

Date: Tuesday 25 May 2021
Time: 10.00am
Meeting Room: Reception Lounge
Venue: Auckland Town Hall
301-305 Queen Street
Auckland

**Kōmiti ā Pūtea, ā Mahi Hoki /
Finance and Performance Committee
OPEN MINUTE ITEM ATTACHMENTS**

ITEM	TABLE OF CONTENTS	PAGE
12	Changes to the Urban Rating Area and Rating of Farm and Lifestyle Properties within the Urban Rating Area	
A.	25 May 2021 - Finance and Performance Committee, Item 12 - Changes to the Urban Rating Area and Rating of Farm and Lifestyle Properties within the Urban Rating Area - PowerPoint presentation	3



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Proposal

1. Extend URA to include all live zoned land in the RUB
 - addresses growing city
 - provide definitive basis for systematic updates
 - ensures equitable treatment with their neighbours
2. Rate farm/lifestyle in URA urban residential
 - ensures equitable treatment with their neighbours

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Service levels

- Services vary widely across the city
 - level of service – footpaths and stormwater
 - proximity to council services and facilities
- Historical council and community preferences
- Service variations not unique to added areas
 - Similar to nearby areas and other fringe suburbs

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Rating policy and equity

- Rates a wealth tax on property – not a charge for service
 - Consider service levels, affordability and equity
- No perfect tool to align rates with service levels
- Land value/capital value best tool available to address equity
 - reflects accessibility to council services and development potential amongst other factors
 - delivers an equitable basis to capture variations in service levels and service accessibility

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Officers' recommendations

Adopt proposals ensuring

- Equitable treatment of neighbouring properties and similar fringe areas
- Systematic basis for adjusting the URA
- Recognises Warkworth and remaining rural areas currently have lower service levels

