

HURUNUI DISTRICT COUNCIL

P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314-8816 | Fax 03 314-9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | [facebook.com/HurunuiDistrictCouncil](https://www.facebook.com/HurunuiDistrictCouncil)
Skype [hdc_customer_services](https://www.skype.com/en/customer-services) | twitter.com/hurunuidc



RATES REMISSION POLICY ON LAND AFFECTED BY EARTHQUAKES FOR THE REMAINDER OF THE 2016/2017 RATING YEAR

INTRODUCTION

The purpose of this policy is to provide a mechanism for staff and Council to remit rates where a rating unit has been affected by the November 2016 earthquakes and related aftershocks. The policy will relate to the remainder of the 2016/2017 rating year and will be revised for the 2017/2018 rating year.

POLICY

Properties deemed to be uninhabitable:

Properties that have been assessed as uninhabitable for a period of time can receive a 100% remission on rates for the period in which it is deemed to be uninhabitable. If the property is still deemed to be uninhabitable at 30 June 2017, the property will need to be revalued and rates will be charged for the 2017/2018 based on the new capital value.

For example, a property, which has an annual rates cost of \$1,400 may be red stickered from 14 November 2016 to 31 March 2017, therefore it is deemed to be uninhabited for a period of 137 days, in which case they would qualify for a remission for 37.53% of the annual rates charge, i.e. \$525.42.

Loss of On-Demand Water:

Properties which have experienced a disruption to the on-demand water supply can receive a remission to the portion of the Fixed Charge for Connected Properties for the period in which the supply has not been able to be provided. The rate for the 2016/2017 year was set at \$216.60 for all properties connected to an on-demand supply in the District.

For example, if the property was without water for a period from 14 November 2016 until 31 January 2017, the service was interrupted for 78 days, in which case they would qualify for a remission of 21.36% of the Fixed Charge for Connected Properties, i.e. \$46.26.

Note - As water usage rates are charged separately based on the actual water consumed, the amount of water usage will be automatically recalculated when the meters are read in April and the subsequent rates will be reflected from 1 July 2017.

Loss of Restricted Water:

Properties which have experienced disruption to the restricted water supply can receive a remission of a portion of the water rates charged for the period in which the allocated allowance of water has not been able to be provided.

For example, if the property is connected to the Waiau Rural Water Supply, which has an annual charge per unit of \$797.23 experienced disruption to the water supply from 14 November 2016 to 28

February 2017 (106 days) then the property would qualify for a 29.04% remission from the water rates, i.e. \$231.51 for each unit.

Tourism Rates:

Properties that are charged a Targeted Tourism Rate can receive a remission for the Rate they have been charged for the period when they have been unable to provide their normal tourism services.

For example, a motel that currently pays \$432.64 per annum in Targeted Tourism Rates had sustained damage and was unable to receive guests for period from 14 November 2016 to 31 January 2017 (78 days) would qualify for a remission of the rate of 21.36%, i.e. \$92.41.

Other Circumstances:

For any properties that have been damaged and the relevant standard remissions as listed above does not adequately cater for the relief that the property owner seeks, the property owner is encouraged to request that Council review the circumstances on a case-by-case basis.

The property owners shall provide the following information:

- Full details of the damage to the property;
- whether the damage is temporary;
- when the property is expected to return to its former use in the future;
- an estimate of the time it will take the land to recover to a useable state and steps that the owner will take to achieve this.

The Council may ask for a report from a suitably qualified expert to ascertain the extent of the damage.