



## **Council Meeting Agenda (Hearing) Thursday, 26 October 2023**

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### **NOTICE OF MEETING**

This meeting will be held in the Supper Room, Texas Street, Martinborough and will commence at 9.00am. The meeting will be held in public with the express purpose of hearing submissions to the Financial Policies: Rating Review 2023.

**Council Membership:** Mayor Martin Connelly (Chair), Deputy Mayor Melissa Sadler-Futter, Councillors Aidan Ellims, Colin Olds, Alistair Plimmer, Rebecca Gray, Martin Bosley, Pip Maynard, Aaron Woodcock and Kaye McAulay.

All SWDC meeting agendas and minutes are available on our website: <https://swdc.govt.nz/meetings/>

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1. Karakia Timatanga
2. Apologies
3. Conflicts of Interest
4. Submissions Hearings as per Schedule

Time block	Submission Number	Name	Page(s)
9.05am	3	Ben & Georgie Lutyens	50-53
	21	Louise Lyster	118-134
	127	Quentin Wilson	554-558
	193	Garrick Emms	716-719
9:45am	25	Steve Comfort	147-151
	206	Daphne Geisler	770-773
	42	Lisa Cornellison	221-224
	220	Leah Hawkins	808-817
10:30am	Morning Tea		
10:45am	92	Rick Thompson	417-421
	105	Victoria Hopgood	469-472

	115	David Patten	509-512
	126	Elisabeth Creevey	546-550
11:30am	136	Shane and Lynnette McManaway	583-585
	192	Angela Brown	712-715
	217	Storm Roberston	798
	207	Martinborough Community Board	774
12.15pm	Lunch		
12.45pm	194	Katherine Monks	720-723
	201	Viv Napier	748-751
	224	Jim Hedley	822-825
	225	Pauline Hedley	826
1:30pm	210	Federated Farmers	783-788
	219	Dan Riddiford	800-806
	221	Gary Dittmer	818-819

#### **4. Reports from Chief Executive and Staff**

4.1 Financial Policies: Rating Review 2023 Hearings Report

Pages 1-837

#### **5. Karakia Whakamutunga**

## Financial Policies: Rating Review 2023 Hearings Report

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### 1. Purpose

To provide Council the submissions received on the Financial Policies: Rating Review 2023 consultation to support the hearings scheduled for 26 October. A full set of submissions received is provided in Appendix 2.

### 2. Executive Summary

The purpose of the hearings process is for Council to consider the community engagement and consultation and submission on the Long-Term Plan 2024-2034 financial policies.

Following the hearings, deliberations have been scheduled for 9 November and 16 November 2023. Recommendations are scheduled to be considered at the next ordinary meeting of Council to be held on 22 November 2023.

### 3. Recommendations

Officers recommend that Council:

1. Receive the 'Financial Policies: Rating Review 2023 Hearings' Report.
2. Receive the 230 submissions made for the formal Financial Policies: Rating Review consultation (Appendix 2).
3. Note that there are 24 members of the public who wish to speak to their submission.

### 4. Background

We are reviewing a group of our financial policies as required under Section 102 of the Local Government Act 2002 (LGA), as part of the 2024-2034 Long Term Plan.

The policies being reviewed include the:

- Remission policies, proposing to combine the Remission of Rates Policy, Water by Meter Leak Write-off Policy and the Coastal Erosion Policy into a single policy.
- Remission and Postponement of Rates on Māori Freehold Land Policy.
- Revenue and Financing Policy, which sets how rates are structured.

The policies guide how decisions are made to set rates in the Long-Term and Annual Plans, who is eligible for postponement or remission of rates once set, and how they can apply for postponement or remission.

On 13 September 2023, Council adopted the Statement of Proposal for public consultation in accordance with the Special Consultative Procedure (SCP). Consultation took place between 15 September 2023 and 15 October 2023.

## **5. Discussion**

### **5.1 Consultation**

Formal consultation on the Financial Policies occurred between 15 September 2023 and 15 October 2023, using the Special Consultative Procedure. The opportunity to make a submission was provided to the community and identified key stakeholders were invited to make a submission. Copies of the Statement of Proposal and submission form were available to the public on the website and in hardcopy at the libraries in each town and the Council office.

### **5.2 Submissions**

A total of 230 submissions were received throughout the formal consultation process and one submitter requested to speak to their submission. 140 submissions were made online, using the online platform (SurveyMonkey). 90 submissions were made via email, post or in person.

## **6. Consultation**

Submitters were asked which of the following questions as part of consultation:

### **1. Remission of Rates Policy**

- a. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?
- b. Do you have any other feedback on the draft Remission of Rates Policy?

### **2. Remission and Postponement of Rates on Māori Freehold Land Policy**

- a. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy

### **3. Revenue and Financing Policy**

#### **3.1 Capital Value or Land Value?**

- a. Do you agree with Council's proposal to change the general rate to capital value from land value?

#### **3.2 Who should pay for footpaths?**

- a. Do you agree with Council's proposal that 90% of the costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

### **3.3 Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund?**

a. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

### **3.4 Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach, or similar, contribute to the economic development rate?**

- a. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?
- b. How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

### **3.5 Further Feedback?**

a. Do you have other further feedback on the draft Revenue and Financing Policy?

Several submissions received containing written feedback not directly related to the above consultation questions. This feedback will be summarised alongside the data directly related to the consultation questions, and report will be provided to elected members prior to the deliberations process.

## **7. Strategic Drivers and Legislative Requirements**

### **7.1 Significant risk register**

- Relationship with iwi, hapū, Māori
- Climate Change
- Emergency Management
- IT architecture, information system, information management, and security
- Financial management, sustainability, fraud, and corruption
- Legislative and regulative reforms
- Social licence to operate and reputation
- Asset management
- Economic conditions
- Health and Safety

### **7.2 Significance, Engagement and Consultation**

Consultation followed the SCP as outlined in the Local Government Act (2002). There were different ways that the community could have their say and present their views on the Statement of Proposal and the opportunity was widely advertised. The consultation period ran from 15 September 2023 to 15 October 2023.

Consultation followed follow the SCP as outlined in the Local Government Act 2002. The Statement of Proposal and how our community could have their say and present their views was made publicly available. The consultation period ran for the minimum period of one month.

During the consultation period, all relevant documentation, including a submission form and relevant background information was available on our website, including a [project page](#) (with FAQ and rating examples). Physical copies were made available at Council Office and libraries in each of the three wards.

We responded to 11 additional queries through the LGOIMA process.

## **8. Financial Considerations**

Costs associated with reviewing the policy, bylaw and community consultation sit within current budget baselines.

## **9. Prioritization**

### **9.1 Tangata whenua considerations**

Māori make up 14.2% of the South Wairarapa District population (Census 2018).

Te Ture Whenua Māori Act 1993 sets out the requirements for Māori freehold land where Māori customary interests have been converted to freehold title by the Māori Land Court or its predecessors by a freehold order. This land has therefore never been out of Māori ownership. Most Māori freehold land titles were created by the Land Courts in the 19th and early 20th centuries as part of a drive to convert communal ownership to individual title. Māori freehold land continues to be Māori land until the Māori Land Court changes its status.

Today almost all Māori land is Māori freehold land. There are about 1.47 million hectares of Māori freehold land (roughly five percent) of all land in Aotearoa.

### **9.2 Environmental/Climate Change Impact**

The Policy has no direct impact on Environment and Climate Change.

## **10. Risks & Mitigations**

### **10.1 Communications**

Communications activities are described in 7.2.

## **11. Conclusion**

Following hearings, Council will engage in deliberations scheduled to occur on 9 November and 16 November 2023; recommendations will be considered by Council on 22 November 2023.

## **12. Appendices**

Appendix 1 – Draft Financial Policies 2023

Appendix 2 – Full set of Formal Consultation Submissions

Contact Officer: Amanda Bradley, General Manager, Policy and Governance  
Reviewed By: Paul Gardner, Interim Chief Executive

# **Appendix 1 – Draft Financial Policies 2023**





## Financial Policies: Rating Review

### *Statement of Proposal*

We are reviewing a group of our financial policies as required under Section 102 of the Local Government Act 2002 (LGA).

The policies being reviewed include the:

- Remission policies, proposing to combine the Remission of Rates Policy, Water by Meter Leak Write-off Policy and the Coastal Erosion Policy into a single policy.
- Remission and Postponement of Rates on Māori Freehold Land Policy.
- Revenue and Financing Policy, which sets how rates are structured.

The policies guide how decisions are made to set rates in the Long-Term and Annual Plans, who is eligible for postponement or remission of rates once set, and how they can apply for postponement or remission.

We're proposing a few changes and need your feedback so we can ensure the policies reflect the views of the community.

## Remission of Rates Policy

To allow rate relief where it is considered fair and reasonable to do so, Council is required to adopt a policy specifying the circumstances under which rates will be considered for remission. There are various types of remission, and the circumstances under which a remission will be considered for each type may be different.

### 1. Our proposal

The main change we are proposing is combining three policies into one policy for simplicity for both council officers and customers who are looking for the information and want to understand the remissions process.

### 2. Summary of key changes

- Combination of the Remission of Rates Policy, Water by Meter Leak Write-off Policy and the Coastal Erosion Policy into a single policy.
- Change the statement 'Ratepayers who own or occupy rating units, which have some feature of cultural, natural or historic heritage which is voluntarily protected, may qualify for a remission of rates under this section of the policy' to add '**rating units that are protected under the Combined District Plan as a site of significance for Māori**'.
- Minor editorial and formatting improvements have been made to make the policy easier to

understand.

- Consistency of language and terms have been applied.

### **3. Draft policy**

A draft of the proposed policy is included in this statement of proposal.

## **Remission and Postponement of Rates on Māori Freehold Land Policy**

This policy is a requirement of section 102 of the Local Government Act 2002. It recognises that certain Māori owned land may have particular conditions, features, ownership structures, or other circumstances that make it appropriate to provide relief from rates. It also recognises that the Council and the community benefit through the efficient collection of rates that are properly payable and the removal of rating debt that is considered uncollectable.

### **1. Our proposal**

To continue to have a policy as requirement of section 102 of the Local Government Act 2002 with minor editorial changes for clarity.

### **2. Summary of key changes**

- Minor editorial and formatting improvements have been made and consistency of language and terms have been applied.

### **3. Draft policy**

A draft of the proposed policy is included in this statement of proposal.

## **Revenue and Financing Policy**

The Revenue and Financing (R&F) Policy sets out how the total rates are to be allocated between different groups of ratepayers. It does not change the amount of rates collected.

The draft policy outlines the choices Council has in deciding the appropriate sources of funding for operating and capital expenditure from the sources listed in the Local Government Act 2002 (LGA). The draft policy also shows how the Council will comply with section 101(3) of the LGA which sets out several factors we must consider when making these decisions.

Council has had to consider the following when developing this draft policy:

- Community outcomes; social, economic, environmental, and cultural,
- Legislation and legal implications,

- Ensuring transparency and maintaining accountability,
- Fair distribution of rates and,
- Intergenerational equity.

Where Council activities have a benefit to the whole district, they are funded through General Rates. Where Council activities are considered to benefit a group of ratepayers, they are funded through Targeted Rates charged to those ratepayers. In some cases, activities are considered to have some level of benefit to the whole district, but particularly to a group of ratepayers. In these cases, a proportion of the activity is funded through General Rates and the remainder through the Targeted Rate. The R&F policy sets out the proportions of each activity that, once income from fees and charges have been applied, are funded from General Rates and the proportion from Targeted Rates. These proportions have been reviewed by Council and can be seen in the draft policy.

## 1. Our proposal

This draft policy reflects many months of work undertaken by elected members together with Council officers and specialist advice in response to the call from the ratepayers of the South Wairarapa to make rates fairer across the district. This work began back in August 2022. We had specific feedback in our most recent Annual Plan consultation about the affordability and fairness of the rating model, with comments such as:

*“...our proportion of proposed rates increase for urban and rural is very, very unfair.”*

*“We face a 28.9% rise in rates, nearly 3x that of our fully serviced neighbours across the fence. Is that fair? We think the SWDC needs to undertake an immediate review of the situation with lifestyle properties.”*

We have also monitored requests for information through the Local Government Official Information and Meetings Act, had meetings with individual ratepayers who have specific concerns, and held a small informal workshop with community representatives who we believe we may not have heard from.

Council has not identified any particular groups of properties that any differentials should be applied to, but this might be identified through consultation. A differential is a mechanism, set in each Long Term and Annual Plan, to reduce or increase the share of rates paid for particular groups of properties/ratepayers. For example, a differential of 0.75 on a type of property would mean they are rated 75% of the rate, or a differential of 1.10 on a type of property would mean they are rated 110% of the rate. Differentials should be justified based on the benefits to that clearly identifiable group and the whole district. Differentials could be based on location, land use, or other determined criteria.

The draft policy outlines the approach taken and how the considerations have been applied.

## 2. Summary of key changes

These changes set out how the total rates are to be allocated between different groups of ratepayers. It does not change the amount of rates collected.

- General Rates:
  - Uniform Annual General Charge – change from split by rating unit to rating per separately used or inhabitable part.

- General Rate changing from based on land value to capital value.
- Targeted Rates:
  - Amenities targeted rate removed (funding to come from the general rates).
  - Economic Development rate added, levied on commercial properties (according to land use data from QV).
  - Footpath targeted rate added, levied on urban zoned properties.
  - Roading targeted rate added, levied across the district.
  - Stormwater targeted rate added, levied on properties within the stormwater asset network.
  - Infrastructure Emergency Resilience rate added, levied across the district.
- Major document restructure to give the reader an understanding of the decision tools council can apply.
- Formatting improvements have been made to make the policy easier to understand.
- Consistency of language and terms have been applied.

### **3. Draft policy**

A draft of the proposed policy is included in this statement of proposal.

# Financial Policies: Rating Review Consultation Questions

## 1. Remission of Rates Policy

Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds.

- a. **Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?**
  
- b. **Do you have any other feedback on the draft Remission of Rates Policy?**

## 2. Remission and Postponement of Rates on Māori Freehold Land Policy

Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land.

- a. **Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy**

## 3. Revenue and Financing Policy

### 3.1 Capital Value or Land Value?

Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value.

*What is the difference between capital value and land value?*

Capital value is the total value of the land and improvements, i.e. the land and any buildings on the

land. Land value is the value of the bare land.

- a. **Do you agree with Council's proposal to change the general rate to capital value from land value?**

### 3.2 Who should pay for footpaths?

Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally.

- a. **Do you agree with Council's proposal that 90% of the costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?**

### 3.3 Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund?

Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers.

Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process.

This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community.

- a. **Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?**

### 3.4 Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach, or similar, contribute to the economic development rate?

Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the

wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties.

Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate.

- a. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?**
  
- b. How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?**

### 3.5 Further Feedback?

Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured.

- a. Do you have other further feedback on the draft Revenue and Financing Policy?**

# How you can have your say

Tell us what you think before 15 October 2023 by:

- filling out the online feedback form on our website [www.swdc.govt.nz](http://www.swdc.govt.nz)
- emailing your feedback to [submissions@swdc.govt.nz](mailto:submissions@swdc.govt.nz)
- dropping your feedback form at the Council Office at 19 Kitchener Street Martinborough or any of the district libraries
- posting your submission to: Policy and Governance Team, South Wairarapa District Council, PO Box 6, Martinborough 5741

Please include your name and email address if you want to speak in support of your submission at a Hearings Committee meeting. These hearings are currently scheduled for Thursday 26 October and we will contact you to arrange a presentation time. Although we do our best to accommodate time preferences, we cannot always be flexible.

## Privacy statement

Your name and feedback will be in public documents. All other personal details will remain private.

