



**BULLER**  
DISTRICT COUNCIL  
Te Kaunihera O Kawatiri

# Enhanced Annual Plan 2024/25

## Submission Form

### ➤ Your details Please complete all fields

Name: Christina Alfeld

Organisation (if applicable): Carter's Beach Motel & Holiday Park Ltd

**Privacy Statement:** In accordance with the Local Government Act 2002, all submissions will be made available online as part of the consultation process. Please refer to [www.bullerdc.govt.nz/privacy](http://www.bullerdc.govt.nz/privacy) or contact Council for a copy of Council's Privacy Statement.

## What are we consulting on?

As we present this draft plan and the consultation issues, we invite you to share your thoughts, insights, and visions for Buller. Your input is critical in ensuring Council's plans align with the community's aspirations, guiding how Council allocates resources and prioritises projects that matter most to you.

Council has identified two key issues we must address over the coming 12 months. We could address each of these key issues in several ways. We want your feedback on what option is the best way forward for our community. We also welcome resident's thoughts on any other aspect of the plan.

These are

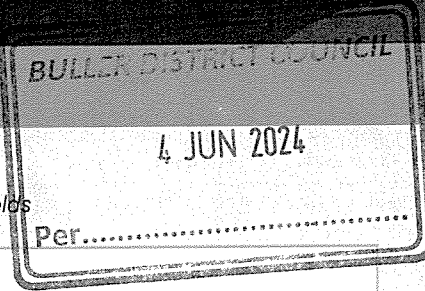
- how we respond if Council does not receive the current funding level from Waka Kotahi - New Zealand Transport Agency (NZTA) and
- how we rate for drinking and wastewater.

We encourage you to read the Consultation Document and the Draft Enhanced Annual Plan 2024/25 for more information on the key issues and options.

Let's shape a future for Buller that reflects our shared values and aspirations.

## To find out more

Visit Council's website or grab a Consultation Document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.



Have  
your  
say!

Would you prefer your contact details to be withheld when submissions are made available online?

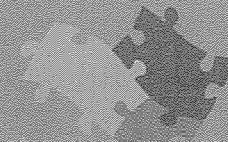
Yes  No

Would you like to speak at the Enhanced Annual Plan hearings?

Yes  No

Submission number: Office use only

641



Shaping  
our district

Please take the time to have your say and help 'Shape our District' by reading the Consultation Document or the Draft Enhanced Annual Plan 2024/25 and give us your feedback.

SCAN ME  
to read the  
Consultation  
Document



# Your submission

## 1. Roading - What to do if Waka Kotahi - New Zealand Transport Agency does not fund as much as Council applied for?

When preparing this enhanced annual plan, Council submitted a programme of works to Waka Kotahi NZTA for inclusion in the National Land Transport Programme (NLTP). Waka Kotahi NZTA will release indicative allocations for the NLTP in late May 2024. The final budget allocations are expected in August. This is partly due to changes within the new government's Policy Statement for land transport.

The key issue is whether Waka Kotahi NZTA will either agree with and support Council's proposed program of works and budget accordingly or indicate a revised approved budget allocation. Any change is unlikely to exceed what Council requested, but it may be less. Council has three options if Waka Kotahi NZTA approves a lower budget allocation.

Which of the options would you prefer? Please tick ONE preferred option below. (please note if more than one is ticked this will not be counted)

- Reduce the programme to match the Waka Kotahi – New Zealand Transport Agency approved funding.
- Continue with the submitted programme, and council rate funds any difference for local roads and commits to higher rates for the next two rating years. The quantum of \$ and rates % increase is variable depending on the funding shortfall/work programme delivered.
- Keep Council's level of funding as contained in the draft AP but reduce the overall programme to reflect Waka Kotahi's level of investment.

Further comment:

---



---



---

## 2. Policy on rates – how drinking water and wastewater rates are applied

Council is seeking feedback on the policy for how to rate for drinking water and wastewater. Council is considering changing the way "multi residential" and "multi commercial" "differentials" for water and wastewater targeted rates, as well as "major users" rates are charged, and aligning the policy more closely with the methods for charging targeted rates as set out in the Local Government (Rating) Act 2022. Council has two options moving forward how to rate for drinking and wastewater.

Which of the options would you prefer? Please tick ONE preferred option below. (please note if more than one is ticked this will not be counted)

- Adopt a revised policy on how water and wastewater targeted rates are charged.
  - Keep the policy the same on how water and wastewater targeted rates are charged.
- Adopt a revised policy with correct & equitable charging.*

Further comment:

*Inequitable system for charging for both water & waste  
Hold on wastewater method for charging.  
Stop over charging our type of business. Because council are not recovering enough from private users to cover costs.  
"user pays"*




## Further feedback on the Enhanced Annual Plan

*In truth our targeted rates will increase 51%. That is not what has been discussed in media released by council.  
With General Rates avg increase would look 33% ↑  
This doesn't add up & is unfair & unreasonable  
They are not a correct way to charge businesses vs private.*


Need more room? You can attach extra pages – just make sure they're A4 and that you include your name and contact information.

Consultation period is from Friday 12 April to Monday 20 May, 4:30pm. Submission received outside these dates will not be accepted.


## For more information or how to send your submission



**Online**  
Submissions can be completed online by visiting [www.surveymonkey.com/r/EAP202425](http://www.surveymonkey.com/r/EAP202425)




**Post**  
Return this completed form to Council's office in Westport or drop it off at the Reefton Visitor and Service Centre.




**Talk to us**  
You can talk to your elected members about the Annual Plan. Find out how to get in touch [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)



**Meet us**  
Drop in sessions will be held throughout the district.




**Email**  
Email [submissions@bdc.govt.nz](mailto:submissions@bdc.govt.nz) with the subject **Enhanced Annual Plan** if you have any questions.



**Find out more**  
Visit Council's website or grab a consultation document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.

SCAN ME



TO COMPLETE YOUR SUBMISSION



**BULLER**  
DISTRICT COUNCIL  
Te Kaunihera O Kawatiri

# Enhanced Annual Plan 2024/25

## Submission Form

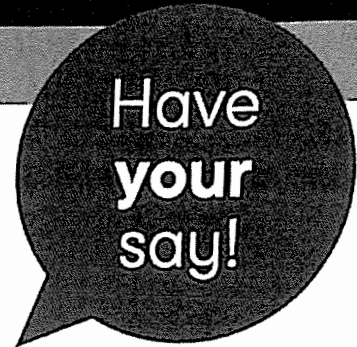
### ➤ Your details *Please complete all fields*

Name: *RAYMOND AND VICKI HEAD*

Organisation (if applicable):



**Privacy Statement:** In accordance with the Local Government Act 2002, all submissions will be made available online as part of the consultation process. Please refer to [www.bullerdc.govt.nz/privacy](http://www.bullerdc.govt.nz/privacy) or contact Council for a copy of Council's Privacy Statement.



Would you prefer your contact details to be withheld when submissions are made available online?

Yes  No

Would you like to speak at the Enhanced Annual Plan hearings?

Yes  No

Submission number: *Office use only*

*642.*

## What are we consulting on?

As we present this draft plan and the consultation issues, we invite you to share your thoughts, insights, and visions for Buller. Your input is critical in ensuring Council's plans align with the community's aspirations, guiding how Council allocates resources and prioritises projects that matter most to you.

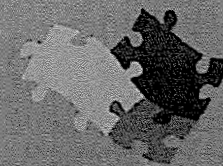
Council has identified two key issues we must address over the coming 12 months. We could address each of these key issues in several ways. We want your feedback on what option is the best way forward for our community. We also welcome resident's thoughts on any other aspect of the plan.

These are

- how we respond if Council does not receive the current funding level from Waka Kotahi – New Zealand Transport Agency (NZTA) and
- how we rate for drinking and wastewater.

We encourage you to read the Consultation Document and the Draft Enhanced Annual Plan 2024/25 for more information on the key issues and options.

Let's shape a future for Buller that reflects our shared values and aspirations.



*Shaping  
our district*

Please take the time to have your say and help 'Shape our District' by reading the Consultation Document or the Draft Enhanced Annual Plan 2024/25 and give us your feedback.

## To find out more

Visit Council's website or grab a Consultation Document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.

SCAN ME  
to read the  
Consultation  
Document





## Your submission

### 1. Rooding - What to do if Waka Kotahi - New Zealand Transport Agency does not fund as much as Council applied for?

When preparing this enhanced annual plan, Council submitted a programme of works to Waka Kotahi NZTA for inclusion in the National Land Transport Programme (NLTP). Waka Kotahi NZTA will release indicative allocations for the NLTP in late May 2024. The final budget allocations are expected in August. This is partly due to changes within the new government's Policy Statement for land transport.

The key issue is whether Waka Kotahi NZTA will either agree with and support Council's proposed program of works and budget accordingly or indicate a revised approved budget allocation. Any change is unlikely to exceed what Council requested, but it may be less. Council has three options if Waka Kotahi NZTA approves a lower budget allocation.

Which of the options would you prefer? Please tick ONE preferred option below. (please note if more than one is ticked this will not be counted)

- Reduce the programme to match the Waka Kotahi - New Zealand Transport Agency approved funding.
- Continue with the submitted programme, and council rate funds any difference for local roads and commits to higher rates for the next two rating years. The quantum of \$ and rates % increase is variable depending on the funding shortfall/work programme delivered.
- Keep Council's level of funding as contained in the draft AP but reduce the overall programme to reflect Waka Kotahi's level of investment.

Further comment:

---



---



---

### 2. Policy on rates – how drinking water and wastewater rates are applied

Council is seeking feedback on the policy for how to rate for drinking water and wastewater. Council is considering changing the way "multi residential" and "multi commercial" "differentials" for water and wastewater targeted rates, as well as "major users" rates are charged, and aligning the policy more closely with the methods for charging targeted rates as set out in the Local Government (Rating) Act 2022. Council has two options moving forward how to rate for drinking and wastewater.

Which of the options would you prefer? Please tick ONE preferred option below. (please note if more than one is ticked this will not be counted)

- Adopt a revised policy on how water and wastewater targeted rates are charged.
- Keep the policy the same on how water and wastewater targeted rates are charged.

Further comment:

*See attached separate spreadsheet and our notes regarding our opposition to the proposed policy changes. We wish to be heard at the hearing for this.*

Have your say!



## Further feedback on the Enhanced Annual Plan

---



---



---



---



---



---



---



---

Need more room? You can attach extra pages – just make sure they're A4 and that you include your name and contact information.

Consultation period is from Friday 12 April to Monday 20 May, 4:30pm. Submission received outside these dates will not be accepted.



## For more information or how to send your submission



Online  
Submissions can be completed online by visiting [www.surveymonkey.com/r/EAP202425](http://www.surveymonkey.com/r/EAP202425)



Post  
Return this completed form to Council's office in Westport or drop it off at the Reefton Visitor and Service Centre.



Talk to us  
You can talk to your elected members about the Annual Plan. Find out how to get in touch [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)



Meet us  
Drop in sessions will be held throughout the district.



Email  
Email [submissions@bdc.govt.nz](mailto:submissions@bdc.govt.nz) with the subject Enhanced Annual Plan if you have any questions.



Find out more  
Visit Council's website or grab a consultation document from Council's offices and libraries in Westport and Reefton, I-Sites, and resource centres across the district.



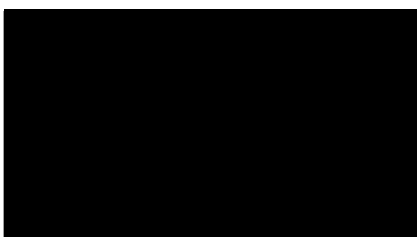


- Please see our attached spreadsheet showing the costs breakdown and percentage increases should this proposal go ahead.
- We feel that we have already historically been paying an exceptionally large amount of water rates compared to what our actual usage for the building is, even before this proposal has been suggested.
- With the new proposal, the increased costs of (all) rates would make up 30% of our gross weekly income (see spreadsheet).
- When you take into consideration the other rates, insurance and building cost expenses such as Fire Regulation and BWOFF costs (which are all increasing too), this portion of cost feels like extortion.
- The proposed water policy changes means that we would effectively just be collecting money for the council because the proposed water rates would be such a disproportionate percentage of cost compared to our other expenses.
- **Overall, should this proposal go ahead, we would be up for cost (just for the water rates alone) of \$22,419.00 PER YEAR. How could approximately 9 tenants be possibly using this amount of water?!**
- Overall, adding in the increases for the other components of rates (calculated at 19.7%), the total amount of rates for the 2024/25 year overall would be **\$27,627.39** which works out to be **\$3,069.71 PER 40m2 UNIT, PER YEAR** (assuming FULL occupancy).
- We note that due to the BDC proposal to amend our number of SUIP's, that our rates increase for the drinking water component alone is an incredible **97% increase** which is far over and above any reasonable expected increase, particularly compared to the general 19.7% increase for the other rates components that BDC have advised.
- If this proposal was to be accepted, we would have to look at **significantly increasing the weekly rent of each unit** to cover these costs. We have historically prided ourselves on offering cheap accommodation whilst always maintaining our building. If this proposal goes ahead this large extra cost cannot be absorbed by us as landlords, and this cost would need to be passed on to our tenants. Our tenants are understandably distressed by this prospect.
- On Page 11 of the Enhanced Annual Plan, it states that the rates amount collected “redistributes the targeted rate burden to rate payers who have historically been charged reduced or nil rates; the impact on those rate payers **may be significant**”. Should this proposed plan go ahead, the necessary on-charging of these costs will indeed have a “significant effect”, particularly on the more vulnerable members of our community which we support, **significantly increasing their weekly cost of living and putting more pressure on their mental health.**
- This proposal is stated as being in line with ‘Local Water Well Done’ government policy, yet this proposal (for our situation) is absolutely not fair and reasonable, which is what we as rate payers should expect. In our situation, it is **definitely not** ‘Local Water Well Done’.

We wish to be heard at the public submissions hearing in early June and look forward to hearing back with an allotted time slot.

