

# Submission Form

18 DEC 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](mailto:ratesoverhaul@bdc.govt.nz)

Website: [www.bullerdc.govt.nz](http://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:

RUTH VAEGA

Organisation (if relevant):

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

No ☒

Address:

71 Snodgrass Rd, RD2ext, Westport 7892

Phone:

03 789 7749

Email:

ruth@vaega.nz

So; If your rate changes go ahead:...

I will pay more rates  
My property will decrease  
& my land value will drop?

Therefore, if I try to sell, my property will be  
worth far less on paper than it is now.

I do not want these rates changes

Keep the status quo.

Thank you.

## Thank you for your feedback

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#252

## Submitters details

Name: Mr/Mrs/Ms/Ms:

Thomas Geoffrey and Sally EVISON

Organisation (if relevant):

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

No ☐

Address:

62 Jones Creek Road Birchfield. (P.O. Box 282 Westport)

Phone:

782 8022

Email:

te@tecad9nz.com

See attached, also sent online

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# Re Submission by Thomas Geoffrey and Sally Enison, Birchfield.

1. We strongly object to the proposed change of moving from Land Value to Capital Value.
2. Reasons for our objection are:
  - a. Our present rating is based on Rural Residential which without reasonable explanation has been removed from the proposed rating system.
  - b. The proposed system rates us as Residential whereas we are not Residential. We are rural, 25 km from Westport, and 2 km from the nearest residential settlement (Birchfield).
  - c. The "Sample Only Based On Proposal" shows an increase in our rates without explaining what new services we will be receiving for the increase.
  - d. We understand that it is illegal to render an account for new services not explained or received.
  - e. Our property had no electricity. We had to pay approximately \$16,000 for power poles and transformer and underground wires to get power to our property, which expense would not be incurred were we normal Residential.
  - f. We get no water supplied. We had to pay thousands of dollars for our system which would not be incurred were we normal Residential.
  - g. We get no sewerage service supplied. We had to pay thousands of dollars for a septic tank/pump system which would not be incurred were we normal Residential.
  - h. Besides having to pay for installing services as above, we have to pay on-going costs for running and maintenance.
  - i. We get no rubbish collection and no postal delivery to our gate as we would if we were normal Residential.
  - j. We have no sealed road access, no footpath, no street lights, drains/gutters are not cleared by Council, all of which would be normal with Residential.
  - k. In view of the above, abolishing the Rural Residential which accurately describes our situation, is ridiculous and unfair.
  - l. Council has provided no clear explanation as to how our proposed rates can have increased by \$357.10, while our Land Value has fallen \$40,000, and our Capital Value has fallen \$110,000.
  - m. The proposed action of charging ratepayers on two similar sections who receive identical services different amounts is not only unfair, but we believe it is illegal. It is legal to charge people precisely what they get, and people who receive the same services should be required to pay the same amount.
  - n. We see the Proposal of changing rates to be based on Capital Value to be encouraging people to reduce their Capital Value, in other words you are encouraging people to live in a dump and thereby attract the lowest rates. This is contrary to the District Plan which is based on improving the District.

#100

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

Thomas Geoffrey Evison and Sally Evison

Q2 Organisation (if relevant)

Nil

Q3 Address

62 Jones Creek Road Birchfield

Q4 Phone

782 8022

Q5 Email address

te@tecadsnz.com

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):

1. We strongly object to the proposed change of moving from Land Value to Capital Value. 2. Reasons for our objection are: a. Our present rating is based on Rural Residential which without reasonable explanation has been removed from the proposed rating system. b. The proposed system rates us as Residential whereas we are not Residential. We are rural, 25 km from Westport, and 2 km from the nearest residential settlement (Birchfield). c. The "Sample Only Based On Proposal" shows an increase in our rates without explaining what new services we will be receiving for the increase. d. We understand that it is illegal to render an account for new services not explained or received. e. Our property had no electricity. We had to pay approximately \$16,000 for power poles and transformer and underground wires to get power to our property, which expense would not be incurred were we normal Residential. f. We get no water supplied. We had to pay thousands of dollars for our system which would not be incurred were we normal Residential. g. We get no sewerage service supplied. We had to pay thousands of dollars for a septic tank/pump system which would not be incurred were we normal Residential. h. Besides having to pay for installing services as above, we have to pay on-going costs for running and maintenance. i. We get no rubbish collection and no postal delivery to our gate as we would if we were normal Residential. j. We have no sealed road access, no footpath, no street lights, drains/gutters are not cleared by Council, all of which would be normal with Residential. k. In view of the above, abolishing the Rural Residential which accurately describes our situation, is ridiculous and unfair. l. Council has provided no clear explanation as to how our proposed rates can have increased by \$357.10, while our Land Value has fallen \$40,000, and our Capital Value has fallen \$110,000. m. The proposed action of charging ratepayers on two similar sections who receive identical services different amounts is not only unfair, but we believe it is illegal. It is legal to charge people precisely what they get, and people who receive the same services should be required to pay the same amount. n. We see the Proposal of changing rates to be based on Capital Value to be encouraging people to reduce their Capital Value, in other words you are encouraging people to live in a dump and thereby attract the lowest rates. This is contrary to the District Plan which is based on improving the District.

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## Submitters details

Name: Mr/Mrs/Miss/Ms:

RON F. LILLY

Organisation (if relevant):

BLUE ZEPHYR TAKEAWAYS, GRANITY

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

No ☐

Address:

85 TORRA ST, GRANITY.

Phone:

021 0788513

Email:

ronlilly@xtra.co.nz

I would like to propose that the rates being levied on my property, being both residential and commercial, remain as they are, or ideally of course, lowered, rather than increased. In particular I would point out that the shop I pay commercial rates for has been closed for some 3 years. As it is my intention to re-open my business at some stage, an increase in rates is non-productive to the ongoing process of this undertaking. In fact I think you should be making it easier for business owners to operate for the obvious reason of open shops, particularly ones that serve food, coffee etc, to local and tourist clientele, are better than closed ones.

Granity needs all the encouragement it can get. We have our own water supply, are not connected to a sewerage system, pay extortionate rates to dispose of refuse at the Westport transfer station, and generally have to pay more for any services that require tradespeople to travel from town.

Regards,

R.F. Lilly.

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#254

## Submitters details

Name: Mr/Mrs/Miss/Ms: ELLEN JOSEPHINE REARDON

Organisation (if relevant): \_\_\_\_\_

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

Address: 149 TOREA ST. GRANITY

Phone: 03 7828 884

Email: \_\_\_\_\_

THERE IS LITTLE ENOUGH DONE NOW  
DO NOT AGREE WITH RATES CHANGE !!

**Thank you for your feedback**

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E.J. Reardon



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X 255

18 DEC 2017

## Submitters details

Name: Mr/Mrs/Miss/Ms:

Ken Richards

Organisation (if relevant):

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

No ☒

Address:

152 Torea St gravity

Phone:

7828006

Email:

I am apposed to the rate change from  
land value to Capital Value.  
This is not the time or the place for  
this hair braine idea  
It was wrong in 2015 and it is  
Wrong now

No to Change.

How can my place go up \$200 when  
it is about to be taken by the sea  
my next door neighbours go up \$50 -  
because he doesn't mow his lawn or  
paint his house.

This is Wrong! Wrong! Wrong!

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## Submitters details

Name: Mr/Mrs/Miss/Ms:

David William and Coraleen Patricia

Organisation (if relevant):

WHITE

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

No ☒

Address:

18 Beaton Road / P O Box 299, WESTPORT.

Phone:

(03) 784 8068.