The Privacy Act 2020 applies when we collect personal details. Any details that are collected will only be used for the purposes stated. You have the right to access and correct any personal information we hold.





**SOUTH WAIRARAPA  
DISTRICT COUNCIL**  
*Kia Reretahi Tātau*

# Remission of Rates Policy

Date of Approval	29 June 2011
Policy ID	PI-FDT-004 (previously M900, N1100 and A800)
Business Owner	Chief Executive
Policy Sponsor	General Manager, Finance
Next Review	XXXXXXXX
Version History	First adopted on 29 June 2011 (previously M900, Remission of Rates Policy); First adopted 25 November 2008; Reviewed December 2019 (previously N1100, Water by Meter Leak Write-Off Policy); First adopted 16 August 2015, Reviewed August 2019 (previously A800, Coastal Erosion Policy)

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# Remission of Rates Policy

## 1. Relevant Legislation

- » [Local Government Act 2002](#)
- » [Local Government \(Rating\) Act 2002](#)
- » [Te Ture Whenua Māori Act 1993](#)

## 2. Introduction and Purpose

In order to allow rate relief where it is considered fair and reasonable to do so, the Council is required to adopt policies specifying the circumstances under which rates will be considered for remission. There are various types of remission, and the circumstances under which a remission will be considered for each type may be different. The conditions and criteria relating to each type of remission are therefore set out separately in the following pages, together with the objectives of the policy.

## 3. Scope

This policy applies to all ratepayers in the South Wairarapa district who meet the defined circumstances.

## 4. Policy Statement

### 4.1. Remission of Penalty Rates

#### 4.1.1. Objectives

- » To enable Council to act fairly and reasonably in its consideration of rates which have not been received by the due date.
- » To provide relief and assistance to those ratepayers experiencing financial hardship.
- » To encourage an efficient payment regime, recognising the significant benefits accruing by ratepayers using the direct debit payment system.

#### 4.1.2. Criteria and Conditions

Council will consider each application on its merit and remission may be granted where it is considered that the application meets the following criteria and conditions.

- » Council will remit penalty rates where it is demonstrated that penalty rates have been levied due to an error by Council.
- » Remission of one penalty will be considered in any one rating year where payment had been late due to significant family disruption. Significant family disruption is likely to be the ratepayer, or a member of the household being affected by serious illness, serious accident, hospitalisation, or death.
- » Remission of penalty may be granted if the ratepayer is able to provide evidence the late payment has resulted from matters outside their control. Applications under

these criteria will only be accepted if the ratepayer has a history of regular payments of rates and has not incurred penalty rates in the previous two years.

- » Remission of penalty rates will be considered for those ratepayers who due to financial hardship, are in arrears and who have entered into an agreement with Council to repay all outstanding and current rates. This repayment scheme will generally be for a period of up to 12 months. Penalty rates remission will not be considered if the agreement plan is not being adhered to, or a prior repayment scheme has not been adhered to.
- » Remission will be considered if a new owner receives penalty rates through the late issuing of a sale notice, a wrong address on the sale notice or late clearance of payment by the Solicitor on a property settlement. This only applies to penalty rates incurred on one installment. Future installments do not qualify under these criteria.
- » Application for remission of penalty rates must be in writing using the prescribed form.
- » Penalty rates will not be considered for remission if the penalty rates were incurred in a previous rating year, regardless if the application otherwise meets the criteria.
- » Where a ratepayer agrees to pay rates by direct debit on a weekly, fortnightly, monthly, or quarterly basis, no penalties will be charged if the rates for the financial year have been paid in full prior to 30 June in the rating year.

#### *4.1.3. Delegation*

Council delegates the authority to remit penalty rates to the Chief Executive Officer or the General Manager Finance.

## **4.2. Remission of Rates for Land Used by Sporting, Recreational and Community Organisations**

### *4.2.1. Objectives*

- » To facilitate the ongoing provision of non-commercial sporting, recreational and community services that meet the needs of the residents of the district.
- » To provide indirect financial assistance to community organisations.
- » To make membership of the organisation more accessible to the general public, particularly disadvantaged groups. These may include children, youth, young families, aged people, and economically disadvantaged people.

### *4.2.2. Criteria and Conditions*

- » This policy will apply to land owned by the Council or owned or occupied by a not for profit organisation, which is used exclusively or principally for sporting, recreation or community purposes.
- » Council will remit 50% of rates, (current legislation), with the exception of targeted rates, for organisations that qualify under this policy, and with the exception of Rural

Halls which will receive 100% remission. Sporting organisations will qualify for 50% remission regardless of whether they hold a current license under the Sale and Supply of Alcohol Act 2012.

- » The policy does not apply to organisations operated for pecuniary profit or which charge tuition fees.
- » The policy does not apply to groups or organisations whose primary purpose is to address the needs of adult members (over 18 years) for entertainment or social interaction, or who engage in recreational, sporting or community services as a secondary purpose only.
- » Applications for remission must be made to the Council prior to the commencement of the rating year. Applications received during a rating year will be applicable from the commencement of the following rating year. Applications will not be backdated. All rating units that have remissions in place at 1 July 2002 are not required to make an application.
- » Organisations making an application should include the following documents in support of their application: information on activities and programmes, details of membership and statement of objectives.
- » Remissions will apply to the following rating year and will not be retrospective.
- » Remissions will remain in force until the purposes of the organisation change such that the criteria is no longer met. No annual applications are required following the granting of a remission.

#### 4.2.3. *Delegation*

Council delegates the authority to remit 50% of rates (current legislation) for sporting, recreational and community organisations to the Chief Executive Officer or the General Manager Finance.

### 4.3. Remission of Rates on Land Protected for Natural, Historical or Cultural Conservation Purposes

#### 4.3.1. *Objectives*

- » To preserve and promote natural resources and heritage.
- » To encourage the protection of land for natural, historic, or cultural purposes.

#### 4.3.2. *Criteria and Conditions*

- » Ratepayers who own or occupy rating units which have some feature of cultural, natural, or historic heritage which is voluntarily protected, or that are protected under the Combined District Plan as a site of significance for Māori, may qualify for remission

of rates under this part of the policy.

- » Land that is non-rateable under section 8 of the Local Government (Rating) Act and is liable only for rates for water supply, wastewater disposal or refuse collection will not qualify for remission under this part of the policy.
- » Applications must be made in writing. Applications should be supported by documentary evidence of the protected status of the rating unit e.g., a copy of the covenant or other legal mechanism. Receipt of evidence of protection without a written application will not be considered.
- » In considering any application for remission of rates under this part of the policy the Council will consider the following criteria:
  - » The extent to which the preservation of natural, cultural, or historic heritage will be promoted by granting remission of rates on the rating unit.
  - » The degree to which features of natural, cultural, or historic heritage are present on the land.
  - » The degree to which features of natural, cultural, or historic heritage inhibit the economic utilisation of the land.
- » In granting remissions under this part of the policy, Council may specify certain conditions before remissions will be granted. Applicants will be required to agree in writing to these conditions and to pay any remitted rates if the conditions are violated.
- » Council will decide what amount of rates will be remitted on a case-by-case basis. Remissions will apply to the following rating year and will not be retrospective.

#### *4.3.3. Delegation*

Applications for the remission of rates for protection of heritage will be considered by Council.

### **4.4. Remission of Uniform Annual General Charge in Certain Circumstances**

#### *4.4.1. Objectives*

- » To encourage continued subdivision activity by providing rates relief to new subdivisions by limiting the rates impact of multiple Uniform Annual General Charges (UAGCs).
- » To assist ratepayers who have multiple rating units that are contiguous and used as a single farming operation.

#### *4.4.2. Criteria and Conditions*

- » For subdivision purposes, this policy will apply to land that is:

- » subdivided into two or more lots; and
- » where title has been issued; and
- » the unsold lots remain in common ownership.
- » Remission will be the charge for each unsold lot except one.
- » For multiple rating units, this policy will apply to land that is:
  - » owned by the same person or persons; and
  - » used jointly as a single unit (including being used as part of the same farming operation); and
  - » contiguous or separated only by a road, railway, drain, water race, river, or stream.
- » Remission will be the UAGC for each unit except the main farm residence unit. Remissions will apply to the following rating year and will not be retrospective.

#### 4.4.3. *Delegation*

Council delegates the authority to remit UAGCs to the Chief Executive officer or the General Manager Finance.

### 4.5. Remission of Reserves and Civic Amenities Charge

#### 4.5.1. *Objectives*

- » To encourage continued subdivision activity by providing rates relief to new subdivisions by limiting the rates impact of multiple Reserves and Civic Amenities Charges (UACs).
- » To assist ratepayers who have multiple rating units that are contiguous and used as a single farming operation.
- » To provide relief to rural farming properties for a vacant unit used as a run-off.

#### 4.5.2. *Criteria and Conditions*

- » For Subdivision purposes, this policy will apply to land that is:
  - » subdivided into two or more lots; and
  - » where title has been issued; and
  - » the unsold lots remain in common ownership.
  - » Remission will be the charge for each unsold lot except one.
- » For multiple rating units, this policy will apply to land that is:
  - » owned by the same person or persons; and
  - » used jointly as a single unit (including being used as part of the same farming operation); and
  - » contiguous or separated only by a road, railway, drain, water race, river, or stream.
  - » Remission will be the UAC for each unit except the main farm residence unit.
- » For a run off unit, this policy will apply to one unit that is:
  - » used as a run-off for a farming operation. A separate application in writing must

- » be made for consideration of this remission.
- » Remissions will apply to the following rating year and will not be retrospective.

#### 4.5.3. *Delegation*

Council delegates the authority to remit Reserves and Civic Amenities Charge to the Chief Executive Officer or the General Manager Finance.

### 4.6. Remission of Rates for Natural Disasters

#### 4.6.1. *Objectives*

- » To provide relief to properties affected by natural disasters.

#### 4.6.2. *Criteria and Conditions*

- » Council will remit rates to those properties identified according to the conditions and criteria set by central government.
- » The level of remission will be to the extent of funding provided by central government.

### 4.7. Remission of Excess Water Usage due to Water Leak

#### 4.7.1. *Objectives*

- » To provide for the write off of water by meter usage charges where genuine reasons exist to do so.
- » To encourage reduction in water usage through prudent application of policies.
- » To set out fair procedures for the write off of water by meter charges where a leak has been detected and repaired.
- » To reduce overall consumption through identification and repair of leaks.

#### 4.7.2. *Criteria and Conditions*

- » Current owners will be allowed one write off under this policy per financial year (1 July to 30 June).
- » A waiver will only be considered for the financial year which the current reading refers to.
- » The write off will only apply where the leak identified is of such magnitude that usage will exceed the allowance set for the financial year. For example, a slowly dripping tap is unlikely to result in excess usage.
- » Documentation of the repair is supplied in writing, for example by way of a plumber's invoice or a written and signed description of the repair work undertaken. The nature of the repair must indicate that excess usage is likely.
- » Where suspected excess usage is identified, a notice may be issued at the time of the meter reading. If this notice is not acted on within four weeks, then this policy will not apply.
- » A write off will be available due to council error, or the meter reading inaccurate usage.



- » Where suspected excess usage is identified, a notice may be issued at the time of the meter reading. If this a property changed ownership during the year, usage for the rest of that year will start from nil from the time of change of ownership.
- » If a write off is agreed, but the user has a history of usage in excess of the allowance, estimated usage (based on historical usage) amount will be calculated and invoiced.

#### 4.7.3. *Delegation*

Council delegates the authority to remit access water usage charges to the Chief Executive Officer or the General Manager Finance.

### 4.8. Remission of Rates Due to Coastal Erosion

#### 4.8.1. *Objectives*

- » To ensure a clear process exists to deal with the increased frequency of coastal erosion caused by adverse weather within our district.
- » To set out general procedures for council staff to manage rating units affected by coastal erosion ensuring a fair and transparent process.

#### 4.8.2. *Criteria and Conditions*

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

\*For the purposes of this policy “uninhabitable” shall mean:

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

#### 4.8.3. *Delegation*

- » Decisions on remissions under the policy will be delegated to the Chief Executive Officer.

- » On application they will direct the valuation provider to inspect the rating unit and prepare a valuation taking the new circumstances into account. As there are no statutory rights of objection or appeal for valuations of this nature then the valuation provider's decision will be final and apply for the new rating year.
- » Land abandonment – All effort will be made to encourage the initiation of a market sale over abandonment. Where land is abandoned, Council will resolve the issue under section 77 of the Local Government Rating Act (2002) taking a minimum of 4 years.
- » Rating obligations remain until remissions are granted in writing.

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**SOUTH WAIRARAPA  
DISTRICT COUNCIL**  
*Kia Reretahi Tātau*

# Remission and Postponement of Rates on Māori Freehold Land Policy

Date of Approval	29 June 2011
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Business Owner	Chief Executive
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# Remission and Postponement of Rates on Māori Freehold Land Policy

## 1. Relevant Legislation

- » [Local Government Act 2002](#)
- » [Local Government \(Rating\) Act 2002](#)
- » [Te Ture Whenua Māori Act 1993](#)

## 2. Purpose

- » To support the connection of mana whenua and Māori to their traditional lands and resources, and cultural values, where appropriate, through the relief from rates.
- » To recognise that certain Māori owned land may have particular conditions, features, ownership structures, or other circumstances that make it appropriate to provide for relief from rates.
- » To recognise that the Council and the community benefit through the efficient collection of rates that are properly payable and the removal of rating debt that is considered non-collectable.
- » To meet the requirements of section 102 of the Local Government Act 2002 to have a policy on the remission and postponement of rates on Māori freehold land.

## 3. Scope

This policy applies to all ratepayers in the South Wairarapa district who meet the defined circumstances.

## 4. Policy Process

- a) Application for remission or postponement under this policy should be made prior to the commencement of the rating year. Applications made after the commencement of the rating year may be accepted at the discretion of the Council.
- b) Owners or trustees making application should include the following information in their applications:
  - » Details of the rating unit or units involved.
  - » Documentation (e.g. a copy of the Certificate of Title) that shows that the land qualifies as land whose beneficial ownership has been determined by a freehold order issued by the Māori Land Court.
- c) The Council may of its own volition investigate and grant remission or postponement of rates on any Māori freehold land in the district.
- d) Relief, and the extent thereof, is at the sole discretion of the Council and may be cancelled and reduced at any time.

- e) Council will give a remission or postponement of up to 100% of all rates for the year for which it is applied and subsequent years unless the status of the land changes or based on the extent to which the remission or postponement of rates will:
- » Support the use of the land by the owners for traditional purposes.
  - » Support the relationship of Māori and their cultural traditions with their ancestral lands.
  - » Avoid further alienation of Māori freehold land.
  - » Facilitate any wish of the owners to develop the land for economic use.
  - » Recognise and take account of the presence of waahi tapu that may affect the use of the land for other purposes.
  - » Recognise and take account of the importance of the land for community goals relating to:
    - » The preservation of the natural character of the coastal environment.
    - » The protection of outstanding natural features.
    - » The protection of significant indigenous vegetation and significant habitats of indigenous fauna.
  - » Recognise the level of community services provided to the land and its occupiers.
  - » Recognise matters relating to the physical accessibility of the land.
  - » Provide for an efficient collection of rates and the removal of rating debt.
- f) Council may review the status of Māori freehold land from time to time and advise ratepayers of a change in status if it is considered the land no longer meets the criteria for remission of rates.
- g) Decisions on the remission and postponement of rates on Māori freehold land may be delegated to council officers or a committee of the Council. All delegations will be recorded in the Council's delegation schedule.



