

Council Meeting

Tabled Documents

25 June 2020

Item 10	Rates Postponement Policy and Rates Remission Policy Deliberations
Item 18	Top Ten Projects – Governance Group minutes, 12 June 2020
Late Item	Letter from Hunterville Huntaway Festival Committee – Request for fee waiver
Late Item	Email from Julie Turner



Report

Subject: Rates Postponement Policy and Rates Remission Policy Deliberations

To: Council

From: George Forster

Date: 22 June 2020

File Ref: 3-PY-1-18

TABLED DOCUMENT

Tabled at Council
on 25 June 2020

1 Executive Summary

- 1.1 The purpose of this report is to formally adopt the Rates Postponement Policy (appendix 1) and Rates Remission Policy (appendix 2).

2 Background

2.1 Rates Postponement Policy

- 2.1.1 At its meeting on 30 April 2020, Council resolved that, in order to aid ratepayers affected by national emergencies, Council approve the development of a rates postponement policy. The draft Rates Postponement Policy was subsequently adopted at Council's meeting on 28 May 2020 for public consultation. The draft Policy has been developed in accordance with Section 110 of the Local Government Act 2002.

2.2 Rates Remission Policy

- 2.2.1 Council's Rates Remission Policy was last formally reviewed in May 2013. Several amendments have been made since then but in accordance with Section 109(2A) of the Local Government Act 2002 a full review must be carried out at least once every six years.

3 Consultation

- 3.1 Council undertook simultaneous consultation on the Policies from Thursday 4 June 2020 until Noon Monday 22 June 2020.
- 3.2 Consultation on the Policies was publicly notified through the District Monitor and made available on Council's website.
- 3.3 During the consultation period Council received no written submissions to either Policy.

4 Comment and Options

4.1 Rates Postponement Policy

4.1.1 This Policy allows Council to postpone rates for ratepayers experiencing financial hardship due to an event under certain circumstances.

4.1.2 There is a risk that, if a high number of applications are granted, Council's cash flow position might be compromised. This risk can be managed by determining the level of financial assistance Council offers.

4.1.3 Options

Option 1: Formally adopt the Rates Postponement Policy

This option involves Council formally adopting the publicly consulted on Policy.

This is the preferred option: with the Policy in place it will allow those facing financial hardship to apply to have their rates postponed.

Option 2: Do not adopt the Rates Postponement Policy

This option involves Council not adopting the publicly consulted on Policy.

This option should be considered if Council decides further changes to the Policy are required associated with further public consultation.

4.2 Rates Remission Policy

4.2.1 The Rates Remission Policy offers a number of scenarios under which the public may apply for a remission.

4.2.2 Although no submissions were received, the second part of Section 11 - Rates remission on subdivisions for residential purposes may need further clarification for those instances when Council receives and approves a larger-scale subdivision. As written, the policy provides for a simple pro rata reduction on rates for the original lot being subdivided (i.e. if 3 lots sold in a 10-lot subdivision, the new rates will be 70% of the rates for the lot prior to subdivision). This means a pro rata reduction in all rates, including (for example) the Uniform Annual General Charge.

4.2.3 In addition, for the first year only, each of the new lots qualifies for a pro-rata reduction of rates on the basis of the area compared with the original lot. If, in the above example, one of the lots is 700 m² and the entire lot is 7,000 m², the pro rata rates will be one tenth of that charged on the original lot prior to subdivision. (After that initial year, full rates are charged on each of the new lots, but the first part of Section 11 means after a code

compliance certificate has been issued for a house on a new lot, it becomes eligible for a rates remission of \$5,000.)

How to apply this principle of pro rata reduction into the electronic rates system has yet to be determined. A recommendation to bring this clarification back to the next meeting of the Policy/ Planning Committee is included.

- 4.2.4 The principal objective of this Section of the Policy would remain to incentivise residential development in the Rangitikei District by reducing the burden of rates.

4.2.5 **Options**

Option 1: Formally adopt the Rates Remission Policy

This option involves Council formally adopting the publicly consulted on Policy.

This is the preferred option as it acknowledges provisions from the relevant government legislation to ensure Council has carried out a review of its Rates Remission Policy. This option has provided the community with the option to provide feedback on the Policy as a whole. It does not impede Council from making further amendments and consulting specifically on those.

Option 2: Do not adopt the Rates Remission Policy

This option involves Council not adopting the publicly consulted on Policy.

This option should be considered if Council decides further changes to the Policy are required associated with further public consultation.

5 Significance

- 5.1 In terms of Council's Significance and Engagement Policy 2018 the decision to formally adopt the Rates Postponement Policy can be considered of medium significance. It is considered of medium significance as the financial implications can be scaled up or down depending on the assistance necessary.
- 5.2 In terms of Council's Significance and Engagement Policy 2018 the decision to formally adopt the Rates Remission Policy can be considered of low significance. It is considered of

low significance as it will have limited impact on the overall rates in the short term and with the development of more properties, bring in more rates in the future.

