

From: margaret bell <margaretjoybell@yahoo.co.nz>
Sent: Friday, 17 November 2017 2:09 PM
To: Rates Overhaul
Subject: submission

I'm writing to vehemently reject the rates being based on CV value as it would mean a rate rise for us of at least 100% and greatly disadvantage us again after 4 hard years of struggling with regular employment in the mining industry and managing to pay the mortgage and bills.

We bought a piece of sub-divided rough bush land (not suitable for any livestock) 1 km from State Highway 67, 10 years ago. Our rates were then \$278 p.a.

We maintain our own road from house to Highway, we collect and use rainwater.

We generate our own power and recently got a septic tank and drainage done, which we still owe \$11,000.

Most of the time I the wife live here alone as my husband has to work away from the district to afford the mortgage.

The bank owns 75% of our capital value.

Our rates are now over \$1,000 even though our land value has dropped from the purchase price.

Although my husband has for the past 3 months managed to get a good job in Australia, it means now we will not be eligible for a rate rebate even though after 4 hard years we are still in debt besides our mortgage. He works over 80 hours a week and all the money goes to service our debts. We won't be on top for a few more years and as long as the job remains.

We are nearly into our 60's and still have to pay the mortgage for at least another 10 years.

My husband and I drive 18 year old cars and watch an old box T.V. because we put as much as we can into the house, our home, which is still far from complete.

Why should we be penalised for this choice by paying more rates based on CV? It's extremely unfair to us.

Yours sincerely
Margaret Bell & Alasdair McKenzie

Submission Form

#2
002

Have
your
say!

Please read the Consultation Document and/or Summary of the Rating Review Document **before** providing your feedback.

Please return your completed form to Council by **4:30pm Monday 18 December 2017**:

Email: ratesoverhaul@bdc.govt.nz

Website: www.bullerdc.govt.nz

Fax: [03] 788-8041

Post: Buller District Council, PO Box 21, Westport 7866

Deliver to: Buller District Council, 6-8 Brougham Street, Westport 7925

Submitters details

Name: Mr/Mrs/Miss/Ms:

Christina Alfeld

Organisation (if relevant):

Carters Beach Top 10 Holiday Park

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

53 Marine Parade, Carters Beach, Westport

Phone:

03 7898002

Email:

chrissy@top10westport.co.nz

I am a business that supports the local economy. Since owning this business (4 years) our rates have doubled from \$10,000 to the now proposed \$20,000.

This is unacceptable. What justifies this level of increase with the proposed wage increase our business will struggle to make improvements & growth will be likely. I thought the Council main objectives was economical growth. Business are trying to make ends meet & then this is put in front of them. This will cause closures & slowdown. I oppose this increase of 43% on current rates.

Our GV has gone down & a proposed increase of 43% is unacceptable!

I see this is away to find extra funds by choosing this model as land values have decreased.

We don't have recycling options for our business or rubbish collection. We do this ourselves. This helps reduce community dumping of waste & ensures recycling takes place.

This is one of the many examples where we do get support that urban businesses do.

Thank you for your feedback

Submissions must be received by:

4:30pm Monday 18 December 2017

From: Ray Douglas <ray.d@xtra.co.nz>
Sent: Wednesday, 22 November 2017 10:17 AM
To: Rates Overhaul
Subject: Submission

Name: Ray Douglas

Do I wish to speak in support.. Yes

Address: 4 Arapito Road Karamea 7864
Ph 03 782 6787
email: ray.d@xtra.co.nz

The body of evidence against a CV rating system is very high. There are many reasons why this system is flawed. The biggest being there would be no incentive for anyone to upgrade their existing dwelling for fear of a rates increase. We have some of the top real estate agents in the country saying that Capital Value is no real indicator of the value of a property. It only resembles the houses value every 3 years when they are done, and even then it is very questionable. An increase of 30 percent for me personally is unprecedented and unjustifiable. Do I need to remind council that we have no services provided now. My water is rain water, sewage in a sump and I have to pay \$25 for a garbage bag – yet you want to increase my rates by \$500 a year.. for what? This is totally unacceptable and will not be welcomed by our community. We, in the rural sector, are not about to start paying for Westport's debts.

#4

Submission Form



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Email: ratesoverhaul@bdc.govt.nz

Website: www.bulterdc.govt.nz

Fax: (011) 788-8041

Post: Bulter District Council, PO Box 21, Westport 7866

Deliver to: Bulter District Council, 6-8 Brougham Street, Westport 7925

1826007608

Submitters details

Name: ☒ Mr / ☐ Mrs / ☐ Miss / ☐ Ms F. Todd Heller

Organisation (if relevant): Heller Family Trust

Do you wish to speak in support of your submission? Yes ☐ No ☒

Address: 96 Robitj Lane Clearwater CH CH 8051

Phone: 0272272003

Email: todd.heller@hellers.co.nz

This ~~rate~~ proposal increases our
rates by 60% is this fair.

Thank you for your feedback

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Have
your
say!

5

Submitters details

Name: Mr/Mrs/Miss/Ms:

WJ + EL LYNCH (Bill + Erica)

Organisation (if relevant):

Residents Buller D.C.

Do you wish to speak in support of your submission? Yes ☐ No ☐

If you would like us to we will be happy

Address:

178 Redwood Valley Road R.D. 1 Richmond 7081

Phone:

027 221 5115

Email:

bill.lynch@clear.net.nz

Dear folks at Buller Council

- * We recognise it's positive to be reviewing the rating system + comment this
- * This presents a valuable opportunity to innovate, challenge the illogic, and lead NZ in progress
- * Rates levied as a % of property value whether land improvements or capital are misaligned to services provided by a Council. They are simply and marginally land/asset taxes.
- * Buller has a fantastic opportunity to lead NZ in a revolution of transparency + accountability
- * Local authority rates are levied for services Councils provide to property owners + residents
- * The formula for calculating rates needs to transparently relate to the services provided.
- * A transparent allocation of costs to each property should be based on the number of services
- * Value has little or nothing to do with Council cost of supplying services
- * eg - a proportional charge (per property) would capture, sewerage, water retic, footpaths, lighting, road sealing/pursealed, refuse, parks+recreation, admin, governance, stormwater, rivers etc.
- * It is outdated and marginable that the value of a property determines the cost of services Council must supply. - whole requirements
- * This is a great opportunity for Buller to innovate and lead NZ
- * A focus change will drive transparency + accountability + be widely applauded around the globe.
- * The submitters are available to provide further input and if desired participate in reviews and working groups.

Thank you for your feedback

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Go for it Buller!

Here's a chance to demonstrate the Coast is alive + thriving! - Best Wishes
20/11/17

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6

Submitters details

Name: Mr/Mrs/Miss/Ms:

Debra Crackett

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

134 Derby St Wpt

Phone:

03 789 8754

mail:

deb.crackett@gmail.com

I would like to support my APPROVAL of
the proposed new rating system

Thank you for your feedback

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7

Submitters details

Name: Mr/Mrs/Miss/Ms:

Kevin Fox

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

123 Peel St Wair

Phone:

03 789 5477

.mail:

buller.autoservice@kinect.co.nz

I wish to advise in this submission that I
am in favour of the proposed rating overhaul.

Thank you for your feedback

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Submitters details

Name: Mr/Mrs/Miss/Ms:

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

Phone:

.mail:

I Am IN FAVOUR OF THE PROPOSED
RATES OVERHAUL

Thank you for your feedback

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22 NOV 2017

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Submitters details

Name: Mr/Mrs/Miss/Ms:

Brett Sandford

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

30 Kew Rd

Phone:

03 789 8119

Email:

bysand@yahoo.co.nz

Excellent stuff. I agree with adopting all of the current proposal. I hope the squeaky wheel syndrome doesn't bias the consultation process again. Council & councillors have invested much time & effort into the details of the proposal, and we don't need to comply with all the petty demands of a few disgruntled ratepayers with loud voices in the name of consultation. Good results seldom come from decisions based on the lowest common denominator. Let's get this proposal locked in & then move on with great development for the region.

Thank you for your feedback

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Have
your
say!

10

22 NOV 2017

Submitters details

Name: -Mr/Mrs/Miss/Ms:

Kathryn Bainbridge

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

53 Kew Road. Westport

Phone:

Hm 03 789 6726 Wk 03 789 8630

mail:

Heritage.copt@extra.co.nz

I am in full support of the rates overhaul and if the proposed system is fairer to the majority we need to do it.

I personally know of two cases of families in older homes that pay ridiculous high rents compared to us on Kew Rd with a newer home on an acre. The overhaul would see us pay more and I don't have a problem with that and the two cases in older homes would pay considerably less than they do now and to me these comparisons seem very much fairer.

(One of the older homes pay \$1100 more than us annually!!)

Also in regard to commercial rates there are instances where capital value could take some businesses to the edge of viability due to huge increases. Could there be some sort of cap on some of these rates? Where a balance of the take is then spread wider, as I understand the rate take must be at least the same.

Not sure if this needs to be capital value or a combo of land? & capital?
We do need to remove the excessive number of differentials and tidy up anomalies of many years of temporarying.

Thank you for your feedback

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Good Luck.

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22 NOV 2017

11

Submitters details

Name: Mr/Mrs/Miss/Ms:

Bryan Hobbs / Marilyn Crossman.

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

74 Queen Street

Phone:

03 789 8486

Email:

bryanmar@xtra.co.nz

We strongly oppose the change of the rating system to capital value

Every body uses the services and why should some subsidise others

People would NOT do any improvements to their properties as this would incur rate increase and those who do (that have pride in their properties) would be penalised
Leave the current system as is

Thank you for your feedback

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22 NOV 2017

12

Submitters details

Name: Mr/Mrs/Miss/Ms: STU REID

Organisation (if relevant): _____

Do you wish to speak in support of your submission? Yes ☐ No ☒

Address: 31 KAWATIRI PLACE WESTPORT

Phone: _____

Email: _____

I DISAGREE WITH THE PRINCIPLE THAT A GOOD RATING SYSTEM RECOGNISES ABILITIES TO PAY IF YOU ARE BASING THAT ABILITY TO PAY ON HIGHER CAPITAL VALUE = ABILITY TO PAY. THIS IS AN ASSUMPTION THAT WILL RESULT IN UNFAIRNESS. FOR EXAMPLE - AN ELDERLY COUPLE WHO HAVE LUMPED THEIR CASH ASSETS INTO A NEW HIGHER VALUE CAPITAL HOME HAVE LIMITED ABILITY TO PAY. A RATES REBATE IS GOOD AND WELL BUT IT STILL REQUIRES THE RATES TO BE PAID IN THE FIRST INSTANCE. ANOTHER EXAMPLE - A COUPLE WITH HIGHER INCOMES HAVE MORE ABILITY TO BORROW FROM THE BANK AND THEREFORE DO SO TO BUY A HIGHER VALUE CAPITAL HOME, BUT THEIR HOME LOAN MORTGAGE REPAYMENTS ARE HIGH AND THEREFORE THEIR DISPOSABLE INCOME AFTER LOAN REPAYMENTS IS LOW AND THEIR ABILITY TO PAY IS LIMITED. YOUR ASSUMPTION THAT HIGHER CAPITAL VALUE EQUALS ABILITY TO PAY IS NOT ALWAYS CORRECT AND IS SOMEWHAT HALF A MEANS ASSESSMENT - YOU ARE CONSIDERING ASSETS BUT NOT SOMEONES LIABILITIES. IF YOU ARE GOING TO CONSIDER SOMEONES ASSETS THEN IT IS ONLY FAIR TO CONSIDER THE OTHER SIDE OF THE LEDGER, THEIR LIABILITIES. FINALLY, I CONSIDER THAT RATES BASED ON CAPITAL VALUE MAY BE DETRIMENTAL TO THE DEVELOPMENT OF OUR REGION - WHY WOULD I WANT TO KEEP MY PROPERTY IN GOOD CONDITION OR IMPROVE IT IF THAT MEANS I WILL PAY HIGHER RATES. I USE THE SAME SERVICES AS THE PERSON NEXT DOOR SO WHY SHOULD HOW WE CHOOSE TO SPEND OUR MONEY MATTER - IE I CHOOSE TO INCREASE THE VALUE OF MY PROPERTY WHILE THE PERSON NEXT DOOR SPENDS ON MOTORVEHICLES, I AM IMPROVING THE LOOK OF OUR COMMUNITY, THE NEIGHBOUR IN HIS RUN DOWN HOUSE IS NOT YET WE HAVE THE SAME ABILITY TO PAY BUT I AM CHARGED MORE RATES THAN HIM - THAT DOESN'T ADD UP.

Thank you for your feedback

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22 NOV 2017

Submitters details

Name: Mr/Mrs/Miss/Ms:

Glenys & Arthur Tyler

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

111 Russell Street

Phone:

Westport.

Email:

glehattyler@gmail.com

13

We strongly disagree that rates should be determined by capital value.
Reasons being:

1. Those that have gone ahead & set up a reasonable property does not determine that they have the ability to pay more.
2. There would be no incentive to keep your property in the best condition because a higher rate would be charged.
Our town has enough ramshackle untidy buildings and this would only increase.
3. A person who has 3/4 sub standard rental properties may have more ability to pay than those who have worked hard to set themselves up with a higher valued property.
They may have capital value but that might be the extent of their assets.