SOUTH WAIRARAPA  
DISTRICT COUNCIL

*Kia Reretahi Tātau*

# Revenue and Financing Policy

Date of Last Approval	DD MMM 2023
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# Revenue and Financing Policy

## 1. Relevant Legislation

- » [Local Government \(Rating\) Act 2002](#)
- » [Local Government Act 2002](#)
- » [Te Ture Whenua Māori Act 1993](#)

## 2. Purpose

This policy outlines the choices Council has made in deciding the appropriate sources of funding for operating and capital expenditure from the sources listed in the Local Government Act 2002 (LGA). The policy also shows how the Council complied with section 101(3) of the LGA which sets out a number of factors we must consider when making these decisions.

The outcome of balancing all these factors requires judgement over many facets of Council functions including but not limited to legal, transparency, accountability, affordability, efficiency social, and intergenerational equity, as well as providing for the financial sustainability of the activities undertaken.

## 3. Policy Principles

When making funding policy the Council must work through the process and matters set out in section 101(3) of the Local Government Act (LGA) including to have regard to the section 101(1) obligation to act prudently and in the interests of the community. The requirements of section 101(3) analysis is a two-step process, as discussed below.

## 4. First Step Considerations

The first step requires consideration at activity level of each of the following:

- » Community outcomes to which the activity primarily contributes.
- » The distribution of benefits between the community, and any identifiable parts of the community and individuals.
- » Period in or over which benefits occur.
- » The extent to which actions or inactions of particular individuals or a group contribute to the need to undertake the activity.
- » The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

No single criterion has greater weight in law than the others, and these are explained in more detail below.

#### 4.1. The community outcomes (wellbeing) to which the activity contributes.

Our community outcomes are:

**Social** - Residents are active, healthy, safe, resilient, optimistic and connected.

**Economic** - A place of destination, new business and diverse employment that gives people independence and opportunity.

**Environmental** - Sustainable living, safe and secure water and soils, waste minimised, biodiversity enhanced.

**Cultural** - Strong relationships with whānau, hapū and marae, celebrating diverse cultural identity, arts and heritage.

The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals (the beneficiary pays principle).

The community as a whole means all residents and ratepayers. For some of the Council's activities it is difficult to identify individual users, or people cannot be excluded from entry, or everyone benefits in some way from an activity (also known as "public good"). If the activity benefits the community as a whole, it is appropriate to fund that activity by the community as a whole, such as by general rate. If groups or individuals benefit, then costs can be recovered either by a targeted rate or user fees.

#### 4.2. The Period over which those benefits are likely to occur – 'intergenerational equity' principle.

Many of the activities provided by local government are either network or community infrastructure (for example, roads and stormwater channels), which last for a long time. Benefits from infrastructure can be expected to last for the life of the asset. This matter requires consideration of how the benefits and costs for the assets are distributed over time, so that current-day ratepayers are not meeting the entire burden by paying for them now. This is illustrated in the diagram below.

The main tool for ensuring intergenerational equity is the use of debt, and then rating future ratepayers to service the debt. A decision not to borrow for new capital is effectively a decision that current ratepayers should meet the cost of services that future ratepayers will consume and should be made as a conscious policy choice.

#### 4.3. The extent to which the actions (or inaction) of any individual or group may contribute to the need to undertake the activity.

This is the exacerbator pays principle which is that those groups whose actions or inactions give rise to a need to undertake a certain activity should contribute to the costs of that activity.

#### 4.4. The costs and benefits of funding the activity distinctly from other activities.

Should the activity be funded from a general source (e.g., general rates or uniform charge) or from a targeted source such as user fees and charges, or a targeted rate. The choice between general and targeted rating requires consideration of the consequences for transparency and accountability. This might include:

- » The smaller the activity the less likely that funding it separately will be economic or practical.
- » Legal requirements may require an activity to be ring fenced.
- » An activity that may be of benefit to a subset of the community may be a stronger candidate for distinct funding.
- » Transparent rates may aid in the community seeing what they get for their money.

A comprehensive analysis of this is included in the **Funding Needs Analysis (FNA)- (Appendix 1)**.

After the activity-by-activity analysis, the Council undertakes an analysis of the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community. The results of this analysis may vary the outcome of the activity-by-activity analysis.

A summary of tools proposed is set out in Table 1 below:

Activity/tools	General Rates	Basis for rating			Fees and charges:	Grants and subsidies:
		Differential	Value	Uniform		
<b>Governance</b>						
Governance	100%					
<b>Finance and Planning</b>						
Communications	100%					
Emergency management and civil defence	100%					
<b>Planning and Regulatory Services</b>						
District Plan (reviews and development)	90%				10%	
Resource consent appeals	100%					
Resource consent applications	20%				80%	
RMA monitoring and compliance	50%				50%	
Building consents					100%	
Public nuisance, health, and noise	100%					
Safe and sanitary buildings	100%					
Alcohol	25%				75%	
Safe food	25%				75%	
Animal Control -Dog control	20%				80%	
Stock control	10%				90%	
<b>Community Facilities and Services</b>						
Council facilities	85%				15%	
Cemeteries	80%				20%	
Senior Housing	20%				80%	
Libraries	100%					
Campgrounds					100%	
Camping areas	90%				10%	
Investment properties					100%	
Community development	100%					
Economic development	20%		80% (Capital)			
<b>Solid Waste and Recycling</b>						
Waste collection	10%			90%		
Closed landfill	100%					
Transfer stations	10%				90%	
Recycling				100%		
<b>Land Transport</b>						
Roading	20%		50% (Capital)	30%		Waka Kotahi subsidy
Footpaths	10%		90% (Capital)			
Cycle trails and cycleways	100%					
<b>Stormwater Management</b>	10%		90% (Capital)			
Stormwater Management	10%		90% (Capital)			
<b>Water Supply</b>						
Treatment and supply				100%		
Water races			100% (Land)			
<b>Sewerage</b>						
Reticulation				100%		
Treatment	20%			80%		

**Table 1** above shows the degree to which each funding source is used to fund operating costs in relation to each activity to be funded, as required by section 101(3)(a) of the LGA. The ranges in **Table 1** are expressed as a percentage of the revenue budgeted to fund each activity and are indicative only. They may change over time because of changes in expenditure requirements. Actual funding sources may differ from the budgeted funding sources.

Capital expenditure for the following activities will be funded from the tools set out in **Table 2** below. The allocation between the various tools will be based on the type or expenditure and the available funds.

Activity	Tools to be used
Dog control	Loans, reserves, and general rates
Council facilities	Loans, reserves, financial contributions, grants and subsidies, and general rates
Cemeteries	General rates, fees & charges, grants & subsidies, loans & reserves
Senior Housing	General rates, fees & charges, grants & subsidies, loans & reserves
Libraries	General rates, fees & charges, grants & subsidies, reserves
Campgrounds	Fees & charges, reserves
Camping areas	General rates, fees & charges, grants & subsidies, reserves
Transfer station	General rates, fees & charges, loans, and reserves
Land Transport	General rate, targeted differential rate, fees & charges, grants & subsidies, financial contributions, loans & reserves
Stormwater	Targeted differential rate, fees & charges, financial contributions, loans & reserves
Water supply	Targeted differential rate, fees & charges, financial contributions, loans & reserves
Sewerage	Targeted differential rate, fees & charges, financial contributions, loans & reserves

The Council does not currently intend to use lump sum contributions nor development contributions under the Local Government Act 2002

## 5. Second Step Considerations

This step requires the Council to consider the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural wellbeing of the community. This second step requires consideration once the first step is completed and this is at the whole of Council level rather than at the activity level.

## 5.1. Capital Value

Having considered the overall rating impacts across both groups of ratepayers and individual properties, the Council will apply capital value (over land value) to general rates because in its opinion capital value represents a greater degree of use of Council's services. It also reflects a better correlation to ability to pay than land value. No system is ideal, however on balance Council believes that capital value has more benefits than land value.

## 5.2. Use of the Uniform Annual General Charge lever

The Council considered the impacts of rates on all groups of properties and including high value properties (those properties with a significantly greater than the average value) which generally pay significant rates and the use of a fixed (uniform) rate reduces the higher value properties but increase rates lower value properties. The greater the property value from the average the greater the impact. Therefore, the Council considers that the Uniform Annual General Charge (UAGC) should be between 20% and 30% based on the Local Government (Rating) Act 2002. The rationale for this approach includes that the benefit of almost all Council services and activities accrues to all properties equally, therefore Council considers all properties should contribute a relatively similar level regardless of the value of their property.

## 5.3. Cultural Wellbeing and Te Ture Whenua Māori Act (1993)

The Council will promote the retention of Māori land in the hands of its owners, their whanau, and their hapu; and to protect wahi tapu; and to facilitate the occupation, development, and utilization of that land for the benefit of its owners, their whanau, and their hapu. It will do this by way of rates remission on Māori Freehold Land that is not used, and it will also offer rates remission to general land that is owned by Māori, where that land and its ownership is the same in nature as Māori Freehold Land but has not been registered with the Māori Land Court. By the same in nature, the Council considers that multiple owners/trustees and the owners/trustees cannot be easily held liable for payment of rates (in the same manner as Māori Freehold Land).

## 6. Policy Statement

Operating costs are the everyday spending on Council activities. This includes contributions to the wear and tear on assets used (depreciation), interest charged on borrowing for capital projects and overheads.

### 6.1. User Charges

User charges are applied to services where it is identified there is a benefit to an individual or group, or directly attributable cost. User charges are a broad group of fees charged directly to an individual or entity including but not limited to: hire, rent, lease, licences for

land and buildings, permits, regulatory charges, fines and penalties, connection fees, disposal fees, planning and consent fees, statutory charges, harbour, and landing fees.

The price of the service is based on a number of factors, including but not limited to:

- » The cost of providing the service.
- » The estimate of the users' private benefit from using the service.
- » The impact of cost to encourage/discourage behaviours.
- » The impact of cost on demand for the service.
- » Market pricing, including comparability with other councils.
- » The impact of rates subsidies if competing with local businesses.
- » Cost and efficiency of collection mechanisms.
- » The impact of affordability on users.
- » Statutory limits.
- » Other matters as determined by the Council.

The ability to charge user charges is limited by various statutes and regulations. As a general rule, fees for statutory functions should be set at no more than the cost of providing the service. In some cases, legislation sets the fees at a level that is below cost and in other cases, where provided by legislation (such as the Waste Minimisation Act 2008) fees may be set at greater than the cost of providing the service. It is appropriate to incorporate overhead costs when determining the cost of providing a service.

## 6.2. Fees and charges

Fees and charges may be set at any time and are reviewed annually. A list of current fees and charges is maintained on our website.

Revenue from user charges is generally allocated to the activity which generates the revenue.

## 6.3. Grants, Sponsorship, Subsidies and Other Income

Grants, sponsorship, and subsidies are used where they are available. Many of these types of income are regular and predictable and can be budgeted for (for example Waka Kotahi roading subsidy). Some other types are unexpected or unpredictable and may not be able to be prudently budgeted (such as Provincial Growth Fund funding, reparation payments, civil defence and other reimbursements, legal settlements, and insurance claims). These are applied as they arise to the corresponding activity or project.

#### 6.4. Investment Income and Proceeds from the Sale of Assets

The Council's approach to investments is documented in the Investment and Liability Management Policies. These investments generate income such as dividends, interest, and rents.

#### 6.5. Development Contributions, Financial Contributions and Lump Sum Contributions

Development, financial, and lump sum contributions, relating to resource consents are collected and placed in a reserve fund. The use of this fund could include some operating costs. The Council does not currently take development contributions.

#### 6.6. Reserve Funds

Reserve funds are used for the purposes that they were created. Reserve funds may be used to meet operating costs if the expenditure is consistent with the purpose of the fund.

#### 6.7. Borrowing

The Council's approach to borrowing is documented in the Liability Management Policy. The Council generally plans to fund all cash operating costs from sources other than borrowing but may in specific circumstances, where it determines it is prudent to do so, fund some operating costs from borrowing.



## Appendix I - Funding Needs Analysis

Activity	Considerations required by Section 101 (3) (a)					Proposed allocation		Rationale	Proposed Funding Sources	
	Community Outcome	User/beneficiary pays principle	Intergenerational equity principle	Exacerbator pays	Costs and benefits	Whole district	Part or individuals		Operational	Capital
<b>Governance</b>										
Governance	Social	Very low	Nil	Low	Low	100%	0%	All rate payers and residents have the ability to benefit from this activity	General rate	Nil
<b>Finance and Corporate Support</b>										
Communications	Social	Low	Nil	Low	Nil	100%	0%	All rate payers and residents have the opportunity to be informed and understand council activities	General rates and fees & charges for LGOIMA	Nil
Emergency management and civil defence	Social	Nil	Nil	Nil	Low	100%	0%	All people benefit from having civil defence and emergency management plans	General rate	Nil
<b>Planning and Regulatory Services</b>										
District Plan (reviews and development)	Economic	Low	Medium	Medium	Nil	90%	10%	The District Plan provides certainty for the use of the land and therefore benefits the whole district. However, private plan changes usually benefit the individual.	General rate, borrowings for District Plan changes and fees & charges for recovery of private plan changes	Nil
Resource consent applications	Social	High	Low	Low	Low	20%	80%	As the primary benefactor is the applicant, however, pre-application guidance and some advice is provided by Council.	Fees & charges & general rates	Nil
Resource consent appeals	Social	High	Low	Low	Low	100%	0%	As the primary benefactor is the submitter and there is no legal ability to charge, recognising the court does have the ability to impose costs.	General rate	Nil
RMA monitoring and compliance	Social	Medium	Low	High	Low	50%	50%	The monitoring benefits the whole district, non compliance is not meeting conditions by the consent holder	General rate and fees & charges (enforcement penalties)	Nil
Building consents	Social	High	Low	Low	Low	0%	100%	The primary benefactor is the applicant and subsequent building owners.	Fees & charges	Nil
Public nuisance, health and noise	Social	Low	Nil	High	Medium	100%	0%	There is significant public benefit in provision of services, however, penalties should be applied to those who do not comply.	General rate and fees & charges (enforcement penalties)	Nil
Safe and sanitary buildings	Social	High	Nil	High	Medium	100%	0%	The owner/occupier has not taken the reasonable steps to keep the building safe and sanitary, however, there is no ability to recover those costs and therefore the general rate is the only funding source.	General rate	Nil
Animal Control Dog control	Social	Medium to high	Medium	High	Low	20%	80%	The activity is because individual dog owners are not controlled and therefore safe. By having this activity, enhances safety for whole community.	General rates and fees & charges (enforceable penalties)	Loans, reserves and general rates
Animal Control Stock control	Social	Medium	Low	Very High	Low	10%	90%	There is assurance that the stock will be secured.	General rates and fees & charges (enforceable penalties)	Nil
Alcohol	Social	Medium	Low	High	Low	25%	75%	Because enforcement and monitoring is required, those costs should be recovered from users where possible, however, there is a benefit to the whole district in having a safe and enforceable alcohol policy.	General rates and fees & charges (enforceable penalties)	Nil
Safe food	Social	Medium	Low	High	Low	25%	75%	Because enforcement and monitoring is required, those costs should be recovered from users where possible, however, there is a benefit to the whole district in having a safe and enforceable safe food policy.	General rates and fees & charges (enforceable penalties)	Nil

