



## Remission of Rates on Unoccupied Maori Freehold Land

### Policy 17/111

#### Applicant Details

Owners Name \_\_\_\_\_

Postal Address \_\_\_\_\_

\_\_\_\_\_

Contact number \_\_\_\_\_ Email \_\_\_\_\_

Property ID for remission \_\_\_\_\_

*I have read the conditions and criteria on page 2 and apply for a remission of rates and charges on the above property ID under Policy 17/111 for the following reasons;*

#### Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Supporting documents attached

Property plan attached (*indicating area(s) of unused land*)

I declare that all the details provided are true and correct

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (please print) \_\_\_\_\_

#### Office use only

Application Approved / Declined Date \_\_\_\_\_

Delegated officer's signature \_\_\_\_\_

## **Policy 17/111**

### **Remission of Rates on Unoccupied Maori Freehold Land**

#### **Objectives of the Policy**

Some Maori freehold land in the Whangarei District is unoccupied and unproductive. This land creates a significant rating burden on the Maori owners who often do not have the ability or desire to make economic use of the land. Often this is due to the nature of the ownership or it is isolated and marginal in quality.

A remission of all or part of rates may be granted in respect of multiple-owned Maori freehold land which is unoccupied or unproductive.

- To recognise situations where there is no occupier or no economic or financial benefit is derived from the land.
- Where part only of a block is occupied, to grant remission for the portion of land not occupied.
- To encourage owners or trustees to use or develop the land.
- Where the owners cannot be found, to take into account the statutory limitation of time for the recovery of unpaid rates.
- Any other matter in accordance with schedule 11 of the Local Government Act 2002.

#### **Conditions or Criteria**

1. The land must be multiple-owned and unoccupied Maori freehold land (as defined in the Local Government (Rating) Act 2002) which does not produce any income. (Multiple owned is defined as more than two registered owners. This includes beneficial owners where the registered owner is deceased, but the succession order has not yet been approved by the Maori Land Court).
2. The land or portion of the land must not be “used”. This includes leasing the land, residing on the land, maintaining livestock on the land, using the land for storage or in any other way.
3. In order to encourage the development of the land, the rating unit may be apportioned into useable and non- useable portions and the remission applied based on the percentage of non- useable land.
4. To be considered for rates remission under this policy, the ratepayer must apply for rates remission under this policy, provide information in the prescribed form on how the relevant criteria and conditions are satisfied and complete relevant statutory declarations as may be required by Council.
5. Where after due enquiry the owners of an unoccupied block cannot be found, the Council may apply a remission without the need for a request.
6. If circumstances changes in respect of the land, the council will review whether this remission policy is still applicable to the land. All land identified under this policy for remission, will be reviewed triennially.

#### **Delegations**

Decisions on remission of rates under this policy will be delegated to officers as set out in Council's delegation manual.