Email:

cp.white@airdown.co.nz

To all Buller District Councillors.

Please take note of our attached  
submission.

"Think twice before changing a system  
that is not BROKEN it just needs a  
bit of rationalisation."

Coraleen White

**Thank you for your feedback**

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18 December 2017

DAVID WILLIAM & CORALEEN PATRICIA WHITE object to the proposed change from a land based rating system to the proposed capital based rating system for the following reasons:

- ***Changing to a capital based valuation will lead to a deterioration in the quality of Westport residential properties very quickly.***

Buller residents many of whom are retired and on fixed incomes will no longer have any incentive to keep their properties in good order. A capital rating system will see them penalised for maintaining their properties.

Westport residents can be proud of how good our town looks. Local residents take a great pride in maintaining their properties despite their low incomes as the current land based valuation system does not dis-incentivise from doing so.

- ***Changing to a single primary industries rating differential of 0.20 cents in the dollar which is the same as the residential differential will add a significant cost burden on the local farming community.***

The farming community plays a significant role in the sustainability of our local community. Putting farmers on the same differential as residential homeowners does not recognise the reality that farming is a business and that a significant part of the capital value these properties own is a function of producing an income. I.e. Milking/Shearing/Implement Sheds.

Shifting the burden of rates to the rural sector will see many small farming businesses re-evaluate why they live in the Buller District. E.g. 40% increases in rates cannot be justified.

- ***Reducing the Cement; Mining and Harbour differentials and shifting the burden and addressing the shortfall by targeting the Primary industry in particular and the Residential sector by default is abhorrent and will have very negative unintended consequences.***
- ***The reduction of differentials from 43 to nine will prove unfair and unworkable.***

David and I hope that the District Council will genuinely listen to its ratepayers and keep our land based rating system, albeit with a little tweaking!

We do not wish to speak in support of our submission

DW & CP White  
P O Box 299  
WESTPORT 7866

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#257

## Submitters details

Name: ~~Mr/Mrs/Miss/Ms:~~ WENDY BULLARD.

Organisation (if relevant): —

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

No ☒

Address:

8 ROMILLY ST

WESTPORT.

Phone:

027 5061906

Email:

N/A,

Hello I'm a 4yr home owner in Buller.  
When the last ~~submission~~ <sup>opportunity</sup> submitted  
a similar answer of C.V. Value of property.  
I was made redundant with the closing of our  
fabulous facility called Kynnersley Rest Home.  
This wonderful piece of Buller history now sits  
vacant without even a decent proposal to use  
this wonderful facility. With thanks from  
unemployed of Westport.  
P.S: I also believe state houses do not pay rates  
pushing the number of ratable properties out  
of proportion. Thanks again Wendy

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Please do  
not print in paper.  
(as you did last  
time!)

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#250

18 DEC 2017

## Submitters details

Name: (Mr/Mrs/Miss/Ms):

John & Marilyn Hill

Organisation (if relevant):

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

No ☐

Address:

6 Chamberlain St Waimangaroa

Phone:

(mailing) P.O. Box 20 Westport 7866

Why should we pay higher rates  
when part of Waimangaroa does not have  
proper footpaths, curbs & channeling & the  
foliage is growing over the footpaths...  
& hardly ever maintained, & not to  
mention our water supply that was  
going to be delt with by December. Ha! Ha!

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18 DEC 2017

## Submitters details

Name: (Mr/Mrs/Miss/Ms): George Robert Mulholland

Organisation (if relevant): \_\_\_\_\_

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

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

I strongly oppose any rise in rates for country people. If the council thinks the Palmerston is paying too much drop their rates don't ask country to pay for them or the water supply totally against capital value rating.

**Thank you for your feedback**

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P. O. Box 11020. #260  
Waimangaroa.  
17th November 2017.

The Councillors.  
Buller District Council.

### Submission on changes to Rating.

- 1, Just because you can change from land valuation to Capital valuation is not necessarily a reason for change.
- 2, During the "mining boom" there have been many new homes built and quite a lot of home improvements made turning a rather tired and run down town into a much more desirable place to live. If CV rates are charged then I think there will be less innovative architecture around and the older housing stock will not continue to be improved.
- 3, Do not penalize the "cottage industries" and "work from home" industries. They may prove to be very successful and grow into bigger things requiring commercial premises and employment of extra staff.
- 4, I am alarmed at the big increases in rates proposed for the retailers, most of whom do an excellent job containing prices, and getting what they don't have for their customers. If you add time constraints and fuel costs to Nelson or Greymouth (and perhaps add in a nights accommodation) then the "bargain" at the big retail chain stores is not as attractive and people will be more inclined to support our local retailers and therefore our town.
- 5, Farmers are having a grim and worrying time with low payouts for milk, drought and the risk of a shortage of winter feed. Why not rates based on the average not CV?

6/ Waimangaroa is a very small village which seems to be in decline. It has a high number of older residents and is an important gateway to Dennistown. Some of our footpaths are too narrow and have undulations for driveways that make them dangerous for use with mobility scooters and "walker" trolleys. Also for those who are able to walk there is no seating to have a rest, and few if any garden walls to use. For the few young people there is no playground, and for our visitors to Dennistown no picnic area. This leads to isolation of our residents in their own homes. Some more rating money spent here would be appreciated.

7/ I believe there are too many categories in the current rating system, and these probably came about in efforts to foster local enterprise in the past, but surely a reduction in categories is the answer, not a switch to CV rates. For Example:

a) Rating accommodation providers on the number of beds provided. This would then cover lodges, B & B's, motels, hotels, backpackers, campgrounds and holiday lets. etc.

b) Rating lifestyle blocks, smallholdings and farms on acreage would encourage more productive use of the land as people would use their acreage to produce income instead of a buffer for privacy from their neighbours. I can think of egg production, soft fruits, glass houses, nuts, specialty timbers, potatoes, beehives, exotic table meats, cheese production and there <sup>are</sup> probably more.

For all these reasons I am against the alteration of our current rating system to a Capital Value system.

Yours sincerely,  
M. Zucker. (Mrs).



# Submission Form

#261

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1884000910  
1884004101 AA  
1884004101 BB  
1. 1884004119  
18 DEC 2017

## Submitters details

Name: Mr/Mrs/Miss/Ms:

Margaret Montgomery

Organisation (if relevant):

Westport Kiwi Holiday Park & Motels

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

Address:

37 Donnett St, Westport

Phone:

03-789-7043

mail:

westportholidaypark@extra.co.nz

- We are against "capital rating" and would like to continue with "Land Based" rating.
- We were told in 2013/2014 that the BDC would look at a fair AND equitable system and fix all errors on the rating base.
- To date the errors have not been fixed and we believe that the system that is proposed is not fair or equitable and does not take into account ability to pay.
- This present proposal has not corrected any errors or mistakes that are still there today and will only magnify some errors and make this proposed rating grossly unfair.
- "Identifying" commercial properties has not happened - painters, plumbers, electricians, builders, contractors, construction companies and accommodation - be it B&B, Airbnb, Bookabach, backpackers - all have not happened under this present proposal which does not make this a fair and equitable rating system. Well over 300 properties have been wrongly or unfairly rated.
- Backpackers paying residential and together with laundymats not paying metered water are just some of the issues that show the rating base has not had errors corrected and once corrected this will change all rates.
- Capital Rating is justified for large areas that are progressing. Buller is in decline and looking to the future with only 8% of our district in private hands capital rating will be a disaster for investors in our district!!! and will stop residential growth as well. The redispursal of rates to high capital value properties does not support the ability to pay theorys AND in THE CASE OF residential properties - with our aged population living on the super and having saved all there lives - having a limited fixed income but with a high capital value - does not show ability to pay.