6 Recommendations

- 6.1 That the report 'Rates Postponement Policy and Rates Remission Policy Deliberations' to the 25 June 2020 Council meeting be received.
- 6.2 That, as there were no submissions received during the recent consultation process, the rates postponement policy be adopted without amendment in accordance with section 102(3)(b) and section 110 of the Local Government Act 2002.
- 6.3 That, as there were no submissions received during the recent consultation process, the rates remission policy be adopted without amendment in accordance with section 102(3)(a) and section 109 of the Local Government Act 2002, noting that
 - a) the section in the policy providing for rates remission on subdivisions for residential purposes may need further clarification in terms of operational procedure so that it is fully applicable to subdivisions of any scale exceeding three sections;
 - b) this clarification will be examined in a briefing paper to the next meeting of the Policy/Planning Committee, on 9 July 2020; and
 - c) processing of new applications for this rates remission will be deferred until the operational procedure (and any change to the policy arising from that) is confirmed.

George Forster
Policy Advisor

Rates postponement policy

Purpose

To enable Council to postpone the requirement to pay all or part of the rates on a rating unit under section 87 of the Local Government (Rating) Act 2002 where a rates postponement policy has been adopted in response to one or more specific events and the conditions and criteria of the policy have been met.

Postponement for extraordinary or emergency events

Objective

To provide a rates postponement to ratepayers experiencing financial hardship directly resulting from an event that affects their ability to pay.

Definitions

Event: This will be defined by Council resolution, which will identify the type and location of properties affected and the timeframe which the event will be deemed to have affected ability to pay rates. An event may be natural or economic but not an individual ratepayer's personal circumstances.

Conditions and criteria

- a. This policy will apply only for an event which Council declares by resolution triggers the availability of the policy.
- b. The policy will apply to any rating unit.
- c. The ratepayer must be the current owner of the property at the time the event was declared.
- d. The ratepayer must demonstrate to the Council's satisfaction that paying the rates would result in financial hardship, including evidence of steps taken to claim allowances or other assistance from central government.
- e. Only the person(s) entered as the ratepayer or their authorised agent may apply for rates postponement. In the case of a closely-held company, every director must sign the application form.
- f. The ratepayer must make acceptable arrangements for payment of future rates, e.g. by committing to a regular payment plan.
- g. Council will charge an annual fee on postponed rates for the period between the due date and the date when they are paid. This fee, to be set as part of Council's resolution identifying an event, will cover Council's administrative and financial costs.
- h. Postponed rates will remain postponed until
 - the ratepayer ceases to be the owner of the property, or
 - one calendar year after the Council resolves that the effects of the event are no longer felt in the community, or

- a date specified by the Council

at which time the ratepayer must make arrangements to repay the postponed rates.

28 May 2020

DRAFT

RATES REMISSION POLICY

Policy Title: RATES REMISSION POLICY Date of Adoption: 15 July 2004 Resolution: 04/RDC/154 Review Date: none Statutory reference for adoption: Local Government Act 2002 s102(3)(a) Statutory reference for review: Local Government Act 2002 s.109(2A) Included in the LTP: No	
Date Amended or Reviewed	Resolution
Included in the LTCCP draft 2006: 24 November 2005	05/RDC/426
Adopted in the LTCCP 2006: 29 June 2006	06/RDC/193
Included in the LTCCP draft 2009: 9 March 2009	09/RDC/098
Adopted in the LTCCP 2009: 25 June 2009	09/RDC/233
Reviewed in the LTP draft 2012: 27 October 2011	11/SPP/103
Adopted by Council 28 June 2012	12/RDC/112
Reviewed for Annual Plan 2013/14 Adopted by Council 2 May 2013	13/RDC/109
Amendment to include incentives for addressing earthquake prone buildings 30 October 2014	14/RDC/233
Amendment to include incentives for business development 29 October 2015	15/RDC/307
Amendment for financial hardship, disproportionate rates compared to the value of the property, or other extenuating circumstances 26 May 2016	16/RDC/117
Amendment for incentivising residential development 31 January 2019	19/RDC/019
Amendment to incentivising residential development 31 October 2019	XX/RDC/019
Amendment to incentivising residential development 12 December 2019	XX/RDC/019

This policy remits rates under ten specific objectives and criteria:

1. Development
2. Incentives for business expansion
3. Incentives to address earthquake-prone buildings
4. Community, sporting and other not-for-profit organisations

5. Contiguous rating units owned or leased by a single ratepayer
6. Multiple toilet pans
7. Penalties
8. Land affected by natural calamity
9. Land protected for natural conservation purposes
10. Financial hardship, disproportionate rates compared to the value of the property, or other extenuating circumstances
11. Incentivising residential development

This policy is in addition to the statutory provisions for fully non-rateable land provided in Schedule 1 of the Local Government (Rating) Act 2002.