## Appendix I - Funding Needs Analysis

Activity	Considerations required by Section 101 (3) (a)					Proposed allocation		Rationale	Proposed Funding Sources	
	Community Outcome	User/beneficiary pays principle	Intergenerational equity principle	Exacerbator pays	Costs and benefits	Whole district	Part or individuals		Operational	Capital
<b>Community Facilities and Services</b>										
Council facilities	Social	Low	High	Low to medium	Medium	85%	15%	The whole of the district have the ability to use the facilities, therefore the majority of the district receive the benefit. There are some facilities that allow individual or exclusive use. There is an obligation to maintain heritage assets.	General rates and some fees & charges	Loans, reserves, financial contributions, grants and subsidies, and general rates
Cemeteries	Social	Medium	High	Low	Nil	80%	20%	The availability of a place of internment as does the heritage value. There is benefit to individuals in their ability to secure plots.	General rates, fees & charges, grants & subsidies	General rates, fees & charges, grants & subsidies, loans & reserves
Senior Housing	Social	High	High	Low to medium	Nil	20%	80%	The community have requested that we support this activity by the provision of affordable accommodation for people experiencing housing insecurity	General rates, fees & charges, grants & subsidies	General rates, fees & charges, grants & subsidies, loans & reserves
Libraries	Social	Medium	Low to medium	Low	Low	100%	0%	The library services provide holistic benefits across the whole of the district.	General rates, fees & charges, grants & subsidies	General rates, fees & charges, grants & subsidies, reserves
Campgrounds	Social	High	High	Low	Low	0%	100%	These are leased for commercial return.	Fees & charges	Fees & charges, reserves
Camping areas	Social	Medium	Medium to high	Low to medium	Low	90%	10%	The primary benefit is for the whole of the district however, there are flow on effects to the commercial sector as well as individuals using the facility.	General rates, fees & charges, grants & subsidies	General rates, fees & charges, grants & subsidies, reserves
Investment Properties	Economic	High	High	Nil	Nil	0%	100%	The purpose of the commercial investment is to provide a return for the ratepayer.	Fees & charges	Fees & charges, reserves and loans
Community development	Social	Low	Low	Low	Low	100%	0%	The whole community benefits from community development.	General rates, grants & subsidies	Nil
Economic development	Economic	Low	Low	Low	Low	20%	80%	There are three distinct groups that benefit from economic development: the whole district, all commercial enterprises, and targeted focus sectors.	General rates, differential targeted rates, grants & subsidies	Nil
<b>Solid waste and recycling</b>										
Waste collection	Environmental	High	Low	High	Low	10%	90%	The primary benefit is to the individual because of the convenience of waste collections, and contributes to a cleaner district.	General rates, differential targeted rates, fees & charges	Nil
Closed Landfill	Environmental	Nil	High	Low	Low	100%	0%	As these relate to a previous activity, Council cannot identify any beneficiary, therefore the whole district must pay for any subsequent costs.	General rates	General rates
Transfer stations	Environmental	High	High	Low	Low	10%	90%	The primary benefit for the users of the transfer station, however, there is a benefit for the whole district of the availability of the transfer station.	General rates, fees & charges	General rates, fees & charges, loans and reserves
Recycling	Environmental	High	Low	Medium	Low	0%	100%	The collection of recycling benefits the individual and the reuse of the materials, and the waste stream benefits the contractor.	Differential targeted rates, fees & charges Possible Grants & subsidies	Nil

## Appendix I - Funding Needs Analysis

Activity	Considerations required by Section 101 (3) (a)					Proposed allocation		Rationale	Proposed Funding Sources	
	Community Outcome	User/beneficiary pays principle	Intergenerational equity principle	Exacerbator pays	Costs and benefits	Whole district	Part or individuals		Operational	Capital
<b>Land Transport</b>										
Roading	Economic	High	High	Medium to high	Low	20%	80%	People predominately use the roads for personal or economic purposes, and the wider community benefit from the roading corridor (essential services).	General rate, targeted differential rate, fees & charges, grants & subsidies	General rate, targeted differential rate, fees & charges, grants & subsidies, financial contributions, loans & reserves
Footpaths	Social	Medium	High	Low	Low	10%	90%	Everyone has the ability to use footpaths.	General rate, targeted differential rate, fees & charges, grants & subsidies	General rate, targeted differential rate, fees & charges, grants & subsidies, financial contributions, loans & reserves
Cycle trails and cycleways	Social	High	High	Low	Low	100%	0%	Everyone benefits from cycling and walking activities that makes our roads and footpaths safer. This also contributes to recreational values.	General rate, grants & subsidies	General rate, fees & charges, grants & subsidies, financial contributions, loans & reserves
<b>Stormwater</b>										
Stormwater Management	Environmental	Medium	High	Low to medium	Low	10%	90%	While reticulated stormwater properties receive benefit, the whole district receives benefit and accessibility.	Differential targeted rate	Targeted differential rate, fees & charges, financial contributions, loans & reserves
<b>Water Supply</b>										
Treatment and supply	Social	High	High	Low to medium	Low	0%	100%	The user benefits from safe, clean and clear drinking water.	Differential targeted rate, fees & charges	Targeted differential rate, fees & charges, financial contributions, loans & reserves
Water races	Economic	High	High	Low to medium	Low	0%	100%	Provides stock water, high urban amenity and for urban stormwater	Differential targeted rate, fees & charges	Targeted differential rate, fees & charges, loans & reserves
<b>Sewerage</b>										
Reticulation	Social	High	High	Medium	Low	0%	100%	Individual benefits from waste water removal	Differential targeted rate, fees & charges	Targeted differential rate, fees & charges, financial contributions, loans & reserves
Treatment	Environmental	Medium to high	High	Low	Low	20%	80%	Everyone benefits from improving the whole environment	Differential targeted rate	Targeted differential rate, fees & charges, financial contributions, loans & reserves

## **Appendix 2 – Full set of Formal Consultation Submissions**



**COMPLETE**

001

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, September 17, 2023 8:33:09 PM  
**Last Modified:** Sunday, September 17, 2023 8:53:55 PM  
**Time Spent:** 00:20:46  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name **Kim Valencia**  
Address [Redacted]  
City/Town [Redacted]  
ZIP/Postal Code [Redacted]  
Email Address [Redacted]  
Phone Number [Redacted]

**Q2**

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

**Q3**

Do you have any further feedback on the draft Remission of Rates Policy?

No

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

No

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**Q5**

**Yes.**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

**Yes**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7**

Yes

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

Yes,

Comments:

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

Absolutely. Does the council have a separate policy consultation addressing the issues relating to short-stays, separate from this rates review? If so I would be most interested to participate.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Operators need to identify themselves and be required a permit to operate. Council should monitor short term accommodation webpages such as AirBnB, Bookabach, Booking.com for individuals who are renting out their properties or a portion of their property. This is to ensure that all operators are paying their fair share. Illegal operators should be fined appropriately penalties.

**Q10**

Respondent skipped this question

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

---

**Q11**

Respondent skipped this question

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

002

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, September 18, 2023 3:13:18 PM  
**Last Modified:** Monday, September 18, 2023 3:21:05 PM  
**Time Spent:** 00:07:46  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name Liljana  
Address [REDACTED]  
City/Town [REDACTED]  
ZIP/Postal Code [REDACTED]  
Email Address [REDACTED]

**Q2**

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

This makes no sense to be. Please explain

I don't support any postponement of rate payment to an exclusive cultural group.

---

**Q5**

**Yes.**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

**No**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7****No**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****Yes**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

Living alone Single person rates should be lower to reflect waste and water usage

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 003

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, September 18, 2023 4:49:54 PM  
**Last Modified:** Monday, September 18, 2023 6:32:00 PM  
**Time Spent:** 01:42:05  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name

**Ben and Georgie lutyens**

Address

[REDACTED]

City/Town

[REDACTED]

ZIP/Postal Code

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

**No,**

Comments:

Who funds recreational land? Council? Club?

### Q3

**Respondent skipped this question**

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

If it's a business, they should pay rates, like everyone else

---

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Yes,**

Comments:

Yes, we think. A, ) our rates are far too much . As we live on a large unproductive land of native bush. We appreciate the road being maintained most of the time. At present it's awful, and you cannot blame the weather. It needs to be fixed properly.

---

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes,**

Comments:

We live rural , foot paths are not part of our lives. Urban dwellers should be partly responsible.

---

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

Although we live out here, many other people use our roads, to head to the beach etc.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

You are grasping at straws to raise money. Many people have had to do air b&b, to help pay rates, insurance and general living.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

You sting us already . What are you going to propose next.

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

Yes, I am appalled on your proposals. That SWDC have miss managed our rates payers money for yrs.

---

**Q11**

**Yes**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

---





**COMPLETE**

004

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, September 18, 2023 6:27:01 PM  
**Last Modified:** Monday, September 18, 2023 6:39:51 PM  
**Time Spent:** 00:12:49  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name **Joanna Baldwin**  
Address [REDACTED]  
City/Town [REDACTED]  
ZIP/Postal Code [REDACTED]  
Email Address [REDACTED]  
Phone Number [REDACTED]

**Q2**

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

**No,**  
Comments:  
I think this should depend on fees charged for community to play the sport/activity. Associations running at a profit of XX should pay more in rates. Or they should show how this saved money directly benefits community members that may not be able to attend if fees were higher. Not all sports clubs are created with whole community access in mind.

**Q3**

**Respondent skipped this question**

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

---

**Q5**

Yes.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

Yes,

Comments:

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

As long as we all get footpaths (eventually). Many places considered urban don't have any footpaths and they have to mow rural size verges

**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****Yes**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration and fines if caught not registering

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

---



005

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, September 18, 2023 9:38:07 PM  
**Last Modified:** Monday, September 18, 2023 9:53:31 PM  
**Time Spent:** 00:15:24  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name **Donna Bennett**  
Address [Redacted]  
City/Town [Redacted]  
ZIP/Postal Code [Redacted]  
Email Address [Redacted]  
Phone Number [Redacted]

**Q2**

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

**No.,**

Comments:

This would effectively double the general rate.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Q6**

**No.,**

Comments:

We pay for rural road repairs and don't drive regularly on rural roads and still pay to repair them. Are rural ratepayers going to fund the rural roads as they drive trucks and tractors on them.

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Q7**

No

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

Yes

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

People should pay more water and sewerage charges the more toilets there are at a property. A 4 bedroom home that sleeps 6 people uses way more than a home with 2 people. Start looking at getting more income through the air bnb's than charging the people that live here and can't afford the most expensive rates.

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

---





**COMPLETE**

006

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, September 19, 2023 5:48:57 AM  
**Last Modified:** Tuesday, September 19, 2023 5:58:33 AM  
**Time Spent:** 00:09:35  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Indigo Freya
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

**Q2**

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

**No,**  
 Comments:  
 Perhaps a minimum of 50% with the option of higher discount based on how often it is in use/how many people are benefited.

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Good idea

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**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Yes.,**

Comments:

In principle but this must not come with a huge hike in cost to individuals.

---

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes**

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**Q7**

**Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

**No,**

**Comments:**

There may be people who rely on this income. It should be means tested. If run by multi-property owners then yes.

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

See above.

Fees for multiple property owners only.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

007

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, September 19, 2023 7:35:25 AM  
**Last Modified:** Tuesday, September 19, 2023 7:53:38 AM  
**Time Spent:** 00:18:13  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Sally Walker
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

**Q2**

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

**No,**

Comments:

This should remain at 50% due to the collective public benefit. Doubling this could mean that the most disadvantaged in our community will miss out on the benefits of using these facilities and being part of sports programs and groups

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

**No.,**

Comments:

It should remain based on land value

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Q6**

**No.,**

Comments:

This should be a bit fairer e.g rural rate payers also benefit from urban footpaths. I think it should be more 70% 30% or even 50% 50%

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

I do think council need to look at the sustainability long term of these roads that continue to erode due to climate issues. Perhaps an alternative solution other than repair is more economical long term?

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

Some Airbnb accommodation is a bedroom in someone's home that is used on the weekend to accommodate wedding guests. I think asking Airbnb providers to contribute would be wrong. Causing many to close leading to an even bigger shortage of accommodation. They are already taxed....the benefit they provide the community is balanced as it stands.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Leave it as it is. It should be a nationalised decision not a local one. They are already identified through their tax contributions with IRD.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**Yes**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, September 19, 2023 2:47:19 PM  
**Last Modified:** Tuesday, September 19, 2023 3:01:21 PM  
**Time Spent:** 00:14:01  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Grae Harrison</b>
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

**Q2**

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

**No,**  
 Comments:  
 That would mean an increase in membership fees and in a cost of living crisis would be a step too far for many families & individuals resulting in a loss of membership to clubs and organizations.

**Q3**

**Respondent skipped this question**

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Maori must be treated the same rating as a sports club or organization if it isn't already.

---

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

Strongly disagree with this statement. We need home owners to improve their homes to make them more sustainable. To tax them through a capital rating system is unfair and will lead to poorer community outcomes. What we need is more land available and less Council red tape to be able to build more sustainable homes.

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**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes**

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**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

I agree but only as a levy not additional rate grab through capital values

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

We do not have sufficient accommodation for example in Greytown. Taxing those Air BnB operators will just drive their business model underground. Greytown and Martinborough are weekend destinations mainly for leisure travellers and we need to encourage more leisure travellers to SW who will spend money in the towns. Not tax the small Air BnB operators.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Respondent skipped this question

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

I've found in the past that talking to a submission to previous SWDC Mayor & Councilors is a waste of time. Everything was pre determined and the previous admin were not interested in residents views.

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

009

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, September 19, 2023 6:38:18 PM  
**Last Modified:** Tuesday, September 19, 2023 6:55:05 PM  
**Time Spent:** 00:16:46  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Matt
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

**Q2**

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5****No.**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Q6****No,**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

Comments:

Rates should include mowing the berms, they're a mess.  
Rural ratepayers still use the footpaths.

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**No,**

Comments:

This is the opposite of the above, one rule for all not some.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

Short stay rentals already contribute to the economic development of South Wairarapa by providing just enough accommodation for the events that bring vital tourists and their \$\$ into our town. Without this tourism, the town would be nothing. Not only this, the majority of our guests are coming for local family events and are contributing greatly to the economy while they are here. We already pay a significant amount of rates for a short stay house that overall has less occupancy than a full time occupant therefore impacts the town services less. If this was enforced it would no longer be viable to provide accommodation given the rates are already so high, which would put pressure on an already stretched accommodation market. We would also not rent this property, as that is even less viable.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

None as this shouldn't be implemented. If you did, you'll need operational policy and service design to ensure its implemented well.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

010

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, September 19, 2023 7:41:06 PM  
**Last Modified:** Tuesday, September 19, 2023 7:47:09 PM  
**Time Spent:** 00:06:02  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name **Jocelyn Konig**  
Address [Redacted]  
City/Town [Redacted]  
ZIP/Postal Code [Redacted]  
Email Address [Redacted]  
Phone Number [Redacted]

**Q2**

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

**No.,**

Comments:

So if a property is allowed to be run down that would mean less Rates to pay.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Q6**

**No**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**No,**

Comments:

Our Rates are high enough without more being added.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes**

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

Would joining up the three Councils in Wairarapa have any impact on this?

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, September 19, 2023 8:25:45 PM  
**Last Modified:** Tuesday, September 19, 2023 8:53:06 PM  
**Time Spent:** 00:27:20  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Pavel Alexandrov
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Why are two classes of citizens a thing?

---

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

I vehemently disagree with this blatant attempt at cash-grab by the council. Not only is it fundamentally punitive to every rate-payer, it will remove incentives to develop and improve properties - something that is already in a talking point across all of Wairarapa. There is nothing 'fair' with fleecing money from people who want to make their home a nicer place to live.

---

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**No,**

Comments:

I get zero benefit out of footpaths, however I can recognise their necessity and expected maintenance - and therefore believe on principle that we all should be contributing equally to the footpaths upkeep. It would be far preferable if the council instead looked at blatant waste of funding which created a net negative impact for the community, such as the ugly fence-maze around the railway crossing on the main road through Featherston. Please look at what you are wasting funds instead, and stop wasting said funds.