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1897010300  
1897010800

## Submitters details

Name: Mr/Mrs/Miss/Ms

Mary McGill/Andrews

Organisation (if relevant):

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

No ☒

Address:

60 Queen St, Westport

Phone:

03 789 7158

Email:

marymcgill@xtra.co.nz - but please don't send urgent info this way.

Thank you for re considering how we are rated in Westport.

As a low income/low property value ratepayer in Westport since 1971 I feel that our rates have been way out of proportion to most of New Zealand and very unevenly charged across the types of properties in Westport.

I would welcome a change that spreads the burden more fairly.

I understand that some people may have to pay more than in the past but that is not in itself a valid reason to stay the same.

Much of Westport is struggling at present and you may have to make some exceptions but over all I consider "Capital Value" rating much fairer.

Thank you

Mary McGill

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18 DEC 2017

## Submitters details

Name: Mr/Mrs/Miss/Ms: GYPHERAL

Organisation (if relevant): PIGG WHISTLE HOTEL

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

Address: 6 CALEDONIAN RD.

Phone: 03 784 7121

mail: \_\_\_\_\_

WE ARE TOTALLY OPPOSED TO CAPITAL VALUE BASED RATING. WHY SHOULD OUR RATES INCREASE BY NEARLY 100% WHEN BUSINESSES IN PALMERSTON ST. ARE REDUCING BY UP TO 54%. WE HAVE NO FOOTPATHS NO STREET LIGHTING. WE HAVE TO INSTALL AND MAINTAIN OUR OWN WATER LINES AND PAY TOP RATES FOR WATER. WE DONT HAVE SEWERAGE CONNECTIONS. WE PROPOSE THAT INSTEAD OF AN OVERALL RATE FOR COMMERCIAL PROPERTIES IN THE RURAL AREA THAT COMMERCIAL RATES BE SEPARATE FROM TOWN RATING. BASED ON SERVICES SUPPLIED. IF COUNCIL ARE NOT PREPARED TO REUSE THE CURRENT RATING BASE AND MODIFY IT. THEN WE ARE PREPARED TO SEEK LEGAL ADVICE AND TEST IT IN COURT.

WE ALSO WOULD LIKE ALL HOMES BUSINESSES RECLASSIFIED FROM RESIDENTIAL TO COMMERCIAL AND ALL HOMESTAYS AND AIRBNBS CHARGED RATES AT THE SAME RATES AS HOSPITALITY PROVIDERS. LEVEL THE PLAYING FIELD.

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# 204

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18 DEC 2017

## Submitters details

Name: Mr/Mrs/Miss/Ms: Anita Halsall-Quinlan & Ralf Quinlan.

Organisation (if relevant): \_\_\_\_\_

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

Address: 199 Alma Rd, R.D 2, Westport

Phone: 021 0509042

(.mail: anita.halsall@xtra.co.nz.

- \* We are "AGAIN OPPOSED" to the introduction of Capital rating
  - \* There is no proof this works, reading of some councils wanting to return to land value.
  - \* We see it as a possible deterrent to people to making improvements on their property, particularly rental property's.
  - \* It is not a true indication of peoples ability to pay. We were fortunate to have the ability to construct our home ourselves, we also have two businesses that do not guarantee reliable or steady income.
  - \* Some people take pride in maintaining their property & are prepared to pay the cost of doing so. Others, while on a similar income, choose to spend theirs on holidays, vehicle upgrades, extravagant lifestyles and choose to live in more modest homes.
  - \* Comments are often passed at how good Westport town is looking at the moment, although there are a few shabby property's around, we see capital rating as a real deterrent in upkeeping the overall appearance around town.
- Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

- \* We commend all local businesses that have worked hard to stay open in very challenging times over the last few years it would be a real kick in the guts to penalise them through C.R

# Submission Form

18 DEC 2017



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](mailto:ratesoverhaul@bdc.govt.nz)

Website: [www.bullerdc.govt.nz](http://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.

RONNIE STANDFIELD.

Organisation (if relevant):

REEF COTTAGE B+B AND CAFE

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

Address:

55 BROADWAY REEFTON

Phone:

7328440 OR 027-319 5490

Email:

ronniestandfield@gmail.com

I HAVE COMPLETED AN ON LINE SUBMISSION  
TO OBJECT TO THE 60% RATE INCREASE FOR  
OUR COMMERCIAL PROPERTY - 55 BROADWAY, REEFTON.

I DID NOT RECEIVE ANY NOTIFICATION THAT  
MY ON LINE SUBMISSION WAS SENT OR RECEIVED  
SO HAVE ADDED THIS FAXED FORM.

KIND REGARDS.

RONNIE STANDFIELD

18/12/17

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

#101

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

Ronnie Standfield

Q2 Organisation (if relevant)

Reef Cottage B&B and Cafe

Q3 Address

55 Broadway, Reefton 7830

Q4 Phone

027-319 5490

Q5 Email address

ronniestandfield@gmail.com

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):

Under this Council Proposal our Commercial rates will increase 60%. This an unjustifiable increase especially given the challenges facing all small town Commercial businesses. The Commercial accommodation and cafe/restaurant businesses are the backbone of all towns. As a result of advertising and promoting their businesses the community benefits as well with sustainability and employment. Many of Reefton businesses are still just trying to survive and keep their staff employed. There are many expensive compliance costs, improvements and assessments that have been introduced since the Christchurch earthquakes that are already hurting Commercial Businesses and if you have a building that is pre 1930 then you have twice as many hurdles and costs to deal with. It is also concerning to notice that while the average Reefton Commercial property is looking at an increase of 60% with the new rates assessment but Westport Commercial properties are looking at an average decrease of 40%. This new rates assessment formula is very unfair to Reefton Commercial properties



# Submission Form

#266

Have  
your  
say!

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18 DEC 2017

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

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## Submitters details

Name: Mr/Mrs/Miss/Ms: M. A. JOPE

Organisation (if relevant): \_\_\_\_\_

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

Address: 20. Gladstone St. Westport.

Phone: 78956591

Email: margj20@gmail.com

I don't like to see those that can't afford the large rise in their rates.

Can it be divided evenly between all households so everyone pays the same amount.

As rate payers have already said no to this why is it being vetted again.

( We are a mostly low income residents who cannot afford huge rises.

It doesn't encourage people to invest in our community.

Rural ratepayers use less resources so why should they pay more?

## Thank you for your feedback

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

#261

Have  
your  
say!

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

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18 DEC 2017

## Submitters details

Name: Mr/Mrs/Miss/Ms:

Anthony Peir

Organisation (if relevant):

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

No ☒

Address:

20 glandstone westport

Phone:

789 5659

.mail:

I wish to keep it the same no change

It will be like the change from making power companies to have the maker of power and the seller of power x 2 GST etc. It was going to be cheaper but it went up very quickly after it changed. Sounds good on paper. But when the bills come in things change. Things aren't always as they seem.

\$ 260 a month for rates getting very high that's quite a bit of money for low income earners.

We said no not that long ago.

## Thank you for your feedback

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

18 DEC 2017

#260

Have  
your  
say!