1 Rates Relief for development

1.1 Objective

To assist the economic development of the Rangitikei and to increase the variety of goods and services able to be obtained in the Rangitikei.

1.2 Conditions and criteria

As provided by section 85 of the Local Government (Rating) Act 2002, the Council will consider the remission of rates (other than Uniform Annual Charges) to any business or businesses that wish to establish and operate as a business which in the view of the Council:

- is a new type of business or a type of business which does not compete with any existing business within a recognised zone or area; and
- operates from premises, which are regarded as commercial, i.e. as distinct from residential.

2 Incentives for business expansion

2.1 Introduction

Council recognises the value that the District's businesses provide in terms of local employment and services. Some businesses play an important part in attracting non-residents to visit and spend money in the District; others have a significant regional or national presence and (particularly farming businesses) may be significant exporters. Some businesses have been operating within the District for many years, and that plays a part in building the community's cohesiveness and resilience.

Continuity for many businesses requires growth and expansion. Council has some ability to encourage this, not only by ensuring that the appropriate infrastructure (roading, water, wastewater and stormwater services) are available, but also through reducing rates for a while and the user-pays component of building and resource consent fees.

This policy applies to all businesses in the District which are

- a. extending their buildings;

- b. increasing their permanent staff count; and/or
- c. investing in technology or equipment to increase their efficiency and/or market reach.

This policy does not distinguish between types of business enterprise – expansion of a farming enterprise is potentially as eligible for consideration as expansion of clothing retailer.

Local ownership and management is not a pre-requisite for eligibility (but it is an attribute taken into account when Council considers an application for remission).

2.2 Scope of remission

A full or part remission of rates over the property where the expansion is occurring may be granted for up to five years.

Remission may be calculated on the difference between the new and previous valuation of the property following completion of the building expansion.

Remission may be for the full extent of rates or over a specified portion (e.g. over the general rate but still requiring payment of the uniform annual general charge and any targeted rates).

Any remission granted is to the ratepayer of the property. It is transferable to a successive owner of the property provided the extent of the business is not reduced.

Any remission granted will take effect from the next rates instalment but will always end at the end of Council's financial year (i.e. 30 June).

2.3 Consideration of applications

Applications for a remission of rates may be made at any time to the Council's Chief Executive.

Council will consider the application having regard for the six attributes in the table below. Each attribute will be scored on a five point scale (1 being the lowest and 5 the highest) and weighted according to the specified significance.

No rates remission will be granted to an application which scores fewer than 5 unweighted points for the two attributes of high significance.

The score evaluation will be conducted in open meeting. However, as section 38(1)(e) of the Local Government (Rating) Act prohibits public disclosure of remissions, the determination of the basis for a remission and setting of the actual amount and term of the remission will be determined by Council in a public excluded session.

2.4 Administration

During March of each year, Council will review whether the basis of granting the remission remains valid. The ratepayer of the property will be required to provide evidence of this to Council's Chief Executive. If the evidence is not sufficiently conclusive, Council will be informed and, having considered the matter, may vary or terminate the remission.

2.5 Considerations in remission of rates as an incentive for business expansion

ATTRIBUTE	EXPLANATION	SIGNIFICANCE
Employment opportunities	Regard will be given to the number of new jobs created by the expansion, their characteristics (seasonal/skill etc.) and the likelihood that they will be filled by people who live locally	High (25%)
Previous impact of the business on the local economy	Regard will be given for the significance of the business in the local (or district) economy, and how the business has complemented, supported or developed other enterprises	High (25%)
Previous impact of the business on the local community	Regard will be had for how the business has engaged with the community, e.g. by way of sponsorship, involvement with volunteer groups etc.	Medium (15%)
Stability of investment	Regard will be had for likelihood of the expansion being sustained over the longer term	Medium (15%)
Technological leadership	Regard will be had for the extent to which the business applies/develops technology to improve the quality of its	Low/Medium (10%)

	product, extend market reach etc.	
Ownership structure	Regard will be had for the extent to which the business is owned and managed locally	Low/Medium (10%)

3 Incentives to address earthquake-prone buildings

3.1 Introduction

Council recognises the value of addressing earthquake-prone buildings, either by strengthening them or by rebuilding following demolition. While there will be varying views over the respective value of preserving heritage compared with creating a new structure, Council's concern is that such sites remain viable business entities. Council recognises that strengthening all or part of heritage buildings or retaining the street façade as part of a replacement building helps retain townscape character.