Your sincerely

Raymond and Vicki Head



SUBMISSION FOR ENHANCED ANNUAL PLAN 2024/25 – OPPOSITION FOR WATER AND WASTEWATER POLICY CHANGES.

**WE STRONGLY OPPOSE THE BDC PROPOSAL FOR CHANGES TO THE WAY DRINKING WATER AND WASTEWATER RATES ARE CHARGED. SEE BELOW -**

To the Buller District Council Counsellors,

We own the Dockside Apartments at [REDACTED]. This is a 2 storey building with each unit being small in size. There is a share laundry with one washing machine on site for all tenants to use. We are strongly opposed to BDC's proposed policy change in regards to how drinking water and wastewater are charged. We feel that our property does not fit into the box with this proposal. Although we have a number of units at the property, we do not believe that the total overall water usage of the building would be reflected correctly should this proposal go ahead. Please see the following points to support our position -

- Dockside Apartments offers permanent accommodation to the lower socio-economic members of our community at a much cheaper weekly rental amount compared to a stand-alone house. We are effectively a community service provider, and the Ministry of Social Development are often contacting us to see if we have a unit available for their clients (these are often members of the community which are unable to secure their own accommodation).
- We are an official supplier for Work and Income NZ (WINZ).
- We charge on average \$195 per week for a one bedroom flat. We know that we are one of the cheapest places for single people to live in Westport.
- The weekly rent is even cheaper in comparison to other rentals as our weekly rent is inclusive of unlimited Fibre internet, and a weekly rubbish collection. These costs are covered by us and therefore not payable by the tenants.
- Our property has a common laundry with only one washing machine on site. All tenants use this. There are no washing machines in the units. This alone significantly reduces our water usage.
- It would be highly unusual for our tenants to have more than one shower per day (if that).
- We have no garden/landscaped area and therefore there is no water usage for maintaining this at the property.
- Only around half our tenants own a car, therefore again reducing the need for external water usage such as washing cars (which they very rarely do anyway).
- Our units are generally single occupancy only (we only have one unit that houses 2 people).
- Although a "multi residential" building, that term does not mean that we have the same amount of people per SUIP compared to a stand alone house, in fact it is the opposite. We actually have far less water usage per SUIP than a 3 or 4 bedroom house which is also considered to be 1x SUIP. As an example, a 4 bedroom house with 6 occupants and 4 cars, would be considered as 1x SUIP and yet they would have a significantly higher water usage than our small single occupancy unit which is also 1x SUIP.
- We also wish to note that Buller District Council's Building Warrant of Fitness (BWOFF) only allows for Dockside Apartments to have a maximum number of 28 occupants in the building. If we chose to (which we don't), it would equal to 3 people in each of the 9 units. Other SUIP's at a stand alone house do not have these limitations and could therefore house as many people as they wish.
- Irrelevant of the BDC limitation, as mentioned above, we have made the decision that the property is not suited to more than 1-2 people per unit, due to the fact, that apart from the small sizes of our units, the noise and comfort level of the occupants would be compromised. We have decided (since taking ownership of the property) that we generally only have occupancy of one person per unit.
- This way of managing the property works, and along with our cheap rent, the success is reflected in the number of long term tenants we have.

**BULLER DISTRICT COUNCIL PROPOSED POLICY CHANGES**

SUBMISSION FROM RAYMOND & VICTORIA HEAD

(See red flags on cells. open for notes)

NB: Ratable Land Value at 1st Oct 2022 is \$205,000

Current 2023-2024 Rates (incl GST)	SUIP'S CHARGED	Rate per connection	Total Incl GST
Water Supply (drinking water)	4.4	\$ 1,101.00	\$ 4,844.40
Sewage Disposal (waste water)	4.4	\$ 1,103.00	\$ 4,853.20
			\$ 9,697.60
<b>Other Rates Charged</b>			
Solid Waste Management			\$ 178.00
General Rates			\$ 3,623.20
Annual Charge			\$ 550.00
<b>TOTAL RATES 2023-2024 (Incl GST)</b>			<b>\$ 14,048.80</b>

**2023-2024 WATER & WASTE WATER - WITH AND WITHOUT PROPOSED CHANGES**

Without Proposed Change	SUIP'S CHARGED	Rate per connection	Total Incl GST	DIFFERENCES	% INCREASE
Water Supply (drinking water)	4.4	\$ 1,463.00	\$ 6,437.20	\$ 1,592.80	32.88%
Sewage Disposal (waste water)	4.4	\$ 1,237.00	\$ 5,442.80	\$ 589.60	12.15%

**With Proposed Change**

Water Supply (drinking water)	9	\$ 1,361.00	\$ 12,249.00	\$ 12,258.00	\$ 5,811.80	90%
Sewage Disposal (waste water)	9	\$ 1,130.00	\$ 10,170.00	\$ 10,161.00	\$ 4,727.20	87%

Other Rates Charged (increased by 19.7% for 2024/25 year as per page 15 of the Enhanced Annual Plan)

Solid Waste Management	\$ 213.07	19.7% increase
General Rates	\$ 4,336.97	
Annual Charge	\$ 658.35	

**EXPECTED TOTAL RATES FOR 2024/25 YEAR WITH PROPOSED CHANGES**

\$ 27,627.39

**OVERALL \$ INCREASE FROM 2023/24 YEAR**

\$ 13,578.59

**OVERALL PERCENTAGE INCREASE FROM 2023/24 YEAR**

97%

\*\* Unrealistic cost increase, well over and above the examples of rate changes on Page 23 of the Enhances Annual Plan 2024/25

Annual proposed rates PER UNIT (single use occupancy (\$195 rent per week), unit 40m2, no laundry, flat in share building)

\$ 3,069.71 per 40m2 unit, per annum (single occupancy)

General Income per week \$195 x 9 units	\$ 195.00
Cost of all rates divided by 52 weeks divided by 9 units	\$ 59.03 assuming full occupancy
PERCENTAGE OF COST OF RATES VS INCOME (per week)	30%

Rates	\$ 27,627.39
Rates divide by 9 units = rates PER UNIT, PER YEAR payable	\$ 3,069.71 Per EACH 40m2 single person occupancy unit, no laundry
rates per week per unit payable	\$ 59.03 BASED ON FULL OCCUPANCY - \$66.41 per week, per unit if only 8 units are occupied.

**Example of other councils rates**

	2023/24 Rates
Nelson City Council rates for 2023/24 for a 2 bedroom flat (max 4 people) (incl separate water usage) (land value \$315k)	\$ 3,300.00 per year
Christchurch City Council rates for 2023/24 for a 3 bedroom house (max 5 people, water included) (land value \$265k)	\$ 2,600.00

**FOLLOW ON / EXTRA SUBMISSION** FOR ENHANCED ANNUAL PLAN 2024/25 – **OPPOSITION** FOR WATER AND WASTEWATER POLICY CHANGES.

DOCKSIDE APARTMENTS, [REDACTED]

RAYMOND AND VICKI HEAD, [REDACTED]

**WE STRONGLY OPPOSE THE BDC PROPOSAL FOR CHANGES TO THE WAY DRINKING WATER AND WASTEWATER RATES ARE CHARGED. SEE BELOW -**

To the Buller District Council Counsellors,

Please find this as extra information to please add to our original submission which was emailed to you on 20<sup>th</sup> May 2024. We were under pressure to get the submission in on time which we did, and then the next morning we found out there was an extension. We own the Dockside Apartments at [REDACTED]. We do not believe that the total overall water usage of the building would be reflected correctly should this proposal go ahead. Please see below the **EXTRA** point we wish to make to support our position -

- All our flats have smaller sized Hot Water Services – 40 – 60 litres. These are suitable for the single tenants that live in our flats. We do not have 300 litre hot water services like some SUIP's.
- There is only one toilet and one bathroom per flat – your proposal states that each flat is one SUIP, but this is not fair, as one SUIP could also be a 4 bedroom house with potentially 2-3 toilets and 2 bathrooms etc which would show much higher water usage in that scenario.
- The proposal is not just and does not allow for differences of SUIP's.
- We feel that being grouped in with overnight accommodation providers is not fair to us, as they can earn on average \$150 per night (\$1,050 per week), whereas we only earn \$195.00 per week. Overnight accommodation providers would have much higher water usage per SUIP than us due to the turnover of people Eg more washing of sheets/cleaning etc on a daily basis.
- Should this proposal go ahead then the water rates for our building would be a **whopping 81%** of the overall rates. This is so extreme and unreasonable.
- We previously mentioned that we would need to increase our tenants rent should this proposal go ahead. To be clear, we have calculated that the percentage of water rates our tenants would each need to pay each week would be \$60.00 (per tenant, per week). This is more than double what they pay for electricity each week (on average \$25-\$30 for a single person in a 40m2 flat). This shows the extreme cost of this proposed change.
- You should have received submissions from all our tenants who are understandably concerned about the rent increases that will affect them should this proposal go ahead.
- It is disappointing that we are unable to have our actual water usage metered. In light on this proposal, we have gone out and purchased our own water meter which is being installed. We will then be taking note of our own water usage per week to help with this submission should there be need to take this opposition further.
- To finish. You are 'generally categorising' what an SUIP is. There is no way that this can be fair, grouping together so many different types of properties and their individual water usage. There are clearly many ways a "Separately Used or Inhabited Part of a rating unit" can be explained and this proposal clearly does not align with reality.
- A reminder to please use the previously attached spreadsheet as proof of the above mentioned percentages, costs, and numbers. Thanks.

Thank you for adding our name to the hearings next week, Raymond looks forward to speaking to you in person then.

Your sincerely

Raymond and Vicki Head

[REDACTED]





**BULLER**  
DISTRICT COUNCIL  
Te Kaunihera O Kawatiri

# Enhanced Annual Plan 2024/25

## Submission Form

### ▶ Your details *Please complete all fields*

Name: *Cameron Cracroft-Wilson.*

Organisation (if applicable):

**Privacy Statement:** In accordance with the Local Government Act 2002, all submissions will be made available online as part of the consultation process. Please refer to [www.bullerdc.govt.nz/privacy](http://www.bullerdc.govt.nz/privacy) or contact Council for a copy of Council's Privacy Statement.



Would you prefer your contact details to be withheld when submissions are made available online?

Yes  No

Would you like to speak at the Enhanced Annual Plan hearings?

Yes  No

Submission number: Office use only

*643*

## What are we consulting on?

As we present this draft plan and the consultation issues, we invite you to share your thoughts, insights, and visions for Buller. Your input is critical in ensuring Council's plans align with the community's aspirations, guiding how Council allocates resources and prioritises projects that matter most to you.

Council has identified two key issues we must address over the coming 12 months. We could address each of these key issues in several ways. We want your feedback on what option is the best way forward for our community. We also welcome resident's thoughts on any other aspect of the plan.

These are

- how we respond if Council does not receive the current funding level from Waka Kotahi - New Zealand Transport Agency (NZTA) and
- how we rate for drinking and wastewater.

We encourage you to read the Consultation Document and the Draft Enhanced Annual Plan 2024/25 for more information on the key issues and options.

Let's shape a future for Buller that reflects our shared values and aspirations.



Please take the time to have your say and help 'Shape our District' by reading the Consultation Document or the Draft Enhanced Annual Plan 2024/25 and give us your feedback.

## To find out more

Visit Council's website or grab a Consultation Document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.

SCAN ME  
to read the  
Consultation  
Document



## Your submission

### 1. Roading - What to do if Waka Kotahi - New Zealand Transport Agency does not fund as much as Council applied for?

When preparing this enhanced annual plan, Council submitted a programme of works to Waka Kotahi NZTA for inclusion in the National Land Transport Programme (NLTP). Waka Kotahi NZTA will release indicative allocations for the NLTP in late May 2024. The final budget allocations are expected in August. This is partly due to changes within the new government's Policy Statement for land transport.

The key issue is whether Waka Kotahi NZTA will either agree with and support Council's proposed program of works and budget accordingly or indicate a revised approved budget allocation. Any change is unlikely to exceed what Council requested, but it may be less. Council has three options if Waka Kotahi NZTA approves a lower budget allocation.

Which of the options would you prefer? Please tick ONE preferred option below. *(please note if more than one is ticked this will not be counted)*

- Reduce the programme to match the Waka Kotahi - New Zealand Transport Agency approved funding.
- Continue with the submitted programme, and council rate funds any difference for local roads and commits to higher rates for the next two rating years. The quantum of \$ and rates % increase is variable depending on the funding shortfall/work programme delivered.
- Keep Council's level of funding as contained in the draft AP but reduce the overall programme to reflect Waka Kotahi's level of investment.

Further comment:

---



---



---

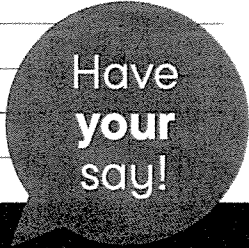
### 2. Policy on rates – how drinking water and wastewater rates are applied

Council is seeking feedback on the policy for how to rate for drinking water and wastewater. Council is considering changing the way "multi residential" and "multi commercial" "differentials" for water and wastewater targeted rates, as well as "major users" rates are charged, and aligning the policy more closely with the methods for charging targeted rates as set out in the Local Government (Rating) Act 2022. Council has two options moving forward how to rate for drinking and wastewater.

Which of the options would you prefer? Please tick ONE preferred option below. *(please note if more than one is ticked this will not be counted)*

- Adopt a revised policy on how water and wastewater targeted rates are charged.
- Keep the policy the same on how water and wastewater targeted rates are charged.

Further comment: *with current cost of living crisis I may have to sell if I am adversely affected with a large cost increase*



## Further feedback on the Enhanced Annual Plan

---



---



---



---



---



---



---



---





---


*Need more room? You can attach extra pages - just make sure they're A4 and that you include your name and contact information.*


**Consultation period is from Friday 12 April to Monday 20 May, 4:30pm. Submission received outside these dates will not be accepted.**


## For more information or how to send your submission


 **Online**  
Submissions can be completed online by visiting [www.surveymonkey.com/r/EAP202425](http://www.surveymonkey.com/r/EAP202425)

 **Post**  
Return this completed form to Council's office in Westport or drop it off at the Reefton Visitor and Service Centre.


