

POLICY
RATES REMISSION FOR NON-CONTIGUOUS
FREEHOLD LAND



Approved: 29 August 2023

Replaces: Rates Remission of Non-Contiguous Freehold Land (15 April 2021)

Background All ratepayers will pay at least one uniform annual general charge and the targeted rates that are set on a uniform basis. Properties eligible under this policy shall be deemed to be one rating unit for the purposes offsetting any uniform annual charge.

Interpretation *Non-contiguous:* Not sharing an edge or boundary; not touching.
Agricultural: Land used for horticultural, viticultural, row, close grown, pasture, and hay land crops; growing nursery stocks, animal feedlots; farm yards; associated building sites; located on any of the foregoing.

Purpose The purpose of this policy is to ensure that agricultural properties on separate titles are not unduly penalised by Council’s rating system. This policy provides for the remissions of rates where two or more uniform annual general charges and two or more sets of targeted uniform annual charges are set on rating units that are:

1. Non-contiguous
2. Owned by the same person(s) or body
3. Used jointly as an economic unit for an agricultural practice

Conditions and Criteria

1. All properties must be used for the purpose of agriculture and be located outside of the urban area as defined in the Hurunui District Plan, and
2. The policy applies to ratepayers who are recorded as ratepayers of two or more separate rating units. Each separately used or inhabited rating unit will attract a uniform annual general charge and the targeted rates that are set on a uniform basis. Any additional dwelling on the rating unit will attract a uniform annual general charge and the targeted rates that are set on a uniform basis.
3. The rating unit for which the remission is sought must:
 - a) Be separately occupied by the same ratepayer/s that use the rating units jointly for an agricultural purpose; and
 - b) Not carry sufficient improvements to allow it to be operated as a separate agricultural unit; and
 - c) Not be occupied by a habitable dwelling; and
 - d) Be an economic farming unit as at 1 July of the year being applied for applied for.
4. This policy will only apply for the year that the application is made and will continue until the ownership of that land changes.