This policy applies to

- a) all buildings originally constructed prior to 1945 in the commercial zones of the District where the businesses operating within them (currently or projected) depend on the presence of a significant number of public customers or employees to be viable; and
- b) any other commercial or industrial building where the businesses operating within it (currently or projected) depends on the presence of a significant number of public customers or employees to be viable, for which the owner provides evidence of a professional assessment that the building is earthquake prone (i.e. below the 33% threshold of the New Building Standard).

This policy does not apply to any earthquake-prone building for which the Council has provided grants and/or waiver of fees equivalent to (or exceeding) financial assistance available within this policy. Where that assistance is less, the policy will be applied on a pro rata basis.

This policy does not apply to any demolition, strengthening or rebuilding for which building consents were issued prior to this policy being adopted.

3.2 Remission during building work

A full remission of rates will be granted for up to six months during the period when

- a) the building is strengthened; or
- b) the building is demolished, and a new building is erected on the site; *or*

- c) the building is demolished, the site is cleared and (in consultation with the Council) set out for passive public use, and a new building is erected on another site within the commercial area of that town

The site must be unoccupied other than by contractors undertaking the building work.

Application for this remission must be made no later than three months before the intended strengthening and demolition. The application must include documentation which gives evidence of

- a) *either* the proposed strengthening work and the time envisaged for that work to be done,
- b) *or* the proposed demolition and rebuilding and the time envisaged for that work to be done.

Approval of this remission will be associated with a waiver of all District Council consent costs up to a maximum of \$5,000 (plus GST). This excludes any government levies and charges, which will remain the responsibility of the property owner.

If the proposed strengthening or demolition/rebuilding is not achieved within the time noted in the application, or as otherwise mutually agreed, Council will reverse the remission and may recover part or all of the waived fees.

3.3 Remission following completion of building work

A full remission of rates will be granted for a maximum of three years for a property containing one or more earthquake-prone buildings once a Code Compliance Certificate has been issued for *either* the strengthening of such earthquake-prone buildings *or* the erection of a new building on a site previously occupied by one or more earthquake-prone buildings *or* the erection of a new building on another site in the commercial zone of that town provided that the use of the former site is consistent with the provisions of the District Plan, irrespective of whether the owner retains the site, transfers it to another entity or (at no cost) vests that site in Council.

Application for this remission must be made no later than three months after the issue of the Code Compliance Certificate.

This remission is available only to the owner of the site when the strengthening or new building work was undertaken.

4 Rates remissions for Community, Sporting and other Not-For-Profit Organisations

4.1 Objective

To facilitate the ongoing provision of non-commercial community services and non-commercial recreational opportunities for the residents of the Rangitikei District.

4.2 Conditions and criteria

This part of the policy applies to land owned or occupied by a charitable organisation, (by or in trust for any society or association of persons, whether incorporated or not) which is used exclusively for the free maintenance and relief¹ of persons in need², or provides welfare, sporting, recreation, or community services. The policy does not apply to organisations operated for private pecuniary profit.

Full Remission

To qualify, land –

- must be owned and occupied by an organisation, whose object or principal object is to promote generally the arts or any purpose of recreation, cultural, health, education, or instruction for the benefit of all the residents or any group or groups of residents of the District, and who are responsible for the rates; and
- does not fit within the definition of non-rateable land under schedule 1 of the Local Government (Rating) Act 2002; but
- is not leased to a third party and the terms of the lease provide for rates to be paid by the Lessor.
- excludes land in respect to which a club licence under the Sale of Liquor Act 1989 is for the time being in force.

The Council will grant the following rates remission:

- 100% on all rates other than rates for utility services.
- 50% on rates for utility services (water supply, sewage disposal, and stormwater).

Partial Remission

To those organisations in respect to which a club licence under the Sale of Liquor Act 1989 is for the time being in force the council will grant the following rates remission.

- A remission of 75% on all rates other than rates for utility services.

4.3 Application Information

Organisations making application for the first time must include the following in their application:

- statement of objectives or charter document; and

¹An Institution will be treated as carried on for the free maintenance and relief of the persons to whom this clause applies if;

(a), those persons are admitted to the institution regardless of their ability to pay for the maintenance or relief; and
(b) no charge is made to those persons or any other persons if payment of the charge would cause those persons to suffer hardship.

²Persons in need are defined as persons in New Zealand, who need care, support, or assistance because they are orphaned, aged, infirm, disabled, sick or needy.

- financial accounts; and
- information on activities and programmes; and
- details of membership or clients; and
- any other information that supports the application in relation to the eligibility criteria

Council requires that organisations receiving the remission under this specific objective must confirm their eligibility on an annual basis. Council will remind organisations of this requirement prior to the first rates instalment in any rates year.

