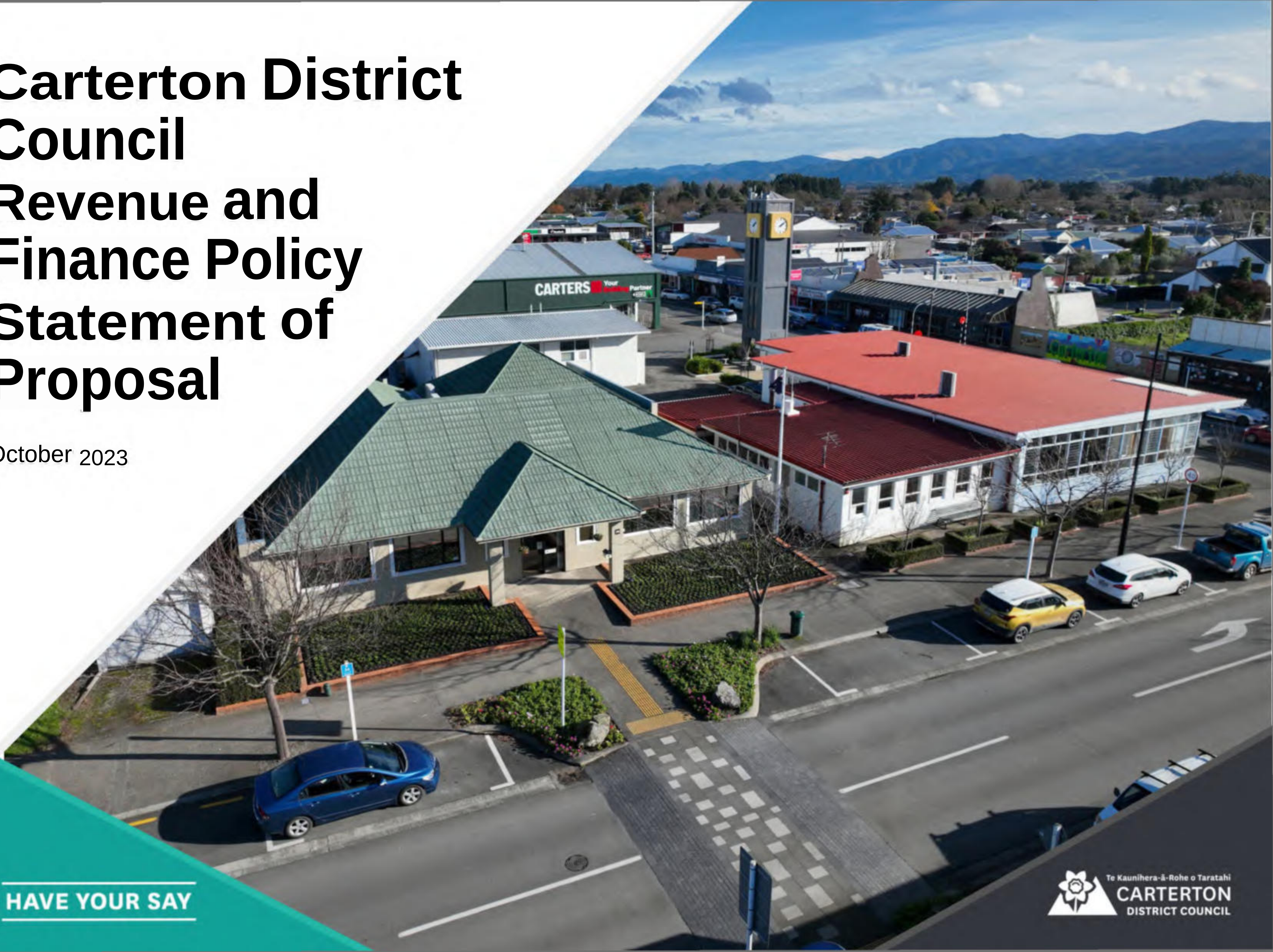
Carterton District Council
Revenue and Finance Policy Statement of Proposal

October 2023



HAVE YOUR SAY

Te Kaunihera-ā-Rohe o Taratahi
CARTERTON
DISTRICT COUNCIL

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Proposal Summary

What is a rates review?