Thank you for your feedback

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Strongly oppose
Land Value - fair for all.

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22 NOV 2017

14

Submitters details

Name: Mr/Mrs/Miss/Ms:

Blincoe Matthew

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

35 Torea St Granity

Phone:

037828959

mail:

matblincoe@hotmail.co.nz

You have the cheek to wipe
\$40,000 off the value of my
property then raise my rates.
WTF

zero assessment for the 10's of thousands
of dollars I have spent landscaping etc
and have added to the house.

What exactly does my uniform charge
cover? The water? NO!
Why should I pay more
for service we currently receive
isn't up to standard anyway.

I object to any increase
in rates, that is not directly tied to
increased services.

Thank you for your feedback

Submissions must be received by:

4:30pm Monday 18 December 2017

#1

COMPLETE

Collector:
Started:
Last Modified:
Time Spent:
IP Address:

15

Page 1: Buller District Council is after feedback on how the rates are calculated.

Q1 Name

Alex Trower

Q2 Organisation (if relevant)

None

Q3 Address

127 McPadden Road RD2 Westport

Q4 Phone

037897719

Q5 Email address

alshaz@xtra.co.nz

Q6 Do you wish to speak to the Councillors about your submission at a special meeting?

I do not wish to speak to Councillors.

Q7 Do you support the draft proposal in it's current form?

I do not support the rates overhaul proposal,

Other (please specify):

Rates should be a user pays system. Rating by capital value unfairly burdens people who invest their money wisely over those who waste it on consumables. I also disagree that rural people should pay towards the townships sewage and water, unless the council want to come and empty my septic tank, replace my water filters or pump when it is needed at the rate payers expense.

#2

1880007200

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

16

Page 1: Buller District Council is after feedback on how the rates are calculated.

Q1 Name

Charmaine Nixon

Q2 Organisation (if relevant)

None

Q3 Address

1 Torea st

Q4 Phone

7828856

Q5 Email address

Respondent skipped this question

Q6 Do you wish to speak to the Councillors about your submission at a special meeting?

I do not wish to speak to Councillors.

Q7 Do you support the draft proposal in it's current form?

I do not support the rates overhaul proposal.

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Submitters details

Name: ~~Mr/Mrs/Miss/MS:~~ Charmaine Nixon.

Organisation (if relevant): _____

Do you wish to speak in support of your submission? Yes ☐ No ☒

Address: 1 Torea Street Granity

Phone: 0273260388

Email: _____

NO to C.V Rating System or any part of
the proposal

Thank you for your feedback

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4:30pm Monday 18 December 2017

#3

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:



Page 1: Buller District Council is after feedback on how the rates are calculated.

Q1 Name

Roger Wells

Q2 Organisation (if relevant)

N/A

Q3 Address

17 b Orowaiti Road

Q4 Phone

789 8772

Q5 Email address

woodvalenz@xtra.co.nz

Q6 Do you wish to speak to the Councillors about your submission at a special meeting?

I wish to speak to Councillors about my submission.

Q7 Do you support the draft proposal in it's current form? **I do not support the rates overhaul proposal,**

Other (please
specify):

Your proposal is totally unfair for the older people in the town that have chosen to build a house for their retirement. Putting their money into a home that just needs a small amount of maintenance when living on a pension are going to get penalised. The people living in rundown houses and rentals owners will definitely be better off. We all use the same services, the rates should be based on the land area not the capital value. Enough is Enough

#4

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

198

Page 1: Buller District Council is after feedback on how the rates are calculated.

Q1 Name

Matt Sweeney

Q2 Organisation (if relevant)

N/A

Q3 Address

47 Main Street, Reefton

Q4 Phone

(03) 7327010

Q5 Email address

matt_jessa@xtra.co.nz

Q6 Do you wish to speak to the Councillors about your submission at a special meeting?

I do not wish to speak to Councillors.

Q7 Do you support the draft proposal in it's current form? I do not support the rates overhaul proposal.,

Other (please specify):

To who it may concern, I do not support the new proposal for the new rating system as I think this new idea is also unfair. I currently pay \$528.20 per quarter, but this is proposed to go up to \$573.40 per quarter. Now my Capital Value has only gone from \$215,000 to \$220,000. The houses each side of me are valued at only \$145,000 and \$160,000. We get exactly the same services and now I am expected to pay way more than my neighbours if this new system is based on Capital Values. The West Coast Regional Council also put my rates up this year by a far larger percentage than the tiny \$5,000 increase in Capital Value. On a side note my house insurance keeps jumping up in big wallops every year, (cancelled contents insurance due to increases). The cost of living keeps going up and also last year I lost my job through redundancy at Oceana Gold here in Reefton. I have not been lucky enough to find work as yet. I was on very good money then as a crew supervisor, but now my Wife and I have to be try sell our house and move somewhere with more prospects. Also a fairly good chance that whoever buys our house will most likely put in renters sent over from other parts of the country by the government who are usually on Meth or have other issues and contribute nothing to the growth of the Buller Region. We can not afford the extra increase in the rates if it goes ahead. We have to pay a mortgage also and only just surviving at the moment. Simply put if Rates go up that will probably be the straw that breaks the camels back, so we strongly oppose the proposal and can't afford it anyway if goes ahead. So yet more stress and a kick in the guts when the little guys are down. Hopefully I and others if they oppose it will be listened too, but I suspect most will pay less here as their house prices have gone down. Spent a lot of money on my house to upgrade and better ourselves before losing job and now this. Not happy! Kind Regards Matt and Jessa Sweeney

Mary Wilson

From: Sweeney <matt_jessa@xtra.co.nz>
Sent: Friday, 24 November 2017 1:21 PM
To: Rates Overhaul
Subject: Rates increase

To who it may concern,

Recently I received a sample rates proposal for my property based on Capital Value which I strongly oppose. I have sent a submission online, but don't know if you got it or not as no confirmation, so sending this email also. I think the proposal is grossly unfair as my Wife and I have spent a lot of money doing our house up and it's Capital Value has gone up, while my neighbours on either side of me have much lower Capital Values. Mine is \$220,000 and either side of me only \$145,000 and \$160,000 each. I will be paying more on Rates for exactly the same level of services. It is not fair. Also last year I lost my job through Redundancy at Oceana Gold here in Reefton and have not been lucky enough to get a new job as yet and we can not afford the proposed increase. It is hard enough now, plus with increases in cost of living it has stop somewhere. we have cancelled our Contents and Car insurance as it is because of great big increases every year. We will not be able to afford the increase proposed. Also the West Coast Regional Council also put our rates up by a far greater percentage than the small \$5,000 increase in our Capital Value,(from \$215,000 to \$220,000). My Sister has a house in Blenheim same size as our house and pays less Rates there than us, and they have better services there. We don't even get foot paths in Reefton or the driveways maintained on the Council land part. Anyway it's got to stop that things keep going up. I know a lot of people are very upset about this who have higher valued properties and I'll be pushing them to send in objections.

Kindest Regards,

Matt and Jessa Sweeney

47 Main Street, Reefton
03 7327010

#5

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

19

Page 1: Buller District Council is after feedback on how the rates are calculated.

Q1 Name

Christine Simpson

Q2 Organisation (if relevant)

n/a

Q3 Address

766 SH 67 Mokihinui

Q4 Phone

03 5765334

Q5 Email address

chrissimpson@value.net.nz

Q6 Do you wish to speak to the Councillors about your submission at a special meeting?

I do not wish to speak to Councillors.

Q7 Do you support the draft proposal in it's current form?

I support the rates overhaul proposal.,

Other (please specify):

Council have to have rates no matter what system is in place. This seems more like a fairer way to calculate rates and those with more expensive houses can afford to pay more.

#6

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

20

Page 1: Buller District Council is after feedback on how the rates are calculated.

Q1 Name

Adam and Joanne Miles

Q2 Organisation (if relevant)

None

Q3 Address

109 Pigeon Valley South Road RD2 Wakefield 7096

Q4 Phone

0274786292

Q5 Email address

greenfingers.nelson@xtra.co.nz

Q6 Do you wish to speak to the Councillors about your submission at a special meeting?

I do not wish to speak to Councillors.

Q7 Do you support the draft proposal in it's current form?

I support the rates overhaul proposal.

#7

COMPLETE

Collector:

Started:

Last Modified:

Time Spent:

IP Address:

21

Page 1: Buller District Council is after feedback on how the rates are calculated.

Q1 Name

CSEA Ltd

Q2 Organisation (if relevant)

Accommodation premises

Q3 Address

27 Marine Parade

Q4 Phone

03 789 8169

Q5 Email address

csea1@mail.com

Q6 Do you wish to speak to the Councillors about your submission at a special meeting?

I do not wish to speak to Councillors.

Q7 Do you support the draft proposal in it's current form?

I do not support the rates overhaul proposal,

Other (please specify):

As a newly built (2014) accommodation complex at Carters Beach I feel that the new rates assessment is penalising those that actually contribute to the visitor spend in the Buller District. Our rates will rise by \$6,500.00 per year a 129% increase which is astronomical. It is unfair that any commercial investment in the area is deemed to offset reductions elsewhere that still receive the exact same services. In our case we pay commercial water rates, a monthly fire system check and a yearly building WOF. Westport has suffered dramatically since we opened in 2015 and we have to run at a loss over winter until the tourist season begins mid Dec to end of March. Virtually all the corporate clients that usually fill up the off season have disappeared due to the downturn in the Westport commercial economy. The lack of events held in Westport also contributes to the low occupancy rates over this period. The numerous AirBnB and BookaBatch properties, we have to compete with, are mainly classed as residential and yet available for rent full time. These properties do not require any safety measures that a commercial classed accommodation premises does and in many cases their rates have dropped. Why does BDC want to penalise businesses that contribute to the district by way of tourism. Any increased rates will bring loss of jobs and some businesses closing. I do not support the proposed rate distribution and vote to keep the status quo. I also request that a survey is carried out on all other non-compliant forms of accommodation such as AirBnB to reclassify them from residential to a commercial differentiation rate. Yours sincerely Chris Cooper Carters by the sea motel.

Submission Form

Have
your
say!

Please read the Consultation Document and/or Summary of the Rating Review Document **before** providing your feedback.

Please return your completed form to Council by **4:30pm Monday 18 December 2017**:

Email: ratesoverhaul@bdc.govt.nz

Website: www.bullerdc.govt.nz

Fax: [03] 788-8041

Post: Buller District Council, PO Box 21, Westport 7866

Deliver to: Buller District Council, 6-8 Brougham Street, Westport 7925

22

23 NOV 2017

Submitters details

Name Mr/Mrs/Miss/Ms:

Rodney and Barbara Johnson

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

92 Palmerston Street Westport

Phone:

03 789 6173

Email:

rjohnson@westport-nz.net.nz

We are very thankful to have these rates decrease in line with the devaluation of the property. We are struggling to get enough in to cover the inflated rates at the moment. We appreciate the Council's help in letting us spread payment.

Thank you for your feedback

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23

Submitters details

Name: Mr/Mrs/Miss/Ms: Rodney and Barbara Johnson
Organisation (if relevant): _____

Do you wish to speak in support of your submission? Yes ☐ No ☒

Address: 99 Donnett Street Westport

Phone: 03 789 6173

Email: rjohnson@westport.net.nz

We have no problem with this rates change and we ~~are~~ are very grateful for the Council's help with us spreading payments. Any decrease will certainly help.

Thank you for your feedback

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24

Submitters details

Name: Mr/Mrs/Miss/Ms:

Hoban McNabb

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☐

Address:

118 Derby St

Phone:

03 788 8041

Email:

It appears that if the Rating review does become
reality my rates will decline \$500 a year
that I will be happy with. There may be
others who will not be happy
I am willing to accept whatever happens
(We live in a imperfect world cannot
please everybody was encouraged to
write this and of course
the first owner of this property was a. H. Hewison
creator of my mother. in-law 1908
I bought it 1986 moved in Dec 16.

Thank you for your feedback

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23 NOV 2017

25

Submitters details

Name: Mr/Mrs/Miss/Ms: STEVEN BULLER

Organisation (if relevant): _____

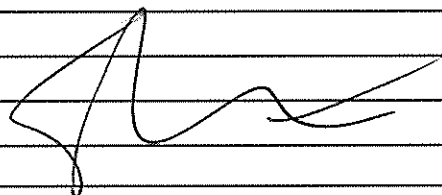
Do you wish to speak in support of your submission? Yes ☐ No ☒

Address: 22 Shelswell St

Phone: 037897750

Email: _____

I Support The New Proposal



Thank you for your feedback

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24 NOV 2017

24 NOV 2017

26

Submitters details

Name: Mr/Mrs/Miss/Ms:

Ian Wells.

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

25 River Road - Hector - 7822

Phone:

03 7828116

Email:

On the right track - people with more expensive houses expect more from council so should pay more - We do not have a communist system where everyone pays the same.

Only re-shuffling cost - no effort to cut costs or change people that want extra's.

Need to be clear - transparent with expenditure not happening at present time.

The wage structure needs to be more fairly addressed - not at the top end too high now - the adopting of a sustainable wage is good idea.

Thank you for your feedback

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Have
your
say!