5 Contiguous rating units owned or leased by a single ratepayer

5.1 Objective

To enable the Council to act fairly and reasonably in its consideration of rates where two or more rating units fail to meet the requirements of section 20 of The Local Government (Rating) Act 2002, to be treated as one unit for setting a rate ONLY because the units are NOT owned by the same person or persons.

5.2 Conditions and Criteria

Two or more rating units may be treated as 1 unit for setting a rate if those units are—

- (a) used jointly as a single unit; and
- (b) contiguous or separated only by a road, railway, drain, water race, river, or stream, and
- (c) leased so as to meet all the requirements of Section 11 of the Local Government (Rating) Act 2002 such that the lessee is entered into the rating information database and district valuation roll as the ratepayer in respect of a rating unit.

Section 11 of the Local Government (Rating) Act 2002 states:

Entry of ratepayer in rating information database and district valuation roll

(1) The name of the following persons must be entered in the rating information database and district valuation roll as the ratepayer in respect of a rating unit:

- (a) the owner of the rating unit; or
- (b) the lessee of the rating unit under a lease that—
 - (i) is registered, after the commencement of this section, under section 115 of the Land Transfer Act 1952; and
 - (ii) is for a term (including renewals) of not less than 10 years; and
 - (iii) provides that the lessee must be entered in the rating information database and the district valuation roll as the ratepayer in respect of the unit.

(2) The name of a person who is a lessee of a rating unit must be entered in the rating information database and district valuation roll as the ratepayer in respect of the unit if—

(a) the name of the person was, immediately before the commencement of this section, entered in the district valuation roll as the occupier of a separately rateable property under the Rating Powers Act 1988 that substantially corresponds with the rating unit entered in the rating information database; and

(b) the person is a party to a lease or licence with the owner—

(i) that was entered into by the owner and the person before 8 August 2001; and

(ii) remains in force; and

(iii) either—

(A) precludes the renegotiation of rent or any other payments that would allow the owner to be reimbursed if the owner were directly liable to pay the rates due on the unit; or

(B) is a lease registered under section 115 of the Land Transfer Act 1952.

(3) Subsection (1) is subject to subsection (2).

(4) For the purposes of subsection (2), it is sufficient evidence, unless the contrary is proved, that the person referred to in that subsection must be named in the rating information database and the district valuation roll if,—

(a) in the case of a lease under subsection (2)(b)(iii)(A), the owner has provided a statutory declaration to the local authority that those provisions apply:

(b) in the case of a lease under subsection (2)(b)(iii)(B), the owner has provided a certified copy of the certificate of title in relation to the unit that shows the lease has been registered.

(5) For the purposes of subsection (2)(b)(ii), a lease must be treated as remaining in force if the lessee has exercised a right to renew the lease on the same terms and conditions.

(6) In this section, lessee includes a person to whom the lessee transfers or assigns the lessee's interest in the lease.

5.3 Application Information

The applicant must apply in writing to the Group Manager Finance and Business Support of Rangitikei District Council providing details of the lease agreement, including a copy of the lease, which qualifies the applicant for this remission.

The applicant must advise Council of any change in circumstances or the terms of the lease and will, in all events, confirm eligibility on an annual basis.

Remission of rates set on Multiple Toilet Pans

5.4 Objective

To recognise that many properties with multiple toilet pans are not fully utilised and offer some relief to those rating units so affected.

5.5 Conditions and criteria

Where the Council has set a rate per number of water closet and urinals (toilet pans) within the rating unit or part of the rating unit the Council will remit the rate according to the following formula:

- The first two pans will receive only one charge
- 3-10 toilet pans: 50% of the value of the Fixed Annual Charge for each pan
- 11+ toilet pans: 75% of the value of the Uniform Annual Charge for each pan

6 Remission of penalties

6.1 Objective

To enable the Council to act fairly and reasonably in its consideration of rates that have not been received by the Council by the Penalty date.

6.2 Conditions and criteria

- Unless there is an element of error on the part of the Council or the Council staff, then any application for penalty remission is declined unless remitted as part of a payment plan.
- The Group Manager Finance and Business Support is delegated the authority to remit one instalment penalty in cases where the rate payment history of the property occupier over the last five years (or back to purchase date where property has been occupied/owned for less than five years) shows no evidence of previous late payment and the instalment was received within 10 working days of the penalty date.
- The Group Manager Finance and Business Support is delegated the authority to remit one instalment penalty if the owner/occupier of the property enters into a Direct Debit payment plan for the next instalment.

7 Remission of rates on Land Affected by Natural Calamity

7.1 Objective

To assist ratepayers experiencing extreme financial hardship due to a natural calamity that affects their ability to pay rates.