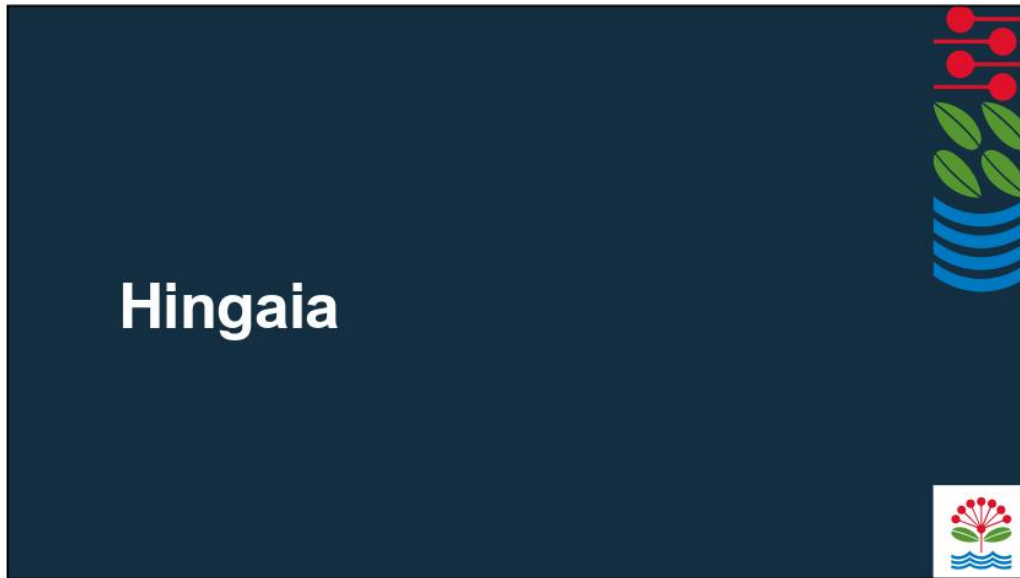
Amendment

- 3-year transition to manage impact

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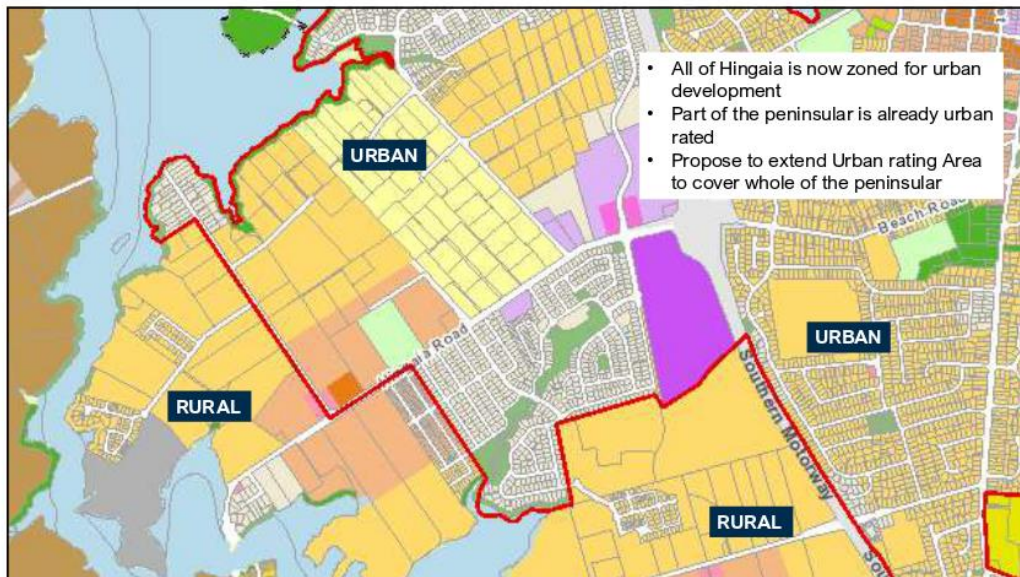
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Item 12



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Attachment A



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Infrastructure in Hingaia

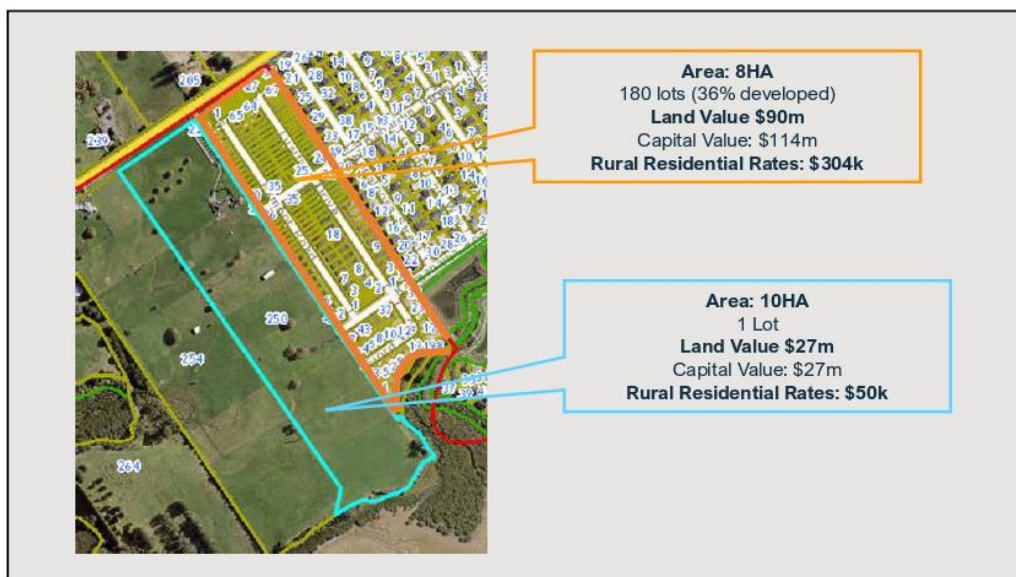
- Council has provided sufficient bulk infrastructure capacity to enable development
- Developers are required to supply local network infrastructure to connect to bulk system
 - Land ownership fragmented - agreement of multiple owners required
 - Large scale developers will pay for infrastructure they require
 - Smaller landowners can then piggy-back
 - Smaller developers may need multiple owners to contribute

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Hingaia options

- Retain current boundary
 - Inequitable treatment of neighbouring properties
- Redefine boundary based on ability to develop
 - Requires property by property assessment
- Introduce remission
 - Requires consultation
 - Assessment property by property
- Adopt proposal - delivers equitable treatment (incl transition)
 - With neighbours
 - Similar greenfields properties already in URA

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