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## Submitters details

Name: Mr/Mrs/Miss/Ms:

Paul Hattersley and Susan Hattersley

Organisation (if relevant):

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

No ☒

Address:

211A Utopia Rd, Westport

Phone:

789 8517

.mail:

We believe that the CV rating system disadvantages people with a lower income, who spend time and money enjoying having a interesting home. Is this not something to promote? in our area not taxes us.

We are happy to contribute to the services we use and the town amenities. On a fair basis, we are two people.

Please consider our submission

Thanks Paul & Sue  
Hattersley.

## Thank you for your feedback

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

# 269

Have  
your  
say!

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18 DEC 2017

1824004201

## Submitters details

Name: Mr/Mrs/Miss/Ms:

Gary & Lois Lyon

Organisation (if relevant):

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

No ☒

Address:

35 Donnett St Westport

Phone:

7895594

Email:

thelyonden@xtra.co.nz

We do NOT agree with the proposed  
Capital Value Rates system.

It is certainly not a fair system to  
be penalised for wanting to renovate  
your home in any way.

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

18 DEC 2017

#170

Have  
your  
say!

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## Submitters details

Name: Mr/Mrs/Miss/Ms:

Lynne Higgins

Organisation (if relevant):

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

Address:

131 Queen Street Westport

Phone:

03 789 7149

Email:

Valuation Number 1896011900

I oppose the proposed change to CV rating basis.  
+ want BDC to keep the status quo CV rating  
BDC need to revisit the number of differentials  
proposed

I believe that the council needs to get back to  
basics, be accountable, transparent & responsible  
for ratepayers money. BDC should not come up  
with grandiose schemes on how they spend  
the money. They need to be accountable to  
ratepayers & be consulting with the people  
who pay their wages.

The government need to assist us with subsidising  
the unrateable land that is tied up in DoC as  
our population is too small to carry the cost.  
BDC should be exploring options around this.  
Although Tourism is a big earner for Buller,  
ratepayers cannot afford the infrastructure needed  
to support the influx of visitors.

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

This is history repeating itself (2014)  
to try & push an unpopular unwanted  
rating model through. 83% of  
submissions were against CV & there  
been too many lies to try & manipulate  
our community.

# Submission Form

#27

Have  
your  
say!

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18 DEC 2017

1879042900

## Submitters details

Name: Mr/Mrs/Miss/Ms:

James Clarke & Mel Baxter

Organisation (if relevant):

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

No ☒

Address:

Nikau RD1 Westport

Phone:

mail:

We are not for this proposal

Me and my partner are proud born & bred local people that have worked very hard to get where we currently are. We own a 100 acre lifestyle block at Nikau that we have invested all our time effort & money into to create a future for ourselves & family. We have lived in a 1950 run down Bedford Bus on the property for the last 10 years skinned & saved to finally pay the land off. We now plan to borrow a very large amount of money to build (we feel) a well deserved comfortable home & an adventure tourism business (which is looking like will take us the next 30+ years to pay back to the bank). We are passionate, proud, enthusiastic, motivated entrepreneurs that love where we live & are looking forward to being able to give something back to the area we live in & the community that we share it with. We feel like the proposal will significantly, negatively impact on our future ambitions which will also affect others that would benefit from our plans in the community. We feel that the proposal doesn't seem fair for people like us that are trying to help the "team" (community & council) to diverse into a new age of employment opportunities when other lazy, tired, stubborn, shortsighted, selfish people who don't want a better future for themselves or others seem to be getting rewarded for their tiredness & lack of motivation to work hard & contribute fairly/equally towards society. Just because we will "appear" to be asset rich we feel does not justify a huge rate increase or ability to pay and mean we have the ability to pay.

Thank you for your feedback

Submissions must be received by:

4:30pm Monday 18 December 2017

There has got to be a more fairer, equal, smarter way of system than the proposal that has been put forward.

Sorry for sounding so negative/angry we hope that the team genuinely considers our situation/circumstances.

Thankyou Clarke & Mel

# Submission Form

#272

Have  
your  
say!

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

1800010000

18 DEC 2017

## Submitters details

Name: Mr/Mrs/Miss/Ms:

Mary Bell

Organisation (if relevant):

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

No ☒

Address:

29 Torea Street - Granby.

Phone:

021 936 2288

Email:

marybell74@yahoo.co.uk

I Vote no to the Capital Value Rating System.

No to C-V Rating.

Thank you.

Mary Bell

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017



# Submission Form

#273

Have  
your  
say!

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1879024300

18 DEC 2017

## Submitters details

Name: (Mr/Mrs/Miss/Ms):

GARTH BANE

Organisation (if relevant):

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

No ☒

Address:

39 RIVER RD

Phone:

021 066 1650

mail:

banegarth@gmail.com

Being in the country with no sewage system, water, foot paths, other services why should our rates be going up.

With less people on the coast, therefore less work for council, there should be pay cuts and lay offs at the council.

No CV voting

Bane

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

# 274

Have  
your  
say!

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

Email: [ratesoverhaul@bdc.govt.nz](mailto:ratesoverhaul@bdc.govt.nz)

18 DEC 2017

Website: [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)

Fax: [03] 788-8041

1883004300

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:

Mr Shayne Jacob Walsh ~~Miss~~ Michelle Catherine Callaghan

Organisation (if relevant):

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

No ☒

Address:

1015 Fairdown RD1

Phone:

789-9791

Email:

We object totally to the Capital Value proposal that you are going to put in place. We feel strongly that as a Council you are still not listening to ratepayers. Looking at your Rates overhaul Flyer - I see that Capital Value has better relationship to household incomes than just land value alone.

1. How do you know this??

2. What information do you have on rate payers for this purpose??

As a rural ratepayer we feel you are going to change differentials meanings so that you can change zoneings and services. eg- Solid waste and water. which will be totally unacceptable.

You as a council, you need to Get The Basics Right First. Water

By changing Rating System, you are discouraging people from moving here.

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

#275

Have  
your  
say!

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1894013505

## Submitters details

Name: Mr/Mrs/Miss/Ms: Mr Shayne Jacob Walsh

Organisation (if relevant): \_\_\_\_\_

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

Address: 1015 Fairdown R.D.1, Westport

Phone: 789-9791

Email: \_\_\_\_\_

I object totally to the Capital Value proposal that you are going to put in place. I feel strongly that as a Council you are still not listening to rate payers. You have already changed the zoning from rural to rural residential, what next; and the speed limit. Change, People bring town to country.

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

#276

Have  
your  
say!

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

No Change

15 DEC 2017

## Submitters details

Name: Mr/Mrs/Ms/Ms: Richard & Beverley Fairbrass

Organisation (if relevant): \_\_\_\_\_

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

Address: 50 Alma Road

Phone: 789 8863

Email: pip.dick@zeian.co.nz

1885024001  
1885024002  
1885024063  
1885024065

We have studied the information for the Capital Value Rates System and can not support any change for the proposal. Our new rate sample shows that we will be paying an increase in payment of \$320.00 for what? We know that water at \$782 are the same as in township and also sewage & refuse collection but these are fixed charges and don't affect the final of the rates demand. So why are people in the Rural Residential areas being asked to pay more for less? For example no footpath usually no access to the town water supply. We are the lucky ones but still had to pipe the water 1 km to our home 38 years ago. We would have thought that in this day and age this normal commodity would be in most Rural areas.

Most people who live & build in the Rural Residential areas have worked hard for their properties and are usually well off than their town cousins. A lot of us are no longer in employment and only have the National Super to rely on for our weekly income. The new Rate Systems will make life that much harder to pay for. Most Rural folk can not just walk down to the corner shop on sealed foot paths but need to compete with fast flow of traffic.