Every three years, the Council is required under the Local Government Act to update its Revenue and Finance Policy. Carterton District Council adopted its previous Revenue and Financing Policy in 2021 as part of the 2021-31 Long-Term Plan (LTP) and is now due for a review. This process is often referred to as a rates review.

The Revenue and Finance Policy will determine the share of rates each ratepayer should pay. It is not about budgets, levels of service or the amount of rates the Council collects.

What does this process mean?

This process is not about how much should be collected in rates, or what services are covered by rates.

We're also not changing the overall amount of rates we are collecting from our ratepayer database, as this figure is set based on the amount we need to cover the current levels of service.

These aspects of the rates are addressed through a review of Council budgets. This is done as part of our 2024-2034 Long Term Plan process. We will consult with the public on our LTP budgets in 2024. The rates review will consider how the rates are shared between different types of ratepayers - for example, commercial versus residential, and properties with multiple dwellings on one section, versus those with only one dwelling.

This may result is some ratepayers paying slightly less rates, and others paying slightly more.

What does the rates review process look like?

For each Council activity, we must determine the most appropriate method to distribute the rates and/or fees and charges to cover the cost of operating this service.

To do this we consider:

- **Community outcomes to which the activity primarily contributes**
  What outcomes from the Long Term Plan does this process deliver?
- **Distribution of benefits**
  Who benefits? Whole/part of the community, or individuals?
- **Period the benefits are expected to occur**
  Does it have an intergenerational impact?
- **Extent actions or inactions contribute to the need to undertake the activity**
  Do people want the activity or do something that makes the activity necessary?
- **Costs and benefits of funding the activity separately from other activities**
  Is there a reason why we would separate the funding of this activity?

Once we've determined this, the next step requires us to consider the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural wellbeing of the community.

This provides us with a chance to modify which funding tools are used and the impacts on identifiable groups.

Why is the Council proposing to make changes?

Following a review of activities and how they are funded, the Elected Representatives reviewed the overall impact of the rating allocations on different sectors of the community. We have received significant feedback from the community about the high allocation of rates to the urban sector. Not only is this shown in the comparison to our neighbouring councils, but also in the Taxpayers' Union reports.

The overall value of the General Rates paid by the urban sector for the 23/24 rating year was calculated at 38.75% compared to the overall Capital Value of 35.-36%.

This was driven by two factors:

- **The Uniform Annual General Charge (UAGC) calculation being at the full available amount of 30% of total rates**
- **The UAGC being applied based on rating unit**

The size of the pie doesn't change, it's about how we divide it.

It's not about sharing the load equally between each household, but what's appropriate, especially in relation to access to services and who can afford them.

What might a re-allocation of rates look like for me?

A good example of how we are proposing to reallocate rates is the Uniform Annual General Charge (UAGC).

At the moment, each property owner or ratepaying unit pays one UAGC, regardless of how many dwellings they have on their property.

One of the changes we are suggesting is to charge a UAGC to all dwellings on a property/rating unit. This will mean those with only 1 household on their property will end up paying a slightly lower UAGC due to the reallocation.

Current UAGC model

1 property with 2 dwellings
= 1 UAGC charge

1 property with 1 dwelling
= 1 UAGC charge

Proposed UAGC model

1 property with 2 dwellings
= 2 UAGC charges

1 property with 1 dwelling
= 1 UAGC charge

Statement of Proposal - Details of proposed changes

In accordance with s82 of the Local Government Act 2002, this Statement of Proposal initiates a consultation for changes to the Revenue and Financing Policy, prior to consultation on the Long-Term Plan so that funding changes are considered separately from the budgeting process.