7.2 Conditions and criteria

This part of the policy applies to a single event where erosion, subsidence, submersion, or other natural calamity has affected the use or occupation of any rating unit. The

policy does not apply to erosion, subsidence, submersion, etc that may have occurred without a recognised major event.

The Council may, at its discretion, remit all or part of any rate assessed on any rating unit so affected by natural calamity.

The Council will set the criteria for remission with each event. Criteria may change depending on the severity of the event and available funding at the time. The Council may require financial or other records to be provided as part of the remission approval process.

Remissions approved under this policy do not set a precedent and will be applied only for each specific event and only to properties affected by the event.

8 Rates remission on Land Protected for Natural Conservation Purposes

8.1 Objective

To provide rates relief to property owners who have voluntarily protected land of natural conservation purposes; to protect and promote significant natural areas; and to support the District Plan where a number of these features have been identified.

8.2 Conditions and Criteria

Ratepayers who own rating units which include significant natural areas, including those identified in the District Plan, and who have voluntarily protected these features, may qualify for remission of rates under this part of the policy.

Land that is non rateable under section 8 of the Local Government (Rating) Act and is liable only for rates for water supply, wastewater or refuse collection will not qualify for remission under this part of the policy.

Applications must be made in writing. Applications should be supported by documentary evidence of the protected status of the rating unit, e.g. a copy of the covenant or other legal mechanism.

Applications for the remission will be considered by officers of the Council acting under delegated authority from the Council.

In consideration of any application for rates remission under this part of the policy, Council will consider the following criteria:

- The extent to which the protection of significant natural areas will be promoted by granting remission of rates on the rating unit;
- The degree to which the significant natural areas are present on the land, and
- The degree to which the significant natural areas inhibit the economic utilisation of the land.

In granting the submissions for land protected for natural conservation purposes, the Council may specify conditions that must be met before remission is granted. Applicants will agree in writing to these conditions and agree to repay the remission if the conditions are violated.

Council will decide remissions on a case-by-case basis; remissions will usually be applied to the value of the rating unit or proportion of a rating unit that contains the areas of significant natural flora.

The Council may agree to an on-going remission in perpetuity provided the terms and conditions of the voluntary legal mechanism applying to the feature are not altered.

9 Financial hardship, disproportionate rates compared to the value of the property or other extenuating circumstances

Council may, on application of a ratepayer, remit all or part of a rates assessment for one or more years if satisfied there are sufficient grounds of financial hardship by the ratepayer, or where the size of the annual rates assessment compared with the rateable value of the property is deemed disproportionately high, or where there are other extenuating circumstances to do so.

Council's threshold for 'disproportionately high' is where the annual rates assessment exceeds 10% of the rateable value of the property.

Council is also able to reduce or waive rates only in those circumstances which it has identified in policies. This addition allows Council to consider individual circumstances, but it does not compel Council to reduce or waive rates.

10 Incentivising residential development

Objective

To increase the amount of housing stock in the Rangitikei.

Conditions and criteria

Rates remission on new or relocated dwellings

1. 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
2. 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.
3. 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.
4. 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.

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

Rates remission on subdivisions for residential purposes

1. If a subdivision for residential purposes receives resource consent approval *after* the commencement date of this policy, Council will continue to charge the subdivided property the rates last charged before subdivision for up to three years. Starting from the next financial year. When sections are sold, the rates will be reduced proportionately on the area not yet sold.
2. Where a subdivision for residential purposes received resource consent approval *before* the commencement date of this policy, Council will continue to charge the subdivided property the most recent rates charged for up to three years. Starting from the next financial year. When sections are sold, the rates will be reduced proportionately on the area not yet sold.
3. Any section sold from a subdivision for residential purposes during the three year period when a remission is being granted over the whole site, will be rated for one year at the pre-subdivision rate (proportionately to the total area of the approved subdivision). Full rates will apply after that year.
4. A qualifying subdivision for residential purposes must have a minimum of three sections.
5. A qualifying subdivision for residential purposes may be anywhere in the District.
6. If approved the remission will be credited against the rate account pertaining to that property.

2 June 2020

Governance group minutes 12th of June 2020

Present

His Worship the Mayor Andy Watson

Cr Waru Panapa

Cr Brian Carter

Cr Jane Dunn

Tyrone Barker- Bulls Community Committee Chairperson

Helen Scully – Bulls & District Community Trust Chairperson

1. Welcome

Jane Dunn called the meeting to order at 4 pm

2. Apologies

No Apologies received

3. Conflict-of-interest

There were no conflict of interest declared.

