

POLICY ON REMISSION OF RATES ON COMMUNITY HOUSING AND PAPA KĀINGA

This Policy is made in accordance with sections 102 and 109 of the Local Government Act 2002 and is applied as per sections 85 and 86 of the Local Government (Rating) Act 2002.

OBJECTIVES

To facilitate the ongoing provision of not-for-profit community housing, Papakāinga and general social wellbeing by:

1. Recognising the public good contribution made by such organisations; and
2. Assisting the survival of such organisations; and
3. Facilitate the ongoing provision of community housing in the Tasman Region by registered Community Housing Providers; or
4. To assist Māori to establish and provide the ongoing provision of Papakāinga housing.

1. CONDITIONS AND CRITERIA

- 1.1. This policy applies to rating units in the Tasman District.
- 1.2. The Policy will apply to rating units that meet the definition of a registered Community Housing Provider or those who provide Papakāinga.

For the purposes of this policy, Papakāinga shall mean:

- a) Affordable rental housing or owner-occupied housing, or a combination of both within a Papakāinga development;
 - b) Papakāinga development means the use and occupancy of multiple-owned allotments by the Māori landowners and involving the development of the land for residential units and other buildings and uses necessary to enable the owners to live on their land.
- 1.3. Remission of rates will not be made when the organisation exists for the purposes of profit or gain.

2. PROCEDURE

If the applicant has applied for a rates remission under the Policy in the prior year, the application for rates remission must be made to Council on or before 31 December. If the applicant did not apply in the prior year, the application for rates remission must be made to Council on or before 31 May.

- 2.1 Applications for remission must be made on the prescribed form.
- 2.2 Applications will not be accepted for prior years.
- 2.3 For Registered Community Housing Providers making an application, they should include the following documents in support of their application:
 - a) Evidence that the organisation is a registered Community Housing Provider with the Community Housing Regulatory Authority and
 - b) Confirmation of ongoing compliance with the Community Housing Regulatory Authority eligibility criteria.

- 2.4 For Papakāinga making an application, they should include the following documents in support of their application:
- a) Evidence that the organisation is a registered Community Housing Provider with the Community Housing Regulatory Authority or;
 - b) Evidence of formal governance structure that demonstrates characteristic's similar to a registered Community Housing Provider eligibility criteria, and;
 - c) Evidence that the property for which rates remission is sought is used for occupancy of multiple-owned allotments by Māori landowners and is neither vacant nor commercial property.
- 2.5 Remission is granted only in respect of 50% of the general rate, excluding the UAGC.
- 2.6 Rates remissions will be made by applying a credit to the applicant's rates assessment.
- 2.7 No rates remission under this part of the Policy will be available to an organisation that is in receipt of a rate reduction under the Local Government (Rating) Act 2002.
- 2.8 Each application will be considered on its merits, and provision of a remission in any year does not set a precedent for similar remissions in any future year.
- 2.9 The Council may delegate authority to consider and approve applications to Council staff. In the event of any doubt or dispute arising, the application is to be referred to the Full Council or any committee it delegates to for a decision.