibility on an annual basis.~~

54 Remission of rates set on Multiple Toilet Pans

5.14.1 Objective

To recognise that many properties with multiple toilet pans are not fully utilised and offer some relief to those rating units so affected.

5.24.2 Conditions and criteria

Where the Council has set a rate per number of water closet and urinals (toilet pans) within the rating unit or part of the rating unit the Council will remit the rate according to the following formula:

- The first two pans will receive only one charge
- 3-10 toilet pans: 50% of the value of the Uniform Fixed Annual Charge for each pan
- 11+ toilet pans: 75% of the value of the Uniform Annual Charge for each pan

4.3 Application of remission

This remission is applied by Council staff, based on historical data and any new building/resource consents that are received.

65 Remission of penalties

6.15.1 Objective

To enable the Council to act fairly and reasonably in its consideration of rates that have not been received by the Council by the Penalty date.

6.25.2 Conditions and criteria

- Unless there is an element of error on the part of the Council or the Council staff, then any application for penalty remission is declined unless remitted as part of a payment plan.
- The ~~Group Manager~~ Finance ~~and Business Support Officer~~ Rates is delegated the authority to remit one instalment penalty in cases where the rate payment history of the property occupier over the last five years (or back to purchase date where property has been occupied/owned for less than five years) shows no evidence of previous late payment and the instalment was received within 10 working days of the penalty date.
- The ~~Group Manager~~ Finance ~~and Business Support Officer~~ Rates is delegated the authority to remit one instalment penalty if the owner/occupier of the property enters into a Direct Debit payment plan for the next instalment.

76 Remission of rates on Land Affected by Natural Calamity

7.16.1 Objective

To assist ratepayers experiencing extreme financial hardship due to a natural calamity that affects their ability to pay rates.

7.26.2 Conditions and criteria

This part of the policy applies to a single event where erosion, subsidence, submersion, or other natural calamity has affected the use or occupation of any rating unit. The policy does not apply to erosion, subsidence, submersion, etc that may have occurred without a recognised major event.

The Council may, at its discretion, remit all or part of any rate assessed on any rating unit so affected by natural calamity.

The Council will set the criteria for remission with each event. Criteria may change depending on the severity of the event and available funding at the time. The Council may require financial or other records to be provided as part of the remission approval process.

~~Remissions approved under this policy do not set a precedent and will be applied only for each specific event and only to properties affected by the event.~~

6.3 Consideration of applications

Applications for this type of rate remission may be made at any time to the Council's Chief Executive. Applications will be presented to Council for consideration.

87 Rates remission on Land Protected for Natural Conservation Purposes

8.17.1 Objective

To provide rates relief to property owners who have voluntarily protected land of natural conservation purposes; to protect and promote significant natural areas; and to support the District Plan where a number of these features have been identified.

8.27.2 Conditions and Criteria

Ratepayers who own rating units which include significant natural areas, including those identified in the District Plan, and who have voluntarily protected these features, may qualify for remission of rates under this part of the policy.

Land that is non rateable under section 8 of the Local Government (Rating) Act and is liable only for rates for water supply, wastewater or refuse collection will not qualify for remission under this part of the policy.

Applications must be made in writing. Applications should be supported by documentary evidence of the protected status of the rating unit, e.g. a copy of the covenant or other legal mechanism.

Applications for the remission will be considered by officers of the Council acting under delegated authority from the Council.

In consideration of any application for rates remission under this part of the policy, Council will consider the following criteria:

- The extent to which the protection of significant natural areas will be promoted by granting remission of rates on the rating unit;
- The degree to which the significant natural areas are present on the land, and
- The degree to which the significant natural areas inhibit the economic utilisation of the land.

In granting the submissions for land protected for natural conservation purposes, the Council may specify conditions that must be met before remission is granted. Applicants will agree in writing to these conditions and agree to repay the remission if the conditions are violated.

Council will decide remissions on a case-by-case basis; remissions will usually be applied to the value of the rating unit or proportion of a rating unit that contains the areas of significant natural flora.

The Council may agree to an on-going remission in perpetuity provided the terms and conditions of the voluntary legal mechanism applying to the feature are not altered.

7.3 Consideration of applications

Applications for this type of rate remission may be made at any time to the Council's Chief Executive. Applications will be presented to Council for consideration.