---

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

I support this proposal on the same principled position as with the question above regarding footpaths.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

I don't believe it is council's job, position or responsibility to promote privately owned accommodation properties. I vehemently object to this as it would encourage the council to use legislation and regulations to their full ability to penalise ratepayers who have a granny flat or a sleepout in the back of their garage, that they rent out a couple of times a year. Before you say "this is not our intention, we all know it's going to happen. You know it's going to happen. We know that you know it's going to happen. Let's cut the crap.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

I recommend the council pull their heads in and figure out how to provide the best core services for the region at the lowest cost, instead of encroaching on people's properties and brainstorming how to squeeze milk more money from it's ratepayers.

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

I'm not sure who has it out for Featherston and South Wairarapa community in general, but whoever you are, please piss off to wherever you came from. This was the best place in New Zealand to live in - please stop trying to turn it into regulatory shithole or a laughing stock of the nation. We're already hurting with the speed limit changes on the highway, the rates hike you forced on people, and the overall uncertainty over all the further proposals that are going to turn this town into some urban sludge.

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

012

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, September 19, 2023 9:57:28 PM  
**Last Modified:** Tuesday, September 19, 2023 10:10:41 PM  
**Time Spent:** 00:13:13  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name **Jessie**  
Address [Redacted]  
City/Town [Redacted]  
ZIP/Postal Code [Redacted]  
Email Address [Redacted]  
Phone Number [Redacted]

**Q2**

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

No.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

No

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****Yes**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

A number of nights per year to be considered so not to tie up people who just put their house or holiday home up for rent infrequently. Match it to the ird number of nights before the income needs to be declared (100?).  
Self identify.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**Do you believe that dwellings used for short stay accommodation be included in the economic development rate?**

Tourism in the district uses the development targeted rate by the Council to promote the region, the activities, and events. This is paid for by commercial and industrial properties.

Tourism in this region grew thanks to the main industry that it promotes. The wine industry. But a place can grow grapes and make wine yet not have tourism industry if the location does not have ready places for people to stay in short term. Council can promote music events, round the vine events, whatever it may do, if there is no place to stay the night, there is little chance tourists would want to travel over the hill and be here for the day.

These short-term accommodations have allowed the industry to grow. The guest staying in these accommodations have contributed to the growth of the town. Do you think P and K will grow this big if not for the guests that come and buy from them? Do you think Runholder would have been built if their management knows that people can't come to the region as they don't have places to stay? Do you think the Chinese investors from Luna would buy the vineyards if he knew there was less people staying the night and eat in the restaurant? Would we have nice boutiques, cheese shops, cafes, if the owners know that there will be less people coming to town? Will boutique wineries who only sell from cellar doors even have buyers for their wines if not for these tourists?

If not for these short-term accommodations, this would continue to be a farming region, with no tourists. Tourism will not be a growing industry in this region.

These owners should be thanked by Council for allowing people to stay in their homes. These short-term accommodation owners are mom and dads who want to supplement their income. They are already paying for extremely high rates. The extra income can help them with this. That's more than enough contribution to the town's operation. Instead, Council is clipping the ticket.

I see this town like a plant. The short-term accommodation is the root. It allows water or tourists to travel to town. The leaves are the big business, the fruit is the money. Then someone comes along, Council, picks the money without even as so much thinking about the roots.

When will this council be self-sufficient? Why does it have its hand out all the time when it needs money? Why can it not set up its own business to help run the region instead of taking money from peoples pocket every time it needs it? That is really disturbing and embarrassing. Had I known that this council kills the goose that lays the golden eggs, I would not have even considered living here.

By the way, how you word your question is deceptive. You use the word **included**. Why don't you just come out and say contribute or pay towards the economic development rate rather than be sneaky and use a word to hide your intention? You could include yourself by paying towards or getting paid for. Do you want to pay the short-term accommodation owners for bringing people in and growing the tourism industry?

**So NO, I do not want to pay more money towards this fund. I am not earning mega bucks like big businesses and industries. It's only right that they are the main source of this fund as they are getting the bulk of the profit.**

**And NO, I do not want more red tape and more fees to tell you that my short-term accommodation exists. Stop clipping the ticket and getting commission from other people's business!**



**COMPLETE**

014

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, September 20, 2023 7:28:35 PM  
**Last Modified:** Wednesday, September 20, 2023 7:39:17 PM  
**Time Spent:** 00:10:41  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name **Graeme Locke**  
Address [Redacted]  
City/Town [Redacted]  
ZIP/Postal Code [Redacted]  
Email Address [Redacted]  
Phone Number [Redacted]

**Q2**

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

No.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

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**Q6**

Yes

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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**Q7**

Yes

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

Yes,

Comments:

Yes only fair to the accommodation providers who pay this rate now

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration in the same way we collect dog registration etc could ultimately be cross checked through websites

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 015

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, September 20, 2023 10:08:17 PM  
**Last Modified:** Wednesday, September 20, 2023 10:24:57 PM  
**Time Spent:** 00:16:39  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name: Neal goodall  
 Address: [Redacted]  
 City/Town: [Redacted]  
 Email Address: [Redacted]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

### Q4

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

Revenue and Financing Policy  
 Capital Value or Land Value?  
 Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value.  
 What is the difference between capital value and land value?  
 Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land.  
 Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

Why should neighbours on similar sized plots pay different rates if one has the money to upgrade their property and the other let's theirs degrade. Should be based on services used.

**Q6**

Who should pay for footpaths?  
 Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally.  
 Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes**

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund?  
 Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process.  
 This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**No,**

Comments:

While everyone uses rural roads at some point. Rural rate payers use them far more so should bare a higher percentage of the cost

**Q8**

**Yes**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

---

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

License them.

---

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

016

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, September 22, 2023 9:11:41 AM  
**Last Modified:** Friday, September 22, 2023 9:25:42 AM  
**Time Spent:** 00:14:01  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name **Carol & Ron McNaught**  
Address [Redacted]  
City/Town [Redacted]  
ZIP/Postal Code [Redacted]  
Email Address [Redacted]

**Q2**

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

I support the policy

**Q5**

Revenue and Financing Policy  
 Capital Value or Land Value?  
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 What is the difference between capital value and land value?  
 Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land.  
 Do you agree with Council's proposal to change the general rate to capital value from land value?

Yes,

Comments:

We are disappointed that this would probably not lead to a reduction in our rates given that our home is modest, however we agree with the principle and proposed change.

**Q6**

Who should pay for footpaths?  
 Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally.  
 Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

Yes

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund?  
 Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process.  
 This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

Yes

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes,**

Comments:

Most definitely support this change and note that several investment properties around us are unavailable for long-term rental due to Airbnb being a more profitable model. This therefore is a disbenefit to the community as a whole, despite economic benefit to those other local commercial entities who benefit from visitors. Also note that those who are unable to find a long term rental are younger people, families etc and we consider a imbalance in communities relative age structure is undesirable for future wellbeing of the community as a whole and inequitable. Note that we don't consider this rate should apply to those who rent out accommodation within their own home. This probably sound like a bit of a rant but we encounter many who can't find homes to live in locally. We think that those who benefit most, is short-term accommodation providers owe the community more to offset the impact.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration, don't rely on self-identification.

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

Nil. We appreciate this is complex.

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.





**COMPLETE**

017

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, September 25, 2023 7:59:45 AM  
**Last Modified:** Monday, September 25, 2023 8:35:13 AM  
**Time Spent:** 00:35:27  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Stuart Campbell</b>
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

**Q2**

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
 Comments:  
 I support the status quo on this.

**Q3**

Do you have any further feedback on the draft Remission of Rates Policy?

N/A

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

This rating system discourages improving ones property. I have experience of renovating my residence in Wellington where our rates doubled after the renovation and yet we used no more council services or consumed no more resources.

**Q6**

**Yes**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

All ratepayers utilise all roads in the district. It would be very difficult to make the case that an urban ratepayer never benefitted from using rural roads hence should contribute towards them.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes**

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Self Registration with no fee, and fee based for those who do not register - identification via AirBNB, Book A Bach etc. Basically if these places are running as a business then should be rated accordingly.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

018

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, September 25, 2023 11:38:38 AM  
**Last Modified:** Monday, September 25, 2023 11:42:12 AM  
**Time Spent:** 00:03:33  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name **Emma Cameron**  
Address [REDACTED]  
City/Town [REDACTED]  
ZIP/Postal Code [REDACTED]  
Email Address [REDACTED]  
Phone Number [REDACTED]

**Q2**

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Do you have any further feedback on the draft Remission of Rates Policy?

No

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

They should be 50% remittance if using council facilities

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**Q5**

**Yes.**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

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**Q6**

**Yes**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****Yes**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, September 25, 2023 2:35:52 PM  
**Last Modified:** Monday, September 25, 2023 2:46:51 PM  
**Time Spent:** 00:10:58  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name **S K Brailey**  
Address [REDACTED]  
City/Town [REDACTED]  
ZIP/Postal Code [REDACTED]  
Email Address [REDACTED]  
Phone Number [REDACTED]

### Q2

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

No.,

Comments:

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

Have you considered charging based on property use. For example Airbnb and holiday rentals v owner occupied.

**Q6**

No

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Q7**

Yes

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

Yes,

Comments:  
ABSOLUTELY!

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Self-identification and search of holiday rental sites (with owners required to confirm. If they didn't self-identify then they pay a penalty to cover admin costs.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 020

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, September 25, 2023 2:43:28 PM  
**Last Modified:** Monday, September 25, 2023 2:51:37 PM  
**Time Spent:** 00:08:09  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Andrea Gemmell</b>
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

Yes.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

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**Q6**

No

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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**Q7****Yes**

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**Q8****Yes**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9****Respondent skipped this question**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 021

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, September 26, 2023 1:44:11 PM  
**Last Modified:** Tuesday, September 26, 2023 6:14:48 PM  
**Time Spent:** 04:30:36  
**IP Address:** 115.189.132.29

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Page 1: Statement of Proposal

## Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Louise Lyster
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

---

## Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

No,

Comments:

The RR policy must apply equally to everyone who meets the criteria. RR is a subsidy paid by the Council to the affected ratepayer. The policy must link the subsidy to a specific objective/community outcome (LG Rating Act 2002 s86). Either subsidise all community groups equally by applying RR policy to: o all land used by [groups of people] for [non-gambling] games or sports and for any branch of the arts (LG Rating Act 2002 sched 1, part 2 land) and o all land used by [groups of people] for activities that meet the criteria of "known benefits to community wellbeing" and "not for profit" Or the Council could lease the land from the affected ratepayer -then all community/sports would fit within the 100% non-rateable criteria (LG Rating Act 2002 sched 1). The SoP confuses two rating processes: rates remission/non-rateable land. There has been no advice from Council officers on amendments to this policy. if advice exists, it should be made available to the public. It would be preferable if elected members used community consultation to focus on issues that had a significant financial impact on the wider ratepayer base. This issue affects one ratepayer.

## Q3

Do you have any further feedback on the draft Remission of Rates Policy?

RR policy - No objective/community outcome given for rates remission on land subject to coastal erosion or designated as culturally significant.

Legal requirement to link subsidy to objective/community outcome (LG Rating Act 2002 s86). Draft the policy and then consult with the community.

Note: there are other tools available to alleviate financial hardship on private landowners:

- CV revaluation if land value is affected by culturally significant sites/coastal erosion (Council officers not equipped to make valuation decisions).
- o Private landowners can take steps to make the affected land non-rateable.

There has been no advice from Council officers on amendments to this policy. If advice exists, it should be made available to the public.

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Rates Remission for land in private ownership MUST be treated under the general policy for Rates Remission.

See comments on question 3.

There has been no public discussion or advice from Council officers on amendments to this policy.

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**Q5**

Revenue and Financing Policy  
 Capital Value or Land Value?  
 Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value.  
 What is the difference between capital value and land value?  
 Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land.  
 Do you agree with Council's proposal to change the general rate to capital value from land value?

**Yes.,**

Comments:

After saying that capital value is fairer than land value, (because it represents a better correlation to the ability to pay) Council largely ignores this principle when allocating costs for infrastructure. The Revenue and Financing Policy creates perverse results for social, economic and environmental outcomes that are the key drivers of this policy. The council has not provided any information on how these drivers impacted on the decision process. One example: The incomes of permanent SW residents are very low. The number of properties that are not the primary residence of the ratepayer and the number of high-value residential properties are both indicators of a group of ratepayers who have the financial ability to pay more than the average worker or superannuitant surviving on a benefit. The policy encourages our permanent residents to move out of the District (just look at water rates in Carterton and Masterton). It creates 'rural sprawl' as residents are incentivised to move out of the towns and avoid high infrastructure costs. Other the last 40 years other Councils have used development and lump sum contributions to ease the burden of high infrastructure costs on urban residents. Why not this Council? Unfortunately, there are a group of residents whose annual rates bill is significantly higher than their house insurance bill. Maybe the RR policy could use this as objective criteria for affordability/financial hardship? Our ratepayer base is too small to allocate costs based on rural/urban benefits. Do what other Councils do - recognise that rates are not a payment for services provided. The only fair solution is to charge on property and allocate rates based on CV. Stating a principle without applying it to your decision-making makes for bad decision-making. Like saying you basing decisions on 'ability to pay' but then only lowering or remitting rates for owners of 'higher than average value properties'. There will be a separate document to expand on the circular reasoning used for allocating infrastructure costs. There has been no advice from Council officers on the impacts of this proposal. If advice exists, it should be made available to the public.

**Q6**

Who should pay for footpaths?Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally.Do you agree with Councils proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**No,**

Comments:

Footpaths are infrastructure. Other Councils don't treat footpaths as having an identifiable urban/rural benefit. Develop a policy for footpath maintenance/renewals – uniform rate across the district. New footpaths, cycleways – development levy/lump sum/targeted rate – then consult as part of LTP. It would be preferable if elected members used community consultation to focus on issues that had a significant financial impact on the wider ratepayer base.

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund?Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process.This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**No,**

Comments:

Good idea in principle - draft the policy and then consult. Put a limit on size reserve fund, Limit to cover emergencies when CEO needs to respond urgently.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

The costs of supporting economic development should be rated on CV. Historically, economic development has seen comparative land values increase at a higher rate than incomes - this supports a value-based rate. The District's gdp comes from tourism, construction, hospitality (and, in the future, climate adaptation). Economic development is already taxed by GWRC- why create a separate fund for tourism?

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**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Really? too small amount to bother with admin involved in creating a targeted rate.

It would be preferable if elected members used community consultation to focus on issues that had a significant financial impact on the wider ratepayer base.

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**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

My main issue is how rates are allocated across the community. The ratepayer base is too small and too interdependent to say "Rural - you pay a value-based rate for the unsubsidised portion of the roading bill, Commercial - you pay a value-based rate for economic development, Urban - sorry, we have to split the unsubsidised cost of water/sewerage as a fixed rate because otherwise it would be unfair on some people who live in very expensive houses".

Having decided not to charge a development levy or lump sum contribution to fund 3Waters over the last 40 years, it is unfair to make 3Waters a user-pays system now. Fairness requires the Council to introduce development/lump sum contributions and allocate costs of capital investment across the wider district.

Yes, it might increase the rates bill for ratepayers with "higher-than-average value properties but that is what a fair rating system is designed to do.

Has there been no advice from Council officers on the impacts of allocating infrastructure costs on a district-wide basis? If advice exists, it should be made available to the public.

It would be fairer to share all infrastructure costs across all ratepayers using CV then use a flat rate for 3waters. Council says it is unfair to use CV on high-value urban properties. This statement ignores the appalling impact a fixed rate has on people who live in lower-value properties.

What information did the Council use to make this decision? What is the impact of using CV on urban residential properties that are 3 x the value of the lower value properties referred to in the Rates Example?

It is the residents of lower-value properties who would benefit most from rates relief, not the relatively privileged people who live in high-value homes.