27

23 NOV 2017

Submitters details

Name: Mr/Mrs/Miss/Ms: Mr Paul James Fenn

Organisation (if relevant): _____

Do you wish to speak in support of your submission? Yes ☐ No ☒

Address: 37 Buller Road RD 2 Westport

Phone: 789 7459

Email: paulfenn70@hotmail.com

We ~~would~~ would rather stay with the
CURRENT Rates system. We find that this
new proposal is a way of the council
to make more money without the consideration
of families, the older generation and younger
adults trying to buy their first home.
or live off their current wage.

Thank you for your feedback

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Have
your
say!

28

23 NOV 2017

Submitters details

Name: Mr/Mrs/Miss/Ms:

JOHN, CLIVE McLAREN

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

6 ESPLANADE WESTPORT

Phone:

027 6032431

Email:

I have read about the proposal and would like to support the proposal. It seems to be fairer for rate payers like myself

J McLaren

Thank you for your feedback

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29

Submitters details

Name: Mr/Mrs/Miss/Ms:

John Buchanan

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

4 Stewart St Waimangaroa.

Phone:

Email:

I find it very difficult to understand how the BDC has the temerity to repeat the same rates review as the last, which was soundly rejected by ratepayers.

Once again the burden is being removed from the residents of Westport who receive all the services of an average N.Z. rural town and being placed unfairly on rural ratepayers and businesses of major towns.

Although in my own case the increase is minimal at \$7.20 per annum this fades into insignificance when town ratepayers are having reductions of several hundred dollars yearly.

In Waimangaroa we receive very little for the rates we pay. The annual water charge is \$403 for water that barely meets third world standards and requires boiling before drinking, or is used for food preparation. This is outrageous and this situation has continued for almost 4 years with only vague promises from Council that action is being taken to provide a remedy. In all fairness a reduction is required before any increase can be considered.

Thank you for your feedback

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4:30pm Monday 18 December 2017

See attached page.

The state of footpaths and storm water drains are a disgrace, being overgrown with weeds and showing every sign of neglect.

The solid waste fee of \$140 per annum has me confused. The fortnightly collection of the recycling bins shows a degree of greed, as the contents of these bins are on sold by the contractor at a profit. My General rubbish bin is collected by the same contractor at a fee of \$13.98 each four weeks, so where is the \$140 spent?

To increase the rates on small business's in the district is tempting fate in that it may cause the failure of the affected concerns leaving the Town Centre bereft of shops.

Obviously the Council has no shortage of funds when it comes to spending \$108,000 on projects such as the 7 day make-over or \$101,000 on a new toilet at North Beach.

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22 NOV 2017

22 NOV 2017

30

Submitters details

Name: Mr/Mrs/Miss/Ms:

ALAN GREIA.

Organisation (if relevant):

N/A

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

124 A Russell Street Westport.

Phone:

021-122-9136.

Email:

Rating system should be left as it is. — with changes to the current system only.

The differentials should be scaled back and reduced in number to give a more universal and overlying effect for the easy implementation, governance, ability to explain its operation etc. etc.

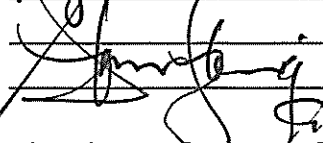
The LAND BASED option should be retained, especially as this has all ready been debated and proved. — It was the preferred option of the local ratepayers.

As a result of it being the preferred option how any changes should be made to this option to make it more streamlined and user friendly.

To openly provide other options after ratepayers have unanimously back the LAND BASED option is and can only be seen as a group ignoring the wishes of the local community and its ratepayers and passing a personal preference at the cost of that community.

This arrogant and selfish stance should be dispensed and the wishes of the local payers heeded and followed.

Regards.



Thank you for your feedback

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22 NOV 2017

31

Submitters details

Name: Mr/Mrs/Miss/Ms:

Tania Craig

Organisation (if relevant):

Do you wish to speak in support of your submission?

Yes ☐

No ☒

Address:

137 Torea Street

Phone:

0223508729

Email:

tancra3030@gmail.co.nz

I was just wondering what solid waste is ?? we have a septic tank so does this mean BDC will empty the tank?

Just to say what an absolutely crazy time to be doing this in the Granity Ngahaua Hectors area.

I ~~the~~ certainly wouldn't mind paying extra in my rates if the council were going to help with our erosion problems.

Thank you for your feedback

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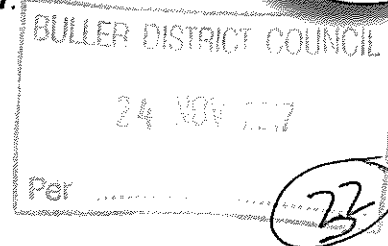
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Submitters details

Name: Mr/Mrs/Miss/Ms

John Watson

Organisation (if relevant):

29 Main Road Hector.

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

39 Cass street Temuka 7920

Phone:

0277241985

Email:

I see u are still trying to steal our Ngakawan-Hector water supply by trickery now

No wonder Buller is dieing with a council attitude like this
What about Erosion protection?

I'm guessing the \$20,000 I have spent on my own protection will be charged to me soon.

Get Real Buller District

yours J.Watson

Thank you for your feedback

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Submitters details

Name: Mr/Mrs/Miss/Ms: Bev Keen.

Organisation (if relevant): _____

Do you wish to speak in support of your submission? Yes ☐ No ☒

Address: P.O Box 8 Springs Junction Statehighy 65

Phone: maruia

Email: bjkeen@xtra.co.nz

I live on a small Block which I developed into a small life style Taking me six years to get there. Where it was nothing just Ryddish Block Now it 3 Bedroom house with paddocks But I dont have any water supply and relies on Rainwater I had to buy my own Big tank I have my own sewage system where it not relied on town supply where I have to have it cleaned and pay for by me, Have no Phone line copper coil lines So cellphones only if they dont drop out of Service I dont have a dump collection to pick up my Ryddish so I have to take it to a dump it costs me and the Petrol to put in my car.

My QV went down last year \$20,000 for what?? But you still put up my Rates that doesnt ju it Now you are wanting to put up my Rates again up another \$50.00 per quarter Taken it up \$200.00 for a year

I am struggling to pay the Rates now. If I live in town I could see why everything there so easy

Thank you for your feedback

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Submitters details

Name: Mr/Ms/Miss/Ms: Anthony Lek McLaughlin

Organisation (if relevant): _____

Do you wish to speak in support of your submission? Yes ☐ No ☒

Address: 240 Dyers Road, Bromley, Christchurch

Phone: 0274328172

Email: tanya0affordlestrage.NZ.NZ

34

re Valuation No 18 97075300

1 Fairies Street Wpt.

I own above property (which also fronts to Coates St)

I have owned for last 5 years

I object to rates increases for reasons listed below

1) I have suffered a reduction in rental from property after losing Downes Engineering Tenet etc

2) Komartu have just vacated so I have a ~~vacant~~ empty building that may be hard to release.

3) My other tenants & A Panel Craft are struggling & they can't afford to pay increase in Rates.

4) If you want to encourage people to Westport, a rate reduction would be a better option!

Thank you for your feedback

Submissions must be received by:

4:30pm Monday 18 December 2017



BULLER
DISTRICT COUNCIL

P O Box 21
WESTPORT

P O Box 75
REEFTON

Anthony Peter McLaughlin
240 Dyers Road
Bromley
Christchurch 8062

THIS IS A SAMPLE RATES ASSESSMENT FOR YOUR
PROPERTY BASED ON COUNCIL'S PROPOSAL FOR
A CHANGE TO THE CURRENT RATING SYSTEM.
PLEASE TAKE TIME TO READ ALL THE
DOCUMENTATION. YOU ARE ABLE TO MAKE A
SUBMISSION ON THE ENCLOSED FORM.

RATES ASSESSMENT NOTICE
Rating Period 1 July 2017 to 30 June 2018

PROPERTY DETAILS

Valuation Number: 1897075300
Area: 2.5495 ha
Property Location: 1 Forbes St, Westport
Legal Description: Pt Secs 35-36 Blk III Kawatiri SD Pt Sec1140 town of Westport

RATEABLE VALUE

Land Value: \$165,000
Capital Value: \$1,490,000

Description of Rates	Matters for Differentiation	Factor	Value of Factor	Rate / Charge	Amount
General rate	Commercial	Capital Value	1,490,000	0.79166c	\$11,795.70
General rate	Uniform Charge	Fixed \$	1	\$475.00	\$475.00
Water Supply Connected	Westport	Fixed \$	1	\$782.00	\$782.00
Sewage Disposal Connected	Westport-Carters Beach	Fixed \$	1	\$943.00	\$943.00
Solid Waste	Zone 1	Fixed \$	3	\$140.00	\$420.00

Total Annual Rates Assessment \$14,415.70

Instalment No.	Invoice Date	Instalment	Due Date
1	1 August 2017	\$3,603.90	28 August 2017
2	1 November 2017	\$3,603.90	28 November 2017
3	1 February 2018	\$3,603.90	28 February 2018
4	1 May 2018	\$3,604.00	28 May 2018

DO NOT PAY ON THIS NOTICE

**THIS NOTICE IS ISSUED
FOR YOUR INFORMATION ONLY**

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35

Submitters details

Name: Mr/Mrs/Miss/Ms:

Joe & Mary Hollis

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

79 ALMA ROAD

Phone:

789 7407

Email:

hollis.family@xtra.co.nz

We wish to oppose the proposed capital value rating system. We believe rates should be for services provided and we have had to install and maintain our own water and sewerage systems.

Also capital value does not show your ability to pay unless you ask for peoples liabilities (this would require asset testing)

In the last survey ourselves and many others said 'No' to capital value yet why is the council continuing to pursue it.

We do not believe this has been a democratic process.

M Hollis, MTHollis

Thank you for your feedback

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36

Submitters details

Name: Mr/Mrs/Miss/MS:

Gary Langdon Jeffery

Organisation (if relevant):

Mountain Beech Agencies Ltd

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address: 479 Fairdown, Fairdown, Westport

Phone: 03-789 7232

Email: mountainbeech@slingshot.co.nz

Thank you for your feedback

Submissions must be received by:

4:30pm Monday 18 December 2017

The introduction of a Capital Value rating system to replace the present Land Value system creates more problems than it solves. The submission form provided gives insufficient space to look at every aspect so I will add this to my submission form after my personal details.

The way the proposal is introduced I get the impression that BDC is following the usual Government submission system where it needs to request submissions, but they are ignored with the original plans being gazetted as put forward.

An example we were told to put submissions forward to a new regulation. It closed on a friday and was gazetted the following monday with no changes from the proposal. Can we expect a better response from the BDC?

One glaring statement is that Capital value has a better relationship to household incomes than just Land values alone.

It does not recognise the mortgage payments that could be associated with such a property. Some might be at the limit of their investments potential, with little to spare to cover the additional rates projected.

I see the cement and harbour differentials have been included, which enable BDC to reduce the Westport residential rates, but once those differentials are removed the additional funding will need to come from elsewhere presumably the residential areas, so any budgeted rate reductions could be imaginary in the long term.

Business rates in all fields need reducing rather than increasing as they provide the revenue to support the workers which in turn add to the prosperity of the town and its amenities. That includes mining in all persuasions.

Observations from my past have seen property owners hiding improvements to their premises by keeping it all within the house walls to keep their improved capital improvements from being recognised by those giving the council its values to base the rates on.

It is stated that the overall rates will not change, just moved mainly to the rateable properties outside the town boundary. By saying the residential rates will be a bit lower it is influencing the rate payers who live in the town being the majority. However the change does not really spread the rates fairly, so a majority being virtually bribed to get their approval for the change possibly should go to the Government for a realistic decision.

I still feel an idea I presented in a letter to the Westport News recently would overall obtain the rates required to support the town and surrounds. It consists of just budgetting the rates required for the various council functions, and averaging them among those who benefit from them. Those who do not require those services will not be charged for them.

I do not know what the two general rates cover. Perhaps should be broken down into

essentials like roading, water etc but I see they also have separate rating features.

Perhaps it is in that field that we can see a reduction in rates instead of the usual increases related to inflation. Overall our rates are in line with some of the more expensive rating councils, so my idea could see us getting back to a normal rate level.

In the short term lets dispense with some of the glamorous plans and stick to the essentials until all maintainance etc is under control. Then perhaps proposals like the Makeover might get overall approval.

Yours

Gary Jeffery

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37

Submitters details

Name: Mr/Mrs/Miss/Ms: Janie + Michelle Rodley

Organisation (if relevant): _____

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address: 115/1 Buller road

Phone: 03 789 7589

Email: _____

We wish to oppose any change to the current Rating System. In your information pack it states as follows: strike the right balance between benefits received and requirement to pay. We supply our own water and sewage, this was done at a cost to us therefore we receive no benefit from Council so how is your proposed \$500 increase equitable. You all so state as follows: recognise different abilities to pay, what right has Council got to guess our ability to pay extra rates. My income has halved in the five years we have lived here so we actually have less ability to pay any extra rates and in fact will refuse to pay any extra if this is adopted. It is not up to rural residents to discount urban rate payers it is also not up to people who live in well presented homes to discount those who choose not to maintain their properties or homes. Those who receive the benefits should be expected to pay for them, user pays has been the basis of Society in New Zealand for many years now and that's how it should remain.