 **Talk to us**  
You can talk to your elected members about the Annual Plan. Find out how to get in touch [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)

 **Meet us**  
Drop in sessions will be held throughout the district.

 **Email**  
Email [submissions@bdc.govt.nz](mailto:submissions@bdc.govt.nz) with the subject **Enhanced Annual Plan** if you have any questions.

 **Find out more**  
Visit Council's website or grab a consultation document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.

SCAN ME



TO COMPLETE YOUR SUBMISSION



**BULLER**  
DISTRICT COUNCIL  
Te Kaunihera O Kawatiri

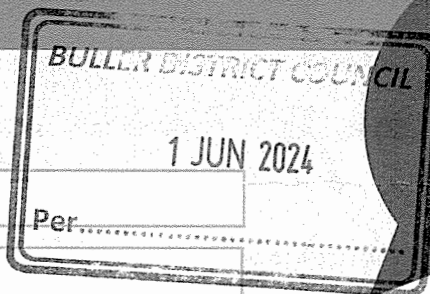
# Enhanced Annual Plan 2024/25

## Submission Form

**Your details** *Please complete all fields*

Name: Janice Dale McCarroll

Organisation (if applicable):



Have  
your  
say!

Would you prefer your contact details to be withheld when submissions are made available online?

Yes  No

Would you like to speak at the Enhanced Annual Plan hearings?

Yes  No

**Privacy Statement:** In accordance with the Local Government Act 2002, all submissions will be made available online as part of the consultation process. Please refer to [www.bullerdc.govt.nz/privacy](http://www.bullerdc.govt.nz/privacy) or contact Council for a copy of Council's Privacy Statement.

Submission number: Office use only

644

## What are we consulting on?

As we present this draft plan and the consultation issues, we invite you to share your thoughts, insights, and visions for Buller. Your input is critical in ensuring Council's plans align with the community's aspirations, guiding how Council allocates resources and prioritises projects that matter most to you.

Council has identified two key issues we must address over the coming 12 months. We could address each of these key issues in several ways. We want your feedback on what option is the best way forward for our community. We also welcome resident's thoughts on any other aspect of the plan.

These are

- how we respond if Council does not receive the current funding level from Waka Kotahi - New Zealand Transport Agency (NZTA) and
- how we rate for drinking and wastewater.

We encourage you to read the Consultation Document and the Draft Enhanced Annual Plan 2024/25 for more information on the key issues and options.

Let's shape a future for Buller that reflects our shared values and aspirations.



*Shaping*  
our district

Please take the time to have your say and help 'Shape our District' by reading the Consultation Document or the Draft Enhanced Annual Plan 2024/25 and give us your feedback.

## To find out more

Visit Council's website or grab a Consultation Document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.

SCAN ME  
to read the  
Consultation  
Document





## Your submission

### 1. Roading - What to do if Waka Kotahi - New Zealand Transport Agency does not fund as much as Council applied for?

When preparing this enhanced annual plan, Council submitted a programme of works to Waka Kotahi NZTA for inclusion in the National Land Transport Programme (NLTP). Waka Kotahi NZTA will release indicative allocations for the NLTP in late May 2024. The final budget allocations are expected in August. This is partly due to changes within the new government's Policy Statement for land transport.

The key issue is whether Waka Kotahi NZTA will either agree with and support Council's proposed program of works and budget accordingly or indicate a revised approved budget allocation. Any change is unlikely to exceed what Council requested, but it may be less. Council has three options if Waka Kotahi NZTA approves a lower budget allocation.

**Which of the options would you prefer? Please tick ONE preferred option below.** (please note if more than one is ticked this will not be counted)

- Reduce the programme to match the Waka Kotahi – New Zealand Transport Agency approved funding.
- Continue with the submitted programme, and council rate funds any difference for local roads and commits to higher rates for the next two rating years. The quantum of \$ and rates % increase is variable depending on the funding shortfall/work programme delivered.
- Keep Council's level of funding as contained in the draft AP but reduce the overall programme to reflect Waka Kotahi's level of investment.

Further comment:

### 2. Policy on rates – how drinking water and wastewater rates are applied

Council is seeking feedback on the policy for how to rate for drinking water and wastewater. Council is considering changing the way "multi residential" and "multi commercial" "differentials" for water and wastewater targeted rates, as well as "major users" rates are charged, and aligning the policy more closely with the methods for charging targeted rates as set out in the Local Government (Rating) Act 2022. Council has two options moving forward how to rate for drinking and wastewater.

**Which of the options would you prefer? Please tick ONE preferred option below.** (please note if more than one is ticked this will not be counted)

- Adopt a revised policy on how water and wastewater targeted rates are charged.
- Keep the policy the same on how water and wastewater targeted rates are charged.

Further comment:

In the late 1970's early 1980's BDC "Council" demanded that my parents install a concrete water tank at the rear of 22 Kew Road to collect roof rain water to provide drinking water for our animals on the area now known as 2 to 20 Kew Road.

Have your say!



## Further feedback on the Enhanced Annual Plan

This was done at great expense to them. The Town water supply only came to the cottage at 22 Kew Road from Stephen's Road Pipeline. We supported the subdivision across the Road by Mr Allan Hawes, as progress for the Town. However, Now it seems we are to be financially impacted and penalised by the proposed rating policy change stating we will be charged for the availability of supply regardless of the fact we have installed and maintained our own water supply for many years.

Need more room? You can attach extra pages – just make sure they're A4 and that you include your name and contact information.

Consultation period is from Friday 12 April to Monday 20 May, 4:30pm. Submission received outside these dates will not be accepted.



## For more information or how to send your submission



**Online**  
Submissions can be completed online by visiting [www.surveymonkey.com/r/EAP202425](http://www.surveymonkey.com/r/EAP202425)



**Post**  
Return this completed form to Council's office in Westport or drop it off at the Reefton Visitor and Service Centre.



**Talk to us**  
You can talk to your elected members about the Annual Plan. Find out how to get in touch [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)



**Meet us**  
Drop in sessions will be held throughout the district.



**Email**  
Email [submissions@bdc.govt.nz](mailto:submissions@bdc.govt.nz) with the subject **Enhanced Annual Plan** if you have any questions.



**Find out more**  
Visit Council's website or grab a consultation document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.

SCAN ME



TO COMPLETE YOUR SUBMISSION





**BULLER**  
DISTRICT COUNCIL  
Te Kaunihera O Kawatiri

# Enhanced Annual Plan 2024/25

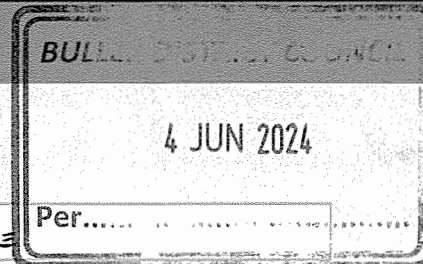
## Submission Form

### ➤ Your details *Please complete all fields*

Name: GARY LYLE CLARKE Per.....

Organisation (if applicable):

**Privacy Statement:** In accordance with the Local Government Act 2002, all submissions will be made available online as part of the consultation process. Please refer to [www.bullerdc.govt.nz/privacy](http://www.bullerdc.govt.nz/privacy) or contact Council for a copy of Council's Privacy Statement.



Would you prefer your contact details to be withheld when submissions are made available online?

Yes  No

Would you like to speak at the Enhanced Annual Plan hearings?

Yes  No

Submission number: Office use only

645

## What are we consulting on?

As we present this draft plan and the consultation issues, we invite you to share your thoughts, insights, and visions for Buller. Your input is critical in ensuring Council's plans align with the community's aspirations, guiding how Council allocates resources and prioritises projects that matter most to you.

Council has identified two key issues we must address over the coming 12 months. We could address each of these key issues in several ways. We want your feedback on what option is the best way forward for our community. We also welcome resident's thoughts on any other aspect of the plan.

These are

- how we respond if Council does not receive the current funding level from Waka Kotahi - New Zealand Transport Agency (NZTA) and
- how we rate for drinking and wastewater.

We encourage you to read the Consultation Document and the Draft Enhanced Annual Plan 2024/25 for more information on the key issues and options.

Let's shape a future for Buller that reflects our shared values and aspirations.

## Shaping our district

Please take the time to have your say and help 'Shape our District' by reading the Consultation Document or the Draft Enhanced Annual Plan 2024/25 and give us your feedback.

## To find out more

Visit Council's website or grab a Consultation Document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.



SCAN ME  
to read the  
Consultation  
Document



## Your submission

### 1. Roading - What to do if Waka Kotahi - New Zealand Transport Agency does not fund as much as Council applied for?

When preparing this enhanced annual plan, Council submitted a programme of works to Waka Kotahi NZTA for inclusion in the National Land Transport Programme (NLTP). Waka Kotahi NZTA will release indicative allocations for the NLTP in late May 2024. The final budget allocations are expected in August. This is partly due to changes within the new government's Policy Statement for land transport.

The key issue is whether Waka Kotahi NZTA will either agree with and support Council's proposed program of works and budget accordingly or indicate a revised approved budget allocation. Any change is unlikely to exceed what Council requested, but it may be less. Council has three options if Waka Kotahi NZTA approves a lower budget allocation.

**Which of the options would you prefer? Please tick ONE preferred option below.** *(please note if more than one is ticked this will not be counted)*

- Reduce the programme to match the Waka Kotahi – New Zealand Transport Agency approved funding.
- Continue with the submitted programme, and council rate funds any difference for local roads and commits to higher rates for the next two rating years. The quantum of \$ and rates % increase is variable depending on the funding shortfall/work programme delivered.
- Keep Council's level of funding as contained in the draft AP but reduce the overall programme to reflect Waka Kotahi's level of investment.

Further comment:

---



---



---

### 2. Policy on rates – how drinking water and wastewater rates are applied

Council is seeking feedback on the policy for how to rate for drinking water and wastewater. Council is considering changing the way "multi residential" and "multi commercial" "differentials" for water and wastewater targeted rates, as well as "major users" rates are charged, and aligning the policy more closely with the methods for charging targeted rates as set out in the Local Government (Rating) Act 2022. Council has two options moving forward how to rate for drinking and wastewater.

**Which of the options would you prefer? Please tick ONE preferred option below.** *(please note if more than one is ticked this will not be counted)*

- Adopt a revised policy on how water and wastewater targeted rates are charged.
- Keep the policy the same on how water and wastewater targeted rates are charged.

Further comment:

*The 50% charge for water a sewerage going passed a property is outrageous (money grabbing). My dwelling is well over 100mts. From those pipes, which I have no intention on connecting to the main supply. Because the cost would be unbearable for me.*

Have your say!

## Further feedback on the Enhanced Annual Plan

---



---



---



---



---



---



---



---



---



---

*Need more room? You can attach extra pages – just make sure they're A4 and that you include your name and contact information.*

**Consultation period is from Friday 12 April to Monday 20 May, 4:30pm. Submission received outside these dates will not be accepted.**

## For more information or how to send your submission



**Online**  
Submissions can be completed online by visiting [www.surveymonkey.com/r/EAP202425](http://www.surveymonkey.com/r/EAP202425)



**Post**  
Return this completed form to Council's office in Westport or drop it off at the Reefton Visitor and Service Centre.



**Talk to us**  
You can talk to your elected members about the Annual Plan. Find out how to get in touch [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)



**Meet us**  
Drop in sessions will be held throughout the district.



**Email**  
Email [submissions@bdc.govt.nz](mailto:submissions@bdc.govt.nz) with the subject **Enhanced Annual Plan** if you have any questions.



**Find out more**  
Visit Council's website or grab a consultation document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.





**BULLER**  
DISTRICT COUNCIL  
Te Kaunihera O Kawatiri

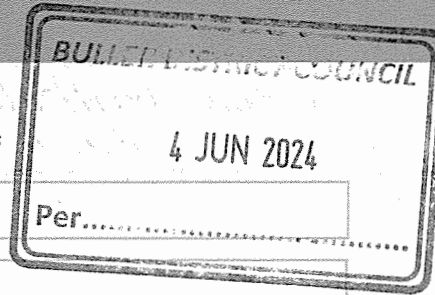
# Enhanced Annual Plan 2024/25

## Submission Form

### ➤ Your details Please complete all fields

Name: Lisa McDowell

Organisation (if applicable):



Have  
your  
say!

Would you prefer your contact details to be withheld when submissions are made available online?

Yes  No

Would you like to speak at the Enhanced Annual Plan hearings?

Yes  No

**Privacy Statement:** In accordance with the Local Government Act 2002, all submissions will be made available online as part of the consultation process. Please refer to [www.bullerdc.govt.nz/privacy](http://www.bullerdc.govt.nz/privacy) or contact Council for a copy of Council's Privacy Statement.

Submission number: Office use only

646

## What are we consulting on?

As we present this draft plan and the consultation issues, we invite you to share your thoughts, insights, and visions for Buller. Your input is critical in ensuring Council's plans align with the community's aspirations, guiding how Council allocates resources and prioritises projects that matter most to you.

Council has identified two key issues we must address over the coming 12 months. We could address each of these key issues in several ways. We want your feedback on what option is the best way forward for our community. We also welcome resident's thoughts on any other aspect of the plan.

These are

- how we respond if Council does not receive the current funding level from Waka Kotahi - New Zealand Transport Agency (NZTA) and
- how we rate for drinking and wastewater.

We encourage you to read the Consultation Document and the Draft Enhanced Annual Plan 2024/25 for more information on the key issues and options.

Let's shape a future for Buller that reflects our shared values and aspirations.

*Shaping*  
our district

Please take the time to have your say and help 'Shape our District' by reading the Consultation Document or the Draft Enhanced Annual Plan 2024/25 and give us your feedback.

## To find out more

Visit Council's website or grab a Consultation Document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.