If the Council adopt a fixed rate for infrastructure costs, it should provide rates remission for people who can demonstrate financial hardship by having a rates bill that is higher than their house insurance bill.

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**Q11**

**Yes**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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## SWDC Revenue and Finance Policy – Statement of Proposal

Submission in support of online submission

Louise Lyster

12 October 2023

### A Funding for 3 Waters Infrastructure

1. This submission expands on my answer to Q3.1a in my online submission sent on 26 September 2023 (copy attached).
2. Council proposes that 3 Waters infrastructure should be funded only by those ratepayers who can directly access the services (the “direct beneficiaries”). To say that direct beneficiaries should fund 3 Waters infrastructure because they are direct beneficiaries is circular reasoning. We need to dig a little deeper to understand the problem with this approach.
3. Of course, the direct beneficiary/user pays principle should apply to the *direct* costs of delivering the “service”. For example, the supply of water service is described on Council’s website:

“Residents pay an annual charge in their rates for the extraction, treatment and delivery of water to their property. There is a threshold of 350 cubic metres per household above which incurs an additional charge of \$1.84 per cubic metre. Most water connections are metered so we can monitor our water consumption and track leaks more easily.”

4. The Statement of Proposal contains conflicting statements on how operating and capital expenditures for 3Waters will be funded: see summary of tools at pages 27-28 and appendix 1 of the SoP, which refers to differential and Targeted Rates. When the SoP is read with the Long-Term Plan and the Rates Examples, it appears that direct beneficiaries will pay a Targeted Annual Rate to fund:
  - 100% of the operating and capital expenditure for water treatment and supply (getting water to the household gate).
  - 100% operating and capital expenditure for sewerage reticulation (getting it to the treatment centre).
  - 80 % of sewerage treatment (with the remaining 20% being a General Rate for all ratepayers)

Note 1: Significant borrowing is planned in the LTP.

It appears that direct beneficiaries will pay 100% of borrowing costs (even though the asset life is greater than the borrowing term of 30 years).

Note2: Reserves

It appears that direct beneficiaries will build up reserve for loan repayment (even though the asset life is greater than the borrowing term).

Note3: Subsidies from central government.

Currently, there is no taxpayer subsidy for 3 Waters.



## B What rating tools are available for 3 Waters infrastructure?

5. Council must consider four principles when deciding the most appropriate funding tools for 3 Waters.
  - Community Outcomes
  - Beneficiary Pays (General Rate vs Targeted Rate)
  - Intergenerational Equity
  - Exacerbator Pays

6. The Statement of Proposal explains how Council applied those principles:

Where Council activities have a benefit to the whole district, they are funded through General Rates. Where Council activities are considered to benefit a group of ratepayers, they are funded through Targeted Rates charged to those ratepayers. In some cases, activities are considered to have some level of benefit to the whole district, but particularly to a group of ratepayers. In these cases, a proportion of the activity is funded through General Rates and the remainder through the Targeted Rate. The R&F policy sets out the proportions of each activity that, once income from fees and charges have been applied, are funded from General Rates and the proportion from Targeted Rates. These proportions have been reviewed by Council and can be seen in the draft policy.

7. It appears from this statement that Council focused only on the Beneficiary Pays principle. The legislation requires the Council to consider all principles; no one principle is more important than any other.
8. It is unclear to me how Council came to reject other potential funding sources. The Revenue and Financing Policy describes the four principles, and the Funding Needs Analysis (FNA) describes the outcome. No written advice from Council officers and no record of public meetings have been made available for ratepayers to understand how these decisions were made.
9. In the absence of publicly available information, I need to assume that Council either rejected other funding sources, or knew that the funding source was unavailable. Below, is a list of other rating tools and how they could apply to 3 Waters.

### Water Charges (direct beneficiary principle)

- For years Council has discussed using water charges. Water charges are an accurate 'user pays' system that allows users to manage cost/consumption by monitoring water use. Not currently proposed.
- Instead, each user currently pays \$1038 per year for 350 cubic metres regardless of use. The 350 cubic metre threshold (a little under 1000 litres per day) appears to be based on the average use of a four-person household.
- Council could consider lowering the threshold to the actual SWDC demographic (a 2- person household) and apply metered water charges as an additional funding source.

### Differential rate (direct beneficiary principle)

- Appears that Council has this under consideration (page 3 of SoP and appendix 1).
- On the direct beneficiary principle, this could result in residential users paying less than commercial, industrial, horticultural, and accommodation providers. The rationale for this approach is that they are high users, can expense the cost, and can pass on charge to customers.

- Applying metered Water Charges could achieve the same result and give high- users control over the cost and consumption of water.

General Rate (community outcomes/exacerbator pays principles)

- Council proposes a General Rate for other infrastructure – roads, footpaths and cycleways - but not for 3 Waters infrastructure. 3 Waters capital expenditure funds infrastructure, so you have to ask why a General Rate is not being proposed?
- Historic underinvestment has exacerbated the need for investment now. It results in the current generation playing catch-up and paying it forward.

10. The direct beneficiary principle can only be taken so far before you get an absurd result. For example:

A rural household gets a direct benefit from having to a town water supply they can access during a drought. They get a direct benefit from emptying septic tanks into the town wastewater system

Relying solely on the direct beneficiary principle would have the rural household paying the same rate for the ‘water service’ as a daily user without the daily convenience that a reticulated service provides. The absurdity of this result underscores the need for Council to:

- Separate the “service” component from the “infrastructure” component of the 3 Waters rate.
- Apply all four principles in deciding on the funding mix for infrastructure.

11. Just because you can identify a class of direct beneficiaries does not mean that the ‘cost of investing in infrastructure’ should be funded by the direct beneficiaries.

C Why is Council treating 3 Waters capital expenditure differently from other infrastructure?

12. How Council proposes to pay for Roading capex:

- 50% of the cost is subsidised by Waka Kotahi from income tax and petrol taxes.
- The balance:
  - i. All ratepayers pay an amount based on the capital value of their properties (a General Rate) and
  - ii. Rural ratepayers will contribute an extra amount based on the capital value of their properties (a Targeted Rate).

13. How Council proposes to pay for the Infrastructure Resilience Fund:

- All ratepayers pay an amount based on the capital value of their properties (a General Rate)

14. How Council proposes to pay for the 3 Waters capex:

- Those properties able to connect to the service will pay a fixed amount, currently around \$2,000 per year (a Targeted Annual Rate – a fixed amount not based on capital value).
- Future financial and development contributions from urban development?

15. Applying different rating tools to the same activity – funding infrastructure – demonstrates an inconsistency in Council’s decision-making process.

16. The Long Term Plan explains how 3 Waters infrastructure is integral to community outcomes. See also the Wellington Regional Standard for Water Services (December 2021 Version 3.0), which provides a simple graphic to illustrate this point (Figure 3.1, page 14).
17. In my submission, the proposed policy needs to differentiate the 'service' component' of 3 Waters from the other community outcomes. It is irrational to categorise funding decisions solely on a direct beneficiary principle. Nor should we divide up the rates bill based on some urban/rural/commercial divide. The Long Term Plan (LTP) promotes the South Wairarapa as 'being a town and country lifestyle choice' (page 50). That 'one community' principle needs to be reflected in the Revenue and Financing Policy.

## D The Elephant in the Room

18. The 'elephant in the room' is how Council/the community will pay for the massive borrowing now required to upgrade the water and waste infrastructure and respond to the impacts of climate change and natural disasters.
19. The Long Term Plan documents explain how the current direct beneficiaries of 3 Waters services are shouldering an intergenerational burden:
  - historic underinvestment results in high capital needs now, and
  - having to pay interest and fund the reserves on new assets that will last longer than the current borrowing term.

### Extract from Council's Financial Strategy:

- Long-term historic underinvestment in infrastructure in both Rooding and Water services mean this Long Term Plan will also focus heavily on investment in our critical infrastructure. Our failing water pipes require increased renewal investment in order to maintain service levels. Similarly, our rooding network requires increased investment to address a backlog of renewal and maintenance work.
  - Council raises and allocates debt on a project basis meaning the full cost of debt sits at the activity level it relates to. All long-term debt is interest only with interest costs funded from rates.
  - Funds are also collected and accumulated in a Reserve to ensure the principal portion of the loans can be repaid at the end of the life of the associated asset. Some large capital expenditure items have been funded through new debt in this LTP include: » Featherston Wastewater Treatment Plant » Smartmeters to be rolled out over three years » Purchase of land for open spaces » Martinborough water source.
  - The level of net debt is projected to increase from \$25M to a maximum of \$54M by Year 5 through Year 10
20. In my submission:
    - Council needs to explore alternatives so that the current generation of direct beneficiaries are not shouldering the burden of historic underinvestment and future borrowing for 3 Waters infrastructure.
    - An increase in development/financial contributions is appropriate for future urban zones. Land values increase from a change in rural/urban zoning – some of this increase in value can be used to fund the future cost of urban growth.
    - The DIA grant should be applied to future 3Waters infrastructure. The money is akin to a government subsidy; we urgently need funds.

E The impact of the Targeted Annual Rate on the community's current and future social, economic, environmental, and cultural wellbeing.

21. The submission timeframe and the lack of publicly available information prevent me from expanding my online submission. I submit that the Targeted Annual Rate of approximately \$2,000 per year for water/sewerage contributes significantly to financial hardship for some groups of ratepayers while being inconsequential for others.
22. A proportion of residential properties in this District are high-value second homes and investment properties. Some of these owners live overseas. Also, some of our District's residents have significant savings and don't have to worry about paying insurance and rates bills to keep a roof over their heads.
23. I suspect many of our residents would happily pay higher rates as they understand how tough it is for small businesses and people without the security of savings and investments.
24. A General Rate is fair, in my view, if the result is that one household living in a 'significantly above average' home has a \$3k rate increase while three households in lower value homes each pay \$1k less in rates and can then put the savings towards insuring their houses.
25. I would like to see the Remissions/Postponement policies expanded to manage financial hardship. It is ironic that Council is proposing a new remissions/compensation policy for private landowners without addressing affordability.

## Summary

- Water meter charges are the appropriate rating tool for the direct beneficiary component of 3 Waters. Until that happens, fairness requires reducing the current Targeted Annual Rate and introducing a General Rate based on capital value.
- A General Rate is appropriate for funding capital requirements and borrowing costs for 3 Waters infrastructure.
- An increase in development/financial contributions are appropriate for future urban zones. Land values increase from a change in rural/urban zoning – some of this increase in value can be used to fund the future cost of urban growth.
- The DIA grant could be applied to future 3Waters infrastructure. The grant is akin to a government subsidy and we have an urgent need for funds.

From: Louise Lyster

Date: 13 October 2023

## Attachment to Supplement

23-09-26 Rates Review -text of online Submission

Q1a 100% Remission of General Rates for all community games and sports grounds? No.

**The RR policy must apply equally to everyone who meets the criteria.**

**RR is a subsidy paid by the Council to the affected ratepayer. The policy must link the subsidy to a specific objective/community outcome (LG Rating Act 2002 s86).**

**Either subsidise all community groups equally by applying RR policy to:**

- o all land used by [groups of people] for [non-gambling] games or sports and for any branch of the arts (LG Rating Act 2002 sched 1, part 2 land) and**
- o all land used by [groups of people] for activities that meet the criteria of “known benefits to community wellbeing” and “not for profit”**

**Or the Council could lease the land from the affected ratepayer -then all community/sports would fit within the 100% non-rateable criteria (LG Rating Act 2002 sched 1).**

**The SoP confuses two rating processes: rates remission/non-rateable land.**

**There has been no advice from Council officers on amendments to this policy. If advice exists, it should be made available to the public.**

**It would be preferable if elected members used community consultation to focus on issues that had a significant financial impact on the wider ratepayer base. This issue affects one ratepayer.**

Q1b Rates remission for coastal erosion and for culturally significant land in private ownership - No

**RR policy - No objective/community outcome given for rates remission on land subject to coastal erosion or designated as culturally significant.**

**Legal requirement to link subsidy to objective/community outcome (LG Rating Act 2002 s86).**

**Draft the policy and then consult with the community. Note: there are other tools available to alleviate financial hardship on private landowners:**

- CV revaluation if land value is affected by culturally significant sites/coastal erosion (Council officers not equipped to make valuation decisions).**
- o Private landowners can take steps to make the affected land non-rateable.**

**There has been no advice from Council officers on amendments to this policy. If advice exists, it should be made available to the public.**

Q 2a Land designated as culturally significant under the District Plan.

**Rates Remission for culturally significant land MUST be treated under the general policy for Rates Remission.**

**See comments on question 3. There has been no public discussion or advice from Council officers on amendments to this policy.**

Q3.1a Capital Value vs Land Value

**After saying that capital value is fairer than land value, (because it represents a better correlation to the ability to pay) Council largely ignores this principle when allocating costs for infrastructure.**

**The Revenue and Financing Policy creates perverse results for social, economic and environmental outcomes that are the key drivers of this policy. The Council has not provided any information on how these drivers impacted on the decision process.**

**One example: The incomes of permanent SW residents are very low. The number of properties that are not the primary residence of the ratepayer and the number of high-value residential properties need to be considered as a group. They are both indicators of groups of ratepayers who have the financial ability to pay more than the average worker or superannuitant surviving on a benefit.**

**The policy encourages our permanent residents to move out of the District (just look at water rates in Carterton and Masterton). It creates 'rural sprawl' as residents are incentivised to move out of the towns and avoid high infrastructure costs.**

**Other the last 40 years other Councils have used development and lump sum contributions to ease the burden of high infrastructure costs on urban residents. Why not this Council?**

**Unfortunately, there are a group of residents whose annual rates bill is significantly higher than their house insurance bill. Maybe the RR policy could use this as objective criteria for affordability/financial hardship?**

**Our ratepayer base is too small to allocate costs based on rural/urban benefits. Do what other Councils do - recognise that rates are not a payment for services provided. The only fair solution is to charge on property and allocate rates based on CV.**

**Stating a principle without applying it to your decision-making makes for bad decision-making. Like saying you basing decisions on 'ability to pay' but then only lowering or remitting rates for owners of 'higher than average value properties'.**

**There will be a separate document to expand on the circular reasoning used for allocating infrastructure costs. There has been no advice from Council officers on the impacts of this proposal. If advice exists, it should be made available to the public.**

Q3.2a Do you agree that 90% of cost of footpaths should be paid by urban ratepayers and the remaining 10% by the District as a whole? No

Footpaths are infrastructure. Other Councils don't treat footpaths as having an identifiable urban/rural benefit.

Develop a policy for footpath maintenance/renewals – uniform rate across the district.

New footpaths, cycleways – development levy/lump sum/Targeted Rate – then consult as part of LTP.

It would be preferable if elected members used community consultation to focus on issues that had a significant financial impact on the wider ratepayer base.

Q3.3a Do you agree with proposal to create an Infrastructure Emergency Resilience Fund through Targeted Rate to all ratepayers? No

**Good idea in principle - draft the policy and then consult.**

**Put a limit on size reserve fund,  
Limit to cover emergencies when CEO needs to respond urgently.**

Q3.4a Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate? No

The costs of supporting economic development should be rated on CV. Historically, economic development has seen comparative land values increase at a higher rate than incomes - this supports a value-based rate.

Q3.4b How would you recommend that Council define and identify these dwellings, for example through self-identification or registrations (fees to cover admin costs)? No

Really? too small amount to bother with admin involved in creating a Targeted Rate. It would be preferable if elected members used community consultation to focus on issues that had a significant financial impact on the wider ratepayer base.

Q3.5 Do you have other feedback on the draft Revenue and Finance Policy?