Thank you for your feedback

Submissions must be received by:

4:30pm Monday 18 December 2017

Mary Wilson

Subject: FW: re rates
Attachments: Rates review 2017.docx

20

----- Original message -----

From: Phil Perrott <phil@perrott.co.nz>

Date: 26/11/17 13:39 (GMT+12:00)

To: Emily Miazga <emily@powercookies.com>, Garry Howard <garry@bdc.govt.nz>, Councillor Shayne Barry <shayne.barry@bdc.govt.nz>, Councillor Jamie Cleine <jamie.cleine@bdc.govt.nz>

Subject: re rates

HIYA

Attached is the submission that I will lodge next week. I am sending it to you to make sure that it gets into the system and is actually read.

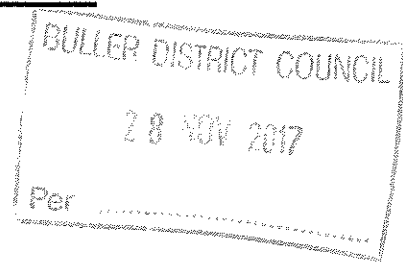
I am not happy to be getting stressed up with this stuff over this busy period and frankly coming off a very difficult trading winter it is not wanted. So I am getting it in early so I can forget it for awhile.

It is very "convenient" for the CEO to be absent whilst this was initiated to the public and I wonder if her input is even evident. If it was its not very skilful.

With all the other levies, demands and bureaucracy that is involved currently from local, central government, staff concerns, erosion, local idiots and a testing winter trade with only obstinate hindrance from TWC and the joint Economic Development Officer in Greymouth this is the straw that will break our back financially and emotionally and if proceeded with our business will certainly be wound down and out.

Regards

SUBMISSION TO BDC RATES PROPOSAL 2017.



DATE:- 27th November 2017

NAME:- P N Perrott

ORGANISATION:- Miners on Sea Ltd

POSTAL ADDRESS:- 117 Torea St
Granity 7823

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DID YOU WANT TO SPEAK TO YOUR SUBMISSION?
YES

UNDERSTANDING OF PRESENT SYSTEM. Clearly the past 3 CEO's, 2 x Mayors and many councillors have all been unable to understand the present system. Nor have they attempted to take out the perceived anomalies. If there are so many differentials now they must have had a reason and purpose to have been put in place. It would not be difficult to look at each line item and decide 1/. it is still needed or 2/. can it be amalgamated with another line item? The Buller is a very large geographic area so the needs/demands/requirements vary considerably and one size will not fit all and areas have changed over time.

PRESENT SYSTEM BROKEN. There has been no evidence presented that in any way suggests that the present system is broken.

If indeed there is concern about the "data in the current RID" then it is beholden upon the CEO to have it fixed.

COST OF REVIEW. There has been a budget set for this review but no explanation given as to how much staff time has been utilized on the exercise over the past few years and how much time has been taken from other areas. There has also been expenditure on IT programs etc none of which has been quantified.

OPTIONS CONSIDERED. There has been no evidence given that other options have been considered. It is very apparent that the only Capital Value option has been considered which has produced a lop sided proposal with nothing able to be considered in alternative.

BENEFITS TO BE ACHEIVED. For the time, effort and cost of the review there has been no cost/benefit presented by which to gauge the benefit of a change.

REDISTRIBUTION OF WEALTH. It is never the function of council to redistribute wealth according to some lame reason that the size of one's castle determines ability nor desire to pay more. Repeatedly we are told that rates should be viewed as a tax. This notion is nonsense as GST is levied on rates. However services provided are of importance when assessing rates regardless pof castle size.

AGING POPULATION. The population of NZ and Buller in particular is aging and in recent years retirees have been encouraged to relocate to Westport. CV rating will have an adverse effect on that sector of the population.

LACK OF SCRUTINY OF PROPERTY USE. It is very apparent that the review has not considered property use as many other councils do. There are no rules around property use to define commercial and residential to any meaningful degree. Clearly Queenstown (probably others) and certainly areas in Australia see merit in establishing rules around "home stays" and for many areas home occupations have been defined. Not so in Buller! To flag this very important aspect away as simply "contentious and unfair" is patently daft. Unfair to whom?

SLOW/LOW ECONOMIC ACTIVITY. Clearly the approach taken will not encourage any economic activity nor stimulate the area. Rather the reverse. Publicity surrounding Buller is almost always "bad news" stories and this review simply adds to it.

STAFF COSTS/GOVERNANCE. Cost of rates is of very serious concern and the difficulties in an economically shrinking area are acknowledged. The review does not couple up with a review of council. Its operations, methods and alternatives to reduce costs. Rather we see council costs steadily raising without any corresponding care to the economic environment. Simply putting the bowl out like Oliver Twist does not achieve any useful result.

We have seen in recent years staff time and cost squandered on:- town planning, LAP attempt, District Plan reviews, town toilets, hockey turf debacle, overspending on rubbish review, water fiasco, travel, employing a consultant for "projects" blah blah etc.

LOSS OF CEMENT AND HARBOUR. Seems bizarre that these 2 are in the equation in any way.

RATING UTILITIES. To rate who? Presumably as its not quantified its Buller Elect and Chorus. Any rate benefit will simply whistle back to consumers. Waste of time.

LACK OF BACKGROUND INFORMATION. Not only is there a lack of background information made available there is actually none. It is inconceivable that any favourable decision can be made given under this circumstance. The only reason given for the change is that "most other councils do it". Likewise there are many councils that do NOT use CV and already there is noise starting to happen in Auckland against CV. So without background information it is impossible to see what benefit Buller see in this.

TRANSPARENCY. It is not very difficult to see the anomalies in this proposal. There certainly is no transparency being showing and no meaningful analysis. As with the last "strawman" proposal there is nothing much that has changed. It was a shocking proposal in 2015 and it's a shocking proposal now.

TIMING. To bring out this proposal without first consulting on a "discussion paper" and for the second time seems to be particularly "strange" given that the last review overwhelmingly reject the idea of CV rating. The Summary document and estimate of rates applicable arrived in mail the day before the advertised "drop in session" was to take place. Council is run by skeletons for much of December/January. December/Jan/Feb are most businesses busy time, having come through a particularly testing winter, so simply do not have time to concentrate on a negative activity i.e. rates review.

Q.V. We are never sure what the instructions are to this organisation nor what the cost is. The QV values given to at least our property is very much delinquent so frights are on the horizon for future valuation rounds which will skew the rates question yet again under this proposal.

CONCLUSION. The rates proposal ignores the BDC's own consultation policy.

"People being consulted must be given enough information so as to be able to make intelligent and useful responses".

"Go beyond consultation on specific issues and begin to look to the changing needs and expectations of the community for the future".

"Representatives of the community are involved throughout a decision making process. They work together....."

These and other examples of BDC principles were given last time round and now yet again basic operational principles are not being followed.

I submit that the rates proposal is not fit for consultation, lacks integrity and should be cancelled.

15 DEC 2017

CONCERNED RATEPAYERS

PHIL PERROTT

117 TORREY ST GRANBY

**SUBMISSION ON THE BULLER DISTRICT COUNCIL –
RATES OVERHAUL PROPOSAL**

15 December 2017

Prepared with the assistance of Chen Palmer Partners

EMAIL: - PHIL@PERROTT.CO.NZ

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INTRODUCTION

- 1 We welcome the opportunity to submit on the Buller District Council ("**the Council**") – Rates Overhaul Proposal ("**Proposal**").
- 2 The 51 concerned ratepayers making this submission oppose a capital value based system.
- 3 We would appreciate the opportunity to speak in support of these submissions at the public hearing of the Proposal.

SUMMARY

- 4 We support the Council's objective to move to a fair, simple and easy to understand rates system. However we oppose a capital value based system.
- 5 In addition we submit that the process adopted by the Council is inadequate, and that the Proposal does not adequately reflect the very principles for developing a rating system which are set out in the Proposal.
- 6 This submission is set out in two parts. Part 1 contains submissions relating to the inadequacies of the process adopted by the Council. Part 2 contains submissions relating to the problems of the Proposal itself and puts forward an alternative proposal.

PART 1 – SUBMISSIONS ON PROCESS

Requirements of Consultation

- 7 The Council may change the rating system for the district by way of the special consultative procedure set out in the Local Government Act 2002. The purpose of the Local Government (Rating) Act 2002 ("**LGRA**") is (emphasis added):¹

The purpose of this Act is to promote the purpose of local government set out in the Local Government Act 2002 by –

 - (a) providing local authorities with flexible powers to set, assess, and collect rates to fund local government activities;
 - (b) **ensuring that rates are set in accordance with decisions that are made in a transparent and consultative manner;**
 - (c) providing for processes and information to enable ratepayers to identify and understand their liability for rates.
- 8 The process adopted by the Council in relation to the Proposal is inadequate due to the following:
 - (a) Failure to give due consideration to views of affected persons during 2014 consultation;
 - (b) Failure to provide relevant information requested by affected persons;
 - (c) Factual inaccuracies or inconsistent statements; and
 - (d) Breach of legitimate expectation by failing to consult with an expert.

¹ Local Government (Rating) Act 2002, s 3

Failure to give due consideration to views of persons affected during 2014 consultation process

- 9 It is submitted that the Council has not met the consultation requirements in the Local Government Act 2002 ("LGA") as it has not given due consideration to the views presented to it in the 2014 consultation process and it lacks an open mind.
- 10 A local authority, when making a decision, must give consideration to the views and preferences of persons likely to be affected by, or have an interest in, the matter that the local authority is making a decision on.² Section 82(1)(e) of the LGA states (emphasis added):
- Consultation that a local authority undertakes in relation to any decision or other matter must be undertaken, subject to subsections (3) to (5), in accordance with the following principles:
- [...]
- (e) that the views presented to the local authority should be received by the local authority with an **open mind** and should be given by the local authority, in making a decision, **due consideration**;
- 11 The Council first consulted with ratepayers during 2014 in order to shape the 2017 Proposal. The Council has stated that during the 2014 submission process 16.5 per cent of the 449 submissions opposed the proposal to use the Capital Value ("CV") rating system.³ However, **our analysis of the submissions shows that 83 per cent (373 submissions) of the 449 submissions opposed the Council using the CV rating system, while only 38 submissions agreed with using the CV rating system (38 submissions did not state their preference).**⁴
- 12 These results make it clear that a CV rating system is not preferred by Buller District ratepayers. Nonetheless, in the Proposal the Council has suggested two CV rating systems and no land value rating system.
- 13 Given the previous overwhelming opposition to the CV rating system by ratepayers, the Council's inclusion of two CV rating systems in the Proposal shows that the Council has failed to give due consideration to the submissions it received in 2014 and has ignored the views of affected ratepayers. We are concerned that the Council has closed its mind to the possibility of continuing with a land value rating system and has predetermined to change to a CV rating system. The Council has not adhered to the principle set out in s 82(1)(e).

Failure to provide relevant information

- 14 It is submitted that the Council has also not met the consultation requirements in the Local Government Act 2002 ("LGA") because it has not provided sufficient relevant information which would enable ratepayers to make informed submissions. Section 82(1)(a) of the LGA requires the Council to adhere to the following principle (emphasis added):

² Sections 76 and 78 LGA

³ Rates Overhaul Project (Westport Presentation) (29 November 2017), at slide 18

⁴ Based on our review of the submissions. This figure is conservative because it includes submissions that were made on behalf of up to 50 submitters.

...that persons who will or may be affected by, or have an interest in, the decision or matter should be provided by the local authority with **reasonable access to relevant information** in a manner and format that is appropriate to the preferences and needs of those persons;

- 15 It is submitted that the Council has not complied with section 82 of the LGA due to the following:

- (a) The Council has indicated that there will be nine differential categories.⁵ We have requested definitions of the proposed differentials but only some have been given the information and others have been denied it. Definitions of the proposed differentials are relevant information that is needed in order for ratepayers to be able to understand how they will be impacted by the Proposal and therefore to make an informed submission.
- (b) Requests for information have been made by a number of people. However, the detailed information requested is only just being made available. This is too late in the consultation process for people to consider the information and make an informed response.

- 16 For these reasons, the submissions in Part 2 below are based on only the information provided in the Proposal.

Factual errors

- 17 We are concerned about a number of significant factual errors or inconsistencies in the Council's consultation paper. These include:

- (a) The Council states that 16.5 per cent of the 449 submissions received during the first phase of consultation in 2014 opposed the CV rating system.⁶ This is incorrect as our analysis shows that at least 373 (83 per cent) submissions opposed use of the CV rating system. The Council has significantly understated the opposition to the CV rating system.
- (b) The Council has stated that they have looked at sixteen land value methods.⁷ In contrast, the minutes of the Council meeting on 30 October 2017 state (emphasis added):⁸

Council has **not researched land based rate systems** being used by other Councils, as it would take quite a bit of time and this has been focused on fine tuning this consultation document.

Also the notes from a Rates Overhaul Workshop on 7 October 2015, state:⁹

At the workshop on 7 October 2015, Council agreed that the next rates modelling would proceed, using Capital Value as the basis for the value based general rates component.