SCAN ME  
to read the  
Consultation  
Document





## Your submission

### 1. Roading - What to do if Waka Kotahi - New Zealand Transport Agency does not fund as much as Council applied for?

When preparing this enhanced annual plan, Council submitted a programme of works to Waka Kotahi NZTA for inclusion in the National Land Transport Programme (NLTP). Waka Kotahi NZTA will release indicative allocations for the NLTP in late May 2024. The final budget allocations are expected in August. This is partly due to changes within the new government's Policy Statement for land transport.

The key issue is whether Waka Kotahi NZTA will either agree with and support Council's proposed program of works and budget accordingly or indicate a revised approved budget allocation. Any change is unlikely to exceed what Council requested, but it may be less. Council has three options if Waka Kotahi NZTA approves a lower budget allocation.

Which of the options would you prefer? Please tick ONE preferred option below. (please note if more than one is ticked this will not be counted)

- Reduce the programme to match the Waka Kotahi – New Zealand Transport Agency approved funding.
- Continue with the submitted programme, and council rate funds any difference for local roads and commits to higher rates for the next two rating years. The quantum of \$ and rates % increase is variable depending on the funding shortfall/work programme delivered.
- Keep Council's level of funding as contained in the draft AP but reduce the overall programme to reflect Waka Kotahi's level of investment.

Further comment: *PRIORITISE!! It is absurd to spend funds resurfacing a piece of road from Millerton township down to the Incline Walkway that has just a few cars using it per week. Prioritise the most used sections of road.*

### 2. Policy on rates – how drinking water and wastewater rates are applied

Council is seeking feedback on the policy for how to rate for drinking water and wastewater. Council is considering changing the way "multi residential" and "multi commercial" "differentials" for water and wastewater targeted rates, as well as "major users" rates are charged, and aligning the policy more closely with the methods for charging targeted rates as set out in the Local Government (Rating) Act 2022. Council has two options moving forward how to rate for drinking and wastewater.

Which of the options would you prefer? Please tick ONE preferred option below. (please note if more than one is ticked this will not be counted)

- Adopt a revised policy on how water and wastewater targeted rates are charged.
- Keep the policy the same on how water and wastewater targeted rates are charged.

Further comment:



## Further feedback on the Enhanced Annual Plan

---

---

---

---

---

---

---

---

---

---

Need more room? You can attach extra pages – just make sure they're A4 and that you include your name and contact information.

Consultation period is from Friday 12 April to Monday 20 May, 4:30pm. Submission received outside these dates will not be accepted.

### For more information or how to send your submission

**Online**  
Submissions can be completed online by visiting [www.surveymonkey.com/r/EAP202425](http://www.surveymonkey.com/r/EAP202425)

**Post**  
Return this completed form to Council's office in Westport or drop it off at the Reefton Visitor and Service Centre.

**Talk to us**  
You can talk to your elected members about the Annual Plan. Find out how to get in touch [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)

**Meet us**  
Drop in sessions will be held throughout the district.

**Email**  
Email [submissions@bdc.govt.nz](mailto:submissions@bdc.govt.nz) with the subject **Enhanced Annual Plan** if you have any questions.

**Find out more**  
Visit Council's website or grab a consultation document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.



SCAN ME

TO COMPLETE YOUR SUBMISSION



667

#87

COMPLETE

Collector: Web Link 1 (Web Link)  
 Started: Wednesday, May 29, 2024 11:30:13 AM  
 Last Modified: Wednesday, May 29, 2024 11:34:53 AM  
 Time Spent: 00:04:39  
 IP Address: [REDACTED]

Page 1

Q1

CONTACT DETAILS

Name Jhai Edward Forsyth

Company/Organisation (if applicable)

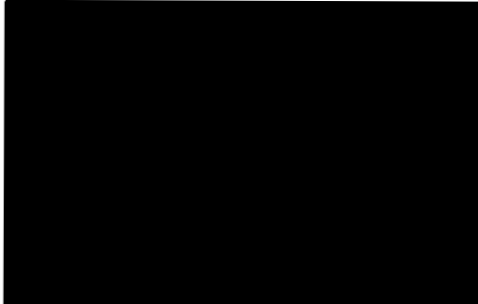
Postal address

City/Town

Post code

Email address

Phone number



Q2

WOULD YOU PREFER YOUR CONTACT DETAILS BE WITHHELD WHEN FEEDBACK IS MADE AVAILABLE ONLINE ?

Yes,

No

Q3

WOULD YOU LIKE TO SPEAK AT THE ANNUAL PLAN HEARINGS?

No

Q4

Which of the options would you prefer? Please tick ONE preferred option below. (Please note if more than one is ticked this will not be counted.)

Keep the policy the same on how water and wastewater targeted rates are charged.

Q5

Comments

We already pay in excess \$80,000 per year to BDC RATES. Unfortunately you seem to think it's okay to try gouge more out of people that are already struggling. What is really going on, Your unable to provide adequate services for the amount your already gouging out of people. Sad sad state of affairs. All of it

**Q6**

THIS QUESTION IS NOT LONGER APPLICABLE.  
Which of the options would you prefer? Please tick ONE preferred option below. (Please note if more than one is ticked this will not be counted.)

**Reduce the programme to match the Waka Kotahi – New Zealand Transport Agency approved funding.**

**Q7**

THIS IS NOT LONGER APPLICABLE. Comments

Respondent skipped this question

**Q8**

THIS QUESTION IS NOT LONGER APPLICABLE.  
FEEDBACK - Please give us any feedback to the Draft Enhanced Annual Plan 2024/25.

Respondent skipped this question

642

#88

COMPLETE

Collector: Web Link 1 (Web Link)  
 Started: Monday, June 03, 2024 6:33:47 PM  
 Last Modified: Monday, June 03, 2024 6:38:13 PM  
 Time Spent: 00:04:26  
 IP Address: [REDACTED]

Page 1

Q1

CONTACT DETAILS

Name	Andrew Martin
Postal address	[REDACTED]
City/Town	[REDACTED]
Post code	[REDACTED]
Email address	[REDACTED]
Phone number	[REDACTED]

Q2

Yes

WOULD YOU PREFER YOUR CONTACT DETAILS BE WITHHELD WHEN FEEDBACK IS MADE AVAILABLE ONLINE ?

Q3

No

WOULD YOU LIKE TO SPEAK AT THE ANNUAL PLAN HEARINGS?

Q4

Keep the policy the same on how water and wastewater targeted rates are charged.

Which of the options would you prefer? Please tick ONE preferred option below. (Please note if more than one is ticked this will not be counted.)

**Q5**

## Comments

I own two small units on a single section, combined are no bigger than a standard house. The amount of water being used will not change but you want to double the charge. This is a rental property, the increase in rates will be added to the rent, affecting your local residents in a cost of living crises. This is nothing more than a money grab, you'll be offering no additional service for a substantial increase in rates. I will tell the tenants why their rent is going up if this goes ahead.

**Q6**

Respondent skipped this question

THIS QUESTION IS NOT LONGER APPLICABLE.  
Which of the options would you prefer? Please tick ONE preferred option below. (Please note if more than one is ticked this will not be counted.)

**Q7**

Respondent skipped this question

THIS IS NOT LONGER APPLICABLE. Comments

**Q8**

Respondent skipped this question

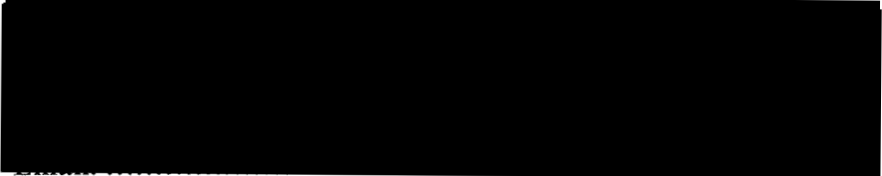
THIS QUESTION IS NOT LONGER APPLICABLE.  
FEEDBACK - Please give us any feedback to the Draft Enhanced Annual Plan 2024/25.



649

CONSULTATION SUBMISSION  
BDC ANNUAL PLAN 2024/25

Name ..... G. PALMER .....



Withhold contact details from online submissions  YES /  NO  
I would like to speak at the enhanced AP hearings YES /  NO

As Buller District Council is continually increasing its rates by more than the national rate of inflation it must learn to budget appropriately and consider the welfare of its residents. I do not want an increase in rates

greater than 10 %

WITH COUNCIL SPENDING BEING  
REDUCED BY 8% THE SAME AS  
OUR GOVERNMENT IS DOING  
REDUCE STAFF LEVELS BY 5%  
LIMIT USE OF CONSULTANTS M\$1.00

FURTHER FEEDBACK ON THE ENHANCED ANNUAL PLAN

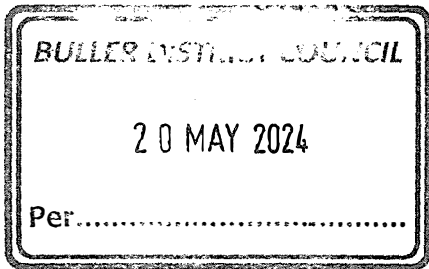
RESTRICT THE REDEPLOYMENT OF EXISTING  
STAFF AS "CONSULTANTS" AS THIS CREATES  
PROBLEMS WHERE EXISTING WOULD LIKE TO  
BE PAID AT SAME RATE AS THE  
"CONSULTANTS".....attach extra pages as necessary

ANY WORKER THAT LEAVES SHOULD ONLY  
BE EMPLOYED AT THE SAME RATE OF PAY

THEY RECEIVED WHEN EMPLOYED PREVIOUS  
THIS SYSTEM OF REDEPLOYING STAFF  
ALSO ENCOURAGES A "BUDDY SYSTEM"  
FOR SELECTED WORK WITH LITTLE ACCOUNT  
ABILITY.

CHARGING EVERY POTENTIAL USER FOR A  
SERVICE WHETHER THEY USE IT OR NOT  
IS NOT USER PAY  
THIS AMOUNTS TO NOW USERS SUBSIDISING  
ACTUAL USERS  
THIS IS UNFAIR TAX WILL ALSO  
DETER PROJECTS THAT HELP DEVELOP OUR  
AREA.

FOR A SIMILAR REASON POWER COMPANYS  
DO NOT CHARGE A LINE CHARGE WHETHER  
OR NOT THE POWER IS USED





**BULLER**  
DISTRICT COUNCIL  
Te Kaunihera O Kawatiri

# Enhanced Annual Plan 2024/25

## Submission Form

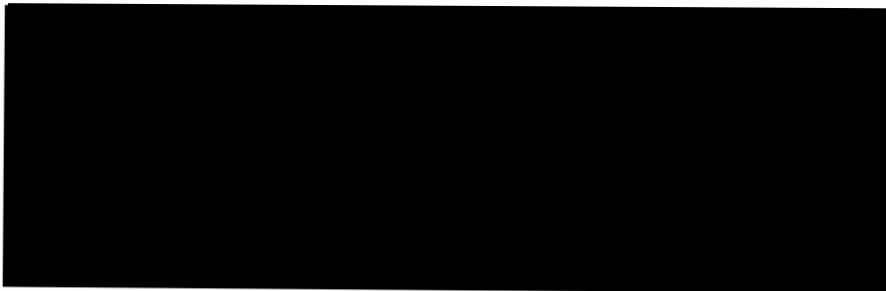
Per: .....



### ➤ Your details *Please complete all fields*

Name: *Carissa and Shaun du Plessis*

Organisation (if applicable):



Would you prefer your contact details to be withheld when submissions are made available online?

Yes  No

Would you like to speak at the Enhanced Annual Plan hearings?

Yes  No

**Privacy Statement:** In accordance with the Local Government Act 2002, all submissions will be made available online as part of the consultation process. Please refer to [www.bullerdc.govt.nz/privacy](http://www.bullerdc.govt.nz/privacy) or contact Council for a copy of Council's Privacy Statement.

Submission number: Office use only

*650*

## What are we consulting on?

As we present this draft plan and the consultation issues, we invite you to share your thoughts, insights, and visions for Buller. Your input is critical in ensuring Council's plans align with the community's aspirations, guiding how Council allocates resources and prioritises projects that matter most to you.

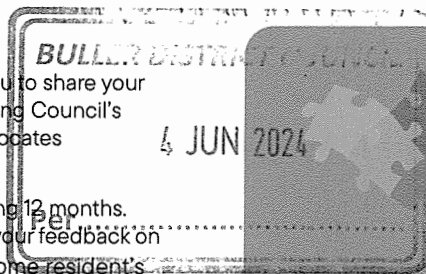
Council has identified two key issues we must address over the coming 12 months. We could address each of these key issues in several ways. We want your feedback on what option is the best way forward for our community. We also welcome residents' thoughts on any other aspect of the plan.

These are

- how we respond if Council does not receive the current funding level from Waka Kotahi - New Zealand Transport Agency (NZTA) and
- how we rate for drinking and wastewater.

We encourage you to read the Consultation Document and the Draft Enhanced Annual Plan 2024/25 for more information on the key issues and options.

Let's shape a future for Buller that reflects our shared values and aspirations.



*Shaping  
our district*

Please take the time to have your say and help 'Shape our District' by reading the Consultation Document or the Draft Enhanced Annual Plan 2024/25 and give us your feedback.

## To find out more

Visit Council's website or grab a Consultation Document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.

SCAN ME to read the Consultation Document



## Your submission

### 1. Roading - What to do if Waka Kotahi - New Zealand Transport Agency does not fund as much as Council applied for?

When preparing this enhanced annual plan, Council submitted a programme of works to Waka Kotahi NZTA for inclusion in the National Land Transport Programme (NLTP). Waka Kotahi NZTA will release indicative allocations for the NLTP in late May 2024. The final budget allocations are expected in August. This is partly due to changes within the new government's Policy Statement for land transport.

The key issue is whether Waka Kotahi NZTA will either agree with and support Council's proposed program of works and budget accordingly or indicate a revised approved budget allocation. Any change is unlikely to exceed what Council requested, but it may be less. Council has three options if Waka Kotahi NZTA approves a lower budget allocation.