So NO we can't support any change to the Rate System from Land Value to Capital Value.

## Thank you for your feedback

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

15 DEC 2017 #277

Have  
your  
say!

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18830 04404

## Submitters details

Name: Mr/Mrs/Miss/Ms:

Julie Hawes

Organisation (if relevant):

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

No ☒

Address:

6-133 Powerhouse Rd Fairdown R.D.1

Phone:

03 7899813

Email:

hawes133@gmail.com

I am against Capital Value Rating.

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

15 DEC 2017 #278

Have  
your  
say!

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**Fax:** [03] 788-8041

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## Submitters details

Name: Mr/Mrs/Miss/Ms:

Julie Hawes

Organisation (if relevant):

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

No ☒

Address:

6-133 Powerhouse Rd. Fairdown R.D. 1

Phone:

7899813

Email:

hawes133@gmail.com

I am against Capital Value Rating.

1895030000

1896017400

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

15 DEC 2017

#279

#277

Have  
your  
say!

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1883004404

## Submitters details

Name: (Mr/Mrs/Miss/Ms):

Richard Hawes

Organisation (if relevant):

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

No ☒

Address:

6-133 Powerhouse Rd Fairdown R.D.1

Phone:

7899813

Email:

Hawes133@gmail.com

I am against C.V. Rating leave as it is

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017



# 280

*Buller District Council*  
*Rates Overhaul Submission*

*Name:* Karyn Moira Moon  
*Address:* 17 Dole Street, Ngakawau, Buller  
*Phone:* 03 782 8559  
*Email:* [tonykeryarnna@gmail.com](mailto:tonykeryarnna@gmail.com)

1880003900

*Wish to speak to the submission:* No

*Overall Position of the Proposal:*

My position with regard to the proposal that the Buller District Council adopts a Capital Value based rating system is that: ***I disagree with the proposal and oppose the introduction of a Capital Value based rating system.***

*Capital Value:*

It is my understanding that Capital Value as the basis for calculation of rates is most effectively used in large urban areas (eg Auckland) where there is a likelihood of a strong co-relation between capital value of a property on the one hand and income level/income stream of the property owners on the other.

The same cannot be said to exist in small rural areas where capital value may be relatively high, while household income may be relatively low and/or fixed.

The Council's own pamphlet about the *Rates Overhaul* states that: "... a good principle based rating system should ... be equitable to all taking into account the benefits available and will recognise abilities to pay."

Therefore, changing to a Capital Value rating system, a system designed to operate optimally in an urban environment, would appear to contravene the Council's own criteria for a good rating system.

Also, basing rates on Capital Value seems to act as a dis-incentive for home owners to add value to their properties by way of development, upgrading, additions, etc. To do so would then be likely to be reflected in increased capital value and then in increased rates. In small rural areas this may lead to quite unfair rating demands and, again, not be reflected in the houseowner's ability to pay the subsequent elevated rates.

### *Water / Sewerage:*

It is unclear to me (and others in the Northern Buller area that I have spoken with), whether the rates we currently pay include a proportion of rates towards the upgrade of the Westport water and/or sewerage schemes.

I note from the Council's *Rates Overhaul* information package that, they are planning on maintaining the status quo with regard to targeted rates for water and sewerage.

However, given the apparent lack of information or understanding of the current situation, all I can say is that I am opposed in principle to rural ratepayers having to subsidise upgrades to Westport's water and/or sewerage schemes. We have to provide for our own water and sewerage systems, so being asked to contribute to Westport upgrades appears unfair.

As *Westpower Ltd* stated in their 2015 submission to Council (with regard to Council's proposal to fund 20% of the cost of district water and sewerage schemes from a Universal Uniform Targeted Rate):

"... there is no benefit or 'public good' received by properties not connected to these services and that these services should be funded solely by those connected."

### *Differentials:*

The Council emphasises in their published material, the difficulties and inequalities of the existing use of historic land value based differentials. I can quite appreciate that over time some of these are likely to have become

problematic, perhaps inequitable, inappropriate, etc. However, it does not automatically follow that the best, or most equitable and appropriate thing to do is to radically change the underlying basis for calculating rates (ie Land Value based to Capital Value based).

Why not look closely at the existing differentials and amend these in such a way as to make them more: relevant, accurate (in reflecting current conditions/trends/circumstances), appropriate and equitable. Perhaps there is room to simplify and improve the current land value based system without having to 'throw the baby out with the bath water'.

#### *Hidden Costs:*

According to submissions made to the Council by Buller Electricity Ltd, and Westpower Ltd in 2015 (with regard to the proposed change to a Capital Value based rating system) – such a change would result in a major (and quite possibly unfair) impact upon their rates liability.

In their respective submissions, they both clearly state that any such increase in rates would have to be passed on to their customers - which would, in large part, also be your ratepayers.

Clearly, this would be a hidden cost of any such change the Council makes to adopt a Capital Value based rating system. A hidden cost which would likely bring some degree of hardship to many households in the Buller region.

#### *Final Words:*

I have also heard (hearsay of course), that some individual businesses in the Westport/Buller area would have their rates burden increase by thousands of dollars per annum through the institution of a change to a Capital Value based system. I have also been advised that the Council may make some 'allowances', 'rebates', or whatever, to address such anomalies and grossly unfair outcomes.

In other words, radically changing from our existing Land Value based rating system (flawed as it may be), to an entirely new Capital Value based one, would create it's own unique set of inequalities, inaccuracies, inappropriate and unfair outcomes – which would in turn have to be corrected by another set of (arbitrary?) 'differentials'.

On balance, I again state my opposition to the Council's proposed change to a Capital Value based rating system. And, again, I recommend the Council go back and re-examine the current system with a view to updating, adjusting, simplifying, ... or whatever, ... the current differentials to make them relevant, fair, equitable, understandable, appropriate, etc.

Thank you for considering my submission.

*K. M. Mow*  
(16.12.2017)

# Submission Form

#281

18 DEC 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](mailto:ratesoverhaul@bdc.govt.nz)

Website: [www.bullerdc.govt.nz](http://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

18 DEC 2017

18790007600

18790007601

18790007602

## Submitters details

Name: Mr/Mrs/Miss/Ms:

Thomas Graeme McKenzie

Organisation (if relevant):

Seddonville Hotel

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

No ☒

Address:

1 Queen St Seddonville

Phone:

7821828

Email:

info@seddonvillehotel.co.nz

I oppose Capital Value Rating

I am submitting this form to show why I am against the Capital Value Rating System

I feel I am being unjustifiably penalised due to the fact that as the population of Seddonville is approximately 70 of which only 48 are adults. Being 1 of 3 establishments with a liquor license within a 10km radius and a population of approximately 100 permanent residents. I don't feel we should be rated using the same system as commercial business in an urban area.

I don't receive enough revenue to warrant a 241% increase to my rates. This would be detrimental to the survival of my business

TG McKenzie

TG McKenzie

16/12/17

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

#282

Have  
your  
say!

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18 DEC 2017

1897042000

## Submitters details

Name: Mr/Mrs/Miss/Ms:

T. ARCHER

Organisation (if relevant):

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

No ☒

Address:

76 Henley Street, Westport

Phone:

789 7525

mail:

t.y. archer@xtra.co.nz

I support a reduction from 43 differentials to about 9.

I do not support Capital Value rating. Councils do not have access to or know what household incomes are, therefore Councils do not know what any householders ability to pay is.

Many senior residents have invested their life savings in their home and the only source of income is national superannuation.