98 Financial hardship, disproportionate rates compared to the value of the property or other extenuating circumstances

Council may, on application of a ratepayer, remit all or part of a rates assessment for one or more years if satisfied there are sufficient grounds of financial hardship by the ratepayer, or where the size of the annual rates assessment compared with the rateable value of the property is deemed disproportionately high, or where there are other extenuating circumstances to do so.

Council's threshold for 'disproportionately high' is where the annual rates assessment exceeds 10% of the rateable value of the property.

Council is also able to reduce or waive rates only in those circumstances which it has identified in policies. This addition allows Council to consider individual circumstances, but it does not compel Council to reduce or waive rates.

8.1 Consideration of applications

Applications for this type of rate remission can be approved as follows:

Disproportionately High' : Finance Officers

Financial Hardship (upto \$5,000) : Group Manager Corporate Services

Financial Hardship (over \$5,000) : Council

109 Incentivising residential development

Objective

To increase the amount of housing stock in the Rangitikei.

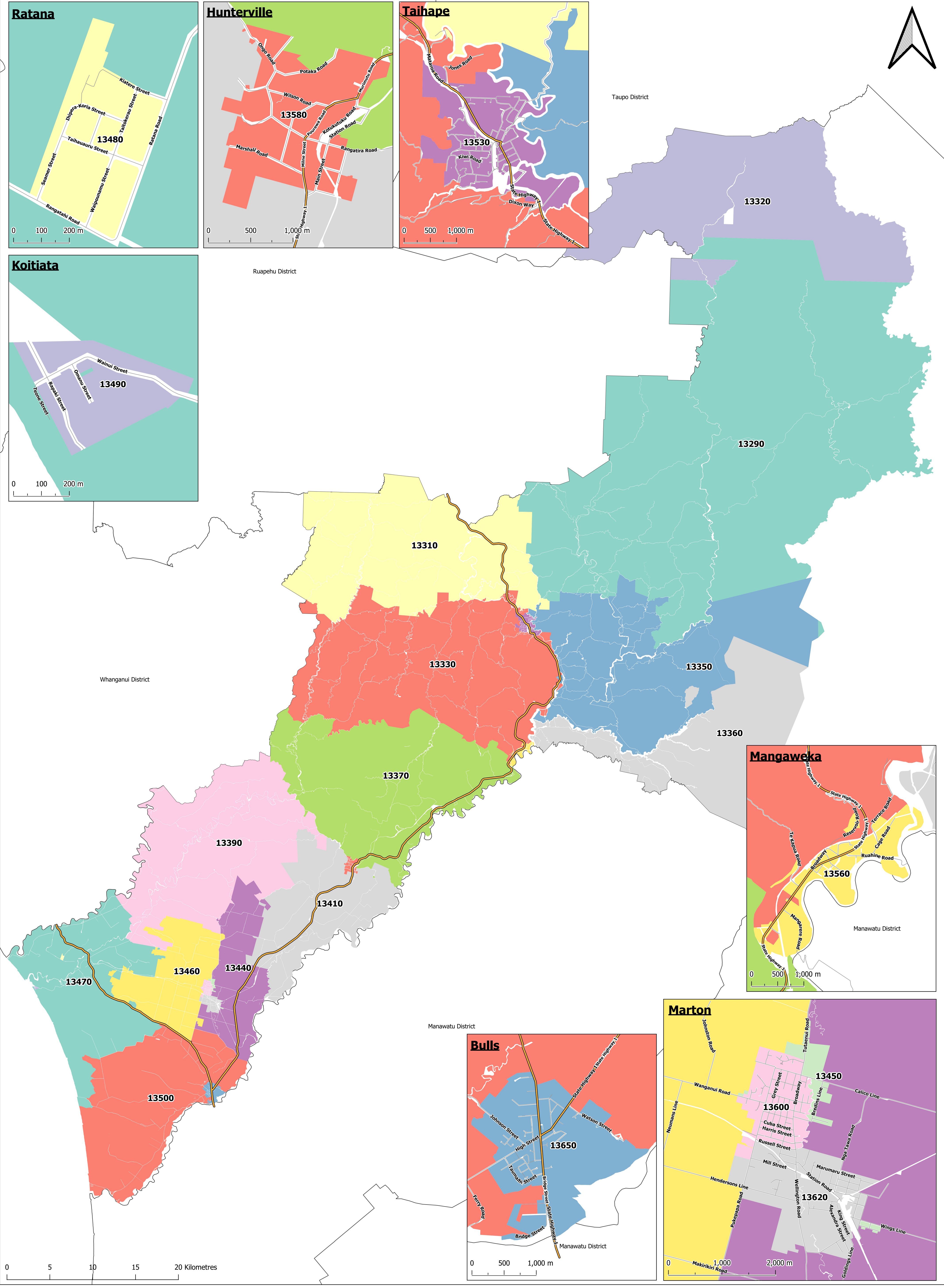
Conditions and criteria

This remission is applied in two different ways, depending upon the location of the property.

For locations at the northern end of the District (effectively Hunterville and to the north of Hunterville) this remission applies as below. Such locations are identified based on District valuation numbers, being:

13580; 13330; 13350; 13360; 13560; 13310; 13530; 13290; 13320

The map below shows these roll numbers



For all other locations, this remission only applies where:

- A building consent has been issued by 30 June 2022; and
- The building construction is complete and a Code Compliance Certificate has been issued by Council inspection no later than 31 December 2023.

Rates remission on new or relocated dwellings

1. Council may grant a rates remission on a new residential building constructed anywhere in the Rangitikei District or a relocated dwelling if brought from outside the District and so certified by the agency undertaking the relocation
2. The remission will be for a total of \$5,000 (GST inclusive), and available after the Council has issued a building code compliance certificate for the dwelling. The remission will end once \$5,000 of rates has been remitted. The remission applies to the property and if sold will be transferred to the subsequent owner.
3. If more than one qualifying new or relocated dwelling is constructed on a single rating unit, the remission is increased proportionate to the number of dwellings.
4. A remission will be considered, by way of waiver of internal building consent costs, if the otherwise qualifying new or relocated dwelling is replacing an existing dwelling. Waiving of internal building consent costs for a new dwelling replacing an existing dwelling be calculated by taking the percentage increase in ratable value between the new house and the existing house and applying this percentage to the \$5,000 ratable value, with the proviso that \$5,000 would be the maximum amount waived.