This Statement of Proposal summarises the changes we are proposing to make. The full proposed Revenue and Financing Policy is included with the Statement of Proposal.
The current Revenue and Financing Policy can be found at:

www.cdc.govt.nz/haveyoursay/ratesreview2023

The following summarises the key changes we are proposing:

- Moving the unit for charging Uniform Annual General Charge (UAGC) from rating unit (property) to Separately Used or Inhabitable Part (SUIP) with a new SUIP definition.
- Changing the allocation of some activities to General Rates including the UAGC rather than to the UAGC only.
- The addition of a targeted rate for Economic Development with 50% of the Economic Development costs charged to commercial properties. The balance will remain in the General Rate.
- Adjusting the Commercial differential from 2 to 1.8
- Adjusting the Rural differential from 0.8 to 1 to match the Urban sector
- Changing the public/private split on water and wastewater to reflect the changes in the benefit to the community.

Charging the UAGC on Separately Used or Inhabited Part

This change means that all households (SUIP) on a rating unit based on the new definition will be charged the UAGC rather than one per property (rating unit). We believe this better reflects how the services included in the General Rates benefit the community and are available for use. This includes activities such as libraries, swimming pools, parks and reserves and community amenities.

Charging the funding sources of activities to General Rates including UAGC

Currently there are a number of activities that are funded from the UAGC alone.

- Governance
- Community Amenities
- Community Development
- Economic Development
- Emergency Management
- Parks and Reserves – up to 70%

We believe it is appropriate for these activities to be funded from both General Rates, including the UAGC, rather than from the UAGC alone. This change gives Council the ability to adjust the impact of any budget changes in these activities and ensures we can remain under the 30% cap for charging Uniform Annual Charges (as defined in the Local Government (Rating) Act 2002).

Addition of a targeted rate for Economic Development

As part of the rating review, we considered the appropriate way to fund the activity of Economic Development.

We think it is appropriate to introduce a targeted rate for Economic Development, based on who receives the greater benefits.

While the community as a whole benefits from a healthy district economy, the Council considers there is specific benefit to the business community.

This is why we are proposing the public/private split to be 50% public funded by General Rates, including the UAGC, with the remainder funded through the targeted Economic Development rate to the Commercial/Industrial sector.

The Economic Development rate is primarily used to fund regional and local economic development initiatives. While there are benefits to the whole district to have a strong economy, we believe the commercial/industrial sector receive greater benefit, which is why we have introduced this targeted rate.

Adjusting the Commercial/Industrial differential for the General Rate from 2 to 1.8

Councils can choose to apply a rating differential to groups of ratepayers. Rate differentials apply to the General Rate and are used to change the proportion of rates that we collect from each group of ratepayers, and can be used to reflect demands on council, and access to services.

With the addition of the targeted Economic Development rate, Council recognises that some of the benefits received from economic development is now rated separately. To account for this, the Council is proposing to adjust the differential from 2 to 1.8. We believe that while businesses in the central business district pay the same, they receive a greater benefit than residential properties.

While we have reduced the commercial/industrial differential, it is still higher than the residential and rural differential. This is because these properties tend to receive a greater level of benefit than residential and rural properties. For example, wider footpaths, more frequent cleaning, additional litter bins, on-street parking for customers, and additional landscaping in pocket gardens/hanging baskets.

Adjusting the Rural differential for the General Rate from 0.8 to 1

When reviewing the differential for the General Rate for the Rural sector, Council proposes that it is more appropriate for the Rural sector to pay the same rate in the dollar of General Rate as Residential properties.

The activities covered by the General Rate are available to everyone in the district, and Council considers it is more appropriate that the Rural sector have the same differential as the Residential Sector. This includes activities such as libraries, swimming pools, parks and reserves, and community amenities.

Changing the public/private split for Water and Wastewater to reflect the changes in the benefit to the community

Changes in disposal of treated wastewater to land reduces the benefit to the wider community. Previously this had wider benefit as the treated wastewater was disposed of to waterways.

Due to the decrease in disposal to waterways, and the increase in disposal to land, Council is proposing to change the Public/Private split from **10%** Public to a range of **0%** to **5%** Public benefit. Therefore **0-5%** of the costs for water and wastewater will be included in the General Rate and **95-100%** will be charged to users via a targeted rate.

There is still considered to be a benefit to the community as a whole to have water and wastewater systems in the Urban and Commercial/Industrial Areas.

