

! Important Information

You must complete the form in full to apply for remission of UAGC and certain targeted rates under this policy. See the full policy criteria at the end of this form.

Policy Objective

To provide for the remission of the UAGC and certain targeted rates on properties when circumstances are inappropriate and/or impractical to charge them; when Council may wish to encourage subdivision development in urban areas. It includes:

- a) Multiple dwellings.
- b) Dwellings on rural and commercial property essential to the business.
- c) Uninhabitable dwellings or land.
- d) Land which cannot be built on.
- e) Land which is contiguous.
- f) Land that has been recently subdivided.
- g) Low value properties.
- h) Other examples of unintended consequences.

This objective supports the principle of making a modification to the rates to address unintended consequences arising from the application of rating policy.

Note: Certain targeted rates are charged per SUIP (separately used or inhabited part of a rating unit) for services above what would be supplied to a single household or in the case of uninhabitable buildings/properties as a part charge.

1. Applicant details

Name:

Phone:

Mobile:

Email:

2. Property details

As per Section 85 of the Local Government (Rating) Act 2002 and in accordance with Council's policy, I wish to apply for an exemption from the need to pay any additional UAGCs and other targeted charges in respect of the following rating unit(s).

VALUATION NUMBER	PROPERTY ADDRESS
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The total number of separately used or inhabited parts of my rating unit which appear on this rating unit are:
(i.e house, flat, unit, cottage)

I request Council to approve a remission of:

Number of Uniform Annual General Charges

Number of Targeted Rates charges for water connections, refuse or transfer station stickers.

3. Reason for this remission

Please tick the reasons for remission:

Multiple dwellings on the valuation records but:

- One or more dwellings are not being used as dwellings, derelict or uninhabitable
- Are being used by members of the direct family of the ratepayer (eg. granny flats, teenagers)
- One or more are being used by live-in caregivers or to provide humanitarian assistance. **(Please go to 4A)**

Business with separately accessible accommodation on the rating unit which is a prerequisite for the efficient operation of the business. **(Please go to 4B)**

Dwellings on rural land that are vacant for more than three months of the current rating year and no income is derived from the use of the dwelling. **(Please go to 4B)**

Building consent refusal **(Please go to 5)**

Near contiguous rural properties up to 10km apart:

- Operating as a single farming unit
- Used for the same purpose and the same business. **(Please go to 6A)**

Near contiguous subdivision properties in common ownership. **(Please go to 6B)**

Properties valued below \$6,001. **(Please go to 7)**

Other examples of unintended consequences. **(Please go to 8)**

4. Multiple dwellings – residential, commercial and rural properties

Please tick the condition and criteria you meet:

4A. Residential / lifestyle properties

The physical conditions of the property would make it inappropriate or impractical for the additional dwelling or flats to be separately inhabited.

A dwelling in very poor and uninhabitable condition.

A dependency relationship between the primary ratepayer and the occupiers of the flat/dwelling.

a) What is the relationship of the occupant to the ratepayer?

b) Is any rent charged? Yes No If yes, how much rent is charged? \$

Please enter the name of the person or persons occupying the separate parts and whether they are the owner's family.

Valuation Number:

UNIT	USE	INHABITED BY
Unit 1		
Unit 2		
Unit 3		
Unit 4		

4B. Commercial and rural properties

A dwelling in very poor and uninhabitable condition.

A dependency relationship between the primary ratepayer and the occupiers of the flat/dwelling.

a) What is the relationship of the occupant to the ratepayer?

The dwelling had been vacant for more than three months of the current rating year and no income has been derived from the use of the dwelling.

A dwelling on rural and commercial property essential to the ongoing operation of the business.

a) An employee is required to live in the dwelling because it is essential to the ongoing operation of the business.

b) Is the employee full time? Yes No

c) Why is it essential for the employee to live on site?

d) Is any rent charged? Yes No If yes, how much rent is charged? \$

Please enter the name of the person or persons occupying the separate parts and state whether they are the employer or employee.

Valuation Number:

6B) Urban subdivision

I wish Council to consider remission of UAGC and certain Targeted Rates on the following properties located in the urban areas and are near contiguous subdivision properties in common ownership.

VALUATION NUMBER

PROPERTY ADDRESS

Ratepayer further comments:

7. Low value properties

The property is not used for any form of residential occupation (other than, for example, camping for a few weeks every year).

I advise the Council that these property/ies have a capital value of less than \$6,001 and the property is not used for any form of residential occupation (other than for example, camping for a few weeks every year).

VALUATION NUMBER

PROPERTY ADDRESS

8. Other examples of unintended consequences

I wish to apply for a remission of UAGC or certain targeted rates for the properties listed below due to the following unintended consequences.

Comments (unintended consequences)

Please note that extra information may be required to process your application.

9. Privacy

In signing this form I acknowledge that the information collected and provided in this application is for the purpose of processing the application and may be published or discussed in public meetings of Council in accordance with the Local Government Information and Meetings Act 1987 and the Privacy Act 2020. I understand I have the right to contact the Council at any time to raise any concerns with this potential publication and/or cancel my application.