5. The remission is not available retrospectively for otherwise qualifying new or relocated dwellings which have been completed before the commencement date of this policy.
6. If approved the remission will be allocated against the rate account pertaining to that property.

Rates remission on subdivisions for residential purposes

1. Council may grant a rates remission on a residential subdivision with a minimum of three sections anywhere in the Rangitikei District.
2. If a subdivision for residential purposes receives resource consent approval *after* the commencement date of this policy, Council will remit all rates which are fixed amounts* for up to three years (commencing from 1 July) on that portion of the subdivision which is unsold during that time provided at least one section has been sold. This includes sections to be used for roading (but this is not deemed to be sold).
3. If a subdivision for residential purposes receives resource consent approval *no earlier than two years before* the commencement date of this policy, Council will credit all rates which are fixed amounts and paid from 1 July following the date of resource consent approval for up to three years.
4. Any section sold from a subdivision for residential purposes during the three-year period when a remission has been granted over the whole site will be remitted 75%

of all rates which are fixed amounts for one year. The remission available for new or relocated homes will apply after that year, if eligible.

5. New rates are calculated and applied at 1 July, being the start date for Council's financial year.

6. If approved, the remission will be credited against the rate account pertaining to that property.

-*Rates which are fixed amounts are: the Uniform Annual General Charge; connected and public good charges for water, wastewater and stormwater; and solid waste disposal.

**Where sections are contiguous, only one of those sections can be rated for rates which are fixed amounts.

9 July 2020

10 Any other matters

This list of rate remissions in this Policy is to be regarded as a list of the most common types of rate remissions. Any rate payer can apply for a remission on rates for any other reason. Such applications can be made to the Chief Executive and will be presented to Council for decision.



SUMMARY OF INFORMATION

Draft Rates Remission for Māori Freehold Land Policy

Reason for the proposal

Council's Rates Remission for Māori Freehold Land Policy is required under section 102 of the Local Government Act 2002, with the specific requirements set out under section 108.

The policy provides for the fair and equitable collection of rates from Māori freehold land, recognising that certain Māori-owned freehold lands have particular conditions, features, ownership structures or other circumstances determining the land as having limited rateability under legislation. This policy also acknowledges the desirability of avoiding further alienation of Māori freehold land.

