

REMISSION OF RATES

This policy is prepared pursuant to Section 109 of the Local Government Act 2002.

All land detailed in Part 1 of Schedule 1 of the Local Government (Rating) Act 2002 will be treated as non-rateable.

A 50% remission of general rates will applied to all land qualifying under Part 2 of Schedule 1 of the Local Government (Rating) Act 2002

In addition to these, the Gore District Council has remission policies for:

1. Community and Sporting organisations
2. Economic Development
3. Penalties
4. Mixed Residential/Commercial use properties where the owner/operator resides on the property

This policy will be reviewed at least every three years.

REMISSIONS FOR COMMUNITY AND SPORTING ORGANISATIONS

Objectives of the Policy

- To facilitate the ongoing provision of non-commercial (non-business) community services that meet the needs of Gore District residents.
- To facilitate the ongoing provision of non-commercial (non-business) recreational opportunities for Gore District residents.
- Assist the organisation's survival; and
- Make membership of the organisation more accessible to the general public, particularly disadvantaged groups. These include children, youth, young families, aged people, and economically disadvantaged people.

Conditions and Criteria

The Council may remit rates where the applications meet the following criteria:

1. The policy will apply to land owned by the Council or owned and occupied by a charitable organisation, which is used exclusively or principally for sporting, recreation, or community purposes.
2. The policy will not apply to organisations operated for private pecuniary profit, or which charge commercial tuition fees.
3. The policy will not apply to groups or organisations whose primary purpose is to address the needs of adult members (over 18 years) for entertainment or social interaction, or who engage in recreational, sporting, or community services as a secondary purpose only.
4. No remission of rates will be granted to organisations that receive a grant from the Council, nor will a remission be granted for premises that hold either a liquor or gambling licence.
5. The application for rate remission must be made to the Council prior to the commencement of each rating year; applications received and approved during a rating year will be applicable from the commencement of the following rating year. No approvals will be backdated.

6. Organisations making an application should include the following documents in support of their application:
 - a. Statement of objectives;
 - b. Full financial accounts;
 - c. Information on activities and programmes;
 - d. Details of membership or clients
7. Organisations that meet the criteria will be entitled to a 50% remission of all rates except for targeted rates for water, wastewater, and solid waste.

Notwithstanding the above, groups whose primary purpose is to provide recreational, sporting or community services for children (under 18 years) may apply for a 100% remission of all rates except for targeted rates for water, wastewater, and solid waste.

9. Gore and Districts Health will receive a 100% remission of rates on land that it owns or occupies and from which it provides health or related services. Any remission will apply to all rates except for targeted rates for water, wastewater, and solid waste.

ECONOMIC DEVELOPMENT RATING INCENTIVE

Objectives of the Policy

The Gore District Council offers a rate remission as an encouragement for business development and growth.

Conditions and Criteria

- The incentive will be made available, on application, for new business initiatives and for expansion of existing businesses that meet the following criteria.
- The Council must be sure that it is not providing an advantage to one business over another when there is competition between two or more business enterprises.
- Council support will only be given to well-planned developments from applicants who can show a good track record of success.
- No incentives will be given as a subsidy to 'stay alive.'
- Incentives will be relative to employment opportunity and the creation of full time positions or full time equivalent positions (fte). Each fte is required to have a value of \$10,000 or more and must be resident within the Gore District.
- The scale of incentives will be –
 - 10 ftes = reduction of 10.0%
 - 20 ftes = reduction of 10.0%
 - 50 ftes = reduction of 10.0%
 - 100 ftes = reduction of 20.0%
 - 150+ ftes = reduction of 25.0%
- The reductions will apply to all rates except for targeted rates for water, wastewater, and solid waste.
- Rates reductions will be paid retrospectively upon receipt of evidence that the employment opportunities have been created.
- The rate reductions will be available for up to three years
- All applications must comply with relevant legislation.
- The Council may apply additional conditions as it sees fit from time to time.
- The Council may cancel any remission granted in respect of the rating year in the event of non-compliance with any conditions imposed and if it does so, it may require full rates to be paid.

PENALTIES

Objective

- The objective of the remission policy is to enable the Council to act fairly and reasonably in its consideration of rates which have not been received by the Council by the penalty date due to circumstances outside the ratepayer's control.

Conditions and Criteria

The Council may remit the penalty rates where the applications meet the following criteria:

1. Remission of one penalty will be considered in any one rating year where payment has been late due to significant family disruption. Remission will be considered in the case of death, illness, or accident of a family member, as at the due date.
2. Remission of the penalty will be granted if the ratepayer is able to provide evidence that their payment has gone astray in the post or the late payment has otherwise resulted from matters outside their control. Each application will be considered on its merits and remission will be granted where it is considered just and equitable to do so.
3. Remission of rates penalties will be considered where the remission will facilitate the recovery of rates arrears from a property.
4. Remission of penalties will be applied where the ratepayer enters into a direct debit arrangement that is sufficient to keep their rates account up to date.
5. Remission of penalties will be considered where there is a mutually agreed rates repayment with the Council.
6. Where the circumstances are such that to not remit some or all of the penalty would be unfair or unreasonable and inconsistent with the criteria above.
7. The Council may remit small balances due to cash rounding.
8. Decisions on remission of penalties will be delegated to officers as set out in the Council's delegation manual.

MIXED RESIDENTIAL/COMMERCIAL USE PROPERTIES WHERE THE OWNER/ OPERATOR RESIDES ON THE PROPERTY

Objective

- The objective of the remission policy is to address the inequitable circumstance whereby a live in operator of a mixed use property is charged two sets of fixed charges, and one residential parks & reserves rate and one commercial parks & reserves rate as the property is divided into two separately used or inhabited parts (residential and commercial).
- A mixed use property is defined as a property where there is a commercial activity operating from within the residential dwelling. For example, a diary or a hairdressing business operating from the residential dwelling.
- This policy recognises that both parts are occupied by the same person and no separate party benefits from services provided by the Council

Conditions and Criteria

1. A mixed use property where the owner/operator of the commercial activity resides on the property, it is entitled to a remission of:
 - a. The second: UAGC, Wheelie bin rate (only one set of bins provided), Water rate and Wastewater and Stormwater rate on that property. It will not apply to the additional water rate and additional wastewater and stormwater rate.
 - b. Half the residential parks and reserves rate and half of the commercial parks and reserves rate on that property (where the part of the property valued commercial is in the 2nd or 3rd highest differential category for the parks and reserves commercial rate).
2. The live in owner/operator must sign an annual declaration confirming that they live on the property. This must be received by the Council prior to the commencement of the rating year.

REMISSION OF UNIFORM ANNUAL GENERAL CHARGE AND SOUTHLAND REGIONAL HERITAGE TRUST RATES WHERE A PROPERTY EXTENDS INTO A NEIGHBOURING DISTRICT

Objective

- In the rare case where a property extends into the territory of a neighbouring council, that property qualifies as a rating unit in both territories. This means the property will be charged fixed rates such as a Uniform Annual General Charge by both Councils. In essence this means the property pays rates on the same land twice.
- The objective of this policy is to apply a remission so property owners in this situation are not disadvantaged.

Conditions and Criteria

The Council will remit the Uniform Annual General Charge and the Southland Regional Heritage trust Rate from land that extends into a neighbouring district and that meets the following criteria:

- The remission will apply where the portion of the land in the Gore District is not used separately from the rest of the land, and there are no dwellings on the portion of the land in the Gore District.
- Where a dwelling or separately used part of a rating unit exists in the Gore District, the remission will not apply.