Examples of rating figures based on proposed changes to the Revenue and Finance Policy

Residential

Rural

Commercial

Residential

Category	Features	No. of SUIPS	Land Value	Capital Value	Rates Charged for 2023/24	Rates proposed as part of the changes to the Revenue and Financing Policy		
Residental - Vacant	Residential Vacant	1	145,000	145,000	2,456.22	2,231.47	(224.75)	(9.15%)
Residental - Vacant	Residential Vacant	1	180,000	180,000	2,547.24	2,317.00	(230.24)	(9.04%)
Residental - Vacant	Residential Vacant	1	210,000	210,000	2,625.26	2,390.31	(234.94)	(8.95%)
Residental - Vacant	Residential Vacant - Garage	1	205,000	230,000	2,662.79	2,424.71	(238.08)	(8.94%)
Residential - Low	Residential Low	1	170,000	295,000	3,795.68	3,596.73	(198.96)	(5.24%)
Residential - Low	Residential Low	1	145,000	350,000	3,892.40	3,684.81	(207.58)	(5.33%)
Residential - Low	Residential Low	1	175,000	350,000	3,909.77	3,702.18	(207.58)	(5.31%)
Residential - Low	Residential Low	1	175,000	405,000	4,020.95	3,804.74	(216.21)	(5.38%)
Residential - Low	Residential Low	1	145,000	465,000	4,124.88	3,899.25	(225.63)	(5.47%)
Residential - Medium	Residential Medium	1	185,000	500,000	4,218.80	3,987.68	(231.12)	(5.48%)
Residential - Medium	Residential Medium - 2 dwellings	2	180,000	600,000	6,344.21	7,119.46	775.25	12.22%
Residential - Medium	Residential Medium	1	210,000	630,000	4,496.08	4,244.57	(251.51)	(5.59%)
Residential - High	Residential High	1	205,000	700,000	4,634.70	4,372.20	(262.49)	(5.66%)
Residential - High	Residential High	1	270,000	870,000	5,016.00	4,726.84	(289.16)	(5.76%)
Residential - High	Residential High - 4 dwellings	4	220,000	980,000	12,914.03	15,772.42	2,858.40	22.13%
Residential - High	Residential High	1	950,000	1,000,000	5,672.53	5,362.97	(309.56)	(5.46%)
Residential - High	Residential High	1	455,000	1,045,000	5,476.90	5,160.28	(316.62)	(5.78%)
Residential - High	Residential High	1	235,000	1,100,000	5,460.71	5,135.46	(325.25)	(5.96%)
Residential - High	Residential High - 20 flats	20	270,000	1,385,000	26,228.86	44,394.73	18,165.87	69.26%
Residential - High	Residential Multi - 4 dwellings	4	210,000	1,750,000	12,538.72	15,177.66	2,638.94	21.05%
Residential - High	Residential Multi - 1 resthome	1	400,000	2,600,000	26,450.88	26,875.74	424.86	1.61%
Residential - High	Residential Multi - 12 flats 1 resthome	13	550,000	3,600,000	28,398.95	39,701.31	11,302.36	39.80%