⁵ Residential, commercial, cement, commercial utilities, Industrial harbour, Non-commercial utilities, mining, industrial, primary industries,

⁶ Rates Overhaul Project (Westport Presentation) (29 November 2017), at slide 18

⁷ Rates Overhaul Project (Westport Presentation) (29 November 2017), at slide 18

⁸ Minutes of Buller District Council Meeting (30 October 2017) at 19

⁹ Rates Overhaul Workshop notes (24 May 2017) at 10

Breach of legitimate expectation

- 18 It is submitted that the Council has breached a legitimate expectation by failing to consult an expert consultant in relation to the rates overhaul. In the past, the Council has usually taken expert advice on complicated matters. For instance, it took expert advice in relation to Westport Water. The latest report from an expert consultant for Westport Water on 8 August 2017 cost \$140,000. A further report providing expert advice on communications was obtained by the Council on 12 December 2017 at a cost of \$9783.00.
- 19 Considering the significance and the importance of the Rates Overhaul Proposal and the fact that this proposal will completely overhaul the existing rating system which has been in existence for a long period of time, the use of an expert consultant in relation to the proposal would appear to be essential, and at the very least, prudent.
- 20 This situation affects all ratepayers and therefore it is hard to understand why the Council would not take expert advice. However, it appears the Council has not done so. This gives us no confidence that the Proposal fully considered the best options for this District.

PART 2 – SUBMISSIONS ON THE PROPOSAL

- 21 As set out above, the Proposal has not applied the following principles which were set out in the consultation paper.

Principles-based rating system

- 22 The Council intends to create a principle-based rating system which should:¹⁰
 - (a) Produce consistent results for similar ratepayers.
 - (b) Strike the right balance between benefits available and requirement to pay.
 - (c) Be equitable to all taking into account the benefits available.
 - (d) Be progressive to recognise different abilities to pay
 - (e) Recognise that rates are a tax.
 - (f) Be simple, easy to understand and low cost to administer.
- 23 The consultation paper indicates that the first four principles have greater weight than the last two.¹¹ The Council's proposal does not adhere to a number of the principles and has given undue weight to principle (f).

Consistent result

- 24 We consider that this rates proposal is inequitable because it fails to address concerns about certain types of accommodation providers not being classified as "commercial" ratepayers. This issue is raised in the Council's presentation which states:¹²

Feedback so far.....

- Community input strongest so far from accommodation sector.

¹⁰ Buller District Council, "Rates Overhaul: Continuation of Buller District Council's rating review project..." (November 2017), at 2

¹¹ Buller District Council, "Rates Overhaul: Continuation of Buller District Council's rating review project..." (November 2017), at 2

¹² Rates Overhaul Project (Westport Presentation) (29 November 2017), at slide 15

- They raise concerns with appropriate rating for multi-use property with a home and accommodation units included.
- This also flows through to home based business.

25 The Rates Overhaul Workshop notes from 7 October 2015 state:¹³

It was agreed that Home based Businesses and Hospitality Providers would not be able to be completely identified and that the costs versus the benefits of this exercise would prove contentious and unfair.

26 A detailed analysis of the accommodation situation in the Buller District is attached at **Appendix A.**

Strike the right balance between benefits available and requirement to pay

27 Charging equal rates for all residents, regardless of their location in the Buller District, is inequitable and unfair. Residents in larger residential areas, such as Westport, have access to more Council facilities than residents who live 100km away from the closest large town. Due to the fact that the Westport residents will receive greater benefit from facilities such as libraries, swimming pools and sporting venues, charging rural and urban residents similar rates results in vertical inequity. It is submitted that they should be charged different rates.

Equitable to all taking into account the benefits available

28 It appears that urban and rural residential ratepayers are all included within the same differential category "residential" There is only one residential rate. This could result in inequity between urban and rural ratepayers because people in different situations are not being treated differently in accordance with their situation. The same problem applies with the single commercial rate.

Be simple, easily understandable and low cost to administer

29 The Council has said that it is reducing the number of differential rate categories because the current rating differentials cannot be explained and the reasons for them are buried in history and lack obvious logic.¹⁴

30 However, the fewer the differentials, the less ability Council has to create an equitable system. Using differentials allows a local authority to (emphasis added):¹⁵

...depart from a rigid uniform rating base according to the land value, capital value or annual value system adopted ... [and] ... to determine the most efficacious rating system, being the essence of true local government and subsidiarity.

31 Using differential rating can also diminish the differences and advantages of different valuations bases (such as CV and land value).¹⁶ Reducing the number of differential categories from forty-three to nine does simplify the Buller District's rating system consistent with the principle that a rating system should be simple and easy to understand. In fact, we do not oppose the Council reworking the existing differentials. However, as well as being simple, a principles-based rating system must also:

¹³ Rates Overhaul Workshop notes (24 May 2017) at 10.

¹⁴ Rates Overhaul Project (Westport Presentation) (29 November 2017), at slide 3 and 5; and Buller District Council, "Rates Overhaul: Continuation of Buller District Council's rating review project..." (November 2017), at 5.

¹⁵ Kenneth Palmer, *Local Authorities Law in New Zealand* (Brookers Ltd, Wellington, 2012) at [12.6.1].

¹⁶ Kenneth Palmer, *Local Authorities Law in New Zealand* (Brookers Ltd, Wellington, 2012) at [12.1].

- (a) produce consistent results for similar ratepayers;
- (b) strike the right balance between benefits available and requirement to pay;
- (c) be equitable to all taking into account the benefits available; and
- (d) be progressive to recognise different abilities to pay.

32 According to the consultation paper, these first four principles have a greater weighting compared with the principle that a rating system should be simple and easy to understand.¹⁷ In reducing the number of differential categories so vastly, we are concerned that the Council has given greater weight to a principle that is supposed to be of lesser weight.

33 The Buller District is too small and too varied for such simplification to be equitable. The effects of such simplification will be too harsh on communities in the Buller District. It is submitted that the Council should not undermine the equity of the ratings system in order to achieve simplicity.

CV rating system is inappropriate for the Buller District

34 We submit that while a CV rating system is suitable for some locations, it is not appropriate for the Buller District.

35 Communities throughout New Zealand face different economic and demographic factors. Many cities are experiencing substantial growth which places pressure on the provision of infrastructure and services. A CV rating system is appropriate in these areas because it is determined on the basis of sales.

36 The Council has explained its basis for choosing the CV system (emphasis added):¹⁸
 ...More recently capital value has become the valuation basis for the majority of local authorities.

In the case of land value rating, in most areas (particularly urban ones), there are very few land only sales upon which rateable values can be generated. This raises questions about the reliability of the assessed values under land value rating. Capital value rating, on the other hand, benefits from the availability of **much richer sales information** as there are many more sales of dwellings for every one sale of just land. Therefore, assessed rating values are likely to be more reliable under capital value rating than under land value rating.

37 The consultation paper refers to the Local Government Rates Inquiry Panel strongly favouring the capital value system. The report of the Panel states (emphasis added):¹⁹

The Panel favours the promotion of a common system of valuation for rating purposes and strongly favours the capital value system **because of the closer relationship of capital values with household incomes.**

38 However, academics state that.²⁰

¹⁷ Buller District Council, "Rates Overhaul: Continuation of Buller District Council's rating review project..." (November 2017), at 2.

¹⁸ Buller District Council, "Rates Overhaul: Continuation of Buller District Council's rating review project..." (November 2017), at 3.

¹⁹ Local Government Rates Inquiry Panel, *Funding Local Government* (August 2007, Wellington) at Executive Summary[51].

²⁰ Kenneth Palmer, *Local Authorities Law in New Zealand* (Brookers Ltd, Wellington, 2012) at [12.2.1].

...the land value system, the most numerous choice in rural areas, is promoted as being an incentive to undertake land development, without imposing a penalty upon any accretion to the property. For example, subject to the annual charge option, a property containing four tenanted flats should be rated at the same level as an adjoining property of identical size that may contain only one dwelling unit. By contrast, the capital value reflects the development that has occurred on the land, and may be considered to impose a more equitable liability in relation to the capital wealth of the occupier and income potential of the property.

39 And:²¹

The existing patterns of rating systems **favour the land value system in the non-urban areas**, with the capital value system being more popular than the annual value system in urban districts.

40 We submit that there can be situations where there is not a close relationship between capital values and household incomes and in those situations support for the CV system is less justified. The Buller District has no growth and had projected retrenchment. Buller District's residents are markedly more deprived than New Zealand's population as a whole.²² Westport is being promoted as a place to retire²³ and elderly people are usually asset rich and cash poor.

41 This means that although the value of their house and land may be high (leading to a higher rate under the proposed system) they do not have the ability to pay that higher rate.

42 Consequently, using a CV rating system in this region would be regressive.

Other concerns

Anomalies

43 Anomalies in the Council's proposed rating model have produced very large increases in rates for some residents some of 65 per cent up to 300 per cent. These large increases are mainly for rural commercial and rural residential properties.

44 Mayor Garry Howard has stated, at a public meeting in Westport on 29 November 2017 which was reported in The Westport News the following day, that for any rates increases above twenty per cent the Council will "have to start looking at" them. Given that **the proposed ratings model is producing rates increases well in excess of this twenty per cent threshold**, we submit that the Council must re-look at the rating model and assess its compliance with the principles of a principles based ratings model.

Differentials

45 We also have the following concerns in relation to the proposed differentials:

- (a) We are concerned that the Council intends²⁴ to remove two of the nine proposed differential categories in the near future which will result in four per cent of the general rates which will then need to be redistributed.

²¹ Kenneth Palmer, *Local Authorities Law in New Zealand* (Brookers Ltd, Wellington, 2012) at [12.2.4].

²² Buller Community Profile, prepared for the Buller Interagency Form by the Information Team, Community and Public Health, Canterbury DHB (July 2016), summary document.

²³ Two years ago the Council had a billboard in Christchurch for about three months advertising for people to move to the Buller District.

²⁴ Consultation Document page 6 note 1

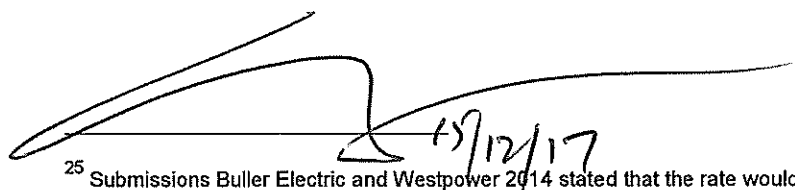
- (b) The Council is introducing a new differential category "utilities". The consequence of this will be that power companies will pass their costs to their customers.²⁵

Targeted Rates

- 46 It is submitted that the Council should justify the targeted rates for water, sewerage and rubbish for Westport. The Council has proposed the following rates for Westport:
- (a) Sewerage: \$943.00
 - (b) Water: \$743.00
 - (c) Rubbish: \$140.00
- 47 The level of these rates is likely to be oppressive for residents of Westport.

CONCLUSION

- 48 We support the Council's objective to move to a fair, simple and easy to understand system, but we oppose the capital value system for the reasons set out above.
- 49 In addition the process adopted by the Council has been inadequate, and the Proposal does not adequately reflect the objectives of fairness and simplicity or the principles set out in the Full Draft Statement of Proposal.
- 50 In summary, we submit that the Council should take the following actions:
- (a) Re-evaluate the submissions it received during the 2014 consultation process with a view to including a land value rating system in the current Proposal;
 - (b) Provide ratepayers with the relevant information that has been requested in a timely manner;
 - (c) Correct its factual errors;
 - (d) Engage or consult with an independent expert to assist with analysing the submissions and developing a new rating system;
 - (e) Reconsider the proposed rating system and amend it so that it:
 - (i) Recognises a ratepayer's ability to pay when determining rates;
 - (ii) Achieves consistent results for similar ratepayers; and
 - (iii) Is equitable to all taking into account the benefits available.
- 51 The capital value based system proposed is a backward step resulting in greater inequities than existed under the land value based system.
- 52 The 51 ratepayers who have made this submission request that the Council stay with the land value based system and address the inequities by applying a reasonable number of differentials.



²⁵ Submissions Buller Electric and Westpower 2014 stated that the rate would have to be passed on to the consumer.

APPENDIX A.

Buller Accommodation Stocktake - December 2017

This report was prepared by the *Buller Commercial Accommodation Ratepayers Group* to provide a snapshot of short stay accommodation available in the Buller region.

Introduction

Buller District Council recently circulated their Proposed Rates Overhaul for public feedback and consultation. A disproportionately high number of commercial accommodation providers will be negatively impacted by the proposal, should it proceed.

Peer-to-peer accommodation is on the rise in New Zealand with the increased popularity of vacation websites such as bookabach.com, AirBNB.com and holidayhouses.co.nz.

AirBNB Goldmine for NZ Homeowners

For a number of years, local commercial accommodation providers in the region and the Motel Association of NZ (MANZ) repeatedly voiced their concerns about the increase of peer-to-peer accommodation providers. Issues have been raised by multiple submissions during council consultation processes and include:

- The inequity of rates burden across Buller region accommodation providers
- A lack of regulation by council to manage potential risks including; health and safety issues, fire risks and a lack of building compliance to ensure safe visitor accommodation.
- The uneven playing field created when unregulated operators are competing in the same marketplace with less costs than their compliant commercial counterparts.

These views are supported by industry body, Hospitality NZ.

Hospitality Industry pushes for AirBNB providers to be regulated

It is strongly felt that peer-to-peer accommodation providers should abide by the same rules and contribute their fair share to the rating pool.

To date, the actual number of properties offering short-stay accommodation within the Buller region has not been known with any certainty. This snapshot has been compiled to better understand the types and number of accommodation providers in Buller. It is hoped that this information will be used as a discussion document to explore an appropriate and fit for purpose remedy to the issues raised.