Major changes to the Policy

- Include in the introduction a new section that supports the principles set out in the preamble to Te Ture Whenua Māori Act 1993.
- Amend Section 1.3 so that it aligns to Schedule 1 of the Local Government (Rating) Act 2002 that outlines what land is non-rateable.
- Some land under the conditions and criteria within the Policy are now non-rateable under the Local Government (Rating) Act 2002, therefore Section 4 of the Policy has been amended to reflect this as remissions would no longer be applicable.
- Include a new section (4.5) to expand and enhance Section 4.4 of the Policy to reflect changes made to Section 114A the Local Government (rating) Act 2002. This is in reference to Māori freehold land under development.
- Other various amendments have been made for clarification.

Major aspects of the Policy

The major aspects of the Policy include:

Objectives

The Policy sets out objectives for rates relief for Māori Freehold Land. These include to support and take account of; the use of the land for traditional purposes, the relationship of Māori with their ancestral lands, avoiding further alienation of land, Waahi Tapu, the support for Marae, papakainga housing and Kaumatua housing, the importance of the natural environment, and legal access to land.

Conditions and Criteria

The Policy identifies three key conditions and criteria for eligibility for a rates remission:

- Unoccupied land
- Economic development
- Papakainga development.

Exclusions are specified – where the site contains a dwelling, the land is leased, or the land is used by one of the owners.

Procedural Matters

The Policy also sets out the procedure for the consideration of applications for rates remissions and rates arrears on Māori freehold land. There are no postponement of rates provided for under the Policy.

Submissions

Written submissions from the public are open until **5pm Monday 9 May 2022**

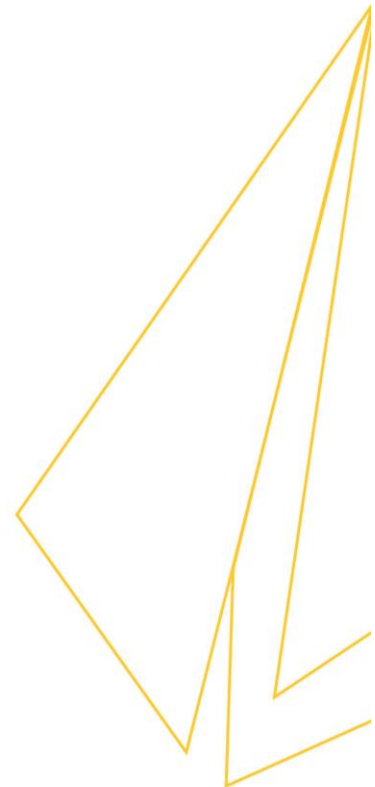
Parties who make a written submission may also make an oral submission. Oral submissions are scheduled to be held Thursday 19 May 2022.

You need to indicate on your submission form if you wish to speak to your submission.

Further information

Further information and a submission form, is available at the following places:

- Council's website www.rangitikei.govt.nz
- Council's libraries in Marton, Bulls and Taihape
- Council's Main Office in Marton
- By calling 0800 422 522





Draft Rates Remission Policy for Māori Freehold Land 2022

Name	
Organisation (if applicable)	
Postal address	
Phone	
Email	
Do you support the amended Rates Remission Policy for Māori Freehold Land?	
Yes <input type="radio"/>	No <input type="radio"/>
Comments	
Attach additional information or pages if necessary	
Signed	
Date	



RATES REMISSION FOR MĀORI FREEHOLD LAND

Date of adoption by Council	XX XX 2022 ¹
Resolution Number	
Date by which review must be completed	2028
Relevant Legislation	Local Government Act 2002 s102 and 108
Statutory or Operational Policy	Statutory
Included in the LTP	No

1 Introduction

1.1 Māori freehold land is recognised under the Te Ture Whenua Māori Act 1993 as a taonga tuku iho of special significance to Māori passed from generation to generation. An interest in Māori land is also considered a tangible whakapapa (genealogical) link for owners to their past and present whānau, hapū and Iwi, whether they live on or close to the land or not.

1.2 The Policy provides for the fair and equitable collection of rates from Māori freehold land, recognising that certain Māori-owned freehold lands have particular conditions, features, ownership structures or other circumstances determining the land as having limited rateability under legislation. This Policy also acknowledges the desirability of avoiding further alienation of Māori freehold land.

