

RESIDENTIAL DEVELOPMENT RATE REMISSION APPLICATION FORM

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E info@rangitikei.govt.nz
46 High Street, Private Bag 1102, Marton 4741

Council is committed to incentivising residential development so that more houses are available in the District.

Currently, there is high demand for residential housing and a lack of supply, in particular in Marton and Bulls. In order to address this, Council may apply rates remissions on residential properties throughout the District.

In order to qualify, the ratepayer must have acquired their code compliance certificate (CCC) after 1 February 2019, for either a:

- New dwelling, either constructed or relocated into the District (\$5,000 one-off remission);

OR

- New residential lots created via subdivision (minimum of three lots). The rates on the parent property will be charged for up to three years following the issue of the resource consent; obtaining separate titles will not affect this remission.

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.

Such locations are identified based on District valuation numbers, being:
13580; 13330; 13350; 13360; 13560; 13310; 13530; 13290; 13320.

See map within the Rates Remission Policy for these roll numbers.

For all other locations:

1. The remission for new or relocated dwellings only applies where:
 - A building consent has been issued by 30 June 2023; and
 - The building construction is complete and a Code Compliance Certificate has been issued by Council inspection no later than 31 December 2024.
2. The remission for residential subdivision for residential purposes only applies where the resource consent has been granted before 30 June 2023.

Consideration of applications

Applications for this type of rate remission may be made at any time to the Council's Chief Executive. The Chief Executive Officer has the authority to assess and approve, as appropriate, this type of rate remission application.

Full information is available in our Rates Remission Policy.

Incentivising residential development

To increase the amount of housing stock in the Rangitikei. Rates remission on new or relocated dwellings

3. 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.
4. 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.
5. 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.
6. 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.
7. The remission is not available retrospectively for otherwise qualifying new or relocated dwellings which have been completed before the commencement date of this policy.
8. If approved the remission will be allocated against the rate account pertaining to that property.

Rates remission on subdivisions for residential purpose

1. Council may grant a rates remission on a residential subdivision with a minimum of three sections anywhere in the Rangitikei District.
2. Once a subdivision for residential purposes receives the relevant certificates of title, Council will remit all rates which are fixed amounts* for up to three years (commencing from 1 July) on the lots which are unsold during that time provided at least one lot has been sold.
3. 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.
4. New rates are calculated and applied at 1 July, being the start date for Council's financial year.
5. 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.

Applicant Details - New Build

Full name(s) of property owner(s): _____

New build / relocation address: _____

Postal address (if different from above): _____

Preferred contact number: _____

Email address: _____

Building Consent number: _____ Code Compliance Certificate issue date: _____

Signature of property owner(s): _____ Date: _____

Background Information (please provide a short summary about yourselves and why you have developed in the area, this information will not be used as criteria for our assessment):

OFFICE USE ONLY

MEETS CRITERIA	DENIED	REASON FOR DENIAL
REGULATORY OFFICER	REGULATORY OFFICER	
APPROVED BY CHIEF EXECUTIVE		
	SIGNATURE	DATE

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Applicant Details - Subdivision

Full name(s) of property owner(s): _____

Rating valuation number on original title before subdivision: _____

Postal address (if different from above): _____

Preferred contact number: _____

Email address: _____

Resource Consent Number: _____

S223/224 completion certificates issue date: _____

Signature of property owner(s): _____ Date: _____

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REGULATORY OFFICER	REGULATORY OFFICER	
APPROVED BY CHIEF EXECUTIVE		
	SIGNATURE	DATE