Rural

Category	Features	# of SUIPs	Land Value	Capital Value	Rates Charged for 2023/24	Rates proposed as part of the changes to the Revenue and Financing Policy		
Rural - Residential (less than 0.75 Ha)	Rural Residential with Urban Water and Taratahi Water Race (0.2 ha)	1	200,000	300,000	2,586.44	2,431.26	(155.18)	(6.00%)
Rural - Residential (less than 0.75 Ha)	Rural Residential	1	190,000	510,000	2,014.24	1,876.99	(137.25)	(6.81%)
Rural - Residential (less than 0.75 Ha)	Rural Residential	1	220,000	660,000	2,261.16	2,157.46	(103.70)	(4.59%)
Rural - Residential (less than 0.75 Ha)	Rural Residential with Urban Water and Sewer	1	310,000	800,000	4,417.76	4,444.03	26.27	0.59%
Rural - Residential (less than 0.75 Ha)	Rural Residential with Urban Water and Taratahi Water Race (0.8 ha)	1	240,000	850,000	3,958.80	3,949.59	(9.20)	(0.23%)
Rural - Residential (less than 0.75 Ha)	Rural Residential with Urban Water	1	340,000	1,010,000	3,701.77	3,722.85	21.08	0.57%
Rural - Residential (less than 0.75 Ha)	Rural Residential	1	230,000	1,130,000	3,019.81	3,036.26	16.45	0.54%
Rural - lifestyle	Rural Lifestyle	1	430,000	730,000	2,376.38	2,288.35	(88.04)	(3.70%)
Rural - lifestyle	Rural Lifestyle with Urban Water and Taratahi Water Race (2.7 ha)	1	370,000	900,000	4,143.88	4,145.03	1.15	0.03%
Rural - lifestyle	Rural Lifestyle	1	460,000	900,000	2,656.22	2,606.21	(50.01)	(1.88%)
Rural - lifestyle	Rural Lifestyle with Urban Water	1	490,000	910,000	3,431.68	3,387.39	(44.29)	(1.29%)
Rural - lifestyle	Rural Lifestyle	1	460,000	930,000	2,705.60	2,662.30	(43.30)	(1.60%)
Rural - lifestyle	Rural Lifestyle	1	480,000	980,000	2,787.91	2,755.79	(32.12)	(1.15%)
Rural - lifestyle	Rural Lifestyle	1	350,000	1,100,000	2,985.44	2,980.16	(5.28)	(0.18%)
Rural - lifestyle	Rural Lifestyle	1	340,000	1,830,000	4,187.09	4,345.10	158.01	3.77%
Rural - lifestyle	Rural Lifestyle with Urban Water and Taratahi Water Race (6.6 ha)	1	600,000	2,020,000	5,308.62	5,512.44	203.82	3.84%
Rural	Rural Pastoral without Dwelling	1	95,000	102,000	1,342.63	1,114.12	(228.51)	(17.02%)

Rural

Category	Features	# of SUIPs	Land Value	Capital Value	Rates Charged for 2023/24	Rates proposed as part of the changes to the Revenue and Financing Policy		
Rural	Rural Dairy without Dwelling	1	1,000,000	1,020,000	2,853.75	2,830.58	(23.17)	(0.81%)
Rural - with Water Race	Rural Pastoral with Taratahi Water Race (20.4 Ha)	1	900,000	1,120,000	4,445.21	4,443.41	(1.79)	(0.04%)
Rural	Rural Pastoral	1	1,020,000	1,270,000	3,265.28	3,298.03	32.75	1.00%
Rural	Rural Dairy with 2 Dwellings	2	870,000	1,350,000	3,396.97	4,371.02	974.05	28.67%
Rural	Rural Pastoral	1	1,320,000	1,760,000	4,071.87	4,214.22	142.35	3.50%
Rural	Rural Pastoral	1	1,760,000	2,650,000	5,536.90	5,878.32	341.43	6.17%
Rural	Rural Pastoral	1	2,220,000	3,010,000	6,129.49	6,551.44	421.95	6.88%
Rural	Rural Pastoral	2	3,450,000	4,000,000	7,759.13	9,325.93	1,566.80	20.19%
Rural - with Water Race	Rural Dairy with Carrington Water Race (26.5 ha)	1	4,030,000	4,710,000	10,549.19	11,349.61	800.42	7.59%
Rural - with Water Race	Rural Pastoral with Taratahi Water Race (134.3 ha)	1	4,540,000	5,440,000	15,325.96	16,273.68	947.72	6.18%
Rural	Rural Dairy with Urban Water	3	5,820,000	7,390,000	14,203.89	17,498.86	3,294.97	23.20%
Rural	Rural Pastoral	9	8,760,000	11,250,000	19,693.36	29,345.68	9,652.32	49.01%
Rural	Rural Pastoral	5	10,550,000	12,500,000	21,750.98	27,989.28	6,238.30	28.68%
Rural	Rural Pastoral	8	12,300,000	14,700,000	25,372.40	34,873.01	9,500.61	37.44%
Rural - with Water Race	Rural Dairy with both Water Races (472.4)	12	14,850,000	18,850,000	52,931.41	66,938.16	14,006.75	26.46%
Rural - Forestry	Rural - Forestry	1	58,000	62,000	1,276.79	1,039.33	(237.46)	(18.60%)
Rural - Forestry	Rural - Forestry	1	220,000	230,000	1,553.33	1,353.46	(199.88)	(12.87%)
Rural - Forestry	Rural - Forestry	1	440,000	510,000	2,014.24	1,876.99	(137.25)	(6.81%)