Method

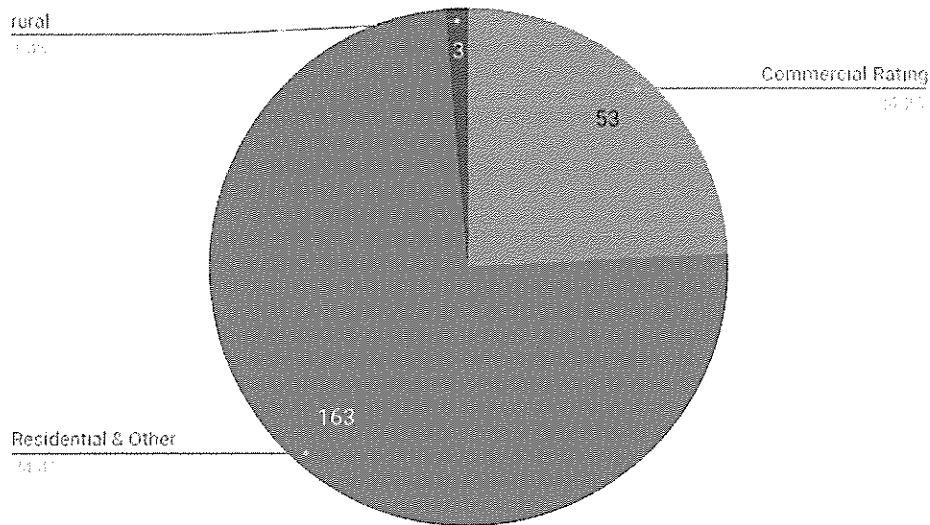
- An estimated 30-35 hours over a two week period was spent compiling the data
- *Due to time constraints, to meet deadlines for Proposed Rates Overhaul Submissions, the number of peer-to-peer accommodation providers is most likely understated. Additionally, some camping grounds will be excluded from the snapshot as the focus has been on other types of accommodation.*
- Booking.com, AirBnB.com, google & google maps were the main sites used for research purposes, along with local knowledge particularly in rural areas.
- Rating information was compiled through publicly available rating information via <http://bullerdc.govt.nz/rates/> and use of <http://gis.westcoast.govt.nz/WestMaps>
- [AirDNZ.co](http://airdnz.co) has provided some useful statistics about Buller AirBNB accommodation operators and also supports the data collected for this accommodation stocktake

Snapshot of Buller Accommodation Providers as at December 2017

219 accommodation providers were identified through this stocktake which provides a representative snapshot of the region. Accommodation providers are ratepayers on a mix of commercial, residential and rural differentials.

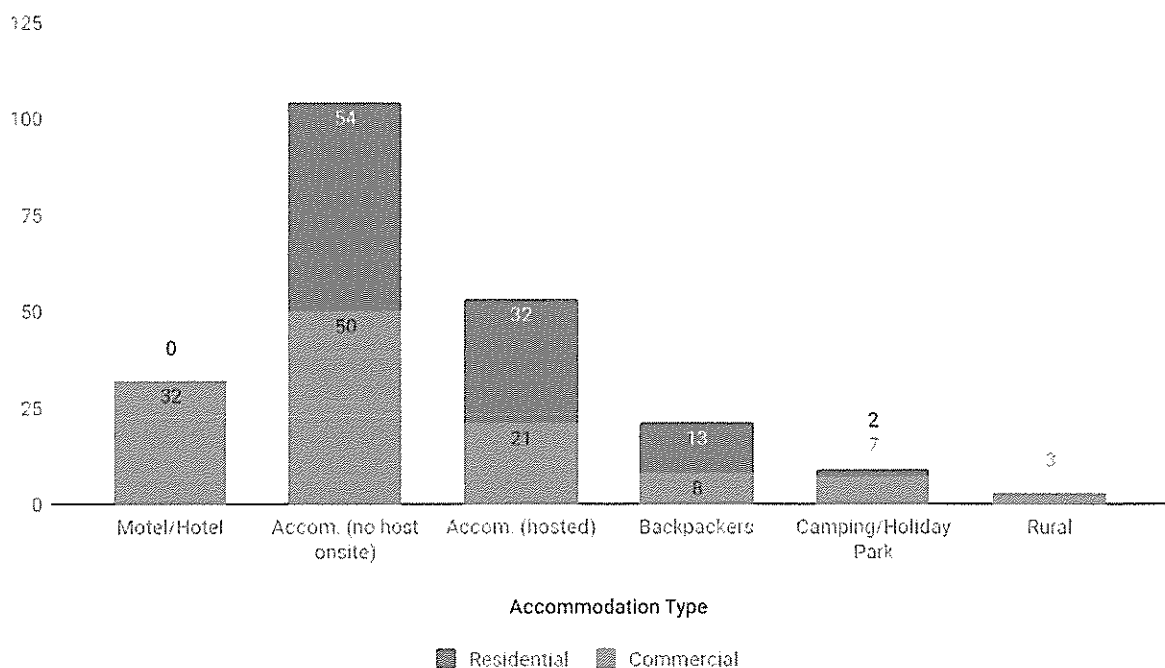
Under the proposed Rates Overhaul less than 25% of the accommodation providers identified through our stocktake will have the Commercial Differential applied.

Buller Accommodation Providers By Rating (differential)



Anomalies appear across all accommodation types, as demonstrated in the graph below.

Buller Accommodation Providers By Rating Differential



It is noted that accommodation provided by those on a residential differential can be for as few as two guests (homestay / B&Bs) and up to twenty or more (self contained holiday homes & backpackers).

The number of guests staying in a single dwelling is a poor indicator of whether an accommodation provider on a residential differential is operating commercially.

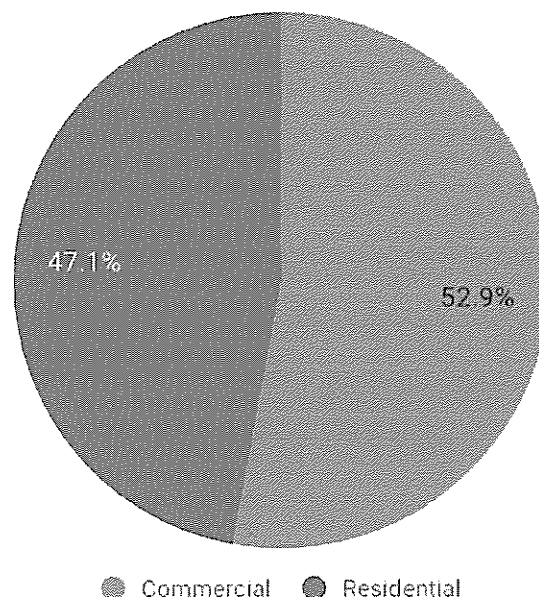
Many of these operators offer accommodation all year round, have an internet presence through AirBnB, bookabach and even booking.com, as well as their own websites. Many have signage at the front of their properties, including vacancy signage.

Some operators have multiple investment properties (holiday homes/baches) which are advertised and marketed under the one 'brand.' These properties may only accommodate 2-4 people, but it is clearly evident through a simple website search that a commercial activity exists.

Capacity

Accommodation providers identified in this stocktake can host around 4,300+ visitors to the region which is spread fairly evenly between accommodation providers on a commercial differential and those on a residential differential rate.

Estimated Capacity * (No. Guests across identified properties)



*Camping Grounds excluded **

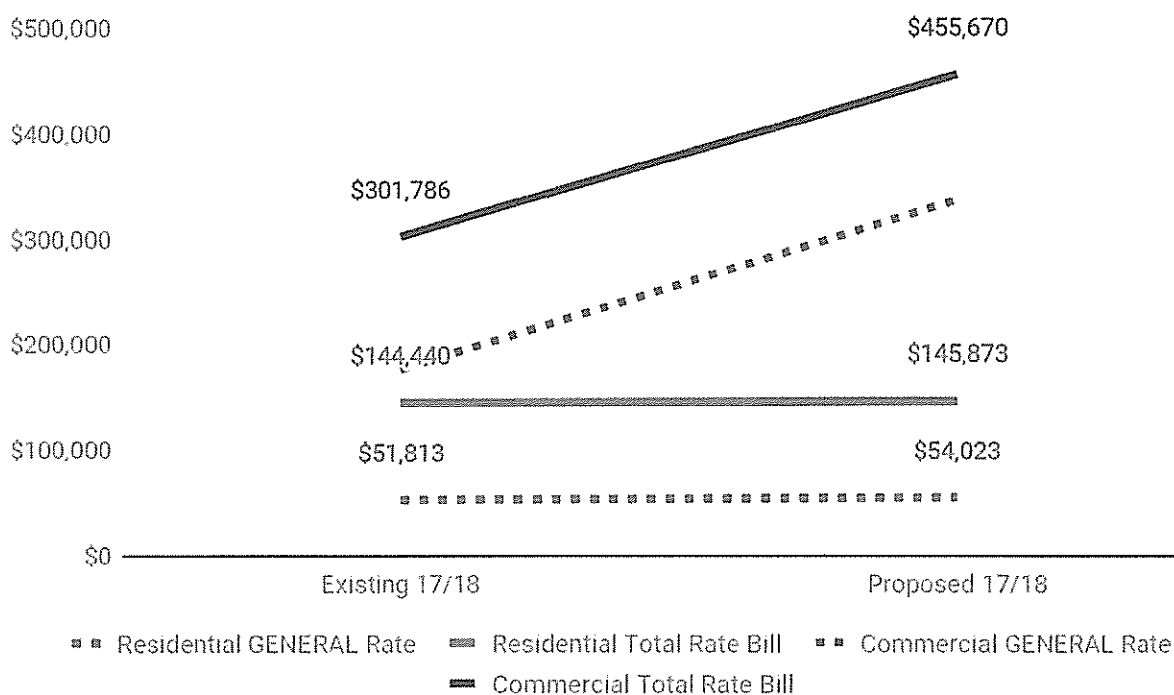
This demonstrates a high proportion of visitors to the Buller region are being accommodated in unregulated situations, which raises concerns about health & safety, fire risks and ensuring that accommodation provided is fit for purpose.

Rates Overhaul Proposal - Impact Analysis

Of the 219 accommodation properties identified through this stocktake - 154 were analysed in greater detail. These were properties where the physical location of the property and rates valuation number could be easily identified through an online search.

With further investigation (and time) additional properties could be included in a detailed analysis; however, the dataset is sufficient to demonstrate the inequities that exist between accommodation providers on residential and commercial differentials.

Accommodation - Change in Rates by Differential (156 Properties Analysed)



Under the Rates Overhaul Proposal, accommodation providers on the *Commercial Differential* (as a group) will see a 51% increase in rates. (151%)

- 73% can expect an increase of 20% or higher in their annual rates demand.
- At the extreme end of the scale, increases are up to 500 - 750%

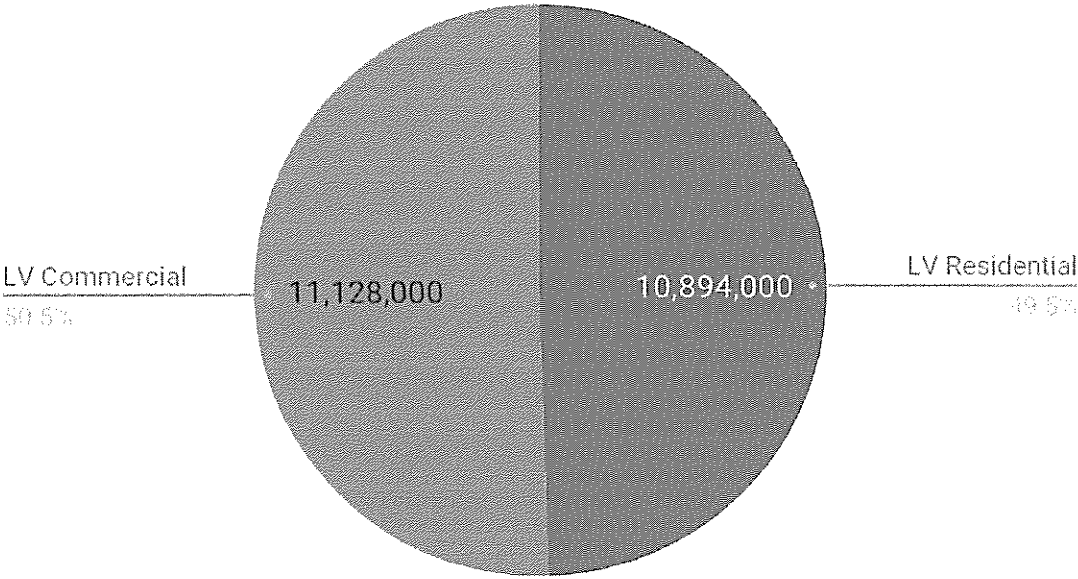
Conversely, Accommodation providers rated on the Residential Differential are subject to an average 7% increase in rates. (107%).

Note: Properties subject to the rural differential were excluded from the analysis, as accommodation is secondary to the main land use of farming.

