



Māori Freehold Land Rates Remission Application Form

Policy R23/15 – Enabling Housing Development on Maori Freehold Land.

Application for Policy R23/15 – Enabling Housing Development on Maori Freehold Land

*Ref ID:

Is this a new application, or a renewal?

New application

Renewal application

General Conditions

- The burden of proof of eligibility is the responsibility of the owner(s) of the property
- You MUST provide to Council all supporting documentation which is listed in each Section Checklist
- Council reserves the right to seek further information if required
- This application must be signed in front of a Justice of the Peace/Solicitor/Far North District Council Officer

SECTION 1: APPLICANT DETAILS


V2023





Complete with YOUR details – whomever is submitting the application

Applicant name			
Are you known by any other name? If yes, please enter			
Are you	An owner of the land <input type="checkbox"/>	Applying on behalf of owners/Trust <input type="checkbox"/>	
<i>If applying on behalf of owners, please provide their details</i>	<i>Owner/s details</i>		
Postal Address			
Contact Numbers	Landline	Mobile	Fax
Email			
Section 1 Checklist			
Remember to attach the following documents to your application(s)			<input checked="" type="checkbox"/>
• Copy of Photo Identification (Applicant)			<input type="checkbox"/>
			<i>(Drivers License or Passport or 18 Plus Card)</i>

SECTION 2: LAND / BLOCK INFORMATION

 Enter the Land/Block information. You can find Māori Land information online ([click here](#)), or by entering the following link and searching by Owner Interest Search, Block Search, or Map Search: <http://www.maorilandonline.govt.nz>

 If you do not know the Rate Account number, you can also search the [Rating Information Database online](#) on our website: <https://www.fndc.govt.nz/search/rating-information-database>


Valuation No		Rate A/C No	
Property Physical Location			
Legal Description			
Land generally known as			
Section 2 Checklist		 Remember to attach the following documents to your application(s) <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> Proof of ownership of the land block Schedule of Owners list from Māori Land Court, Māori Land Online, or Certificate of Title – no more than 3 months old <input type="checkbox"/> Photographic evidence, Map/Aerial view of land block <input type="checkbox"/> 			

SECTION 3: DEVELOPMENT INFORMATION

 Complete this section if applying for Rates Remission for R23/15

Type of Development: (tick appropriate box)

Farming	Papakainga	Horticulture	Others
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Total units/dwellings for the development.			
Postal Address of the development			<i>Office use only – New Rate A/C No.</i>
Contact Numbers	Landline	Mobile	Fax
Total Land Area:			
What portion of land is to be used for development?	<i>Square metres</i>		
Section 4 Checklist		 Remember to attach the following documents to your application(s) <input checked="" type="checkbox"/>	
- Copy of Photo Identification (Occupier)		<i>(Drivers License or Passport or 18 Plus Card)</i> <input type="checkbox"/>	
- Copy of proof of Trustee/s and a copy of the business plan.		<input type="checkbox"/>	
- Photographic evidence, Map/Aerial view of land block indicating the portion of land to be used for development		<input type="checkbox"/>	
- Copy of consents granted and the code of compliance certs, upon completion to be provided for each consent.			
- Written consent from owners or Trustees – Copy of minutes for meeting held			

SECTION 5: CRITERIA AND CONDITIONS



In order to apply for Rates Remission under one of the Māori Freehold Land Policies, you MUST meet all the eligibility criteria and conditions

Policy Statement - Council will remit rates on Māori Freehold Land for the purposes of Enabling Housing Development

1. Council will remit rates under this policy on an eight year sliding scale as follows:

- Years 1-3 - 100% remitted
- Year 4 -5 - 75% remitted
- Year 6 - 50% remitted
- Year 7 - 25% remitted
- Year 8 - 0% remitted

- Remission will apply from 1 July in the year of application.