**Which of the options would you prefer? Please tick ONE preferred option below.** (please note if more than one is ticked this will not be counted)

- Reduce the programme to match the Waka Kotahi – New Zealand Transport Agency approved funding.
- Continue with the submitted programme, and council rate funds any difference for local roads and commits to higher rates for the next two rating years. The quantum of \$ and rates % increase is variable depending on the funding shortfall/work programme delivered.
- Keep Council's level of funding as contained in the draft AP but reduce the overall programme to reflect Waka Kotahi's level of investment.

Further comment:

---



---



---

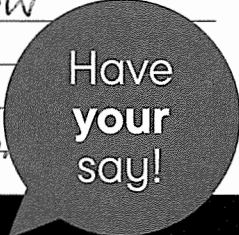
### 2. Policy on rates – how drinking water and wastewater rates are applied

Council is seeking feedback on the policy for how to rate for drinking water and wastewater. Council is considering changing the way "multi residential" and "multi commercial" "differentials" for water and wastewater targeted rates, as well as "major users" rates are charged, and aligning the policy more closely with the methods for charging targeted rates as set out in the Local Government (Rating) Act 2022. Council has two options moving forward how to rate for drinking and wastewater.

**Which of the options would you prefer? Please tick ONE preferred option below.** (please note if more than one is ticked this will not be counted)

- Adopt a revised policy on how water and wastewater targeted rates are charged.
- Keep the policy the same on how water and wastewater targeted rates are charged.

Further comment: *We are against the proposed policy for how drinking water and wastewater rates are applied. Our submission relates to a Separately Used or Inhabited part when used for family accommodation. Please refer to attached pages 1-8.*



## Further feedback on the Enhanced Annual Plan

---



---



---



---



---



---



---



---

*Need more room? You can attach extra pages – just make sure they're A4 and that you include your name and contact information.*

**Consultation period is from Friday 12 April to Monday 20 May, 4:30pm. Submission received outside these dates will not be accepted.**



## For more information or how to send your submission



**Online**  
Submissions can be completed online by visiting [www.surveymonkey.com/r/EAP202425](http://www.surveymonkey.com/r/EAP202425)



**Post**  
Return this completed form to Council's office in Westport or drop it off at the Reefton Visitor and Service Centre.



**Talk to us**  
You can talk to your elected members about the Annual Plan. Find out how to get in touch [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)



**Meet us**  
Drop in sessions will be held throughout the district.



**Email**  
Email [submissions@bdc.govt.nz](mailto:submissions@bdc.govt.nz) with the subject **Enhanced Annual Plan** if you have any questions.



**Find out more**  
Visit Council's website or grab a consultation document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.





## SUBMISSION AGAINST THE PROPOSED POLICY FOR HOW DRINKING WATER AND WASTEWATER RATES ARE APPLIED

### 1.0 Introduction

- 1.1 This submission is against the proposed policy for increasing water and wastewater rates when a Separately Used or Inhabited Part (SUIP) of a rating unit exists and is used in conjunction with the primary dwelling to provide family accommodation. If adopted, the proposed changes would result in a **110% rate increase** for our property.
- 1.2 No income is generated by the 43.2m<sup>2</sup> unit located on this property as it is **used in conjunction with the main dwelling** to provide accommodation for family. In its current form, the site is not practically set out in a manner that would be suitable as an independent rental and this is demonstrated by the fact that any person who wish to access the dwelling and/or unit need to do so by entering through one primary entry attached to the main dwelling. Additionally, the two buildings share one electricity connection illustrating that **the unit is designed and used in conjunction with the dwelling.**
- 1.3 We submit that the 43.2m<sup>2</sup> unit does not lead to additional strain or use of the services than if the family member lived in a bedroom with an ensuite within the dwelling. This situation is supported by the operative Buller District Plan which allows for two habitable buildings per site as a permitted activity within the Residential Zone.
- 1.4 The unit on our property was built for the sole purpose of family accommodation (a single elderly occupant) and rating implications were checked with Council as this was a due consideration to affordability. At the time of building (2013), due diligence was undertaken and there were no relevant implications from a rating perspective. At that time, the unit was encouraged by Council staff and supported by a clause in the Annual Plan. The relevant rules, regulations and requirements were adhered to at the time of establishing the unit.

### 2.0 Alleviating demand due to lack of supported living options in Buller

- 2.1 As we see it, a unit like this alleviates pressure to Senior Housing needs. The Council website states that: *"Buller District Council currently owns 32 flats in the Buller district for senior housing"* and then states: *"Please note the demand for these flats is high and wait lists can be long"*. With only 14 flats listed on the website for Westport and a lack of supported housing options in Buller, Council should be encouraging situations like ours to alleviate demand. Council has supported this for so many years. It is fanciful to suggest that a single occupant in a small unit used in conjunction with a family dwelling would create such a demand on services to require an additional rate for the services and pay the same as if it was a 3 - 4 bedroom independently occupied dwelling. Where is the equality in this?
- 2.2 There is a big difference between a 3 - 4 bedroom dwelling that is used independently generating income and a 43.2m<sup>2</sup> unit that is used in conjunction with the family dwelling to provide a supportive living option for family – the two housing scenarios function completely differently and create a different demand on services. We ask that the Council recognises the difference and if Council is of mind to adopt the proposed policy that it is amended to be fair and reasonable. This is particularly relevant to our district as Buller

lacks supported living options and is geographically isolated from larger areas where additional supported options are potentially available.

### 3.0 Previous Annual and Long Term Plans

- 3.1 Previous Annual Plans have acknowledged our situation and addressed SUIPs used for family without financial repercussions. Past Annual Plans state: *“Council recognises that there are certain instances where the above situations will occur, but in circumstances that do not give rise to separate uses or inhabitations. These specific instances are:”* and one of the instances listed is: *“Where a residential property contains not more than one additional separately inhabited part, or where members of the owners family inhabit the separate part on a rent free basis”*, please refer to Figure 1. This clause also features in the 2021 – 2022 (Page 80), 2020-2021 (Page 75), 2019-2020 (Page 75), 2017-2018 (Page 83), 2014-2015 (Page 122), 2013-2014 (Page 126) Annual Plans. In the years that Annual Plans were not produced because a Long Term Plan was produced, Long Term Plans have referenced this clause.
- 3.2 Although not obvious in the consultation documents, the clause shown in Figure 1 that has protected families from potential inequality for so long has been removed from the 2024-2025 Draft Enhanced Annual Plan.

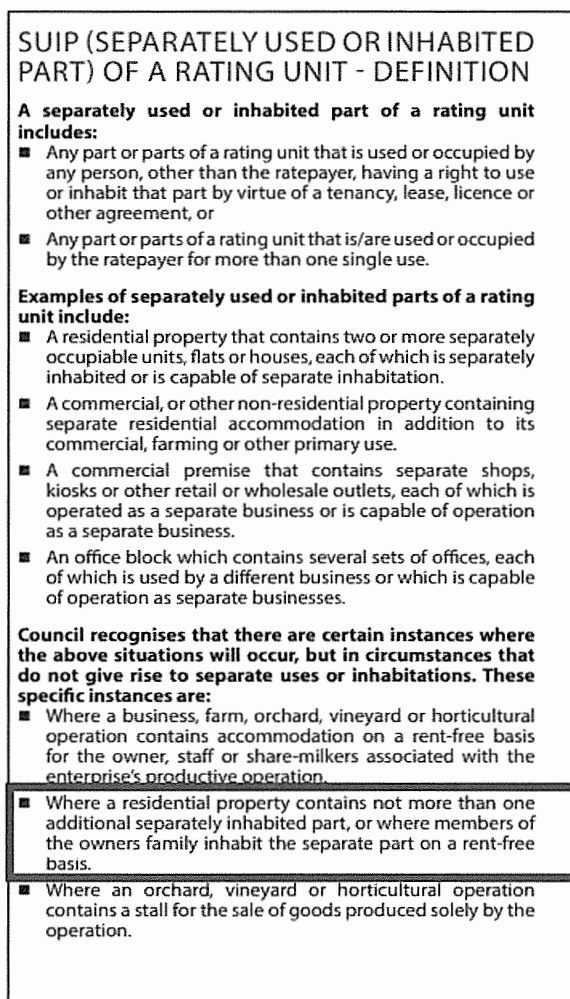


Figure 1 – Extract from the 2022-2023 Annual Plan - Page 80

- 3.3 Particularly when Buller lacks supported housing options, it is hard to understand the change in position of deleting the protection clause for family accommodation from the

2024-2025 Draft Enhanced Annual Plan. It is important to acknowledge other circumstances different to ours where supported living might be required within a family. Elderly are a prime example but supported living options may also be required by another family member who requires support and is unable to live independently. It is important to acknowledge that when a supported living situation is appropriate, that for many health and hygiene reasons that kitchen facilities (all be it on a minor scale) need to be accommodated within the living environment. For example, some medications require storage in a fridge and a sink separate to the toilet/bathroom for washing devices and general hygiene purposes relating to the consumption of food.

#### 4.0 Other Councils around NZ

4.1 Many other Councils around NZ recognise our living situation and how charging additional rates in this circumstance could cause inequality. To illustrate this please refer to APPENDIX 1. Waitaki District Council (like many other Councils throughout NZ) use a Rates Remission Policy to make our living scenario fair. We have used Waitaki as an example as we found this to be easily understood and self-explanatory. Waitaki District Council Rates Remission Policy objective states that: *“The objective of this policy is to recognise the potential inequity of charging properties that are used exclusively by family members for residential purposes, on the same basis as other residential inhabited parts”*. It is noted that nearby Councils Grey District Council and Nelson City Council also have remission policies to address our living scenario.

4.2 Like Buller, there are other Councils that deal with SUIPs used for family accommodation through the definition of SUIPs. This is what the BDC 2023/2024 Annual Plan does, but not the Draft Enhanced Annual Plan for 2024-2025. An example of this is shown in Figure 2 from the Mackenzie District Council 2023/2024 Annual Plan.

Separately Used or Inhabited Part of a Rating Unit (SUIP)
Where uniform annual general charges and targeted rates are assessed on each separately used or inhabited part (SUIP) of a rating unit, the following definition will apply.
A separately used or inhabited part of a rating unit includes any part of a rating unit that is used or inhabited by any person, other than the ratepayer, having a right to use or inhabit that part by virtue of a tenancy, lease, licence, or other agreement, or any parts or parts of a rating unit that can be separately used or inhabited by the ratepayer. This definition includes separately used parts, whether or not actually inhabited at any particular time, which are provided by the owner for rental (or some other form of occupation) on an occasional or long term basis by someone other than the owner.
For the purposes of this definition, vacant land and vacant premises offered or intended for use or inhabitation by a person other than by the owner and usually used as such, are defined as “used”. For the avoidance of doubt, a rating unit that has a single use or occupation is treated as having one separately used or inhabited part.
Examples of properties which have separately used or inhabited parts include:
<ul style="list-style-type: none"> <li>• Residential property that contains two or more units that can be separately inhabited, including flats or houses each of which is or can be separately inhabited</li> <li>• Commercial or other non-residential property containing separate residential accommodation</li> <li>• Commercial premises that contain separate shops, kiosks or other retail or wholesale outlets, each of which is operated as a separate business or is capable of operation as a separate business</li> <li>• Farm property with more than one dwelling</li> <li>• Council property with more than one lessee.</li> </ul>
Council has recognised that there are certain instances where the above situations will occur, but in circumstances that do not give rise to separate uses or inhabitations. These specific instances are:
<ul style="list-style-type: none"> <li>• Where a residential property contains not more than one additional separately inhabited part and where members of the owner’s family inhabit the separate part on a rent-free basis</li> <li>• Individual storage garages / partitioned areas of a warehouse</li> <li>• Bed and breakfast home stays.</li> </ul>

Figure 2: Definition of SUIP from the Mackenzie 2023-2024 Annual Plan  
*Red rectangle added to highlight the relevant clause*

4.3 In addition to the approaches outlined in paragraphs 4.1 and 4.2 there were other methods that Councils take to charging rates for services. Examples include charging a base rate for water and using a meter (based on actual use) and others had a more and reasonable charge (i.e. around \$300 – \$600 for a connection).

#### **5.0 General Rate – Residential and Multi Residential Categories**

5.1 It is understood that having the clause in the Annual Plan recognises that our living situation is considered as a type of communal living, being shared spaces within the one property, with the unit acknowledged as an extension of our household and used in conjunction with the existing dwelling. This means that we are treated as one residential property and gives us the normal residential category for rating purposes.

5.2 Council confirmed that we would be deemed as multi residential, however we dispute this interpretation. Communal is expressly excluded from multi residential and we should be kept in the residential category. Communal can be described as: participated in, shared, or used by a group. As a household of 5, we consider ourselves a group (Mum, Dad, 2 kids, and Grandma) who share and live on the site that is held in a single title.

5.3 A residential category for our site is currently charged at **\$714.50** and if the proposal under the draft Annual Plan was adopted as proposed and Council put us in the multi residential category we would be charged at **\$1,894.56** (on top of the additional wastewater and water charges). We submit that the multi residential category would be incorrect as we are a single household, we have always been treated as one household and we function as one household.

#### **6.0 Financial Impact**

6.1 Council confirmed that if the proposed policy was adopted as is that the rates for our property would be **\$7,655.56**. We currently pay **\$3,646.50** (water supply of \$1,101.00 and sewage disposal of \$1,103.00). The proposal would result in a **110%** increase for a property that is used as a single household.

6.2 This increase is not affordable, is unjustified and as mentioned previously it would be fanciful to suggest that a single occupant in a small unit used in conjunction with a family dwelling would create such a demand on services to require an additional rate for services and pay the same as if it was a 3 - 4 bedroom independently occupied dwelling.

#### **7.0 Matters regarding the consultation documents and process**

7.1 We thank Council for the extended time to allow us to put our submission together as otherwise we would have only had 2 working days from when we received the document in the post to complete our submission. The consultation documents were hard to understand and based on the information available in the Draft Enhanced Annual Plan and consultation documents, it was extremely difficult to calculate the total amount that would be payable if the proposal went through.