4. Consideration of received suggestions for rooms and spaces within the new Bulls Community Centre.

The Governance Group asked all groups to have their suggestions for names and spaces back to the group by 15 May as we were asked by Council to have our recommendations regarding names and spaces as soon as possible. Lequan Meihana asked Governance Group to give an extension to allow more time to consult with Rangitikei Youth Council, Samoan community and Iwi. The Governance Group granted an extension to 11th June.

The Group received an update from Lequan Meihana on the 11th June, please see below:

[Kia ora koutou e te roopuu whakahaere,](#)

[Firstly want to acknowledge the Group for allowing extra time to have further consultation with these groups. It is very much appreciated.](#)

[You have received the document from the Rangitikei Youth Council which I sent out on 2 June. I have attached that same document again to this email. Please refer to the document for the feedback and suggestions from the Rangitikei Youth Council.](#)

Unfortunately the Samoan Community (Farani Va'a) have not sent me anything as of yet but I have contacted Farani this morning to give him the last and final opportunity to send something through today by 5pm. Farani and his people met late last week or early this week so that he could give us their suggestions. I will let you know the progress from this.

When it comes to Iwi (Ngāti Parewahawaha & Ngā Wairiki – Ngāti Apa), Peter is in discussion with Grant and Clifford, so please see below the update and feedback from Peter after having a discussion with Iwi on 5 June.

1. Both Iwi expressed their disappointment and concern regarding Council's lack of consultation and communication with them. While there was some consultation, there was little in the way of follow up and ongoing dialogue. They both believe our lessons learned register should acknowledge that Iwi should be consulted early and often in the design phase to ensure the meaning and purpose of the building is clear from the outset. On this, I apologised on behalf of Council.

2. Both Iwi requested in future we utilise Te Roopu Ahi Kaa as our guidance forum for advice on process and how best to "open doors".

3. Both Iwi requested for Council's Iwi liaison to work more closely with them on these issues.

4. I requested their support to give advice on:

- a. Building naming
- b. Building blessing
- c. Powhiri
- d. Appropriate Ministers attending, whaikōrero, etc
- e. Appropriate compensation/koha

5. Grant and Clifford will form a hui to address and answer my questions above. I have asked for a name (or kaupapa) by late July. The hui will need to include Len Hetet and possibly one person from Council.

6. I would like to expand the discussion further and have encouraged them to consider other ways of bringing our Maori culture into the building, including:

- a. Dual naming of rooms and other notable places, including way finding (Maori first then in English)

b. Having a half day immersion on the Parewahawaha Marae for staff that will work in the building so they develop a deeper understanding of the building name and the relevance of the Bulls district, etc

7. Athol Sanson's taonga will not automatically be displayed in the Community Centre. Instead I have offered a display place for Ngāti Apa and Parewahawaha to display whatever they wish – which is the same as we have offered Ohakea Air Force Base. We will need to find a dedicated space and then provide that offer to Ngāti Apa and Parewahawaha.

Peter will keep us informed of the progress on the consultation with Iwi.

Turou Hawaiki,

Lequan Meihana

The Rangitikei Youth Council did submit suggestions which was gratefully received on the 2th June.

The Youth area was discussed and the suggestions from Rangitikei Youth Council. However, the group decided that the South Pavilion would not be dedicated exclusively to Youth and therefore, when not in use by Youth, this space can be booked by other community groups. The Group then recommended that the name of the South Pavilion should reflect the same theme as other names which will be used in the building.

Bulls RSA and The Bulls Friendship Club had not got back to us.

The Church Groups had no suggestions but thanked us for the letter and opportunity.

Ohakea, Bulls Historical Society and Members of Scotts Ferry Rural women's submitted their suggestions for the Governance Group consideration which were all appreciated.

We had several suggestions from individuals within our community of worthy people that have contributed to our community. The Governance Group discussed all and decided there were too many worthy names from our Community to accommodate within the Bulls Community Centre.

The Governance Group appreciated all those who had taken the time to submit their suggestions and a thank you letter will be sent to them all, along with the names that will be recommended by the Governance Group.

Recommendations from the group

1. The Governance Group recommends that new Bulls building will be called Bulls Community Centre, Peter Beggs will work with our local Iwi - Ngati Apa and Ngati Parewahawaha to come up with appropriate Maori name to accompany the Bulls Community Centre which will reside on the Building to reflect an all-inclusive community centre.

Cr Jane Dunn / Helen Scully. Carried

2. The Governance Group recommends to Council that all service / utility areas e.g. toilets, kitchen etc; be bilingual English / Te Reo Maori and include braille throughout the new Bulls Community Centre. With English being first as we have many cultures in our community and tourists that will use the Bulls Community Centre that will be more familiar with English. Also an appropriate Te Reo Maori welcome for the foyer of the new building.

Cr Brian Carter/ Helen Scully. Carried

3. The Governance Group does not recommend the use of personal names to name rooms and spaces within the Bulls Community Centre. As there are too many worthy people to accommodate fairly.