I support the ongoing use of targeted rates where the benefitting party pays for what they use including UAGC.

It is of no relevance what other Councils do.

I support Land Value rating

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

#283

Have  
your  
Say!

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1879030700

18 DEC 2017

## Submitters details

Name: ~~Mr/Mrs/Miss/Ms~~

Donna Mary Ward

Organisation (if relevant):

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

No ☒

Address:

6 Curtis St, Hector

7822

Phone:

03 7828177

Email:

No to Capital Value Rating.

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

#284

Have  
your  
say!

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

18 DEC 2017

## Submitters details

Name: Mr/Mrs/Miss/Ms:

John Leaning

Organisation (if relevant):

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

No ☒

Address:

40 Back Road Granity

Phone:

Mail:

Valuation Number 18820139004 1882013901

I DO NOT want Capital Value rating.

Don't offer carrots as the Council wastes the money they receive anyway.

This means old houses with large sections in rural areas pay the same as new houses with smaller sections in Westport.

You will stop people looking after their houses as a result of doing a Capital Rating on rural properties.

Rural Buller is being fleeced to pay for Westport's problems and activities that rural people do not use nor attend.

Council are using small rural properties that largely have no Council services and neither the ability to pay; to prop up Westport who don't want to pay for what they use.

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017



# Submission Form

#285

Have  
your  
say!

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

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

18 DEC 2017

## Submitters details

Name: Mr/Mrs/Miss/Ms:

Organisation (if relevant):

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

No ☒

Address:

Phone:

Email:

39 Back Road

Granity

1880011300

I say No to Capital Value.

If a rate payer gets into debt and can't pay there rates the council have the power to sell there property, If the council gets into debt what happens, Nothing is that fear?

On Capital Value rate payers will pay more \$ if they get behind in payments.

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

#286

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](mailto:ratesoverhaul@bdc.govt.nz)

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

## Submitters details

18 DEC 2017

Name: Mr/Mrs/Miss/Ms:

Sonia Allen

Organisation (if relevant):

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

No ☐

Address:

23 Toroa St,

Phone:

021 145 8352

Email:

soniaallen23@gmail.com

18800009400

Capital Value rating is a disadvantage to us rural people & does not effect ability to pay. We have our own costs to maintain water of our own and so don't want to be paying for Westports water costs as well as our own. We choose to live rurally so that we can have an independent water source. I would like to see itemized accounts on my rates bill. I do not want capital value rating. C.V rating would also put our power which obviously I am against.

## Thank you for your feedback

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

#287

Have  
your  
say!

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1879026400

## Submitters details

Name: ~~Mr~~/Mrs/Miss/Ms:

Joan Margaret Ward

18 DEC 2017

Organisation (if relevant):

Do you wish to speak in support of your submission?

Yes ☐

No ☒

Address:

14 Greenfield St Hector

Phone:

(03) 7828310

Email:

No to Capital Value Rating.

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

#288

Have  
your  
say!

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

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18 DEC 2017

1880007201

## 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: 18 Torea Street Granity

Phone: 0273260388

Email:

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

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

#289

Have  
your  
say!

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18 DEC 2017

## Submitters details

Name: Mr/Mrs/Miss/Ms:

John Leaning

Organisation (if relevant):

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

No ☐

Address:

40 Back Road, Granity

Phone:

( ) Mail:

Valuation Number 1882013902.

I DO NOT want Capital Value rating.

Don't offer carrots as the Council wastes the money they receive anyway.

This means old houses with large sections in rural areas pay the same as new houses with smaller sections in Westport.

You will stop people looking after their houses as a result of doing a Capital Rating on rural properties.

Rural Buller is being fleeced to pay for Westport's problems and activities that rural people do not use nor attend.

Council are using small rural properties that largely have no Council services and neither the ability to pay; to prop up Westport who don't want to pay for what they use.

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

#290

Have  
your  
say!

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BULLER DISTRICT COUNCIL  
18 DEC 2017  
1:29

## Submitters details

Name: Mr/Mrs/Miss/Ms: John Leaning

Organisation (if relevant): \_\_\_\_\_

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

Address: 40 Back Road Granity

Phone: \_\_\_\_\_

Email: Valuation Number 1882013901

I DO NOT want Capital Value rating.

Don't offer carrots as the Council wastes the money they receive anyway.

This means old houses with large sections in rural areas pay the same as new houses with smaller sections in Westport.

You will stop people looking after their houses as a result of doing a Capital Rating on rural properties.

Rural Buller is being fleeced to pay for Westport's problems and activities that rural people do not use nor attend.

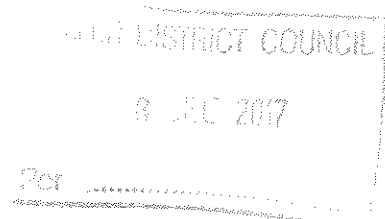
Council are using small rural properties that largely have no Council services and neither the ability to pay; to prop up Westport who don't want to pay for what they use.

**Thank you for your feedback**

Submissions must be received by:  
4:30pm Monday 18 December 2017

*Buller District Council  
Rates Overhaul Submission*

*Name:* Anthony Charles Moon  
*Address:* 17 Dole Street, Ngakawau, Buller  
*Phone:* 03 782 8559  
*Email:* [tonykeryarnna@gmail.com](mailto:tonykeryarnna@gmail.com)



*Wish to speak to the submission:* No

1980003900

*Overall Position of the Proposal:*

My position with regard to the proposal that the Buller District Council adopts a Capital Value based rating system is that: ***I disagree with the proposal and oppose the introduction of a Capital Value based rating system.***

*Capital Value:*

It is my understanding that Capital Value as the basis for calculation of rates is most effectively used in large urban areas (eg Auckland) where there is a likelihood of a strong co-relation between capital value of a property on the one hand and income level/income stream of the property owners on the other.

The same cannot be said to exist in small rural areas where capital value may be relatively high, while household income may be relatively low and/or fixed.

The Council's own pamphlet about the *Rates Overhaul* states that: "... a good principle based rating system should ... be equitable to all taking into account the benefits available and will recognise abilities to pay."

Therefore, changing to a Capital Value rating system, a system designed to operate optimally in an urban environment, would appear to contravene the Council's own criteria for a good rating system.

Also, basing rates on Capital Value seems to act as a dis-incentive for home owners to add value to their properties by way of development, upgrading, additions, etc. To do so would then be likely to be reflected in increased capital value and then in increased rates. In small rural areas this may lead to quite unfair rating demands and, again, not be reflected in the houseowner's ability to pay the subsequent elevated rates.

### *Water / Sewerage:*

It is unclear to me (and others in the Northern Buller area that I have spoken with), whether the rates we currently pay include a proportion of rates towards the upgrade of the Westport water and/or sewerage schemes.

I note from the Council's *Rates Overhaul* information package that, they are planning on maintaining the status quo with regard to targeted rates for water and sewerage.

However, given the apparent lack of information or understanding of the current situation, all I can say is that I am opposed in principle to rural ratepayers having to subsidise upgrades to Westport's water and/or sewerage schemes. We have to provide for our own water and sewerage systems, so being asked to contribute to Westport upgrades appears unfair.

As *Westpower Ltd* stated in their 2015 submission to Council (with regard to Council's proposal to fund 20% of the cost of district water and sewerage schemes from a Universal Uniform Targeted Rate):

"... there is no benefit or 'public good' received by properties not connected to these services and that these services should be funded solely by those connected."

