

14. REMISSION OF RATES

Officer responsible
Rates Manager

Author
Wayne Hann, DDI 371-1422

The purpose of this report is to seek, on behalf of the Salvation Army, Linwood Corps, Council approval for a remission of rates under the provisions of Section 179 of the Rating Powers Act in respect of the property at 173 Linwood Avenue and known as Sally's Place.

BACKGROUND

The Salvation Army purchased the above property some years ago as an adjunct to their Linwood Citadel and the property has been given the name Sally's Place.

While it is used for church activities, this is an ancillary use, and the property does not therefore meet the strict criteria for non-rateable status as set out under Clauses 9 and 10 of Part II of the First Schedule to the Act. To qualify for non-rateable status the building must be used "*principally as a place of religious worship*".

The property has been altered to accommodate two offices, a reception area, a lounge area used for church programmes, a kitchen, a foodbank room and ancillary toilet facilities.

The objectives of the Salvation Army are generally "the advancement of the Christian religion, of education, the relief of poverty and other charitable objectives beneficial to society or the community of human kind as a whole". To this end, the Army conducts a number of community and family-based services from the above property. These services include the following:

- The Bridge Programme and Oasis Centre for the treatment and support of those with gambling, alcohol and drug dependencies;
- Foodbank – for the provision of food parcels containing basic items for families in need;
- A drop-in centre
- Training programmes such as computer based courses to enhance employment opportunities.
- Community development services.

In addition, the above property is used for community church purposes by church groups other than the Salvation Army.

REMISSION OF RATES

Power to remit rates is contained in S179 of the Rating Powers Act 1988.

The property qualifies for a remission of rates under clause (n) of Part I of the Second Schedule to the Act, being land "*owned or occupied by or in trust for any society or association of persons, whether incorporated or not, whose object or principal object or one of whose principal objects is to promote generally the arts or any purpose of recreation, health, education, or instruction for the benefit of residents or any group of residents of the district*".

The property has a current capital valuation of \$168,000 and the 2000/2001 rates were assessed at \$1,036.45.

PRESENT POLICY

The Council has no formal policy in relation to applications for remission of rates on such properties rather tending to treat each application on its individual merits. However, there are one or two organisations which appear to have similar objectives or roles to those of the Salvation Army, as applied to this property where a remission of rates has been granted by the Council. These are the Woolston Development Project where a 50% remission was granted; the Step Ahead Trust (33⅓%) and Age Concern Canterbury which runs a number of drop-in centres where a one-third remission of rates is granted.

Recommendation: That the Council approve a 50% remission of rates in respect of the above property from 1 July 2001 under the provisions of Section 179 of the Rating Powers Act 1988.

Chairman's

Recommendation: That the above recommendation be adopted.