Impact Analysis (continued)

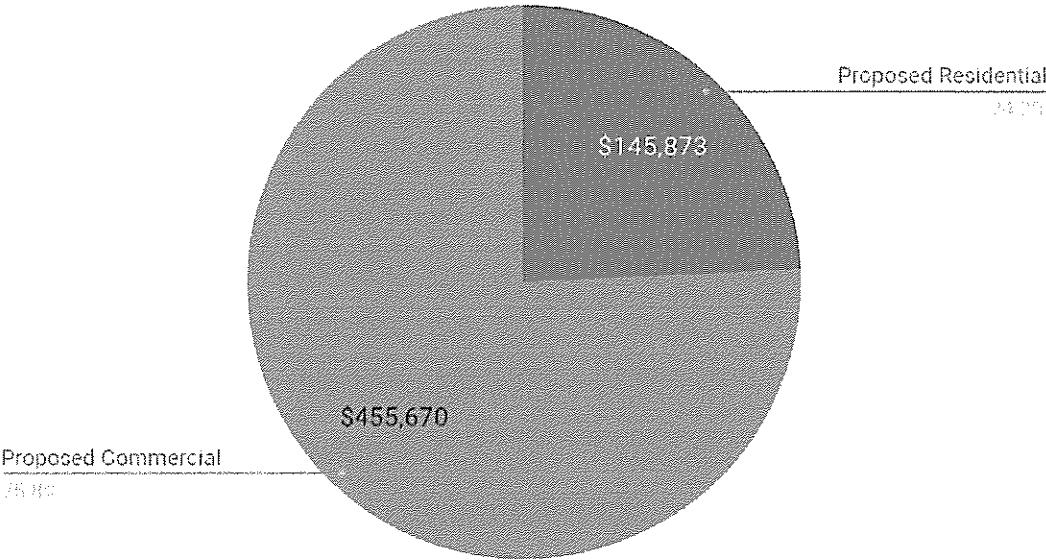
Of the 154 accommodation providers analysed in greater detail, land value is \$22million and comprises nearly a 50/50 split between commercial and residential ratings.

Accommodation Providers - Land Value by Rating Differential



Accommodation providers are NOT in favour of a move to a capital value rating model for Buller. However, for the purposes of demonstrating the inequities that exist under the Rates Overhaul Proposal the following information is provided.

\$Rates under Proposed CV Rates Model by Differential



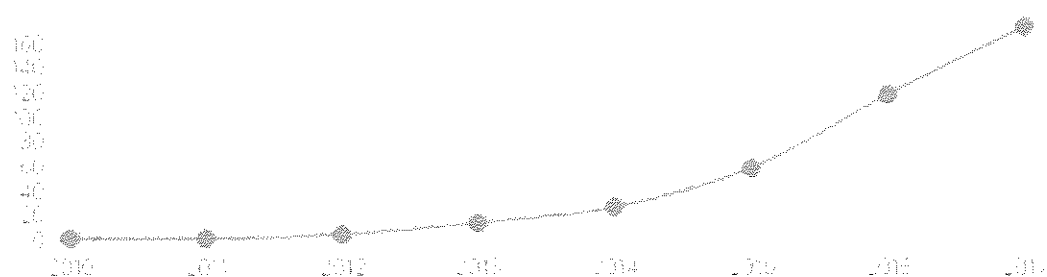
AirBNB Insights - via AirDNA

A quick snapshot of AirBNB'ers in Buller

- 52% of AirBNB hosts in Buller have multiple listings
- As at December 2017 - 174 Buller properties were advertised
- There are 104 AirBNB hosts
- Average occupancy is 32%
- Average room night rate is \$150

Uptake of the AirBNB platform is increasing steadily year on year:

Rental Growth



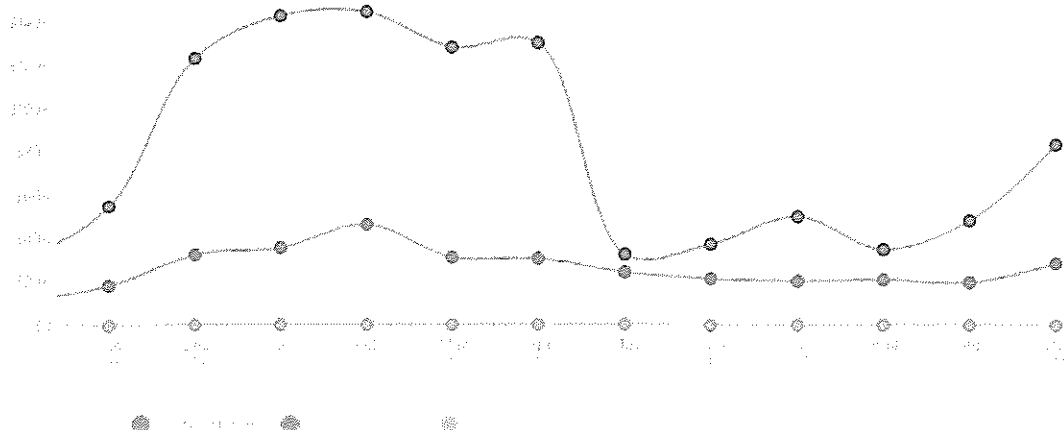
Buller accommodation providers generated revenue in excess of \$1.3million over a twelve month period via the AirBNB.com platform.

Market Revenue

Buller District



Historical Market Revenue



Further insights about the AirBNB market in the Buller region are available at:
<https://www.airdna.co/market-data/app/nz/west-coast/buller-district/overview>

Summary

Peer-to-peer accommodation is on the increase in Buller and largely unregulated, raising concerns about visitor experience, health and safety, lack of compliance and fit for purpose accommodation.

Additional AirBNB 'insights' are freely available via AirDNA.co and support the information presented in within this document. A high majority of Buller accommodation providers on a residential differential are utilising the site to reach their market and promote their businesses.

53 commercial operators make up only 25% of all Buller accommodation providers, but are paying 75.8% of the rates burden of this group. This creates an extremely uneven playing field, as commercial operators have higher costs and overheads, as well as increased compliance costs.

Through the research in compiling this document, a number of errors and anomalies were found within the BDC rating database.

Clarification of what constitutes as commercial activity in relation to provision of short-stay accommodation is needed.

The number of guests staying in a single dwelling is a poor indicator of whether an accommodation provider on a residential differential is operating commercially.

Simply adopting a model used by another region, may not provide a suitable solution for Buller as the issues differ from region to region.

For example: Queenstown has a booming economy and has an extreme shortage of accommodation and rental stock during their peak season. Queenstown also enjoys a very short off peak season typically the months of April, May and November.

Booking Queenstown Hotels in Peak and Offseason

Conversely, Buller has a more depressed economy and a much smaller rating pool in which to spread the burden of rates. This is largely due to the decline of industries such as forestry and mining within the region. It is noted that peak season on the West Coast is typically November to February.

Buller Community Profile - Canterbury District Health Board - July 2016

Tourism peak season starts early for West Coast hotels and motels

Local accommodation operators and industry organisations would like an opportunity to be involved and consulted with to determine a best fit solution to address the issues raised in the document.

Research Tools Used

- AirBNB.com
- AirDNA.co
- Bookabach
- Booking.com
- Holidayhouses.co.nz
- <http://bullerdc.govt.nz/rates/>
- <http://gis.westcoast.govt.nz/WestMaps>

Articles & Media Releases

- [AirBNB Goldmine for NZ Homeowners](#)
- [Hospitality Industry pushes for AirBNB providers to be regulated](#)
- [Booking Queenstown Hotels in Peak and Offseason](#)
 - [Buller Community Profile - Canterbury District Health Board - July 2016](#)
 - [Tourism peak season starts early for West Coast hotels and motels](#)

Submission Form

Have
your
say!

Please read the Consultation Document and/or Summary of the Rating Review Document **before** providing your feedback.

Please return your completed form to Council by **4:30pm Monday 18 December 2017**:

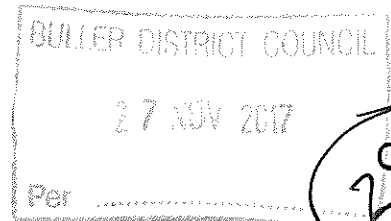
Email: ratesoverhaul@bdc.govt.nz

Website: www.bullerdc.govt.nz

Fax: [03] 788-8041

Post: Buller District Council, PO Box 21, Westport 7866

Deliver to: Buller District Council, 6-8 Brougham Street, Westport 7925



Submitters details

Name: Mr/Mrs/Miss/Ms: Brian & Pauline Ansley

Organisation (if relevant): _____

Do you wish to speak in support of your submission? Yes ☐ No ☒

Address: 42-16 M'Pattar Road Westport

Phone: 03 789 8314

.mail: ansley@xtra.co.nz

I ~~do~~ vehemently oppose the change to capital value rating system. Council points out in its rates overhaul summary consultation document that its intention is to rate households as a tax on household income. This is a gross presumption of power that I totally oppose. I believe a rating system at local body level should be based on services, amenities & infrastructure provided to the household. Therefore, residential & commercial properties utilising & benefiting from these should be rated higher than those who don't. Many properties outside Westport/town centres don't have these services & so I don't see why they should be taxed harder. E.g. we live in a rural residential area & no services we have had to provide our own infrastructure & pay for it & even tho we live far enough away to not use solid waste were told by council "to bad you have to pay whether you use it or not". A land value is a fairer way of rating households. e.g. smaller section in town are worth more (and have infrastructure & services) than we don't have out of town. I think council needs to listen to the people they are voted in to represent & stop pushing their own agendas. ~~to be~~ Try lean thinking & reducing waste in council systems before increasing rates. Looking at the rate assessment samples - very few reduce by small amounts - hardly worth it whereas most people will see a substantial increase. Also noted the comment "primary industries" pick up large rating as do commercial. & so they should. They are businesses making large profits off land & services & pay a premium to do so. Also, as has been said in the paper. People will have no incentive for improving their homes & increasing value so will keep Westport down & out. We live in rural NZ. 2nd to Northland as low socioeconomic. We are not a city centre so don't try & act like one. Think what the people need/want to do your job!

Thank you for your feedback

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Democracy - not dictatorship.
(you can tell I am passionate
about this)

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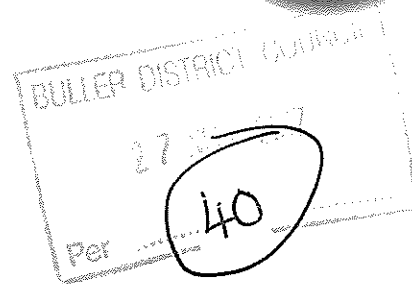
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Have
your
say!



Submitters details

Name: Mr/Mrs/Miss/Ms:

Patrick & Nancy Rees O'DEN

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

143 Russell St Westport

Phone:

03789 8639

.mail:

Totally against Capital Value Rating
Keep current land value and adjust
on differentials if required

Thank you for your feedback

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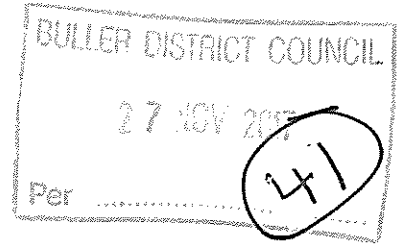
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Submitters details

Name: Mr/Mrs/Miss/Ms:

Organisation (if relevant):

Patrick O'Brien
Produce Supplies Ltd

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

Phone:

Email:

against Capital Rating
Keep current format

Thank you for your feedback

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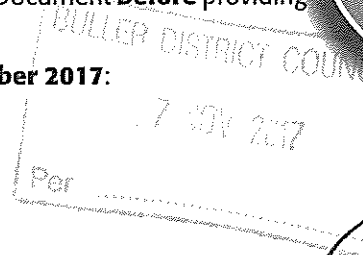
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Submitters details

Name: Mr/Mrs/Miss/Ms: Peter Ashby Wade Ashby
Organisation (if relevant): _____

Do you wish to speak in support of your submission? Yes ☐ No ☒

Address: 262A 1413 Mc Paddens Rd Westport

Phone: 0272284054

Email: Wadeashby@hotmail.com

Thank you for your feedback

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To date the only things I have seen reported on Capital value is discontent. eg New Auckland/Queens house prices skyrocket. rates skyrocket to suit

"Capital value has a better relationship to household incomes than just land value alone."

Don't we pay tax to the govt on incomes why should we pay tax to local bodies as well. leave our incomes alone.

I agree with uniform charge then paying for extra services eg rubbish water sewage.

No Service! No charge!

I can't see that you can charge money based on a person's wealth or hard work. The govt does this through taxes. You are to

provide a service which people will pay for but should have nothing to do with the Capital value of your house.

Should I pay extra for petrol because I drive an expensive car. I don't know anyone who is for this!

27.01.17

Per

Complex Formula

would have been changed years ago if it was that complex. Surely you can change formula without going to capital value.

How more transparent can it be.

Don't believe you won't receive any more rates money overall. lies. Why would you change it for no benefit.

Didn't want it in 2014.
Don't want it now.