### *Differentials:*

The Council emphasises in their published material, the difficulties and inequalities of the existing use of historic land value based differentials. I can quite appreciate that over time some of these are likely to have become



problematic, perhaps inequitable, inappropriate, etc. However, it does not automatically follow that the best, or most equitable and appropriate thing to do is to radically change the underlying basis for calculating rates (ie Land Value based to Capital Value based).

Why not look closely at the existing differentials and amend these in such a way as to make them more: relevant, accurate (in reflecting current conditions/trends/circumstances), appropriate and equitable. Perhaps there is room to simplify and improve the current land value based system without having to 'throw the baby out with the bath water'.

#### *Hidden Costs:*

According to submissions made to the Council by Buller Electricity Ltd, and Westpower Ltd in 2015 (with regard to the proposed change to a Capital Value based rating system) – such a change would result in a major (and quite possibly unfair) impact upon their rates liability.

In their respective submissions, they both clearly state that any such increase in rates would have to be passed on to their customers - which would, in large part, also be your ratepayers.

Clearly, this would be a hidden cost of any such change the Council makes to adopt a Capital Value based rating system. A hidden cost which would likely bring some degree of hardship to many households in the Buller region.

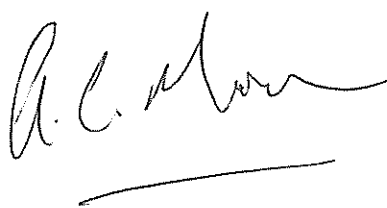
#### *Final Words:*

I have also heard (hearsay of course), that some individual businesses in the Westport/Buller area would have their rates burden increase by thousands of dollars per annum through the institution of a change to a Capital Value based system. I have also been advised that the Council may make some 'allowances', 'rebates', or whatever, to address such anomalies and grossly unfair outcomes.

In other words, radically changing from our existing Land Value based rating system (flawed as it may be), to an entirely new Capital Value based one, would create it's own unique set of inequalities, inaccuracies, inappropriate and unfair outcomes – which would in turn have to be corrected by another set of (arbitrary?) 'differentials'.

On balance, I again state my opposition to the Council's proposed change to a Capital Value based rating system. And, again, I recommend the Council go back and re-examine the current system with a view to updating, adjusting, simplifying, ... or whatever, ... the current differentials to make them relevant, fair, equitable, understandable, appropriate, etc.

Thank you for considering my submission.

 (December 2017)

# Submission Form

#292

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**:

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**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:

Organisation (if relevant):

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

No ☒

Address:

Phone:

Email:

Paul Corrie

16 greenfield st

0378281810

1879026300

No!!!

To Capital Value Rating

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

# 293  
# 283

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**:

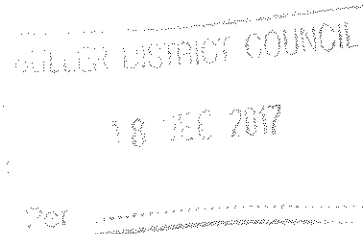
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## Submitters details

Name: Mr/Mrs/Miss/Ms:

Kerry Ward

Organisation (if relevant):

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

No ☒

Address:

6 CURTIS ST Hector

Phone:

03 782817 #

1879030700

Email:

No to Capital Value Rating

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

#294

Have  
your  
say!

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## Submitters details

Name: Mr/Mrs/Miss/Ms:

Edward Lawn

Organisation (if relevant):

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

No ☒

Address:

30a Torea St

1880010400

Phone:

7828082

Email:

~~No~~ to Capital Value Rating

This is unfair as we are being  
penalised doubly by having  
large unusable (most of)  
sections.

Does not reflect ability to pay.

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017



Buller Electricity Limited

24 Robertson Street  
Westport 7825  
New Zealand

P O Box 243  
Westport 7866  
New Zealand

T +64 3 788 8171  
F +64 3 788 8191  
E info@bullernetwork.co.nz  
W www.bullerelectricity.co.nz

# 295

December 18 2017

**BULLER DISTRICT COUNCIL**  
**P O BOX 21**  
**WESTPORT 7866**

18 DEC 2017

## **BDC Rates Overhaul**

### **Introduction**

Buller Electricity (BEL) hereby formally object to the rating system overhaul proposed by the Buller District Council. We believe that a change to a capital value based system is not appropriate.

The BDC proposal means a net increase in year one of more than \$30,000 per annum for the rates paid by BEL. We are a consumer owned trust, meaning we are owned by all the people of Buller that are connected to our Network. As such, any increase in BDC rates to BEL is effectively just another way of taxing the vast majority of people within the District in a different guise.

A further consequence of the proposal is that the electricity consumers of Buller Electricity subsidise the residential ratepayers, as the shift in the incidence of rates in the Councils Rates Overhaul document (November 2017) outlines.

It is disappointing to see that very little appears to have changed with regards to the capital ratings proposal as compared with the previous version that went out for Public consultation in late 2014. While the differential for the farming sector has improved, the same issues of principle which BEL raised in our last formal submission regarding the treatment of BEL assets do not appear to have been considered at all. In fact, the disparity between BEL and Council infrastructure rates differentials have become worse.

The consultation process in 2014 made no attempt to model the impact of a modified land value differential system as an option alongside the proposed capital value system. BEL expected this would have been done in the intervening period, and be released as part of the revised Capital Rating proposal. We would like to understand why such work was not considered or undertaken.

### **Land Valuation versus Capital Valuation**

BEL prefer to remain with a Land Value approach to rating. It is our view that Local Government has a key responsibility to provide services, so that is what they should rate on, not the capital value of an entity's assets. If Utility Infrastructure rates are simply viewed as another tax, then we strongly believe that should be taxed on the basis of land value – not overall capital value.

The vast majority of BEL assets are either overhead or underground and do not consume BDC services, and in fact they provide services to consumers in Buller. BEL provides far more public services than we consume. BEL aim to continue to improve our services and reliability to the consumers in Buller, which means we need to invest and spend on our Network, and this essentially increases its capital value over time. The proposed BDC rating system would be a disincentive for such an improvement and development approach.

### **Commercial and Non-Commercial Utility Differentials**

Council's proposal still retains the 2014 concept that BEL is deemed to be a "Commercial Utility" attracting a General Rate differential of 1.6, whereas Council assets (such as sewerage and water) are deemed as "Non-Commercial" and therefore attracting a General Rate differential of 0.1. This seems unreasonable and we cannot see the justification for it.

If the new rating system is introduced, then BEL assets should also be included in the "Non-Commercial Utility" category. BEL's focus is not to purely generate profits, but rather we strive to ensure that lines charges for the consumers in Buller are as low as possible, while ensuring we make sufficient retentions to cover the electrical network longer term maintenance and capital costs, in addition to supporting the local community through educational, sporting and cultural sponsorship activities. BEL continues to contribute around \$200k per annum to the Buller community for such sponsorship activity.

BEL assets are owned by the consumers of Buller, and the current proposal as it stands does not recognise that at all. In our view it just crudely and carelessly places BEL in the same category as the large national Telco companies, etc when we are in fact much more similar to the Councils own utility infrastructure outlook, purpose and dedication to the local customer base.

The original Council 2014 proposition was to apply a differential of 1.6 times the residential rate to commercial utilities but only 1 times to the Council utilities. At the time, this was justified because businesses were able to claim back GST on their rates and at the same time claim the cost of rates as a tax deduction. This seemed a spurious argument, as the Council is also able to claim back GST. The differential is now skewed even further in favour of the Council utilities with a 1.6 to 0.1 ratio, which significantly burdens the premium paid by commercial utilities. It seems unfair that Commercial Utilities pay 16 times more than the Councils Non-Commercial utilities. Furthermore, BEL do not understand why this change has been made in the ratings proposal from the 2014 version.