7.2 It was not clear that the clause shown in Figure 1 that previously supported our situation was proposed to be deleted and it was not clear that this would push the ratepayer into the multi residential category – the scenario used in the Draft Enhanced Annual Plan for two SUIPs used a residential category.

- 7.3 The scenarios in the Draft Enhanced Annual Plan were incorrect and noted a 27% increase for two SUIPs. Additionally, for families in our circumstance the proposal would result in a 110% increase.
- 7.4 Buller District Council Long Term Plan (LTP) for 2021-2031 included a Financial Strategy and within that strategy a definition for SUIPs was included. The definition for SUIPs in the LTP included the protection clause confirming that Council wasn't even thinking about changing their approach to families and supported living options. The definition can be sighted on page 144 of the 2021-2031 LTP. As the protection clause is included in the LTP, it is therefore a reasonable expectation that for the 10-year period covered by the LTP, that ratepayers in our situation can rely on the protection clause.
- 7.5 In setting rates, legislation requires that rates are in line with the LTP and outline the proposed source of funding. It was not signalled in the LTP that the Council was intending on raising revenue from a group of ratepayers who are usually protected by the clause in Figure 1.
- 7.6 Information available from the Controller – Auditor General at <https://oag.parliament.nz/2022/setting-rates> provides a diagram (please refer to Figure 3) illustrating the documents that should be consistent and the website states:  
*“A council’s rates resolution follows the directions and policies established by the revenue and financing policy (included in the long-term plan) and the detailed information and explanations in the annual funding impact statement”*  
*“It is vital that these formal documents are consistent with each other and meet the legal requirements.”*

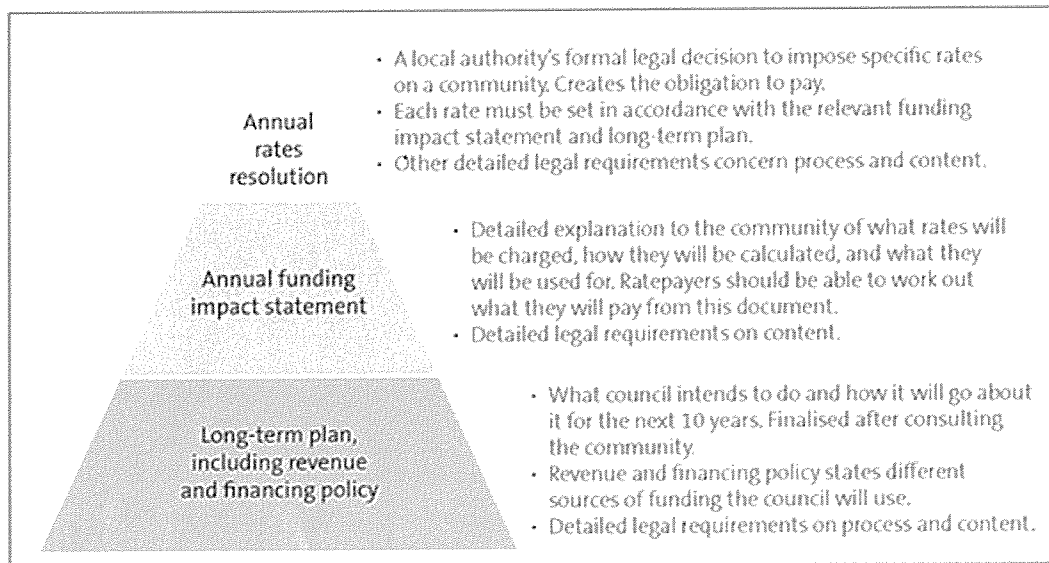


Figure 3: shows the three main documents for rates setting and these need to be consistent  
 (This figure is sourced from: <https://oag.parliament.nz/2022/setting-rates>)

## 8.0 Conclusion:

- 8.1 In conclusion we seek that the Council puts a clause back into the Annual Plan that excludes additional rates where a family member lives in the SUIP on a rent-free basis.

If the Council sees fit, options available to “Police this” could include:



- a) Requiring that a declaration is submitted to Council outlining that the SUIP is used for family accommodation on a rent-free basis.
- b) As part of the due diligence process when purchasing a property, a Land Information Memorandum (LIM) is usually obtained by the potential purchaser. Under section 44A of The Local Government Official Information and Meetings Act 1987, Council can include information they find relevant in a LIM. If the property is sold and the new owner/s propose to change the use to generate income, then a statement could go on the LIM stating that current owners have declared that the second SUIP located on the site is used for family accommodation on a rent-free basis. The note could then go on to say that if this use was to change then there may be rating implications, and that Councils Finance department should be contacted to discuss potential rating implications.
- c) Councils website could be amended to include information outlined above in b).
- d) Information could be included in Councils newsletters

Thank you for taking the time to consider our submission.

**APPENDIX 1****Waitaki District Council – SUIP Remission Policy****Remission on multiple dwellings with a common use on one rating unit**

Those ratepayers who are charged an additional Uniform Annual General Charge (UAGC), Uniform Annual Charge (UAC), and certain targeted rates on Multiple Residential and Lifestyle Properties may apply for a full or part remission.

**Policy Purpose**

To remove UAGC, UAC charges, and certain targeted rates (Sewer Pan, Water (only in respect to the uniform charge for those properties that are not metered), Water reticulation, and Hall levies) rated on residential and lifestyle properties when circumstances dictate that it would be inappropriate to charge them.

**Conditions and Criteria**

The remission will apply in the following circumstances:

- 1 Where there are multiple dwellings recorded on the Valuation Records, but which are not actually being used as dwellings or may be unable or incapable of being inhabited.
- 2 Where there are multiple dwellings, but they are being used exclusively by members of the direct family of the ratepayer (e.g., granny flats, teenagers, extended family) and are not leased or rented currently, or for any period of the previous year, and not intended to be leased or rented for the next rating year.
- 3 Where there are multiple dwellings, but one or more are being used by live-in caregivers (i.e., persons who would normally "live in" if the ratepayer's primary accommodation had been large enough in the first instance).

**Procedure**

- 1 Applications for the remission must be made in writing on the appropriate form by the ratepayer each year. A signed annual declaration is required to support the application.
- 2 Once approved the remission will apply from the start of the next rating year. No consideration will be given to applications relating to the current or previous rating years.
- 3 If the circumstances of a ratepayer who has been granted a remission under this policy changes, such that the relevant criteria are no longer satisfied, the ratepayer must inform Council within 30 days. Council may re-determine that ratepayer's eligibility for a remission under this policy.
- 4 The rate remission is for one year and must be received no later than 31st of May 2024.

Each application will be considered on its merits against the criteria which will be taken into account in deciding whether a remission will be granted:

- Are there physical conditions which would make it inappropriate or impractical for the additional dwellings or flats to be inhabited?
- Is there a dependency relationship between the primary ratepayer and the occupiers of the flat/dwelling?
- Is it otherwise sensible under the circumstances for a remission to be given?

**Delegated Authority**

The Council or its delegated officer(s) as set out in the Council's delegation resolution shall determine the extent of any remission based on the merits of each situation.



<b>Waitaki District Council Ratepayer Application Form for Remission on additional SUIP units</b>			
Ratepayer Name:			
Property Location:			
Valuation Number:		Assessment Number:	
Reason for Applying for Remission:			
How many Dwellings are on the rating unit? (Dwelling/flat/unit)			
If the dwelling is not being used for that purpose, please advise why this is.			
If unable or incapable of being inhabited. (If it is <b>unable</b> of being inhabited, please advise why. If it is <b>incapable</b> of being inhabited or used as a dwelling you will need to supply current photos and advise what plans you may have to change this in the near future)			
Is the secondary Dwelling/flat/unit occupied by a direct family member? (e.g., parent, son/daughter, extended family)			Yes No
Is the secondary Dwelling/flat/unit occupied by a live-in caregiver for a family member?			Yes No
Is the secondary dwelling/flat/unit currently leased or rented? If Yes, please provide detail e.g., lease term			Yes No
Was this dwelling/flat/unit leased or rented in the previous year?			Yes No
Do you have any plans to lease/rent this for the next rating year?			Yes No
Where there is both a dwelling and a business venture on one rating Unit that are separately accessible and a prerequisite for efficient operation of the business – are they both occupied/run by either the owner or a lessee?			Yes No
Name of Occupier of Dwelling			
Does the owner/ occupier of the dwelling also run the business? If "no" please advise the name of the business operating at this property			Yes No
Where the rating unit is used for both residential and business purposes, please advise if both the residential and business are used by the same ratepayer			Yes No

Please return the completed Application Form along with the Declaration to:  
Waitaki District Council, Private Bag 50058, 20 Thames Street, Oamaru 9444

Or email to [service@waitaki.govt.nz](mailto:service@waitaki.govt.nz)

Attention Rates Supervisor



**BULLER**  
DISTRICT COUNCIL  
Te Kaunihera O Kawatiri

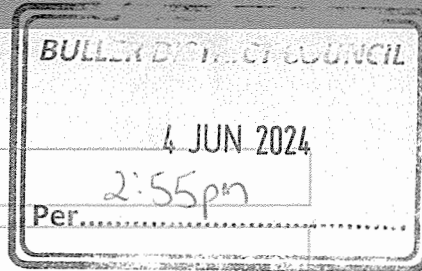
# Enhanced Annual Plan 2024/25

## Submission Form

**Your details** *Please complete all fields*

Name: *Kevin Wood*

Organisation (if applicable):



Have  
your  
say!

Would you prefer your contact details to be withheld when submissions are made available online?

Yes  No

Would you like to speak at the Enhanced Annual Plan hearings?

Yes  No

**Privacy Statement:** In accordance with the Local Government Act 2002, all submissions will be made available online as part of the consultation process. Please refer to [www.bullerdc.govt.nz/privacy](http://www.bullerdc.govt.nz/privacy) or contact Council for a copy of Council's Privacy Statement.

Submission number: Office use only

*651*

## What are we consulting on?

As we present this draft plan and the consultation issues, we invite you to share your thoughts, insights, and visions for Buller. Your input is critical in ensuring Council's plans align with the community's aspirations, guiding how Council allocates resources and prioritises projects that matter most to you.

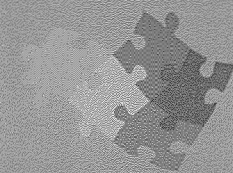
Council has identified two key issues we must address over the coming 12 months. We could address each of these key issues in several ways. We want your feedback on what option is the best way forward for our community. We also welcome resident's thoughts on any other aspect of the plan.

These are

- how we respond if Council does not receive the current funding level from Waka Kotahi - New Zealand Transport Agency (NZTA) and
- how we rate for drinking and wastewater.

We encourage you to read the Consultation Document and the Draft Enhanced Annual Plan 2024/25 for more information on the key issues and options.

Let's shape a future for Buller that reflects our shared values and aspirations.



*Shaping  
our district*

Please take the time to have your say and help 'Shape our District' by reading the Consultation Document or the Draft Enhanced Annual Plan 2024/25 and give us your feedback.

## To find out more

Visit Council's website or grab a Consultation Document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.

SCAN ME  
to read the  
Consultation  
Document





## Your submission

### 1. Rooding - What to do if Waka Kotahi - New Zealand Transport Agency does not fund as much as Council applied for?

When preparing this enhanced annual plan, Council submitted a programme of works to Waka Kotahi NZTA for inclusion in the National Land Transport Programme (NLTP). Waka Kotahi NZTA will release indicative allocations for the NLTP in late May 2024. The final budget allocations are expected in August. This is partly due to changes within the new government's Policy Statement for land transport.

The key issue is whether Waka Kotahi NZTA will either agree with and support Council's proposed program of works and budget accordingly or indicate a revised approved budget allocation. Any change is unlikely to exceed what Council requested, but it may be less. Council has three options if Waka Kotahi NZTA approves a lower budget allocation.

**Which of the options would you prefer? Please tick ONE preferred option below.** *(please note if more than one is ticked this will not be counted)*

- Reduce the programme to match the Waka Kotahi – New Zealand Transport Agency approved funding.
- Continue with the submitted programme, and council rate funds any difference for local roads and commits to higher rates for the next two rating years. The quantum of \$ and rates % increase is variable depending on the funding shortfall/work programme delivered.
- Keep Council's level of funding as contained in the draft AP but reduce the overall programme to reflect Waka Kotahi's level of investment.

Further comment:

---



---



---

### 2. Policy on rates – how drinking water and wastewater rates are applied

Council is seeking feedback on the policy for how to rate for drinking water and wastewater. Council is considering changing the way "multi residential" and "multi commercial" "differentials" for water and wastewater targeted rates, as well as "major users" rates are charged, and aligning the policy more closely with the methods for charging targeted rates as set out in the Local Government (Rating) Act 2022. Council has two options moving forward how to rate for drinking and wastewater.

**Which of the options would you prefer? Please tick ONE preferred option below.** *(please note if more than one is ticked this will not be counted)*

- Adopt a revised policy on how water and wastewater targeted rates are charged.
- Keep the policy the same on how water and wastewater targeted rates are charged.

Further comment:

The Council should stop spending money on the good to have and only use it on the necessity to keep spending down until the economy improves

Have your say!



## Further feedback on the Enhanced Annual Plan

---



---



---



---



---



---



---



---

Need more room? You can attach extra pages – just make sure they're A4 and that you include your name and contact information.

**Consultation period is from Friday 12 April to Monday 20 May, 4:30pm. Submission received outside these dates will not be accepted.**



## For more information or how to send your submission



**Online**  
Submissions can be completed online by visiting [www.surveymonkey.com/r/EAP202425](http://www.surveymonkey.com/r/EAP202425)



**Post**  
Return this completed form to Council's office in Westport or drop it off at the Reefton Visitor and Service Centre.



**Talk to us**  
You can talk to your elected members about the Annual Plan. Find out how to get in touch [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)



**Meet us**  
Drop in sessions will be held throughout the district.



**Email**  
Email [submissions@bdc.govt.nz](mailto:submissions@bdc.govt.nz) with the subject **Enhanced Annual Plan** if you have any questions.