"The results to date have determined that capital value (instead of land value) rating system is the preferred rating base. Preferred by who! the money makers

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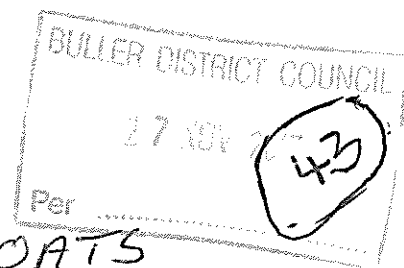
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Submitters details

Name: Mr/Mrs/Miss/Ms:

RICHARD & WENDY OATS

Organisation (if relevant):

TURKEY CREEK FARM

Do you wish to speak in support of your submission? Yes ☒ No ☐

Address:

1507 SH.7 RD.1 REEFTON

Phone:

7328120

Email:

TURKEY CREEK FARM & YAHOO.CO.NZ.

WE CONSIDER YOUR CURRENT RATING SYSTEM, AND THE PROPOSED OVERHAUL OF THE CURRENT SYSTEM TO BE OBSCENE. IN 2016 OUR RATES DEMAND TOTALLED \$6668.60, IN 2017 THIS INCREASED TO \$8390.90 AN INCREASE OF 25.9%

UNDER YOUR NEW PROPOSAL THEY WILL INCREASE TO \$9224.00 ANOTHER 10% INCREASE. THIS REPRESENTS A 39% INCREASE ON THE 2016 DEMAND.

FOR THIS OBSCENE AMOUNT OF MONEY WE RECEIVE A WEEKLY RUBBISH COLLECTION. THERE IS NO ROADING, NO SEWAGE, NO WATER NO STREET LIGHTING. COUNCIL THOUGHT THAT A GOOD PRINCIPLE BASED RATING SYSTEM SHOULD STRIKE THE RIGHT BALANCE BETWEEN BENEFITS RECEIVED AND REQUIREMENT TO PAY.

PERHAPS COUNCILERS SHOULD CONSIDER THE FACT THAT FARMING HAS BEEN UNDER EXTREME FINANCIAL STRESS FOR THE LAST 3 YEARS, AND NOT

Thank you for your feedback

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4:30pm Monday 18 December 2017

ONE FARM SOLD IN 2 YEARS.

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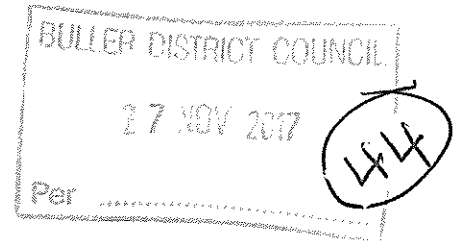
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Submitters details

Name: ~~Mr/Mrs/Ms/Ms~~ Nona Verwoerd

Organisation (if relevant): _____

Do you wish to speak in support of your submission? Yes ☐ No ☒

Address: 13 Mountain View Place, Leeston

Phone: 03-324 3886

E-mail: nona.verwoerd@gmail.com

I would like to support the rates proposal.

From the graphs it is clear that the majority of ratepayers will benefit individually. Also shifting the rate burden from residential ratepayers to industries will make it easier for families living elsewhere to support the property market on the West Coast, which does not seem to be doing particularly well at the moment.

Thank you for your feedback

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24 NOV 2017

45

Submitters details

Name: Mr/Mrs/Miss/Ms:

Jenny Roumieu

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

-Will be away

Address:

4589 KARAMEA HQH, RD3 KARAMEA

Phone:

03-7826-033

Email:

jmroumieu@gmail.com

I am greatly concerned about the proposed changes to the Buller District Rating System from land based to capital based rating.

This council was elected with the mandate to increase & promote the wider Buller Region, attracting tourists & new businesses alike. With several businesses in Karamea having 250-350% increases in Rates, I have heard talk that these businesses will close their doors.

Three years ago when this was voted there were 350 submissions opposed to this type of proposed Rating. Where is your mandate, why don't you listen to the people who spoke then & again are speaking now.

We need to promote our district, not make it prohibitive to live in the Buller.

Personally, our Rates are proposed to be raised based on (the General Differential Rate) over 100% for no increase in services.

Please Reconsider Council,

Kind Regards

& Tidy up the 43 differentials to make things more equitable.

Jenny Roumieu

Thank you for your feedback

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24 NOV 2017

Submitters details

Name: Mr/Mrs/Miss/Ms:

MARK KOUNIEU

Mark Kounieu

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☐

Address:

4589 KARAMEA HWY

Phone:

03 7826 033

Email:

mkounieu@gmail.com

46

Wrong time, wrong place! To my, or I suspect the general public's knowledge has there been information forthcoming with regards to investigating an improved method for levying land value rates. To have a system of land value rates requiring 43 differentials within an area and population the size of Buller is a result of at best poor inhouse accounting methods (or at worst negligence). There is now a need for the council to explain all the individual differentials to residents and provide answers to specific queries initiating these differentials.

At a recent meeting (Nov. 20th) in Karamea with Mayor Howard and council representation the Mayor went on to some length to use as leverage to use in an argument for capital value rates that Nelson were based on a capital value system. He was either ill-informed or "fibbing". I include as part of my submission information to the contrary. Don't make one confident of information for use as reason for proposed changes!!

I hope council will reconsider before changes that do nothing for confidence in area and provide a negative for Buller growth.

Mark Kounieu

Thank you for your feedback

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4:30pm Monday 18 December 2017

Calculating rates

Rating valuations (formerly known as Government Valuations) are primarily undertaken to allow the Council to determine a property's rates. Rates are calculated on the land value of all properties in the Nelson City Council rating area and are like a property tax which provides revenue for the Council.

For the current year (2017/18) rates are calculated on the revaluation that took place on 1 September 2015. The next revaluation is on 1 September 2018.

Nelson's rating system

Rating systems are perhaps not the most riveting or contentious issue in town. However, the Council's review of the rating system is still important as it affects all ratepayers. It boils down to making a choice between different ways of working out rates. Either we choose a land value based system, which is the system we have now, or move to a capital value based system. There are pros and cons with both of these systems, meaning there will be different winners and losers.

Here is an overview of the some features of the different rating systems.

LAND VALUE (CURRENT SYSTEM)

The land value only system tends to be used in cities. It disregards the value of the house or buildings and just uses land value (from the three-yearly valuations) to work out rates. A ratepayer living in a high land value area but with a relatively modest house and limited income is most disadvantaged by this approach. By contrast, someone living in a mansion on a lower value section would love this system.

CAPITAL VALUE SYSTEM (ALTERNATIVE)

Capital value is usually used by rural councils where land is expensive compared to the value of any buildings. This system reduces the amount paid by people living in high land value areas but in low value buildings. A retired person living on Wakefield Quay in a modest house would love this system.

Rating terminology

Uniform annual general rate = a fixed amount charged to all properties, without regard to the value of each property

Differentials = a percentage adjustment to the rates paid by a group of ratepayers to reflect services which may or may not be used by those ratepayers, therefore the differential can increase OR decrease the amount of rates paid.

• **Stormwater charges** = a fixed charge to recover costs associated with the maintenance and development of stormwater systems

Remission policies = describe which ratepayers are entitled to have all or part of their rates remitted.

A Rating Unit is based on a Certificate of Title

In most cases a rating unit will be the area specified in the Certificate of Title. Exceptions may apply where a significant improvement straddles the boundary of two titles or where the titles are legally required to be sold together.

Contacts for rates enquiries

You can contact Council's Customer Services team on +64 3 546 0200, Fax +64 3 546 0392 or e-mail [rates@ncc.govt.nz \(mailto:rates@ncc.govt.nz\)](mailto:rates@ncc.govt.nz)

You can also contact the Council offices which operate a 24 hour, seven days a week phone service on 546 0200.

Nelson City Council

Civic House

PO Box 645

110 Trafalgar Street

Nelson

Phone 546 0200 (all hours)

Fax: 546 0239

[enquiry@ncc.govt.nz \(mailto:enquiry@ncc.govt.nz%20?subject=rates\)](mailto:enquiry@ncc.govt.nz?subject=rates)

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27 NOV 2017

(47)

Submitters details

Name: Mr/Mrs/Miss/Ms:

Greg SHERIE

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

199/6 Alma Road, Westport

Phone:

021 191 5814

_mail:

I DO NOT support the Buller district council's Rating review to move to a capital value based rating method. There is no good reason that I have seen to change to a capital value based rating method. What needs to change is the differentials that exist and to change them to just a few. The council was told by the rate payers 2 years ago that they did not support this change and I believe that they have no mandate from the rate payers to change to a capital value system this time around.

**DO NOT CHANGE TO A CAPITAL
VALUE BASED RATING METHOD.**

Thank you for your feedback

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(48)

Submitters details

27 NOV 2017

Name: Mr/Mrs/Miss/Ms:

Dr Martin Smith

Organisation (if relevant):

Do you wish to speak in support of your submission? Yes ☐

No ☒

Address:

75 Peel St Westport

Phone:

0210748 636

.mail:

martinsmithkimi@yahoo.co.nz

I support The proposed changes to calculate general rates on capital value. This seems like a fair and rational method. The fact that some people will get a rates increase is only natural and an indication that they weren't paying enough rates in the first place. I encourage the council to be firm in the face of noisy opposition from the few as the changes will be of benefit to the silent majority.

Thank you for your feedback

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27 NOV 2017

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49

Submitters details

Name: Mr/Mrs/Miss/Ms:

ANTHONY C SMITH

Organisation (if relevant):

RESIDENTIAL RATEPAYER

Do you wish to speak in support of your submission?

Yes ☐

No ☒

Address:

260 ALMA ROAD WESTPORT

Phone:

789-8226

Email:

yoanne.tony@stra.co.nz

Options are limited, however the rates burden formula you propose is "socialism by stealth".

A property of below average CV (or land value) still uses the services which council provides - perhaps more so.

My proposal is to revisit the Base Rate cost, with a general intention to more fairly reflect 'user pays'. An increase from \$9.32 per week to even \$15 per week would be generally accepted (equate this to the cost of one gallon of petrol or 15 cigarettes).

Then, to strike the general rate for the Capital Value component, take a median value of all properties rated (perhaps removing the top and bottom 10% of these to omit anomalies) and use this figure as the maximum value for rating purposes. This will help those property owners who are being unjustly penalized for investing in the area, partly satisfy the "socialist demand" to help the so-called less fortunate and provide a secure system to levy rates into the future without discouraging investment opportunities so needed here in the Buller. I ask that you do the calculation and see how it works out.

The second important issue is one of containment of costs. Remember the funds you hold are provided by ratepayers and are held as a matter of trust by you on their behalf. We need basics at this time. Beware of excessive consultation processes. Trust your local knowledge and contractors. If it needs doing - get on with it. Excessive analysis is the enemy of time and money but does little to solve problems.

4:30pm Monday 18 December 2017

#8

COMPLETE

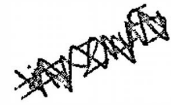
Collector:

Started:

Last Modified:

Time Spent:

IP Address:



Page 1: Buller District Council is after feedback on how the rates are calculated.

Q1 Name

Tony Smith

Q2 Organisation (if relevant)

Private multiple ratepayer

Q3 Address

260 Alma Road

Q4 Phone

7898226

Q5 Email address

yvonne.tony@xtra.co.nz

Q6 Do you wish to speak to the Councillors about your submission at a special meeting?

I do not wish to speak to Councillors.

Q7 Do you support the draft proposal in it's current form? I do not support the rates overhaul proposal,

Other (please specify):

This complex issue is being clouded by the change to a Capital Value basis as the levy component. Options are limited, however the rates burden formula you propose is "socialism by stealth". A property of below average CV (or land value) still uses the services which council provides - perhaps more so. My proposal is to revisit the Base Rate cost, with a general intention to more fairly reflect 'user pays'. An increase from \$9.32 per week to even \$15 per week would be generally accepted (equate this to the cost of one gallon of petrol or 15 cigarettes). Then, to strike the general rate for the Capital Value component, take a median value of all properties rated (perhaps removing the top and bottom 10% of these to omit anomalies) and use this figure as the maximum value for rating purposes. This will help those property owners who are being unjustly penalized for investing in the area, partly satisfy the "socialist demand" to help the so-called less fortunate and provide a secure system to levy rates into the future without discouraging investment opportunities so needed here in the Buller. I ask that you do the calculation and see how it works out. The second important issue is one of containment of costs. Remember the funds you hold are provided by ratepayers and are held as a matter of trust by you on their behalf. We need basics at this time. Beware of excessive consultation processes. Trust your local knowledge and contractors. If it needs doing - get on with it. Excessive analysis is the enemy of time and money but does little to solve problems.

Submission Form

27 NOV 2017

Have
your
say!

Please read the Consultation Document and/or Summary of the Rating Review Document **before** providing your feedback.

Please return your completed form to Council by **4:30pm Monday 18 December 2017**:

Email: ratesoverhaul@bdc.govt.nz

Website: www.bullerdc.govt.nz

Fax: [03] 788-8041

Post: Buller District Council, PO Box 21, Westport 7866

Deliver to: Buller District Council, 6-8 Brougham Street, Westport 7925

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Submitters details

Name: Mr/Mrs/Miss/Ms: Bill MULLIGAN

Organisation (if relevant): _____

Do you wish to speak in support of your submission? Yes ☐ No ☒

Address: 16 EASTONS RD

Phone: 03 789 6266

Email: _____

Dead against C.V.

don't see why I should pay more for my house
when because I paint it, mow the lawns and have
flower gardens, while others who let their house
fall into disrepair would pay less because they
have chosen to devalue theirs

Thank you for your feedback

Submissions must be received by:

4:30pm Monday 18 December 2017