- The land, or portion of the land, for which relief is sought must be considered suitable for development and confirmed as currently not used or economically viable in its current state.
- Applications must be applied for and be granted a building consent and a compliance certificate upon completion.
- Key considerations by Council will include:
 - a. Suitable professional advice has been obtained
 - b. appropriate financial arrangements for the development of the land have been made
- Each application is to be submitted to Council for review and assessment. The decision of Council to approve or not approve is final.
- If the development on which the remission is based does not proceed or is unable to meet the requirements to be compliant with the Resource Management Act 1991 and the Building Act 2004, the remission will cease at the end of the rating year in which this is identified.

PRIVACY ACT WAIVER

On the signing of this application:

Pursuant to the Privacy Act 1993, I authorise Far North District Council to contact any agencies/companies or any other source including government agencies to obtain and check (both now and in the future) such information for the purpose of considering this application, and to assist in the enforcement of any agreement between myself and Far North District Council.

I understand I have the right to access information Far North District Council may have collected with regards to this application, and to correct if it is wrong.

DECLARATION


I solemnly and sincerely declare that I have read and understood this application and certify that the information provided is true and correct in all respects, and that I am no less than 18 years of age. I have disclosed any other names that I am currently known under. I am aware that if I have deliberately provided false information in this application, I could face fraud or dishonesty charges in the Courts. I make this solemn declaration conscientiously believing the same to be true and correct by virtue of the Oaths and Declarations Act 1957.

Signed by Applicant

 *Do not complete this section until you are with the person witnessing your declaration*

<i>Applicant Name – Please Print</i>	<i>Occupation</i>
<i>Applicant – Please Sign</i>	<i>Date</i>

Witnessed by

 *Your witness MUST be one of the following: i) Justice of the Peace; ii) Solicitor; iii) FNDC Officer*

<i>Witness Name – Please Print</i>	<i>Date</i>
<i>Witness – Please Sign</i>	

FOR OFFICE USE ONLY

Authorised by

Manager Team Leader <i>Te Hono – Strategic Relationship</i>	<i>Date</i>
General Manager Chief Financial Officer <i>Corporate Services</i>	<i>Date</i>

R23/15 - Enabling Housing Development on Māori Freehold Land

Background

The Local Government (Rating) Act 2002 S114A requires Council to recognise that there is a need to enable housing development on Māori Freehold Land. Enabling housing development through the remission of rates will see direct social benefits to landowners, as well as to Council from future rates contributions.

Policy Objective

To provide a remission for Māori landowners to enable the development of housing opportunities on Māori Freehold Land.

Scope

This policy applies to Māori Freehold Land only and can be applied to any number of dwellings on a site. It will not apply to service connections, which will remain payable if the property is connected to Council reticulation.

Policy Statement

Council will remit rates on Māori Freehold Land for the purposes of enabling housing development.

Conditions and Criteria

1. Council will remit rates under this policy on an eight-year sliding scale as follows:
 - Years 1 - 3 - 100% remitted
 - Years 4 - 5- 75% remitted
 - Year 6 - 50% remitted
 - Year 7 - 25% remitted
 - Year 8 - 0% remittedRemission will apply from 1 July in the year of application.
2. The land, or portion of the land, for which relief is sought must be considered suitable for development and apply and be granted a resource consent.
3. Applications must apply for and be granted a building consent and a code of compliance certificate upon completion.
4. Notification of the above consents and certifications must be made to the Council rates team to ensure the continuation of the remission.
5. A meeting with Council staff will be required to determine any other necessary documentation.
6. Key considerations by Council will include:
 - a. Suitable professional advice has been obtained.
 - b. Appropriate financial arrangements for the development of the land have been made.
7. Each application will be submitted to Council for review and assessment. The decision of Council to approve or not approve is final.
8. If the development on which the remission is based does not proceed or is unable to meet the requirements to be compliant with the Resource Management Act 1991 and the Building Act 2004, the remission will cease at the end of the rating year in which this is identified.