

Council Briefing Minutes

Date: Thursday, 2 July, 2020
Time: 1:00 p.m.
Location: Council Chamber
Forum North, Rust Avenue
Whangarei

In Attendance

Her Worship the Mayor Sheryl Mai
(Chairperson)
Cr Gavin Benney
Cr Vince Cocurullo
Cr Nicholas Connop
Cr Ken Couper
Cr Jayne Golightly
Cr Greg Innes
Cr Greg Martin
Cr Anna Murphy
Cr Simon Reid

Not in Attendance

Cr Tricia Cutforth
Cr Shelley Deeming
Cr Phil Halse
Cr Carol Peters

Scribe

Nicolene Pestana (Team Leader
Democracy)

The briefing commenced at 9am.

Apologies

Cr Cutforth, Cr Deeming, Cr Halse and Cr Peters.

1. Reports

1.1 2021-2031 Long Term Plan - How Rating Works

Alan Adcock (General Manager – Corporate) and Alison Puchaux (Manager – Revenue) covered the content of the briefing as outlined in the agenda report and presentation.

The purpose of the briefing is to provide information to Elected Members on how rating works, including specific rating legislation and rating tools used by Whangarei District Council.

In the 2017-2018 rates review, the following was considered:

- Land value or capital value for value based general rates
- Rating units or Separately Used or Inhabited Parts of a rating unit (SUIPS) for unit based rates
- Sector splits and rating differentials
- Targeted rates
- Remission and Postponement policies

Elected Members have the option to conduct a rating review as part of the 2021-2031 LTP process. There is no statutory requirement to conduct a rates review. Issues that could be addressed through a review of rating policies include:

- The impact of SUIPS on CBD properties
- Sector splits
- Initiatives that can be funded through a CBD target rate for example free parking in the CBD or a City Safe program.

Discussion

Recovery of rates

- Penalties are not charged if the ratepayer arranges to pay off outstanding rates.
- Council can make a mortgagee demand. A letter will be first be sent to the ratepayer to advise them that Council will be making this demand. The bank will also contact them.

Non-rateable land

- Separate legislation covers the rating of Māori customary land, Council has reduced powers to recover unpaid rates on Māori customary land.

SUIPS

- It is challenging to define SUIPS in relation to businesses as the definition doesn't always reflect the way businesses work.
- There was a view that there are businesses in CBD which are impacted by the charging of multiple SUIPS and this should be reviewed by Council.

Sector splits

- There was a view that sector splits should be reviewed by Council.

3. Closure of Meeting

The briefing concluded at 12.20pm.