**Find out more**  
Visit Council's website or grab a consultation document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.







**BULLER**  
DISTRICT COUNCIL  
Te Kaunihera O Kawatiri

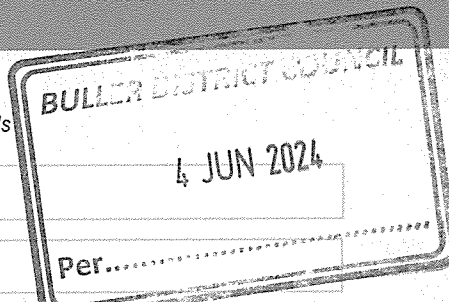
# Enhanced Annual Plan 2024/25

## Submission Form

### ➤ Your details *Please complete all fields*

Name: Maurice Watson

Organisation (if applicable):



Have  
your  
say!

Would you prefer your contact details to be withheld when submissions are made available online?

Yes  No

Would you like to speak at the Enhanced Annual Plan hearings?

Yes  No

**Privacy Statement:** In accordance with the Local Government Act 2002, all submissions will be made available online as part of the consultation process. Please refer to [www.bullerdc.govt.nz/privacy](http://www.bullerdc.govt.nz/privacy) or contact Council for a copy of Council's Privacy Statement.

Submission number: Office use only

652

## What are we consulting on?

As we present this draft plan and the consultation issues, we invite you to share your thoughts, insights, and visions for Buller. Your input is critical in ensuring Council's plans align with the community's aspirations, guiding how Council allocates resources and prioritises projects that matter most to you.

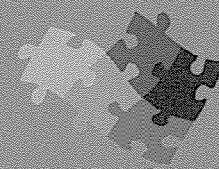
Council has identified two key issues we must address over the coming 12 months. We could address each of these key issues in several ways. We want your feedback on what option is the best way forward for our community. We also welcome resident's thoughts on any other aspect of the plan.

These are

- how we respond if Council does not receive the current funding level from Waka Kotahi - New Zealand Transport Agency (NZTA) and
- how we rate for drinking and wastewater.

We encourage you to read the Consultation Document and the Draft Enhanced Annual Plan 2024/25 for more information on the key issues and options.

Let's shape a future for Buller that reflects our shared values and aspirations.



*Shaping*  
our district

Please take the time to have your say and help 'Shape our District' by reading the Consultation Document or the Draft Enhanced Annual Plan 2024/25 and give us your feedback.

## To find out more

Visit Council's website or grab a Consultation Document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.

SCAN ME  
to read the  
Consultation  
Document



## Your submission

**1. Roading - What to do if Waka Kotahi – New Zealand Transport Agency does not fund as much as Council applied for?**  
 When preparing this enhanced annual plan, Council submitted a programme of works to Waka Kotahi NZTA for inclusion in the National Land Transport Programme (NLTP). Waka Kotahi NZTA will release indicative allocations for the NLTP in late May 2024. The final budget allocations are expected in August. This is partly due to changes within the new government's Policy Statement for land transport.

The key issue is whether Waka Kotahi NZTA will either agree with and support Council's proposed program of works and budget accordingly or indicate a revised approved budget allocation. Any change is unlikely to exceed what Council requested, but it may be less. Council has three options if Waka Kotahi NZTA approves a lower budget allocation.

**Which of the options would you prefer? Please tick ONE preferred option below.** *(please note if more than one is ticked this will not be counted)*

- Reduce the programme to match the Waka Kotahi – New Zealand Transport Agency approved funding.
- Continue with the submitted programme, and council rate funds any difference for local roads and commits to higher rates for the next two rating years. The quantum of \$ and rates % increase is variable depending on the funding shortfall/work programme delivered.
- Keep Council's level of funding as contained in the draft AP but reduce the overall programme to reflect Waka Kotahi's level of investment.

Further comment: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**2. Policy on rates – how drinking water and wastewater rates are applied**

Council is seeking feedback on the policy for how to rate for drinking water and wastewater. Council is considering changing the way "multi residential" and "multi commercial" "differentials" for water and wastewater targeted rates, as well as "major users" rates are charged, and aligning the policy more closely with the methods for charging targeted rates as set out in the Local Government (Rating) Act 2022. Council has two options moving forward how to rate for drinking and wastewater.

**Which of the options would you prefer? Please tick ONE preferred option below.** *(please note if more than one is ticked this will not be counted)*

- Adopt a revised policy on how water and wastewater targeted rates are charged.
- Keep the policy the same on how water and wastewater targeted rates are charged.

Further comment: It is wrong to charge people for waste water when they dont use it. My house is 300m from the main road. I have dispensation from BDC regarding the sewerage system and the same should apply here.









## Further feedback on the Enhanced Annual Plan


\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*Need more room? You can attach extra pages – just make sure they're A4 and that you include your name and contact information.*

**Consultation period is from Friday 12 April to Monday 20 May, 4:30pm. Submission received outside these dates will not be accepted.**

### For more information or how to send your submission

-  **Online**  
 Submissions can be completed online by visiting [www.surveymonkey.com/r/EAP202425](http://www.surveymonkey.com/r/EAP202425)
-  **Post**  
 Return this completed form to Council's office in Westport or drop it off at the Reefton Visitor and Service Centre.
-  **Talk to us**  
 You can talk to your elected members about the Annual Plan. Find out how to get in touch [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)
-  **Meet us**  
 Drop in sessions will be held throughout the district.
-  **Email**  
 Email [submissions@bdc.govt.nz](mailto:submissions@bdc.govt.nz) with the subject **Enhanced Annual Plan** if you have any questions.
-  **Find out more**  
 Visit Council's website or grab a consultation document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.





**BULLER**  
DISTRICT COUNCIL  
Te Kaunihera O Kawatiri

# Enhanced Annual Plan 2024/25

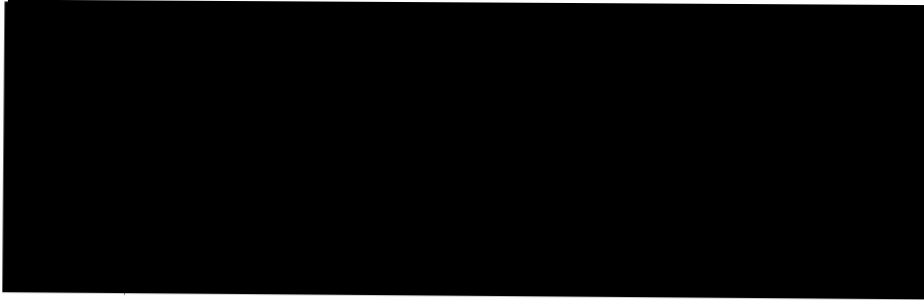


## Submission Form

### ➤ Your details *Please complete all fields*

Name: Jennifer Collins

Organisation (if applicable):



**Privacy Statement:** In accordance with the Local Government Act 2002, all submissions will be made available online as part of the consultation process. Please refer to [www.bullerdc.govt.nz/privacy](http://www.bullerdc.govt.nz/privacy) or contact Council for a copy of Council's Privacy Statement.

Would you prefer your contact details to be withheld when submissions are made available online?

Yes  No

Would you like to speak at the Enhanced Annual Plan hearings?

Yes  No

Submission number: Office use only

653

## What are we consulting on?

As we present this draft plan and the consultation issues, we invite you to share your thoughts, insights, and visions for Buller. Your input is critical in ensuring Council's plans align with the community's aspirations, guiding how Council allocates resources and prioritises projects that matter most to you.

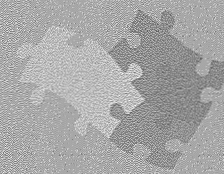
Council has identified two key issues we must address over the coming 12 months. We could address each of these key issues in several ways. We want your feedback on what option is the best way forward for our community. We also welcome resident's thoughts on any other aspect of the plan.

These are

- how we respond if Council does not receive the current funding level from Waka Kotahi - New Zealand Transport Agency (NZTA) and
- how we rate for drinking and wastewater.

We encourage you to read the Consultation Document and the Draft Enhanced Annual Plan 2024/25 for more information on the key issues and options.

Let's shape a future for Buller that reflects our shared values and aspirations.



*Shaping  
our district*

Please take the time to have your say and help 'Shape our District' by reading the Consultation Document or the Draft Enhanced Annual Plan 2024/25 and give us your feedback.

### To find out more

Visit Council's website or grab a Consultation Document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.

SCAN ME  
to read the  
Consultation  
Document





# Your submission

## 1. Roading - What to do if Waka Kotahi - New Zealand Transport Agency does not fund as much as Council applied for?

When preparing this enhanced annual plan, Council submitted a programme of works to Waka Kotahi NZTA for inclusion in the National Land Transport Programme (NLTP). Waka Kotahi NZTA will release indicative allocations for the NLTP in late May 2024. The final budget allocations are expected in August. This is partly due to changes within the new government's Policy Statement for land transport. The key issue is whether Waka Kotahi NZTA will either agree with and support Council's proposed program of works and budget accordingly or indicate a revised approved budget allocation. Any change is unlikely to exceed what Council requested, but it may be less. Council has three options if Waka Kotahi NZTA approves a lower budget allocation.

Which of the options would you prefer? Please tick ONE preferred option below. (please note if more than one is ticked this will not be counted)

- Reduce the programme to match the Waka Kotahi – New Zealand Transport Agency approved funding.
- Continue with the submitted programme, and council rate funds any difference for local roads and commits to higher rates for the next two rating years. The quantum of \$ and rates % increase is variable depending on the funding shortfall/work programme delivered.
- Keep Council's level of funding as contained in the draft AP but reduce the overall programme to reflect Waka Kotahi's level of investment.

Further comment:

---

---

---

---

## 2. Policy on rates – how drinking water and wastewater rates are applied

Council is seeking feedback on the policy for how to rate for drinking water and wastewater. Council is considering changing the way "multi residential" and "multi commercial" "differentials" for water and wastewater targeted rates, as well as "major users" rates are charged, and aligning the policy more closely with the methods for charging targeted rates as set out in the Local Government (Rating) Act 2022. Council has two options moving forward how to rate for drinking and wastewater.

Which of the options would you prefer? Please tick ONE preferred option below. (please note if more than one is ticked this will not be counted)

- Adopt a revised policy on how water and wastewater targeted rates are charged.
- Keep the policy the same on how water and wastewater targeted rates are charged.

Further comment:

See attached (7 Pages) - this is in addition to my other submission that was submitted by the previous due date.

---

---

---

---



## Further feedback on the Enhanced Annual Plan

---

---

---

---

---

---

---

---

---

---

Need more room? You can attach extra pages – just make sure they're A4 and that you include your name and contact information.

Consultation period is from Friday 12 April to Monday 20 May, 4:30pm. Submission received outside these dates will not be accepted.

## For more information or how to send your submission

- Online**  
Submissions can be completed online by visiting [www.surveymonkey.com/r/EAP202425](http://www.surveymonkey.com/r/EAP202425)
- Post**  
Return this completed form to Council's office in Westport or drop it off at the Reefton Visitor and Service Centre.
- Talk to us**  
You can talk to your elected members about the Annual Plan. Find out how to get in touch [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)
- Meet us**  
Drop in sessions will be held throughout the district.
- Email**  
Email [submissions@bdc.govt.nz](mailto:submissions@bdc.govt.nz) with the subject **Enhanced Annual Plan** if you have any questions.
- Find out more**  
Visit Council's website or grab a consultation document from Council's offices and libraries in Westport and Reefton, i-Sites, and resource centres across the district.

SCAN ME

TO COMPLETE YOUR SUBMISSION

Water and Waste Water Proposal 2024/25

I have concerns with the information provided in the Draft Annual Plan regarding the Water and Waste Water Proposal and am questioning how submissions can be made when it appears there is misleading and incorrect information in the examples given. I also believe that the new proposal does not align with the Councils vision or values. Many will be affected by these changes in a negative way, for me I will not be able to keep my home as \$350 per fortnight for BDC rates on top of my mortgage and living costs is unaffordable. Multi Residential properties providing cheap accommodation to our lower socio-economic community members will be forced to increase rents. The way that this review has been rushed out and with many variables not disclosed to the public means there has not been transparency. I am very disappointed that this has been produced in this way.

OUR VISION				
For the Buller district to grow and for the district to become a thriving community where families enjoy a great quality of life and the distinctive nature, cultural and historical environment are treasured				
OUR MISSION				
To serve the residents of the Buller district, conscious of their needs, by providing facilities and services and creating an appropriate environment for progress and development while preserving the distinctive natural environment, as well as the cultural and historical environment				
OUR VALUES				
COMMUNITY DRIVEN	ONE TEAM	FUTURE FOCUSED	INTEGRITY	WE CARE
We are committed to making a difference in the community we call home.	Shared direction, shared effort.	We seek solutions that are fit for the future.	Open and honest in decisions and action.	About people and place.

As an example of incorrect information - the Westport proposed rating example below for Two Separately Used Portions has been calculated on the Residential differential 106 (and the comparatives do not seem to add up). The calculation for Westport should be based on the Multi Residential 123 which equates to \$2,256.44 for 2024/25 General Rates meaning the total rates increase is actually **66.8%** (not 27.32% as stated – see calc below) for an already categorised Multi Residential property. The other calculations for more than two SUIPs are also incorrect.

Since this proposal was released and letters were sent to those that will be affected by an extra charge, it has been discovered that a segment from the current Annual Plan has been removed meaning existing ratepayers who have a ‘granny flat’ set up for a family member who were protected by the clause (see further below from the 2023/24 Annual Plan and past AP’s, where you may have an extra unit for a family member which does not give to rise to an extra charge) will now not fit under the Residential Differential and must be classified as Multi Residential, a much higher charge.

This change means in my example of a property with an extra SUIP, that was previously protected by the now omitted clause, will move from current rates of \$4,229, to **\$8,911**, an increase of **\$110%**.



The higher the land value the higher the amount to pay although the % increase remains the same to those affected in the same situation.