Note: The policy applies to unsold land affected by the Māori Affairs Amendment Act 1967, which provided for Māori land owned by not more than four persons to be changed to General land. While this amendment was repealed in 1973, those blocks that had been changed remained as General land and therefore could be subject to compulsory sale to recover rate arrears.² The onus for identifying this status to the Council lies with the land owners.

1.3 Some provisions exist within the Local Government (Rating) Act 2002 exempting land from rates; these are as follows and apply automatically to land of this nature:

- Land that ~~does not exceed 2 hectares and that~~ is used as a Māori burial ground.
- Maori customary land.

¹ This policy was first adopted 15 July 2004 (04/RDC/154), was reviewed 29 June 2006 (06/RDC/193) and 25 June 2009 (09/RDC/233)

² Te Puni Kokiri is currently working with the owners of the remaining titles to make them aware of the status of the land. In addition, Te Puni Kokiri and the Māori Land Court intend undertaking a programme to identify all Māori land titles affected by the Amendment and communicating this status of the titles to the current owners.

- Land that is set apart under section 338 of Te Ture Whenua Māori Act 1993 or any corresponding former provision of that Act and used for the purposes of a meeting place, excluding any land used —
 - (a) primarily for commercial or agricultural activity; or
 - (b) as residential accommodation.
- Land that is a Māori reservation held for the common use and benefit of the people of New Zealand under section 340 of Te Ture Whenua Maori Act 1993.
 - ~~(a) that is used for the purposes of a marae or meeting place and that does not exceed 2 hectares; or~~
 - ~~(b) that is a Maori reservation under section 340 of that Act. Maori freehold land that does not exceed 2 hectares and on which a Maori meeting house is erected.~~
- Land that is used for the purposes of a marae, excluding any land used —
 - (a) primarily for commercial or agricultural activity; or
 - (b) as residential accommodation
- Māori freehold land on which a meeting house is erected, excluding any land used—
 - (a) primarily for commercial or agricultural activity; or
 - (b) as residential accommodation.
- Land used for the purposes of a Kohanga Reo educational establishment.
- Māori freehold land that is, for the time being, non-rateable by virtue of an Order in Council made under section 116 of this Act, to the extent specified in the order.
- An unused rating unit of Māori freehold land.

2 Interpretation/Definition

General Land means land that is not Māori Freehold Land.

Papakainga means the development of dwellings on ancestral land (whether held in Māori Multiply-Owned land ownership or not), and where the development provides for the reconnection and resettlement of Iwi and hapu to their acknowledged ancestral lands. This definition does not apply to single developments or multi-lot subdivisions that are not intended for resettlement purposes.

Māori freehold Land is defined by section 5 of the Local Government (Rating) Act 2002 as “land whose beneficial ownership has been determined by the Māori Land Court by freehold order”. Only land that is the subject of such an order may qualify for remission under this policy.

Māori freehold land in multiple ownership means Māori freehold land owned by more than 2 persons.

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.

Unoccupied means, in respect of a block of land or a portion of a block of land, that there is no person, whether with a beneficial interest in the land or not, who, alone or with others:

- leases the land, and/or
- does any of the following things on the land, with the intention of making a profit or for any other benefit
- resides on the land
- de-pastures or maintains livestock on the land
- stores anything on the land.

Urupa means cemetery or burial site.

Waahi Tapu means a place sacred to Māori in the traditional, spiritual, religious, ritual and mythological sense.

3 Objectives

The objectives of this Policy is to provide rates relief for Māori freehold land to recognise, support and take account of:

- the use of the land by the owners for traditional purposes;
- the relationship of Māori and their culture and traditions with their ancestral lands;
- avoiding further alienation of Māori freehold land;
- facilitating any wish of the owners to develop the land for economic use;
- the presence of Wāhi Tapu that may affect the use of the land for other purposes;
- the importance of the land in providing economic and infrastructure support for marae and associated papakainga housing (whether on the land or elsewhere);
- the importance of associated housing in providing Kaumātua support and enhancement for Marae;
- the importance of the land for community goals relating to:
 - the preservation of the natural character of the coastal environment;

- the protection of outstanding natural features; and
- the protection of significant indigenous vegetation and significant habitats of indigenous fauna.
- matters related to the legal, physical and practical accessibility of the land;
- land that is in and will continue to be in a natural and undeveloped state.