The rationale for the applied Differentials seems to be that if the non-commercial utilities category (which is essentially council water, sewerage and refuse tips infrastructure) is charged at full rate, this would change the incidence of rates – meaning it would increase the water, solid waste and sewerage disposal schemes target rates and redistribute this from the general rates pool. BEL considers this is irrelevant and that the determination of the different categories needs to be on the land use and other matters listed in Schedule 2 of the Local Government Rating Act 2002.

As well as opposing the move to a capital value based rating system BEL also opposes the proposed Differential.

### **Summary**

The BDC consultation document from November 2017 states 3 good principles that the Council are seeking to achieve with this proposed change;

1. produce consistent results for similar ratepayers
2. strike the right balance between benefits received and requirement to pay; and
3. be equitable taking into account the benefits available and will recognise different abilities to pay.

From BEL's perspective, the current proposal fails on all three of these key critical points raised;

1. We see BEL as similar to Council utilities – yet we are treated vastly differently
2. We do not receive anything like the right balance between benefits received from Council and the requirement to pay; and

3. It is far from equitable as it simply places a significant cost increase on BEL for no additional value from Council, and leaves BEL to then determine how to best pass these cost increases on to consumers. The BEL Pricing Methodology (which is regulated) does not recognise the individual consumers ability to pay, nor should Council, as that is neither their role nor purpose.

For these reasons we submit that the proposed rating system changes do not proceed. The current proposal fails to recognise the fact that BEL is a consumer owned utility which is very similar to the Council utilities. Shifting the incidence of rates of those utilities just increases the costs of electricity distribution to the consumers in Buller. Furthermore, it is disappointing that the Council does not appear to have used the time since the last proposal to give serious considerations to the queries and concerns raised by the Utility sectors at that time.

BEL believes that Council should be looking at the anomalies in the existing land value based system and come up with alternatives to deal with these anomalies. Capital Valuation introduces its own set of anomalies and is principally an unfair system that does not recognize the prime responsibility of the Council.

While BEL opposes the shift to a capital value rating system and the proposed differentials, if the system were to proceed then we would request that BEL is categorized as a Non-Commercial Utility. I would like to make a verbal presentation on this at the 24<sup>th</sup> January 2018 Council session to hear submissions. Thank you for the opportunity to make this submission, and please do not hesitate to contact me for any clarification required.

Yours faithfully



Eamon J. Ginley  
Chief Executive  
Buller Electricity Limited



# Submission Form

#296

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](mailto:ratesoverhaul@bdc.govt.nz)

Website: [www.bullerdc.govt.nz](http://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

18 DEC 2017

## Submitters details

Name: Mr/Mrs/Miss/Ms:

Raewyn Fern.

1883036500

Organisation (if relevant):

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

Address:

56 McGill St, Waimangonua 7848.

Phone:

03-7895022

Email:

bullerfboric@xtra.co.nz.

As both a urban and rural commercial ratepayer I agree with the principle of fairness in commercial rates across the district. I agree that commercial rural ratepayers should be paying a 'fair share' and that this is sometimes more than they have in the past. I agree that some Westport urban commercial ratepayers should be paying less in future ~~less~~ and that they have been paying an 'unfair share' in the past.

In recognition of the fact that rural ratepayers ~~get~~ have less access to council services and that rural ratepayers have higher costs in accessing those services (eg. time & petrol to get to town) I believe that rural ratepayers should be charged a lesser ~~rate~~ general rate than urban ratepayers, but that rural ratepayers should still be charged 'a fair share' and that this will in many cases be more than they have paid in the past.

I would suggest that there be ~~one~~ two commercial differentials - one for urban & one at a slightly lower rate for rural, and that there be two residential differentials - one for urban & one at a slightly lower rate for rural.

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

I support a change to capital value rating as overall it brings fairness & equity to rating now & for the future.

# Submission Form

# 297

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18 DEC 2017

## Submitters details

Name: ~~Mr/Mrs~~/Miss/Ms:

Melanie Gave

1897017500

Organisation (if relevant):

Club Buller Incorporated

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

No ☒

Address:

P O Box 181 Westport 7866 44-46 Queen St Wpt 7825

Phone:

03 789 8770 027 562 4939

mail:

bwmc@extra.co.nz

Club Buller Incorporated opposes the proposed rates overhaul.

We are trying hard to keep our doors open now.

The current proposal will not be achievable financially, the outcome being we would end up closing down and

the local community would be without this amazing facility. The impact of this proposal is greater than

the Clubs' Committee, Staff and Members. It affects all the local groups who use our facilities throughout the

year along with visiting companies, other Clubs, entertainment - the list goes on.

Just because our property has a high valuation does not mean we can afford to pay more in rates.

## Thank you for your feedback

Submissions must be received by:

4:30pm Monday 18 December 2017

#298

Buller District Council  
P O Box 21  
Westport  
email ratesoverhaul@bdc.govt.nz

18 DEC 2017

1885023303

## Submission Objection against Capital Rating

We do not wish to speak in support of our submission.

We wish to submit our objection to the Capital Value rating proposal on the following grounds:

1. As so many have already stated, why are we being penalised for looking after our property and subsequently the image of the town?
2. The proposed new rating rates us as residential ratepayers along with town residents but we will not be receiving our fair rating allowance such as :
  1. We have no street lighting.
  2. We have no footpaths.
  3. We pay full water rates and have a water meter ( where as town residents do not ).
  4. We maintain our 500m waterline along side the council road by ourselves.
3. Our property have low valuations at present but when our properties are revalued upwards we would be facing hefty rate increases.
4. We will have already faced nearly 18% increase in one year on our current valuation.

Vonny and Geoff Bruning



56 Bruning Road  
Carters Beach  
Westport  
email woodnstone@xtra.co.nz  
ph 03 7897903

# Submission Form

#299

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your  
say!

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18 DEC 2017

## Submitters details

Name: Mr/Mrs/Miss/Ms

Organisation (if relevant):

Mary & Alex Kirkwood

1896013100

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

No ☒

Address:

127 Russell Street

Phone:

.mail:

We wish to inform you that we do not agree  
to a change in the rates, we wish it to be left  
as it is.

Mary & Alex Kirkwood

[Signature]

**Thank you for your feedback**

Submissions must be received by:

4:30pm Monday 18 December 2017

# Submission Form

#300

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say!

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18 DEC 2017

## Submitters details

Name: (Mr/Mrs/Miss/Ms):

Robert & Marcella Southon

Organisation (if relevant):

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

No ☒

Address:

624 NIKAU Rd. R.D. 1 Westport

1879043700

Phone:

7821817

Email:

marcella.s@slingshot.co.nz

To Whom it may concern. I the undersigned would like to bring to your attention, that we at 624 Nikau Rd. oppose the rates going from LV to CV. We have 86 hectares of land, but only about 30 hectares are usable, the rest is bush scrub & very hilly, our income from this is very minimal. We do not get water, sewage footpaths or the amenities they get in town. Country people pay for TB eradication freight for cattle machinery really everything, animal health as in Vet Travel. We have to travel 50kgs to Westport for everything, and to get a professionals like carpenters, electricians, plumbers their mileage is exorbitant before they even start. Not to mention Dentists Xrays Chemist and all deliveries are always extra for country rural people

yours

RB & MA Southon

M Southon

## Thank you for your feedback

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4:30pm Monday 18 December 2017