Those in my situation are unaware of this abhorrent increase as the letter they were sent by Council only shows the change to their rates for the extra connections, a supposed increase of \$2,491, they have not been told their differential will change and the increase is actually 110%. Council has also indicated that not all properties have been captured as yet so some ratepayers are completely unaware this change is coming and may not have had the opportunity to submit.

**There is no mention in the Draft Annual Plan that this section which protects those in my situation has been removed. To me this is not being transparent.**

I built my 'Granny Flat' in 2012 under the guidance of Council's Finance Team and Building Team and they advised me that this extra unit would not incur any extra rates as it was for a family member. The Building Team advised if I kept the building to under 90m<sup>2</sup> it would not be considered a dwelling. Had I known the Council intended to deliberately later try and capture me by removing this clause I would never have built a separate unit but instead just added another wing onto my existing dwelling.

The idea of charging a whole extra connection for both water and sewerage where in my set up the connection was paid for by me to the back unit is wrong (there is no extra connection to the road as the pipework extends from my existing dwelling, meaning there is no difference to Council in terms of maintenance or usage – I could simply have had an extra shower and toilet in my existing dwelling). I can see if a purpose built independently used flat which had its own connections to road could be charged for the extra connection. But remember that a Council must charge fairly and it must be affordable.

Council is saying it is aiming to rate in line with other Councils which charge the extra connections for each SUIP but remember the actual connection costs vary for each Council, for example Selwyn DC charge \$308 for Water and \$610 for Wastewater, Westland DC charge \$249.96 for Water and \$217.21 for Wastewater, so 2X these charges is acceptable in the greater scheme of things, but for our Council charging \$1,362 for Water and \$1,129 for Wastewater, 2X these amounts is unaffordable and inequitable – an extra charge of \$2,491 is more than many properties total annual rates in the District. In addition, the Multi Residential differential is already far higher than any other residential differential so by added the extra connection charges on top of this is unaffordable in many circumstances.

By removing the current clause from the Annual Plan which protects ratepayers who look after their own, whether it be an elderly family member, a disabled family member or even a family member in need of help, has shocked me. The District does not have enough pensioner housing nor the resources available in the health sector to care for an aging population. Households like mine should be encouraged as they are protecting the welfare of the District, not punished with unaffordable rates charges that will literally force me out of my home and discourage others from buying. A Council staff member suggested I rent out the back unit to get money to pay the huge rates, but this is my home, I do not want strangers in my home. On top of this suggestion rent of \$200/week, plus insurance costs plus maintenance costs, you would be running at a loss.

I also note that a property with an extra unit such as my situation, that has 'Granny' down the back, will most likely not be entitled to a rates rebate, so no ability for relief that a retiree can receive if they still own their own property.

My suggestion to Council is to ensure that every business that provides a toilet to the public, or uses extra water, or any suspected high user property has a water meter installed. I would have no qualms at all to have a meter put on my property but I know that I would use less water/sewerage than 90% of houses in the district so it would in fact be another waste of money. I suggest the clause that protects people in my situation be left in the Annual Plan as they are not using any more water than the average household, the unit is merely an extension of the existing dwelling. I suggest a remission policy is put in place where other people's circumstances change, for instance where a unit cannot be used for whatever reason they should not be charged during the time it is unavailable. Waitaki District Council is an example of providing a thorough remission policy.

**From the Draft 2024/25 Annual Plan where the Residential Differential has been used rather than the Multi Residential charges.**

<b>Rating examples</b>					
<b>For Two Separately Used or Inhabited Portions</b>					
<b>Under Proposed Changed Policy</b>					
SECTOR	Res 106	Res 108	Res 115	Com 134	Com 140
Location	Westport	Carters Beach	Reefton	Westport	Reefton
Land Value	\$106,000	\$160,000	\$100,000	\$265,000	\$195,000
General Rates	1,119.23	1,016.15	466.71	12,371.32	2,569.36
UAGC	580.00	580.00	580.00	580.00	580.00
Targeted Water Rate	2,724.00	2,724.00	2,586.00	2,724.00	2,586.00
Targeted Wastewater Rate	2,258.00	2,258.00	1,708.00	2,258.00	1,708.00
Targeted Solid Waste Rate	199.00	199.00	199.00	199.00	199.00
<b>NET RATES</b>	<b>\$6,880.23</b>	<b>\$6,777.15</b>	<b>\$5,539.71</b>	<b>\$18,132.32</b>	<b>\$7,642.36</b>
Previous Year	\$5,404.07	\$5,318.49	\$4,362.50	\$14,746.42	\$6,108.28
% Change to Previous Year	27.32%	27.43%	26.98%	22.96%	25.11%

<b>Actual Charges</b>	<b>Multi 123</b>
Land Value	\$106,000
General Rates	\$2,256.44
UAGC	\$ 580.00
Targeted Water Rate	\$2,724.00
Targeted Wastewater	\$2,258.00
Targeted Solid Waste	\$ 199.00
Net Rates	<b>\$8,017.44</b>
<b>Previous Year</b>	\$4,805.47
% Change to Previous	<b>66.8%</b>

Table 1 – Differentials

General Rate differential categories	Percentage of General Rate	General Rate (cents per \$ land value)
Residential 101	0.973%	0.25460
Residential 102	0.170%	0.28813
Residential 103	0.659%	0.34471
Residential 104	0.828%	0.32516
Residential 105	0.364%	0.30374
Residential 106	19.204%	1.05588
Residential 107	1.457%	0.96691
Residential 108	1.150%	0.63510
Residential 109	0.629%	0.60352
Residential 110	0.633%	0.49115
Residential 111	0.217%	0.23719
Residential 112	0.585%	0.43537
Residential 113	0.399%	0.44325
Residential 114	1.022%	0.55027
Residential 115	2.623%	0.46671
Multi Residential 121	0.030%	0.76522
Multi Residential 122	0.008%	0.53302
Multi Residential 123	1.585%	2.12872
Multi Residential 124	0.116%	2.20226
Multi Residential 125	0.348%	1.27843
Multi Residential 126	0.129%	1.07448
Commercial 131	0.874%	1.67711
Commercial 132	0.019%	1.03638
Commercial 133	1.706%	3.62974

**This clause has been removed from the 2024/25 Annual Plan**

**Council recognises that there are certain instances where the above situations will occur, but in circumstances that do not give rise to separate uses or inhabitations. These specific instances are:**

- Where a business, farm, orchard, vineyard or horticultural operation contains accommodation on a rent-free basis for the owner, staff or share-milkers associated with the enterprise's productive operation.
- Where a residential property contains not more than one additional separately inhabited part, or where members of the owners family inhabit the separate part on a rent-free basis.
- Where an orchard, vineyard or horticultural operation contains a stall for the sale of goods produced solely by the operation.

## Rating Definitions

69

### Separately Used or Inhabited Part of a Rating Unit (SUIP)

Where uniform annual general charges and targeted rates are assessed on each separately used or inhabited part (SUIP) of a rating unit, the following definition will apply.

A separately used or inhabited part of a rating unit includes any part of a rating unit that is used or inhabited by any person, other than the ratepayer, having a right to use or inhabit that part by virtue of a tenancy, lease, licence, or other agreement, or any parts or parts of a rating unit that can be separately used or inhabited by the ratepayer. This definition includes separately used parts, whether or not actually inhabited at any particular time, which are provided by the owner for rental (or some other form of occupation) on an occasional or long term basis by someone other than the owner.

For the purposes of this definition, vacant land and vacant premises offered or intended for use or inhabitation by a person other than by the owner and usually used as such, are defined as "used". For the avoidance of doubt, a rating unit that has a single use or occupation is treated as having one separately used or inhabited part.

Examples of properties which have separately used or inhabited parts include:

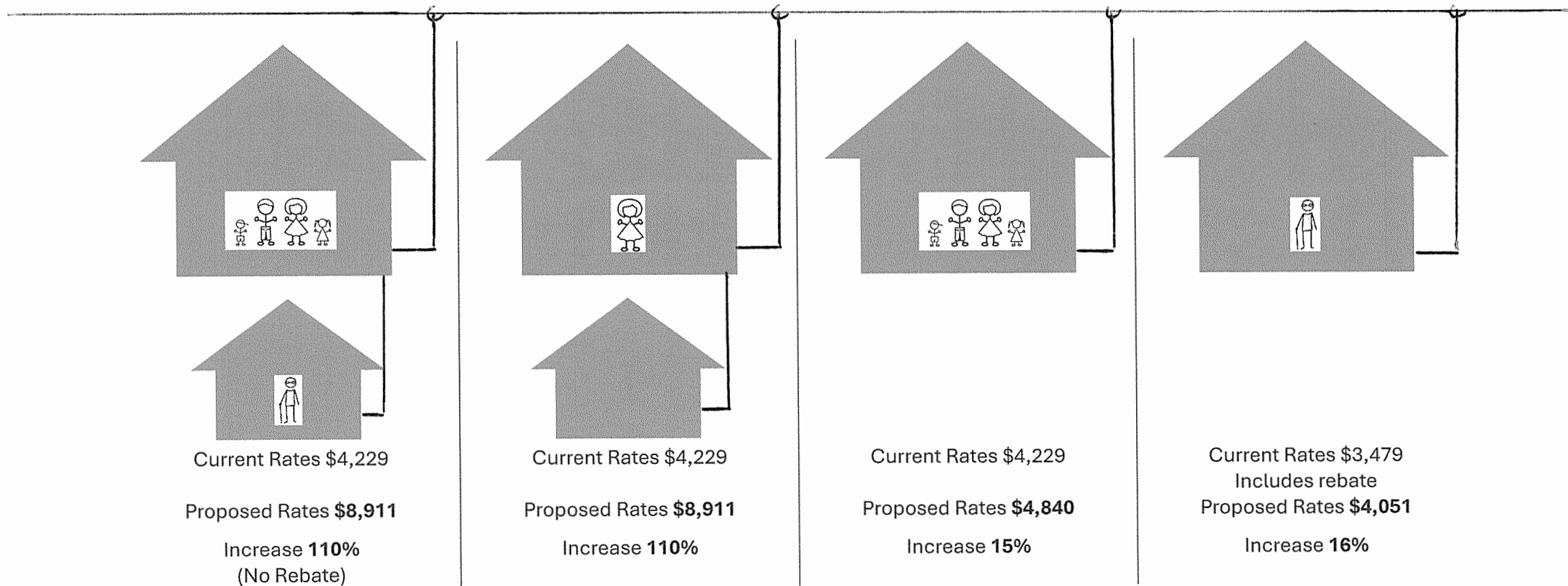
- Residential property that contains two or more units that can be separately inhabited, including flats or houses each of which is or can be separately inhabited
- Commercial or other non-residential property containing separate residential accommodation
- Commercial premises that contain separate shops, kiosks or other retail or wholesale outlets, each of which is operated as a separate business or is capable of operation as a separate business
- Farm property with more than one dwelling
- Council property with more than one lessee.

Council has recognised that there are certain instances where the above situations will occur, but in circumstances that do not give rise to separate uses or inhabitations. These specific instances are:

- Where a residential property contains not more than one additional separately inhabited part and where members of the owner's family inhabit the separate part on a rent-free basis
- Individual storage garages / partitioned areas of a warehouse
- Bed and breakfast home stays.

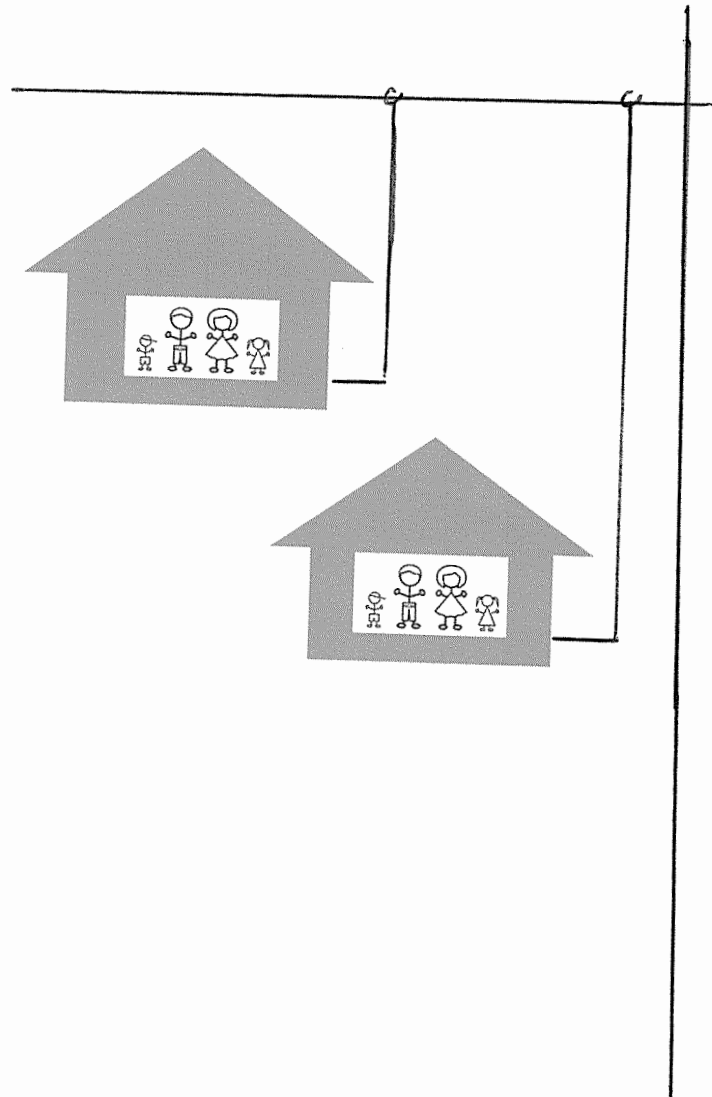
Different household rating examples on a property with a Land Value of \$148,000

Currently charged as Residential and one SUIP for Water and Wastewater





Currently Multi-residential and one SUIP for Water and Wastewater



Curent Rates \$5,547.78  
Proposed Rates  
**\$8,911.51**  
Increase **60.5%**