**My main issue is how rates are allocated across the community. The ratepayer base is too small and too interdependent to say "Rural - you pay a value-based rate for the unsubsidised portion of the roading bill, Commercial - you pay a value-based rate for economic development, Urban - sorry, we have to split the unsubsidised cost of water/sewerage as a fixed rate because otherwise it would be unfair on some people who live in very expensive houses".**

**Having decided not to charge a development levy or lump sum contribution to fund 3Waters over the last 40 years, it is unfair to make 3Waters a user-pays system now. Fairness requires the Council to introduce development/lump sum contributions and allocate costs of capital investment across the wider district.**

**Yes, it might increase the rates bill for ratepayers with "higher-than-average value properties" but that is what a fair rating system is designed to do.**

**Has there been no advice from Council officers on the impacts of allocating infrastructure costs on a district-wide basis? If advice exists, it should be made available to the public.**

**It would be fairer to share all infrastructure costs across all ratepayers using CV then use a flat rate for 3waters. Council says it is unfair to use CV on high-value urban properties. This statement ignores the appalling impact a fixed rate has on people who live in lower-value properties.**

**What information did the Council use to make this decision? What is the impact of using CV on urban residential properties that are 3 x the value of the lower value properties referred to in the Rates example?**

**It is the residents of lower-value properties who would benefit most from rates relief, not the relatively privileged people who live in high-value homes.**

**If the Council adopt a fixed rate for infrastructure costs, it should provide rates remission for people who can demonstrate financial hardship by having a rates bill that is higher than their house insurance bill.**



## Executive Summary - Submission on Rates/Remission Louise Lyster

16 October 2023

1. I support the move from land values to capital values.
2. I oppose the Council's proposal that 3 Waters is funded solely by those households/businesses that can directly access the water/sewerage/stormwater "services" (the "direct beneficiaries"). [see section A of my submission].
3. The direct beneficiary principle should be limited to the *direct* costs of delivering the "services." I support the introduction of water charging (via meters). In the interim, the targeted rate for water supply should be reduced to the average quantity used by a 2-person household (the South Wairarapa demographic) with high water users billed for actual water use. [see paragraph 9].
4. 3 Waters is not just a "service". It is about investing in infrastructure, which is driven by the wider social, environmental, economic and cultural outcomes. [See sections B and D].
5. The Council proposes a General Rate to fund capital expenditure for other infrastructure. Why is the Council treating 3 Waters capex differently from other infrastructure? [See section C].
6. The elephant in the room - who will pay for 3 Waters capital expenditure when, unlike Roads, there is no government subsidy? The Council needs to explain why the current users of water/sewerage systems are being asked to shoulder the twin burdens of historical underinvestment and future borrowing for 3 Waters infrastructure. In my submission, the General Rate is the most appropriate rating tool for all infrastructure funding in the South Wairarapa District. [See section B and D]
7. A fair and consistent application of the legislation to developing the Revenue and Finance Policy/Long Term Plan could result in most ratepayers paying a greater share of the 'Rates Pie'. That could make the outcome of the rating process unpopular. But it does make for a fair and objective result and addresses affordability/financial agency issues. [see Section E and the online consultation form]
8. The DIA grant should be applied to future 3Waters infrastructure. It is akin to a subsidy, and we desperately need short-term rate relief [See paragraph 20]
9. In my submission, rates remission is not appropriate for coastal erosion and culturally significant land. Land revaluation, granting a legal covenant, abandoning land, and transferring land into public reserves are all options affected private landowners can use to reduce the rates burden. Rates remission is a subsidy, not a compensation system for the loss of development opportunity (see Question 1b of the online consultation document)
10. I would like to see more work around rates postponement (for high value/high equity residential properties) and a rates rebate made available to renters/landlords.



**COMPLETE**

# 022

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, September 27, 2023 8:53:31 AM  
**Last Modified:** Wednesday, September 27, 2023 9:16:44 AM  
**Time Spent:** 00:23:13  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Beks Hudson-Lowe</b>
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
 Comments:  
 Council does not have endless funds in reserve to be able to subsidise all sports groups. They need this source of income.

### Q3

Do you have any further feedback on the draft Remission of Rates Policy?

Respondent skipped this question

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

There should still be some contribution from the owners of bare land. The biggest change should be made to the policy so that council can charge more rates on properties that are allowed to go into a dangerous state of disrepair or are left in an uninhabitable state for more than 2 years. Rates on these properties should double each year until such a time that they are brought up to the building code and/or a healthy home standard.

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**No.,**

Comments:

Unless your property is located at least 30km away from the nearest council amenities you should still pay a share of footpaths. Our property is urban but have no footpaths in our street.

**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****Yes**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

They should be registered.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

023

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, September 27, 2023 7:35:00 PM  
**Last Modified:** Wednesday, September 27, 2023 8:00:00 PM  
**Time Spent:** 00:25:00  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Stephen Duncalf</b>
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

**Q2**

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
Comments:  
Smaller societies/associations who own land for use, may not be able to afford the increase and therefore may be forced to close and therefore less sporting or recreational facilities will be available within Martinborough/Featherston/Greytown!

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Does the same apply to lands of other cultural significance? If not, this could then be seen/classified as a racially motivated remission!

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

This is absolutely ridiculous! Ideally it should be a combination of both and yes this may be harder to implement but fairer. Example, a large land block (many Ha) with no facilities may be charge far more than an extremely small land block within the middle of Martinborough/Featherston/Greytown that has access to all modern facilities amenities etc. (mains water, sewage, hi-speed internet, bars, cafes, shops, streetlights etc., etc.). Just because you have a larger land block doesn't mean you have the money to pay more rates, and because that SWDC is mainly rural land blocks I can possibly see this as a quick 'landgrab' for money as there are possibly more value in charge by land than ratable value of properties, when most of these are limited in number.

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes,**

Comments:

Agree, urban areas within SWDC utilise these footpaths more, as well as tourists to the area who mainly want to visit the offerings from the urban areas rather than rural. Rural area would like footpaths, but realistic this isn't an option and would be extremely expensive to implement.

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

Sounds like a good idea. Would this also include a review of the bridge into Martinborough (SH53), this has been closed several times this year due to high river levels, is extremely narrow and basically a single lane bridge when tractors or large delivery trucks traverse across it.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes,**

Comments:

Agree with this, but the implementation and criteria may be hard to define and enforce. Having properties within SWDC owned by people outside of the area, who rent these out for profit are receiving high profits and paying very little into the local community and should be charged a premium. However, local residents who provide such facilities locally for additional income on their property/properties (so they can pay for the high local rates!), really shouldn't be charge as much or anything at all, unless they have a large number of these >2? The tourists are spending money which is great, and we really don't want to discourage.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

See main comments above.



**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

I would like to speak if required, as possible. However, your meetings are normally during the working day which is very hard for people who don't work locally as they're unable to get the time off, if you want people to have a say, I'd suggest you make these meetings in an evening after 6pm to ensure people can attend if required.

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**Q11**

**Yes**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 024

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, September 27, 2023 10:43:29 PM  
**Last Modified:** Wednesday, September 27, 2023 10:47:00 PM  
**Time Spent:** 00:03:30  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Donna Grewal
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

No.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

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**Q6**

No

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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**Q7****No**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****No**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9****Respondent skipped this question**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

025

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, September 28, 2023 10:14:42 AM  
**Last Modified:** Thursday, September 28, 2023 10:19:28 AM  
**Time Spent:** 00:04:45  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name **Steve Comfort**  
Address [Redacted]  
City/Town [Redacted]  
ZIP/Postal Code [Redacted]  
Email Address [Redacted]  
Phone Number [Redacted]

**Q2**

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Do you have any further feedback on the draft Remission of Rates Policy?

No

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

No

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**Q5**

Revenue and Financing Policy  
 Capital Value or Land Value?  
 Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value.  
 What is the difference between capital value and land value?  
 Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land.  
 Do you agree with Council's proposal to change the general rate to capital value from land value?

**Yes.,**

Comments:

Hi, I moved from Auckland in 2015 to the sunny , beautiful Wairarapa for a lifestyle change. I presently live in Carterton and am paying full rates on a residential house sited on land there. The big attraction to the Wairarapa was affordability but it certainly doesn't seem that way once I purchased Land in Greytown with intentions to save and build on it at some stage in the near future. I was shocked to see the rates have not come down but actually gone up on a piece of land rated at \$260k that will not be built on for some time still mainly due to circumstance changes and cost of living. There are a string of emails back and forth with SWDC from last year that gave me hope that the rates for landowners would be fairly revised and come down accordingly .However I cannot believe that we are still being rated based upon an unused section and paying now almost \$4000.00 a year when I'm not using water/ sewer or rubbish / recycling, reserves and amenities. Bare land means there is no one living on the land or using the facilities at this stage so these items should not be applicable or chargeable - surely ? What do I receive for the privilege of paying for : Refuse ? Reserves ? Water ? Sewer ? I understand that since this was brought up last year SWDC offered and I agreed to lock the water and sewer on my site and my reduced rates ( attached ) reflect this. But I'm sure it's fairly obvious that the Rates for section owners are still clearly wrong and it's really just taking advantage of section owners and as Councillors you must be able to see sense around this issue. Additionally I didn't even get a chance to vote in SWDC local elections last year . I don't get advised or know when any decisions are made around Local stuff etc as I obviously am not a living local resident at the moment - yet I'm paying rates as if I am . I've invested a lot of time and money into the Wairarapa since moving here and have worked in a senior management role with a strong local Building Company since 2016 so please understand I'm certainly not a keyboard warrior out to upset Councillors - But I do fight for fair! I understand the need for a Rates rise, but for fair reasons and not for services I don't use or cannot use on a bare piece of land.



**Q6**

**No**

Who should pay for footpaths?Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally.Do you agree with Councils proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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**Q7**

**Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund?Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process.This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

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**Q8**

Yes

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

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**Q9**

Respondent skipped this question

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

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**Q10**

Respondent skipped this question

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

Yes

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

026

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, September 29, 2023 1:14:08 PM  
**Last Modified:** Friday, September 29, 2023 2:30:57 PM  
**Time Spent:** 01:16:48  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Fiona Waller</b>
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

**Q2**

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**

Comments:

I believe these organisations need to contribute to general rates as even though they benefit the community they do make use of council services at a cost to the whole community whether or not you choose to make use of their services. There are also non-sport related community organisations e.g. Featherston Community Centre, which would not benefit from this change and that seems unfair.

**Q3**

Do you have any further feedback on the draft Remission of Rates Policy?

**Respondent skipped this question**

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

I don't know how it works now or fully understand the proposal so don't feel I can really comment on it.

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**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

I don't believe Capital Value is a fairer option. Capital Value is not just improvement value, it is fundamentally an indication of sales value which includes such variables as location, age and construction of dwellings along with views etc. There is absolutely no correlation between Capital Value and ability to pay, nor the consumption of council services. For example: a single pensioner with a property CV of \$900K has no more ability to pay than a family of 4, with income over \$120K, with a CV of \$600K - and the family in the lower CV property will probably be using far more services than a single occupant. Even if there was evidence of a correlation, I think the philosophy of setting rates based on a ratepayer's ability to pay is unfair and basically equates to a "wealth tax" which is not something the council should be subscribing to. The underlying philosophy for setting rates needs to remain as "user pays" and should not come down to how much a dwelling is worth. As you say, no system is ideal, but I believe using the Land Value will continue to provide as fairer base as possible.

---

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes,**

Comments:

I believe this makes sense as the vast majority of the benefit is to urban ratepayers.

---

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**No,**

Comments:

I understand the desire for an Infrastructure Emergency Resilience Fund however this should not be combined with the Rural Road Reserve or be levied equally across all ratepayers. The danger of this type of fund is that in a major event the first response will be to repair urban infrastructure (water, sewerage etc) as understandably that is what affects the majority of the ratepayers. However, this potentially results in very little, if any, funding available for the rural roads repairs and risks isolating rural communities at a time of emergency. I would expect there is a large disparity between what funding is required for Emergency Infrastructure repairs and what is required for Rural Road Reserve - with general infrastructure being the much higher of the two? I would like to see the Rural Road Reserve remain and be funded by 50/50 split between Rural and Urban given the benefit to the whole community. In addition to that, set up a new Emergency Infrastructure Fund to be funded by 80/20 split between Urban and Rural given that it will be used to repair primarily urban infrastructure.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

For the reasons stated above, I actually do believe they should pay this rate. However, I don't believe the council will be able to define or identify these dwelling easily and the administrative overhead will outweigh any financial gain from the rate, even if an administration fee is charged. Any idea of self-identification/registration is probably not going to work - why would they come forward to pay an addition rate - unless there is some sort of benefit to them e.g. being listed on the council funded websites? A good idea but extremely difficult to implement and probably not worth pursuing.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Respondent skipped this question

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 027

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, September 29, 2023 8:00:04 PM  
**Last Modified:** Friday, September 29, 2023 8:24:25 PM  
**Time Spent:** 00:24:20  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Marieke Mulling</b>
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
 Comments:  
 The community games and sports ground use council facilities and it is reasonable to expect some compensation for the use of drinking water, sewage connection and stormwater. I recommend only these aspects used by these facilities to be charged.

### Q3

Do you have any further feedback on the draft Remission of Rates Policy?

It is unclear to me what the rating structure is for a building on a farm that is occupied by staff. My assumption is that this would be rated and is not eligible for remission, which would be preferential.

Also the rate remission for low income families is not included in this policy. Is there another policy that sets out the criteria for this? I also recommend to look into the council offering ratepayers an "interest" against their assets (e.g. house), it would be fair to request full payment of the rates when assets are available to do so even when income is low. When the house is sold or goes into the estate this debt could be repaid. In my opinion it is unfair to move the burden of rates to other people when there are assets available. In particular because first home buyers might have similar spendable budgets although they have a higher income due to higher mortgage repayments.

In general, the criteria are not set-out clearly in this policy which properties may or may not apply. The criteria should be transparently summed up in this document. This is particularly evident in section 4.

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### Q4

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Each land, irrespective of ownership structure or ethnicity of the owner has beneficiaries that gain benefits from the ownership of the lands and assets should be rated as such. The choice of becoming a trustee has responsibilities of managing that asset and behalf the other beneficiaries of the land. This includes requesting payment for fees and distributing income fairly over the beneficiaries.

If the land has no economic value (e.g. native protected forest with covenants preventing development till eternity; cultural significant areas protected with covenants preventing development till eternity) remission should be applied irrespective of ownership or ownership structure.

As long as land has an economic potential and economic development has not been prevented by means of covenants land should be treated as any other land investment and rated accordingly.

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## Q5

Revenue and Financing Policy  
 Capital Value or Land Value?  
 Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value.  
 What is the difference between capital value and land value?  
 Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land.  
 Land value is the value of the bare land.  
 Do you agree with Council's proposal to change the general rate to capital value from land value?

