

REVIEW OF THE BASIS OF RATING

Council is reviewing how general rates are distributed across different types of properties. This review does not consider how much total rate revenue Council raises, nor charges such as waste, CWMS, Waste Collection or the Landscape Levy. It focuses solely on whether the current distribution of general rates are fair, equitable and sustainable for our community?

Why is the review being undertaken?

Council last completed a full rating review over a decade ago. Since then, our district has experienced significant change, including:

- Shifts in land use and new development
- Changes in relative property values
- Evolving community expectations
- Perceptions that some land uses may be contributing more or less than is equitable

A rating review allows Council to:

- Ensure rates are shared fairly across land-use categories
- Align rating practices with taxation principles such as capacity to pay and benefits received
- Strengthen consistency, transparency, and long-term sustainability
- Provide a clear, defensible rationale for how rates are distributed

What are differential rates?

Differential rates allow Council to apply different rates in the dollar depending on how land is used. For example Residential, Commercial, Industrial, Primary Production, Vacant Land and Other. Under the Local Government Act 1999, councils may differentiate based on land use because each category can place different demands on infrastructure, receive varying benefits, and have differing capacity to pay.

Under differential rating:

- Residential is treated as the "base" rate (100%)
- Other land uses may pay more or less depending on the differential adopted
- Differential rating does not raise more revenue - it simply redistributes who pays what share of the existing total general rates

Have your say!

Council welcomes feedback from all community members.

Your submission can address:

- Whether you support or oppose the proposed changes
- Comments on the fairness or equity of the proposed distribution
- Impacts on your household, business or sector
- Suggestions for alternative approaches
- Any considerations Council should factor into final decision-making

You may lodge a submission by:

- Completing the online form at Council's Engage RPC platform.
- Emailing Council
- Posting a written submission
- Attending a community information session

The consultation period runs for 21 days, from 25 March 2026. Following consultation, all feedback will be considered, and a final Rating Policy will be presented as part of the 2026/27 Annual Business Plan and Budget process.

**This review is about fairness, transparency, and long-term sustainability. Your voice matters.
Help shape how rates are shared across our Council.**

Engage *RPC*

R Renmark Paranga
Council

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Key proposed changes

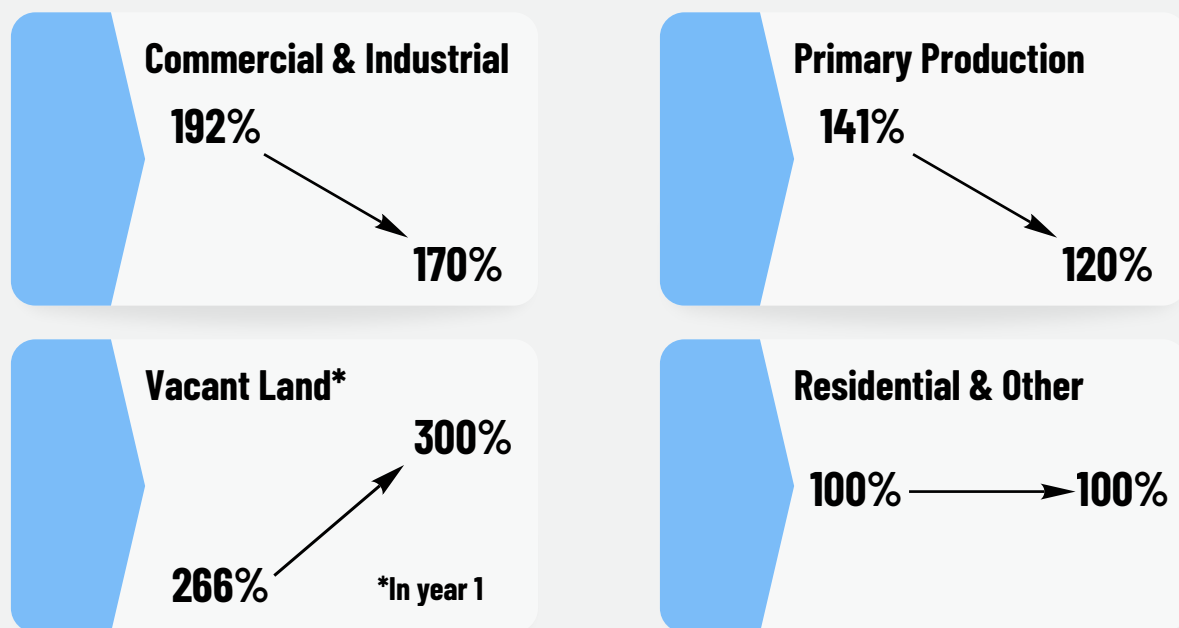
Following detailed analysis, elected member workshops and independent advice, Council has identified a preferred rating model for consultation. The model includes:

Fixed Charge set at 25% of general rate revenue

A fixed charge set at 25% of general rate revenue provides an appropriate balance between the benefit principle and capacity-to-pay considerations, ensuring all ratepayers contribute equitably toward core council services while maintaining a fair distribution of the remaining rate burden according to property value. It also establishes a consistent, principle-based approach that can be reliably applied over time.

Differential Rates (phased in over 5 years)

Council proposes to adjust differentials to better reflect capacity to pay, benefits received and alignment with other regional councils.



Why spread changes over 5 years?

- Smooths impacts and avoids "rate shock"
- Ensures changes are gradual and easier for ratepayers to absorb
- Vacant Land adjusts in year 1; all others transition over 5 years

This model does not increase total rate revenue - it simply redistributes who pays what share.

What does this mean for ratepayers?

Modelling shows that by year 5:

- Most Residential properties see a modest increase
- Commercial & Industrial properties see a moderate decrease
- Primary Production sees a substantial decrease
- Vacant Land sees an increase designed to discourage long-term land banking
- Individual impacts will vary depending on capital value.