Commercial

Category	Features	# of SUIPs	Land Value	Capital Value	Rates Charged for 2023/24	Rates proposed as part of the changes to the Revenue and Financing Policy		
Commercial - Urban	Retail with 1 Pan	2	148,000	165,000	4,774.19	6,184.56	1,410.36	29.54%
Commercial - Urban	Café	1	107,000	250,000	4,137.53	4,516.31	378.78	9.15%
Commercial - Urban	Office with 2 pan	1	365,000	520,000	7,228.23	7,533.40	305.16	4.22%
Commercial - Urban	Office with 3 pan	1	360,000	580,000	8,403.58	8,721.37	317.79	3.78%
Commercial - Urban	Accommodation with 8 Pan	1	350,000	770,000	13,860.17	14,313.55	453.39	3.27%
Commercial - Urban	Retail	1	160,000	800,000	6,312.56	6,328.87	16.31	0.26%
Commerical - Light Industrial	Commercial Services	1	145,000	295,000	5,048.89	5,753.66	704.77	13.96%
Commerical - Light Industrial	Retail with extra refuse	1	270,000	500,000	5,323.96	5,537.98	214.02	4.02%
Commerical - Light Industrial	Light Manufacturing	1	250,000	650,000	6,606.82	6,774.15	167.33	2.53%
Commerical - Light Industrial	Light Manufacturing	1	270,000	970,000	6,921.70	6,825.97	(95.73)	(1.38%)
Commerical - Light Industrial	Retail with 2 pan	1	380,000	1,320,000	9,411.64	9,137.41	(274.23)	(2.91%)
Commerical - Light Industrial	Warehouse with 2 pan	2	680,000	1,810,000	12,322.72	12,701.14	378.42	3.07%
Commerical - Light Industrial	Retail with extra refuse	1	910,000	3,390,000	17,906.37	16,267.95	(1,638.43)	(9.15%)
Commercial - Rural	Utilities	1	58,000	128,000	1,673.78	2,034.30	360.53	21.54%
Commercial - Rural	Retail	1	220,000	280,000	2,266.39	2,526.75	260.35	11.49%
Commercial - Rural	Café with urban water	1	180,000	360,000	3,442.78	3,696.90	254.12	7.38%

Commercial

Category	Features	# of SUIPs	Land Value	Capital Value	Rates Charged for 2023/24	Rates proposed as part of the changes to the Revenue and Financing Policy		
Commercial - Rural	Light Manufacturing	1	205,000	600,000	3,514.01	3,563.47	49.46	1.41%
Commercial - Rural	Liquor Outlet	1	180,000	880,000	4,605.67	4,470.61	(135.07)	(2.93%)
Commercial - Rural	Viticulture	1	380,000	1,020,000	5,151.51	4,924.18	(227.33)	(4.41%)
Commercial - Rural	Retail with Urban Water	1	300,000	2,200,000	10,616.57	9,658.07	(958.50)	(9.03%)
Commercial - Rural	Factory with urban water and 19 sewer	2	385,000	10,950,000	62,673.15	57,862.62	(4,810.53)	(7.68%)
Commerical - Waingawa	Industrial Vacant	1	140,000	140,000	2,332.21	2,922.28	590.06	25.30%
Commerical - Waingawa	Industrial	1	140,000	430,000	4,628.08	5,175.26	547.18	11.82%
Commerical - Waingawa	Industrial	2	200,000	610,000	5,927.11	7,371.07	1,443.97	24.36%
Commerical - Waingawa	Industrial	1	225,000	850,000	7,659.14	8,144.21	485.07	6.33%
Commerical - Waingawa	Industrial	2	550,000	1,060,000	9,174.67	10,552.09	1,377.42	15.01%
Commerical - Waingawa	Industrial	1	335,000	1,510,000	12,219.23	12,606.69	387.47	3.17%
Commerical - Waingawa	IndustriaL with Taratahi Water Race (3.1 ha)	1	440,000	2,490,000	20,144.11	20,391.07	246.96	1.23%
Commerical - Waingawa	Heavy Industrial with Taratahi Water Race (22.7 ha)	2	1,220,000	11,050,000	64,226.65	61,135.91	(3,090.75)	(4.81%)

