



COASTAL EROSION POLICY (RATING INFORMATION DATABASE)

1. RATIONAL

To ensure a clear process exists to deal with the increased frequency of Coastal erosion caused by adverse weather within our district.

2. PURPOSE

To set out general procedures for council staff to manage rating units affected by coastal erosion ensuring a fair and transparent process.

3. GUIDELINES

1. Properties are inspected as they come to the attention of the council, generally as part of post storm assessment.
2. Applications for rates remissions must be made in writing in the rating year the erosion occurs. All applications will be considered on a case by case basis.
3. Council at its discretion may remit or postpone any rates or charge wholly, or in part levied in respect of any property affected by coastal erosion, where it considers it fair and reasonable to do so.
4. Council will take into account;
 - a) Whether as a result dwellings or buildings previously habitable were made "uninhabitable"
 - b) the activity for which the land and/or buildings were used prior to the disaster is unable to be undertaken or continued
 - c) The extent to which essential services such as water, or sewerage to any dwelling or building were interrupted and could not be supplied;

- d) Whether essential services such as water or sewerage to any dwelling or building are able to be provided
- e) Whether any part of the property remains habitable or available for use

*For the purposes of this policy 'uninhabitable' shall mean:

a building cannot be used for the purpose it was intended due to a 's124 notice' being issued under the Building Act 2004.

- 5. Decisions on remissions under the policy will be delegated to the CEO.

On application they will direct the valuation provider to inspect the rating unit and prepare a valuation taking the new circumstances into account. As there are no statutory rights of objection or appeal for valuations of this nature then the valuation provider's decision will be final and apply for the new rates year.

- 6. Land Abandonment –All effort will be made to encourage the initiation of a market sale over abandonment. Where land is abandoned Council will resolve the issue under section 77 of the Local Government Rating Act (2002) taking a minimum of 4 years.
- 7. Rating obligations remain until remissions are granted in writing.

4. NOTES

The Land title remains with the unusable land considered Blue water.

Section 7 of our current Rates remission policy is aimed at one off large scale Natural Disasters nominated by Central government. The continued application of full rates could cause financial hardship and also has the potential to promote abandonment.