4 Conditions and Criteria

A. 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.~~

B. Economic Development

4.4 Māori 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.

4.5 Council may remit all or part of the rates if it is satisfied the development is likely to:

- Benefit the District by creating new employment opportunities
- Benefits the District by creating new houses (this extends to Papakainga Development)
- Benefit Council by increasing Council's rating base in the long term
- Benefit Māori in the District by providing support to Marae in the District
- Benefits the owners by facilitating the occupation, development and utilisation of the land

4.6 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.

C. Papakainga Development

4.7 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 five years.

4.8 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 Māori to live on their traditional lands and embrace their culture and traditions.

5 Exclusions

5.1 As a general principle rates will be payable on Māori Freehold Land where:

- a) The land contains a habitable dwelling and is occupied as a permanent residence.
- b) The land is leased to an external party.
- c) The land is used for the personal use of one of the owners.

6 Process of Application and Consideration for Rates Remission under this policy

Applications

6.1 On application to the Rangitikei District Council, consideration will be given for the remission of rates on Māori freehold land under this policy.

6.2 The application for rates remission under this policy shall include:

- details of appropriate contacts;
- details of property and occupancy;
- the condition(s), as listed in Section 3 of this policy, under which the application is made;
- any relevant information to support the application, such as historical, ancestral, cultural, archaeological, geographical or topographical information;
- details of the financial status of the land supported by full financial statements;
- a copy of any agreements or licenses to operate on the land; and
- a declaration stating that the information supplied is true and correct and that any changes in circumstances during that period of rate remission will be notified to the Council.

7 Consideration of Applications by Māori Land Rates Remission Committee

7.1 All applications for rates remission under this policy shall be considered and decided upon by the Māori Land Rates Remission Committee. The Māori Land Rates Remission Committee is to consist of three Council members and three Tangata Whenua, nominated by Te Roopu Ahi Kaa.

7.2 Any decision as to whether any land or part thereof meets or continues to meet the qualifying criteria shall be made by the Māori Land Rates Remission Committee.

Six Year Duration

7.3 Any remission of rates granted under this policy will generally apply for a six-year period.

7.4 All remissions are reviewed every six years. ~~The last review was 2015, therefore, the next review will be 2021.~~

7.5 If the use of a property changes within the period the owners will notify the Council immediately and the remission status of the property will be reviewed.

7.6 Any changes of rates remission status will be effective from the date the property use changed.

Right of Appeal to Full Council

7.7 If an applicant considers the decision of the Māori Land Rates Remission Committee is not correct they may appeal to the full Council.

8 Māori Land Rates Remission Committee can consider properties without Application by Owners (i.e. Committee-generated Applications)

- 8.1 If a property could apply for a rates remission but the owners have not applied for the remission, the Committee can consider the granting of a remission of rates under the criteria outlined in Section 3 of this Policy.
- 8.2 An example of the situation where this Committee-generated application could apply is where ~~land is unoccupied the presence of an unregistered urupa is publicly known~~ but an application has not been made as the owners are geographically dispersed.

9 Rate and Penalty Arrears Write Off

Intention to Write Off Rate Arrears and Penalties

- 9.1 For a number of landlocked properties considerable rate arrears have accrued over the past decade due to an inability of the property to sustain the rates assessed.

Council will write off rates arrears in respect of

- a) land that is subject to a Ngā Whenua Rāhui kawenata; and
- b) Māori freehold land that is unused (within the meaning of Schedule 1 of this Act).

~~Council intends to write off these arrears, on a case-by-case basis, once the Committee has approved a Māori land rate remission for individual properties.~~

Committee can recommend arrears write off to Council

- 9.2 When considering a Māori land rate remission the Committee is to assess any rates and penalty arrears on the property. If these arrears have resulted from the inability of the property to sustain the rates, the Committee is to recommend to Council that the arrears be written off.

10 Right to change conditions and criteria

- 10.1 The Council reserves the right to add to delete or alter in any way the above conditions and criteria from time to time.
- 10.2 When making such changes Council will follow its ~~consultation~~ Significance and Engagement ~~Policy~~ and ensure affected parties are engaged in the change process.

11 No postponement of rates

- 11.1 Nothing in this policy is to be taken as providing or implying a policy providing for the postponement of rates on Māori freehold land.