Rates Review Process

1. **Review of existing Revenue and Finance Policy**
   Council reviewed this in August and suggested the proposed changes outlined in this document

2. **2 October - Consultation opens on Rates Review Statement of Proposal**
   Public feedback open for submissions

3. **10 October 6:30pm - Town meeting at the Carterton Events Centre**
   Come along for a presentation led by your Elected Representatives on the proposed changes, and bring along any questions you may have

4. **18 October 6:30pm - Rural meeting at the Gladstone Complex**
   Come along for a presentation led by your Elected Representatives on the proposed changes, and bring along any questions you may have

5. **2 November - Consultation closes on Rates Review Statement of Proposal**
   Public feedback is now closed.

6. **21 November - Public hearings and deliberations**
   You can opt to speak to your submission at a public hearing. The hearings will be followed by deliberations.

7. **6 December - Adoption of new Revenue and Finance Policy**
   Council agrees to changes and formally adopts the policy.

8. **May 2024 - Council reviews budgets and consults on its 2024/34 Long Term Plan**
   Council will review budgets and publicly consult on its Long Term Plan

9. **June 2024 - Council adopts 2024/34 Long Term Plan**
   The Long Term Plan is finalised.

10. **July 2024 - New rates take effect**
    The 2024/25 rates will incorporate both the changes to the Revenue and Finance Policy and any budget decisions made as part of the 2024-34 Long Term Plan

How to make a submission

Complete one of our online submission forms at:
www.cdc.govt.nz/haveyoursay/ratesreview2023

Complete the paper submission form at the end of this document, or from our Council office at **28 Holloway Street, Carterton**

Email your submission or feedback to:
submissions@cdc.govt.nz

Post your paper copy to
PO Box 9, Carterton, 5743

Chat with an Elected Representative

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Questions and answers

Will this process reduce the amount of rates I pay?

If Council agrees to make the changes, some ratepayers will pay less and some ratepayers will pay more. However this process doesn't change the amount of rates Council receives. This is the role of the Long Term Plan when budgets and levels of service are reviewed.

I don't use some of the services in town. Will the rating review mean I don't have to pay for them anymore?

The General Rate is charged to all rateable land based on the differential set and the amount of Capital Value for your property and the number of houses (SUIP) for the UAGC. The activities covered by the General Rate are made available to all ratepayers and therefore everyone pays. For services that are for specific ratepayers such as Water and Wastewater, a targeted rate is charged to those ratepayers.

How do the QV house valuations fit in to this process?

Property rating valuations are one factor used by councils to allocate rates across different types of rateable properties. These valuations are used to determine the General Rates portion of your rates account. QV sets the valuation amount, not the Council. Typically, where a property's revaluation increase exceeds the average increase, the property will have a slightly higher rates increase than the average. The changes to the valuations do not increase the rates revenue the council receives. We set the total amount of rates we collect on what we need to run the Council services and activities.

How are the differential figures decided? Why aren't they all just 1?

There are currently 3 differentials for the General Rate: Urban 1, Commercial/Industrial 2, and Rural 0.8.
These differentials have been in place for a number of years so Council wanted to review them as part of the process. With the changes proposed, Council has made changes to reflect that the rates previously included have changed and therefore the differentials should too.

Why is there not a separate rating for lifestyle blocks?

Council believes that the services received by lifestyle blocks are similar to the Rural and Urban sector so there is no benefit in having a separate rating for lifestyle blocks.

Why are you reviewing this now and not during the 2024/34 Long Term Plan consultation next year?

If we consulted on the rating review and the changes to the Revenue and Financing policy as well as the budgets in the Long Term Plan, it becomes very complicated to explain why your rates are changing. By agreeing the changes to the Revenue and Financing Policy now, we are able to separate out the changes due to rating policy change and we can consult on the budget changes in the LTP consultation.

