

# TE KAUPAPA HERE I TE WHAKAITI TĀKE KAUNIHERA MŌ TE WHENUA MĀORI KIA WHAKAMAHI AI KI TE PAPA KĀINGA

## REMISSION RATES FOR LAND USED FOR PAPA KĀINGA HOUSING POLICY

<b>CATEGORY:</b>	Finance	<b>STATUS:</b>	FINAL
<b>DATE POLICY ADOPTED:</b>	30 April 2019	<b>APPROVAL BY:</b>	Council
<b>REVIEW PERIOD:</b>	Not specified	<b>NEXT REVIEW DUE BY:</b>	Not specified
<b>DATE PREVIOUSLY ADOPTED:</b>	N/A	<b>REVISION NUMBER:</b>	0

### 1. POLICY OBJECTIVES

- To provide rates relief to rural Māori Freehold land used for papa kāinga housing.
- To provide an alternative to low income occupants living on Māori Freehold land used for papa kāinga housing when they would not be eligible to receive a rates rebate because of the current eligibility criteria for rates rebates.
- To avoid the alienation of owners and occupants from rural Māori Freehold land used for papa kāinga housing.
- To meet the requirements of schedule 11 of the Government Act 2002.
- To assist Māori to establish papa kāinga housing on rural Māori Freehold Land.

### 2. CONDITIONS AND CRITERIA

Council recognises that the imposition of multiple uniform annual general charges or other non-service 'separately used and uninhabited' levied rates might act as a deterrent to Māori seeking to occupy Māori Freehold Land for housing purposes.

Council will consider applications for the remission of multiple uniform annual general charges and other charges, with the exception of those that are set for the provision of utilities such as water, sewerage in respect of separately used or inhabited parts of a rating unit where these are covered by occupation licenses, or other informal arrangements subject to the conditions and criteria set out below:

The land must be Māori Freehold Land (As defined in Te Ture Whenua Act 1993 Part VI Section), and

The part of the land used for papa kāinga must be the subject of an occupation license or other informal arrangement for the purposes of providing residential housing for the occupier on a rent free basis, and

The area of land must be less than 3.2 hectares and located outside the Wairoa township and have no less than three dwellings on it, and

The land must have a primary and actual use code of lifestyle or residential as defined by current rating valuation rules.

Council reserves the right to cancel the agreement if the rates remain unpaid for a period of more than 3 months after the due date.

Each occupants must have a level of income no greater than the level of NZ Superannuation used for the calculation of rates rebates in accordance with the Rates Rebate Act 1973.

### **3. REMISSION OF UNIFORM ANNUAL GENERAL CHARGES AND TARGETED RATES FOR WASTE MANAGEMENT**

- Applications must be received in writing from the owners or trustees of the land and signed by the owners or trustees.
- The application must contain the names of the occupants of each dwelling and a statutory declaration that each occupant of each dwelling has a level of income no greater than the level of NZ superannuation used for the calculation of rates rebates in accordance with the Rates Rebate Act 1973.
- All successful applications will be granted a remission of 50% of uniform annual general charges and targeted rates for waste management on the third and subsequent dwellings on the land that are applicable based on the pre-mentioned income level of the occupants.
- For the avoidance of doubt 100% of the uniform annual general charges and waste management rural charges will apply to two dwellings on the land.
- The remission of the uniform annual general charges and other charges will remain on the land so long as the arrangement is in force subject to the occupation complying with the conditions and criteria set out above.