

Submission to the
Local Government and Environment Committee

**Rates Rebate (Retirement Village Residents)
Amendment Bill**

15 December 2016

Auckland Council submission on the Rates Rebate (Retirement Village Residents) Amendment Bill

1. This is Auckland Council's submission on the Rate Rebate (Retirement Village Residents) Amendment Bill (**Bill**).
2. The address for service is Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142.
3. Auckland Council wishes to appear before the **Local Government and Environment Committee** to discuss this submission. *[delete if Council does not wish to appear]*
4. This submission has been approved by the Finance and Performance Committee of Auckland Council. Comment from **???** local boards was received as input to the development of Auckland Council's submission to the Bill.
5. Auckland Council makes comment in response to the amendments proposed to the Rates Rebate (Retirement Village Residents) Amendment Bill.

Comment

1. Auckland Council supports the Bill as it will provide for equitable treatment of ratepayers whether they own their property in fee simple or have an occupation rights agreement or licence to occupy.
 2. The submission seeks amendments to include:
 - residents of Papakainga Housing with occupation rights agreements as eligible ratepayers
 - water and wastewater charges levied by CCOs (for Auckland Council, Watercare Services Limited) in the calculation of entitlement for a rates rebate.
- Inclusion of residents of Papakainga Housing*
3. The submission seeks amendment of the Bill to include Papakainga Housing. Inclusion of Papakainga Housing would ensure these ratepayers are treated equitably with the owners who hold their properties in fee simple and those who have an occupation rights agreement in a retirement village.
 4. In many parts of Auckland and presumably wider New Zealand development is progressing of Papakainga Housing. Properties developed on this land may not be owned by the occupants but they may be liable for the rates under their agreements with the owners. Where they would otherwise qualify for a rates rebate as they are not the ratepayer they will not be eligible under the amended Rates Rebate Act.
- Inclusion of water and wastewater charges in calculation of rates rebate entitlement*
5. The submission seeks amendment of the Bill to include water and wastewater charges levied by CCOs in the calculation of entitlement for a rate rebate. This would treat all ratepayers across the country equitably no matter how their council decided to provide for water and wastewater services.
 6. The legislation establishing Auckland Council required water and wastewater services to be provided by Watercare Services Limited. The costs of providing these services in Auckland are recovered by direct charges from Watercare Services Limited. As these are not a rate they are not included in the calculation of entitlement to the rebate for Auckland ratepayers. All other councils recover these costs through a rate and this is therefore included in the calculation of entitlement for the rates rebate.

Recommendation

Auckland Council supports the bill and seeks amendment to include:

- residents of Papakainga Housing with occupation rights agreements as eligible ratepayers
- water and wastewater charges levied by CCOs (for Auckland Council, Watercare Services Limited) in the calculation of entitlement for a rates rebate.

Appended

Local board comment received as input to the development of Auckland Council's Submission to the Rates Rebate (Retirement Village Residents) Amendment Bill