I don't receive drinking water and wastewater. Will I be paying for it?

Currently, every ratepayer makes a small contribution towards the provision of water and wastewater, however, there is a separate targeted rate paid by only those who receive those services. We are proposing to change the Public/Private split from 10% Public, to a range of 0% to 5% Public benefit. Therefore 0-5% of the costs for water and wastewater will be included in the General Rate and 95-100% will be charged to users via a targeted rate.

What is a rating differential?

Councils can choose to apply a rating differential to groups of ratepayers. Rate differentials apply to the General Rate and are used to change the proportion of rates that we collect from each group of ratepayers, and can be used to reflect demands on council, and access to services.

If you make changes to the Revenue and Finance policy, when will this take effect?

We aim to adopt any changes to the policy by 6 December 2023, but you won't see a change to your rating account until the new financial year on 1 July 2024.

What does Council define as a Separately Used or Inhabited Part of a Rating Unit (SUIP)

Garages and sheds do not count as an additional dwelling or household. Typically, an additional dwelling would be a building with a bathroom and kitchen, such as self-contained flats. This is most likely going to be the case for rural properties with more than one house, or an urban property that has separate small dwellings such as tiny homes or granny flats.

A separately used or inhabited part of a rating unit includes any portion inhabited or used by the owner or a person other than the owner, and who has the right to use or inhabit that portion by virtue of a tenancy, lease, licence, or other agreement.

Council is proposing to charge a Uniform Annual General Charge (UAGC) per SUIP. To avoid doubt, a rating unit will be charged at least 1 UAGC.

Examples of properties with multiple SUIPs include, but are not limited to, the following situations:

- Single dwelling with flat attached
- Two or more houses, flats or apartments on one record of title
- Business premise with flat above
- Separate business premise and dwelling on same record of title
- Commercial building leased, or sub-leased, to multiple tenants
- Farm or horticultural property with more than one dwelling
- Council property with more than one lessee
- Individually surveyed lots of vacant land on one record of title offered for sale separately or in groups
- Where part of a rating unit that has the right of exclusive occupation by more than one ratepayer/owner
- Retirement village with self-contained flats or dwellings

Submission form

This submission form allows you to give feedback on the proposed Revenue and Finance Policy.
Please fill out all sections so we can formally record your submission.
All submissions (excluding contact details) will be made available to the public and media via the Council website.
You can make a submission in a number of ways:

Online -
- Complete the submission form online at: **www.cdc.govt.nz/haveyoursay/ratesreview2023**
- Email it to us at: **submissions@cdc.govt.nz**

Paper copy -
- Hand deliver to our Council office at 28 Holloway Street, Carterton
- Post to PO Box 9, Carterton 5743

Please provide your feedback by Sunday 2 November 2023

Your Details

Full name ....

Organisation (if applicable)

....

Postal address

....

Phone ....

Email ....

Would you like someone to contact you about your submission?

☐ Yes ☐ No

Would you like to participate in the hearing process?

☐ Yes (in person) ☐ Yes (online) ☐ No

Q1 - Do you support changing the Uniform Annual General Charge (UAGC) from rating unit to Separately Used or Inhabited Part (SUIP) with a new SUIP definition?

☐ Yes ☐ No ☐ Neutral

Comments

Q2 - Do you support altering the charging of some activities to General Rates including the UAGC rather than to the UAGC only?

☐ Yes ☐ No ☐ Neutral

Comments

Q3 - Do you support a targeted rate for Economic development with 50% of the Economic Development costs charged to commercial properties?

☐ Yes ☐ No ☐ Neutral

Comments

Q4 - Do you support adjusting the Commercial differential from 2 to 1.8?

☐ Yes ☐ No ☐ Neutral

Comments

Q5 - Do you support adjusting the Rural differential from 0.8 to 1 to match the Urban sector?

☐ Yes ☐ No ☐ Neutral

Comments

Q6 - Do you support changing the public/private split on Water and Wastewater to reflect the changes in the benefit to the community?

☐ Yes ☐ No ☐ Neutral

Comments

Please add any comments you wish to add to support your submission.