Cr Jane Dunn/ Tyrone Barker. Carried

4. The Governance Group recommends that regional names of the old Bulls wards, including Ohakea which has had a long association and history with Bulls and to integrate all the former Bulls Wards communities, will be used for the meeting rooms and Youth space on the top floor - as follows

- Ohakea
- Parewanui
- Santoft
- Scotts ferry

and work with the Bulls Historical Society to add history regarding the above areas along with the names within the building.

Cr Jane Dunn /Tyrone Barker. Carried

5. The Governance Group recommends that the learning hub will be known as the learning hub.

Helen Scully / Tyrone Barker. Carried

6. The Governance Group recommends there is no need to name the pavilions.

Cr Jane Dunn / Cr Brian Carter. Carried

7. The Governance Group recommends that the hall is known as the Bulls Town Hall.

Tyrone Barker/ Cr Brian Carter. Carried

Update

That the interior designer meet with the Governance Group, to show the recommended solution for feedback. The Governance Group was disappointed that they had not been involved from the beginning, as there was not a enough reflection of the Bulls Community, and the Governance Group could have advised the interior designer on how the community see's the new Bulls Community Centre building being used. However the interior designer for what brief they had, showed some nice concepts.

The Cultural designer (Len) have meet with the Governance Group, to enable the group the opportunity to provide considerations they wish to be expressed in the final design. The final design seemed will researched with local Iwi to reflect the concept of a Bulls Community Centre.

The Governance Group had two types of sample Chairs for them to look at for the Hall, out of the Chairs that was supplied the Governance Group's preferred the black one. With the understanding that the black Chairs will take up more space and cut the seating down by approximately 19 seats within the Hall. The Governance Group felt that better deals could be sourced - It was felt that working on the interior architects samples were expensive for what they offered. However within the current climate with businesses closing we discussed if it would not be useful to see if there's any as new secondhand chairs available at a better price that could accommodate the Hall.

Meeting Closed at 6pm

After the meeting Cr Brian Carter may have sourced some sturdier appropriate Chairs.

15 May 2020

Dear Sir,

I am writing to you on behalf of the Hunterville Huntaway Festival Committee, to ask that you waive the Reducing Barriers to development fee for our event, as you did last year.

As you know we are a non-profit organisation and we work hard to host a fabulous event that attracts up to 4000 people to the area each year. We are lucky enough to secure many sponsors to make this event possible and try to keep our costs down wherever we can.

This year is the 23rd anniversary of the festival and we are very excited about this year's event.

I look forward to hearing from you soon and hopefully seeing you at our Festival. If you have any further questions please do not hesitate to contact me.

Kind Regards



Christine Whinn, Secretary

TABLED DOCUMENT

Tabled at Council
on 25 June 2020

From: Julie Turner
Sent: Monday, 8 June 2020 11:39 AM
To: Andy Watson <Andy.Watson@rangitikei.govt.nz>
Subject: Wilson Park and another item.

To the Mayor and the Chief Executive.

Dear Andy and Peter,

- 1 I am requesting that the drainage Wilson Park be added to the appropriate Plan, Long Term Plan is it? I'm not sure of the Council jargon. This park has been suffering from very wet conditions for many years now. I was speaking to a Dad yesterday whose children enjoy playing there. They walk down to it and he picks them up afterwards. However at this time of year when he picks them up their clothes are muddy and that transfers into the car. I'm sure you will have already know of many reasons to get the drainage done as soon as possible. This park is great asset to Marton and deserves some serious attention.
- 2 Flooding at Culvert number 16 on Fern Flats Road. I have been communicating with Keith Sutherland for several years now. This culvert has had attention before but always when it has been an emergency. At these times it is full of water and therefore the root cause of the flooding can't be seen. Recently I started the correspondence again. This time Philip Gifford has been involved too. At present there is no water in the creek so the problem with the culvert can be clearly seen. It is choked with metal and dirt up to more than half its diameter. Recently I was outside when I saw Keith and Philip looking at the site and so I went to discuss it with them. They were talking about two options to solve the problem. One to clear the current pipe and the second to replace the culvert pipes with bigger ones. I would be happy with the culvert just being cleaned out. There had been an issue on the farm further down that had a blockage in the creek. I understand that this has now been cleared so won't be hindering the flow. The consequence of this blocked pipe is that flood water backs up and then floods at the culvert in Coombe Road. This is a No Exit Road and consequently the families and other residents get marooned till the water goes down. After several winters of flooding and trying to get something done, I would really appreciate if this could be given a high priority.

I look forward to hearing from you.

Many Thanks,

Julie Turner,
Marton.

TABLED DOCUMENT

Tabled at Council
on 25 June 2020