10. Signature

Signature:

Date:

12 Uniform Annual General Charge (UAGC) and certain Targeted Rates

12.1 Objectives

To provide for the remission of the UAGC and certain targeted rates on properties where it would be when circumstances are inappropriate and/or impractical to charge them; when Council may wish to encourage sub-division development in urban areas. It includes:

- a. Multiple dwellings.
- b. Dwellings on rural and commercial property essential to the business.
- c. Uninhabitable dwellings or land.
- d. Land which cannot be built on.
- e. Land which is contiguous.
- f. Land that has been recently subdivided.
- g. Low value properties.
- h. Other examples of unintended consequences.

This objective supports the principle of making a modification to the rates to address unintended consequences arising from the application of rating policy.

Note: *Certain targeted rates are charged per SUIP (separately used or inhabited part of a rating unit) for services above what would be supplied to a single household or in the case of uninhabitable buildings / properties as a part charge.*

12.2 Remission Period

Typically for 3 years but up to indefinitely – subject to change of circumstances.

12.3 Remission Value

Up to 100% of the UAGC and selected targeted rates.

Discretionary Targeted rates include:

- a. Water Supply connection charge
- b. Toilet Pan charges
- c. Refuse and recycling collection
- d. Transfer Station refuse sticker charges
- e. Stormwater

12.4 General Conditions and Criteria

The application must support the objectives of this policy.

This policy applies where there are:

- a. Multiple dwellings recorded on the valuation records, but one or more dwellings are not being used as dwellings, are derelict or uninhabitable.
- b. Multiple dwellings on a property, but they are being used by members of the direct family of the ratepayer (such as granny flats, teenagers).
- c. Multiple dwellings on a property, but one or more is used by live-in caregivers, or to provide humanitarian assistance (in other words, used by persons who would normally “live in” if the ratepayer’s primary accommodation had been large enough in the first instance).
- d. Businesses with separately accessible accommodation on the rating unit, which is a prerequisite for the efficient operation of that business.
- e. Dwellings on rural land that are vacant for more than three months of the current rating year and no income is derived from the use of the dwelling.
- f. Uninhabitable land in residential or lifestyle rating categories.
- g. Near contiguous rural properties up to 10 km apart operating as a single farming unit.
- h. Near- contiguous rural properties up to 10km apart used for the same purpose and the same business.
- i. Near contiguous subdivision properties in common ownership.
- j. Properties valued below \$6,001.
- k. Other circumstances where a remission of a UAGC or certain targeted rates is just and equitable.

12.5 Specific Condition and Criteria - multiple dwellings (12.4 (1) (a) (b) &(c))

An assessment will be made as to whether there is:

- a. physical conditions which would make it inappropriate or impractical for the additional dwelling or flats to be separately inhabited, or
- b. a dwelling in very poor and uninhabitable condition, or
- c. a dependency relationship between the primary ratepayer and the occupiers of the flat/dwelling.

Reviewed 3 yearly.

12.6 Specific Condition and Criteria – commercial and rural dwellings (12.4 (d) & (e))

An assessment will be made as to whether there is:

- a. a dwelling in very poor and uninhabitable condition, or
- b. a dependency relationship between the primary ratepayer and the occupiers of the flat/dwelling, or
- c. a dwelling that is vacant for more than three months of the current rating year and no income has been derived from the use of the dwelling, or
- d. a dwelling on rural and commercial property essential to the ongoing operation of the business.

Reviewed 3 yearly.

12.7 Specific Condition and Criteria – uninhabitable land (12.4 (f))

An assessment will be made as to whether a building consent has been refused or it is likely that a building consent would be refused on every part of the property because of flooding or land instability.

Reviewed 5 yearly.

12.8 Specific Condition and Criteria – contiguous properties (12.4 (g) (h) (i))

To provide relief to ratepayers who occupy several near adjacent rating units, but which do not meet the criteria of Section 20 of the Local Government (Rating) Act 2002.

Pastoral

This remission is only applicable to land categorised by the Rating Valuer as a pastoral block.

The remission encourages the use of small pastoral blocks which would otherwise be uneconomic to use without remission of the Uniform Annual General Charge.

An assessment will be made as to whether there is:

- a. Rural properties within 5 km of the parent block and operating as one farming operation.
- b. The remittance of rates is based on the following guide, but can be overridden if it assists in certain circumstances (e.g. financial hardship):
 - i. Up to 500 metres = 80%
 - ii. 501 metres to 3,000 metres = 50%
 - iii. 3,001 metres to 5,000 metres = 20%

Urban sub-divisions

In urban areas, when a developer splits a block of land into two or more titles for the purpose of selling them for separate occupation, the implication of charging full UAGCs as soon as a Deposited Plan is registered could be a financial disincentive to the sub-divider. Council wishes to encourage development, not discourage it.

An assessment will be made as to whether there is:

Urban subdivisions creating more than two near contiguous bare block titles. A remission may be applied for up to 3 years from first assessment or until sold (whichever is earlier).

12.9 Specific Condition and Criteria – low value properties (12.4 (j))

The capital value of the property is less than \$6,001.

The property is not used for any form of residential occupation (other than, for example, camping for a few weeks every year).