Yes.,

Comments:

At this point there are still too many uncertainties, in particular how the QV calculation is made. I am not against using the QV, I just think that the discussion document does not contain sufficient information to make a fully informed decision. I would welcome more information on the matter and further discussion. I do not agree that capital value is a better correlation to the individual's capability to pay rates. For example, a property might be well developed but in the family for decades, a low-income family that inherited this property and actually does not have much spare. I do agree this methodology would make sense for new builds (bigger houses are more expensive) but not necessarily for older houses. I note that owning property with a high capital value, even on a low income, provides the owners with assets. It could be an option to consider allowing the council an interest in the house equal to the rates not being paid (instead of a rebate which is basically putting the pressure onto someone else while assets are available). This amount would be payable when the house is sold, or the owner passes, and the house is sold or changed ownership via the estate. This would at least not result in an undue pressure on other ratepayers, who might have a higher income but potentially have lower assets and less spendable income (e.g. high mortgage repayments). My assessment is based on the current algorithms (e.g. homes.co.nz) I am not fully familiar how QV corrects for these matters. It should also be noted that these algorithms work on recent sales, this means that prices in neighbourhoods with a lot of sales shoot up and down quickly with the market while houses in slower areas move much slower. The sale of a property highly impacts the value in these algorithms. There is an actual example that I found on homes.co.nz while trying to understand the proposal: property 1 is in our ownership since 2018, property 2 was bought in 2021 at the peak of the market, the houses are similar (RV in 2020 was similar; less than 100m apart) but the difference according to the homes.co.nz algorithms is \$310k. Property 3, which is less than 100m apart from both other properties, should have a higher capital value (property size is 3x bigger, larger well-maintained house) has a price \$200k lower than property 3, this house has had the same owner for more than a decade. I wonder how the QV algorithms correct for this. I also note that the current algorithm of homes.co.nz is more than 10% the price our real estate agent considers it can sell ours for. If you apply this approach, you can expect a lot of people requesting a re-evaluation of the capital value (apparently this happened in Auckland and happens overseas as well)

which could result in a shortfall of the Councils budget. The policy (hopefully) inadvertently advantages people who do not look after their houses, condition of the walls and roof (possibly other aspects as well) are considered during the QV calculation it seems and reduce the capital value (and thus rates). An example is the many derelict buildings on the main street of Featherston... It looks bad, it is a hazard in storms, the council is unable to do much, and this policy would inadvertently benefit these type of home owners. It might also hold people from developing their land and choosing less nice-looking alternatives that might not need council consent. A consented development is registered and would impact the capital value. For example, a caravan or other mobile house on wheels can be used as an office/extra bedroom but will most likely have a negative visual effect on the streetscape compared with a purpose-built out-office built in the same style as the main dwelling. However, the latter increases the capital value and will increase the rates. People might choose to go for the options impacting the streetscape to avoid increased rates. I recommend considering a rating based on the number of occupiers or bedrooms as an alternative. This is a better representation of the use of amenities, sewage, and other benefits this rating unit has or puts pressure on. Also it can be assumed if there are more people using the property the wealthier the occupiers as there are more adults to contribute wages to the household or the occupier has more resources available for a bigger family. Another option is to put a target rate on ownership of multiple properties, it is fair to assume that someone with multiple properties is wealthy and has more resources than a family paying off their first family home, irrespective of how well this family might look after their home.

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**Q6**

Who should pay for footpaths?Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally.Do you agree with Councils proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**No,**

Comments:

I do not agree. Certain areas of town are considered urban residential but have no footpaths and residents are expected to mow rural sized berms (the council does mow rural berms from my understanding a benefit these residents do not have). The council expects these people to carry a higher proportion of the rates for footpaths while their benefits are similar to that of rural ratepayers. This is considered unacceptable. Rural ratepayers come into town to use the facilities (e.g. shops, library, pools), probably at least weekly, it would be fair to expect them to contribute to these amenities as well. Or the same logic should be applied to the rural roads, rural ratepayers use these roads daily while urban rate payers will general not use these roads. If the same rationale is used for footpaths and is used for the rural roads it would be considered more of a fair deal perhaps.

---

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**No,**

Comments:

Rural roads are mostly for the benefit of rural ratepayers, it seems the council has written this policy with mostly the rural ratepayers in mind (they have been very vocal) by using the same argument in different ways to the benefit of the rural ratepayers. Meaning rural ratepayers are going into town to use facilities (shops, libraries, cafes), likely at least weekly, using footpaths. It is however presented that rural ratepayers have no benefits from footpaths and the urban ratepayer should pay >90% of the costs for footpaths (90% of targeted rates plus part of the general rates). Most residential ratepayers rarely use the rural roads, they can get to other main centres via State Highways. So if the same logic is applied it is reasonable to ask rural ratepayers to pay 90% of the rural roads via a targeted rate and the rest from the general rates. We also need to consider how sustainable some of these roads are and if it is fair to expect the rest of the community to finance a lifestyle choice. Urban rate payers pay targeted rates because of the costs associated with their lifestyle choice (e.g. tapwater, sewage connection). Living behind an expensive active slip to maintain, in an area prone to wave action and/or flooding or being impacted by climate change, very remote could be considered a choice which comes with a price tag. These rural houses in these areas are generally lower in price when considering like for like in the urban environment. This means that it is likely that residents have more resources available (lower mortgages) to provide for the rates related to these lifestyle choices. It is also unclear which infrastructure that benefits the urban ratepayers would be included in the emergency fund beside part of the urban roads. I cannot think of any that is specific for the urban ratepayer. Water infrastructure will not be council owned much longer and the main roads are owned by central government and power lines by Power Co. If any, it is likely minor, which should also be reflected in the distribution of the rate burden (e.g. of Council owned roads X% is urban, and X% for lights).

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes,**

Comments:

Yes, they have similar benefits to other businesses so this seems fair to me (see also my comments about targeted rates for businesses benefiting from the public pools).

---

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

A combination between self-identification and registration as well as compliance monitoring should be undertaken (and action with fees that would deter non-compliance).

---

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

It appears the rural ratepayers have been significantly lobbying to get some changes in the policy. To me it is understandable to someone who does not benefit from water infrastructure does not pay for it (like rural ratepayers do not pay for water and the WWTP and as proposed stormwater) but that also goes the other way. Rural infrastructure, mostly the roads, are mostly and in some areas we can say solely for the benefit of rural ratepayers. But in this proposal the urban ratepayers are expected to pick up the bill because costs are getting higher. Nobody expects the rural ratepayers to pay for the extra costs for the water infrastructure that has to be paid because of years of mismanagement by the councils and staff, so why would urban ratepayers pay to maintain roads they barely ever use?

I also note that some damaging land-uses, in particular to our roads, have a reduction in rates in the proposed policy. For example forestry and quarrying activities use heavy machinery and trucks which have a significant impact on roads and berms. I recommend the council to consider a targeted "road" rate for these type of activities.

I note that the policy inadvertently benefits people who do not look after their properties, the capital value decreases when walls and roofs are in poor condition for example. This is specifically a concern to me in relation to the unsafe (last storm our volunteers were securing some buildings for example), neglected and empty buildings in the mainstreet of Featherston. I assume this is not what the council is after. Would there be an option to include a targeted rate for empty and or buildings in poor condition. If QV identifies certain aspects of a house to be poor, the owner could be given a grace period to rectify, otherwise a targeted rate would apply (this is a problem beyond the mainstreet and the proposed policy disadvantages people looking after their properties)

Personally I think pools should be paid on a use basis, pools are nice to have and it is unfair to request the same contribution from a commuter or pensioner that barely uses the facilities as a community member that uses the pools almost on a daily basis. I also realised that pools are paid by ratepayers via their rates but it free for all external visitors. Non-ratepayers should at least be charged for the use of the pools, staff is already on site so there seems to be no need for extra staffing to organise this payment.

Two businesses appear to particularly benefit from this arrangement namely the TOP10 in Martinborough and the Greytown campsite, probably other accommodation providers at walking distance as well. I recommend that there is a targeted "pool" rate for accommodation providers within 10 minute walking distance from the public pools if no arrangement can be made to have individual pool users pay for the privilege of using the facilities.

---

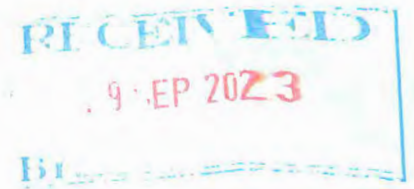
**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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028



# Submission Form: Have your say

This submission form allows you to provide feedback on the draft Rating Policies Review. Please fill out all sections so we can formally record your submission. Tell us what you think before 15 October 2023, there are a number of ways you can make a submission:

Online - <https://swdc.govt.nz/rating-policies-review>

Paper copy -

- South Wairarapa District Council
- 100 Main Street, Masterton
- Phone: 06 488 8000 or email: [info@swdc.govt.nz](mailto:info@swdc.govt.nz)

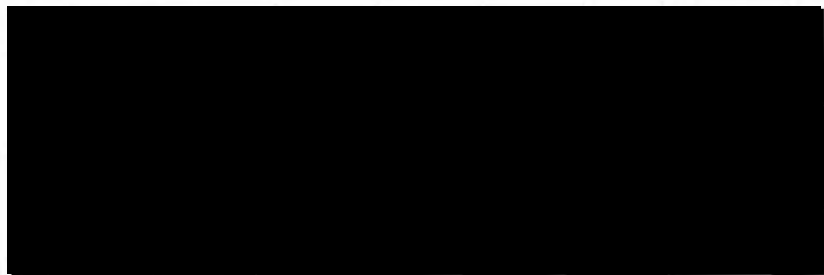
## Privacy Statement

### What we do with your personal information

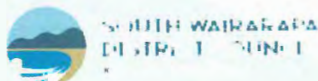
We will use your personal information to process your submission and to contact you if we need more information or if we have any questions about your submission.

## Your Details

Peter Roberts



Would you like to participate in the hearing process?



# Feedback: Rating Review Consultation

## Question 1: Remission of Rates Policy

Under the Local Government (Rating) Act 2002, land owned by a society or association, for games or sports, should pay no more than 50% of their general rates if the activity has known benefits to community wellbeing and Council is satisfied in hearing your thoughts on the rates remission for community games or sports grounds.

a. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%?

Yes / No

Comments

*Antes search does not show where for sports grounds so I have insufficient information to make a judgement.*

b. Do you have any other feedback on the draft Remission Policy?

Comments

.....  
.....  
.....  
.....

## Question 2: Remission and Postponement of Rates on Māori Freehold Land Policy

Council notes that an addition to the proposed Remission Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land.

a. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Comments

*I don't see that the extra wording section 4.3.2 is necessary as it does not appear to include Māori Freehold Land.*





## Question 3: Revenue and Finance Policy

### 3.1 Capital Value or Land Value?

Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value.

*What is the difference between capital value and land value?*

Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land.

**a. Do you agree with Council's proposal to change the general rate to capital value from land value?**

Yes / No

Comments

*It seems obvious that a large house will generally use more services than either a small house or an empty section.*

### 3.2 Who should pay for footpaths?

Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally.

**a. Do you agree with Council's proposal that 90% of the costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?**

Yes / No

Comments

*Rural ratepayers have to drive to facilities in urban areas so use very little of the footpaths, whereas someone like myself uses a lot of the footpaths just going to and from the shops.*

### 3.3 Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund?

Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers.

Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process.

This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community.

#### a. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

Yes / No

Comments

*As urban dwellers do use the rural roads and when cycling use more rural than urban roads and depend on the rural roads being maintained to a good standard.*

### 3.4 Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate?

Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties.

Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate.

**a. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?**

Yes /  No

Comments

*I am not an owner of short-stay accommodation.*

**b. How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?**

Comments

### 3.5 Further Feedback

Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured.

**a. Do you have other further feedback on the draft Revenue and Finance Policy?**

Comments

*You should bring more jobs in-house, I have worked for councils in the UK and that was one method of reducing costs.*

*You should aim for rate rises in single figures and look at reducing the workforce to the lower numbers council previously worked with.*



**COMPLETE**

# 029

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 12:28:17 PM  
**Last Modified:** Sunday, October 01, 2023 12:32:19 PM  
**Time Spent:** 00:04:01  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

**Name** Julie johnston  
**Address** [REDACTED]  
**City/Town** [REDACTED]  
**ZIP/Postal Code** [REDACTED]  
**Email Address** [REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

---

**Q5**

No.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

No

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7****No**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****Yes**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 030

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 12:37:34 PM  
**Last Modified:** Sunday, October 01, 2023 12:48:07 PM  
**Time Spent:** 00:10:33  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>James Wallace</b>
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
 Comments:  
 Sports facilities should be self sufficient and members who use these facilities should take responsibility for generating community funding to ensure these facilities pay their fair share, acknowledging that not all of our community use these facilities.

### Q3

Do you have any further feedback on the draft Remission of Rates Policy?

**Respondent skipped this question**



**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

I am against this. There should be no rates remission or postponement on Maori related land. Rates should be assigned fairly as a community and special benefits/remissions should not be allocated on a race based approach.

The proposed approach is race divisive.

---

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

I have answered no, as the Council has failed to provide enough information for any respondent to make an informed decision on this question.

---

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes**

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**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

Yes, but. If this is to cover things like urban infrastructure, then the allocation of rates needs to factor in urban/rural rating units, as urban infrastructure has significantly higher operational and capital costs.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes**

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

There is possibly a better way of doing this. Self-registration with an annual registration fee of say \$1,000 + admin costs, but have some form of penalty of up to \$10k for failure to register by a certain date.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

---



**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 12:26:22 PM  
**Last Modified:** Sunday, October 01, 2023 12:50:33 PM  
**Time Spent:** 00:24:11  
**IP Address:** [Redacted]

# 031

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### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Belinda Jorgensen</b>
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

### Q2

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

No.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

No,

Comments:

Everyone uses the urban footpaths, how else do farmers get to the shops?

---

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes,****Comments:**

it seems only fair that they would be required to contribute to what they are benefiting from. The popularity of Air bnb's mean that residential houses are regularly packed to maximum capacity (of people and cars, that have an impact and add pressure on our local infrastructure. Ie a three bedroom house that would normally have four people in it regularly, has a couple in each room, plus an additional couple on a sofa bed in the living area, and sometimes even another couple or so out and a granny flat. E.g. a one-car family home, turns into a four car Airbnb home, extra people extra cars, equals extra pressure on the systems.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Through registration

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 032

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 12:46:26 PM  
**Last Modified:** Sunday, October 01, 2023 1:01:01 PM  
**Time Spent:** 00:14:35  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Tanya Eagle
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Do you have any further feedback on the draft Remission of Rates Policy?

No



**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Rates charged on MFL that is utilised for Forestry purposes should be at a reduced rate. The revenue produced from the Forestry operation is infrequent and carries a degree of uncertainty regarding eventual revenue given prevailing market conditions. This should be recognised by a reduced rating factor.

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**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

Regardless of the improvements the services required are constant. Basing rates on land value is fairer for all ratepayers as it reflects the value of a commonly held asset e.g. land

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**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes,**

Comments:

This is apportioning the cost to those primary users of the footpath which is appropriate.

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**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

Presumably urban events can also access the funding.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

The provision of short-stay accommodation provides a benefit to commercial operators in that these provide supporting services to those businesses. Having short stay accommodation attracts people to the region and in turn provides benefits for the overall regional economy. An increase in rates may result in a loss of short term accommodation which the region can't afford.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

If necessary, dwellings that do not share a site with a permanent dwelling.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 033

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 1:31:54 PM  
**Last Modified:** Sunday, October 01, 2023 1:35:43 PM  
**Time Spent:** 00:03:48  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Graham
Address	Smith
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

No.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

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**Q6**

Yes

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****Yes**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 1:30:37 PM  
**Last Modified:** Sunday, October 01, 2023 1:38:13 PM  
**Time Spent:** 00:07:36  
**IP Address:** [Redacted]

# 034

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Patrick McCalman
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?



**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

Rating on unimproved land value encourages the development of land

**Q6****Yes**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Q7**

Yes

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

Yes,

Comments:

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

Users of the such properties are more likely to be able to contribute for the use of facilities that they use

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration. Such persons should already be notifying such to their insurers, as well as regulators such as IRD. What ever option is chosen their needs to be some resourcing given to policing/checking such registrations with an ability to levy a penalty where there is non compliance

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 035

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 1:43:44 PM  
**Last Modified:** Sunday, October 01, 2023 1:52:18 PM  
**Time Spent:** 00:08:33  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Joy Rogerson
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

Yes.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

Yes

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

Q7

Yes

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

Q8

Yes

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

Q9

Respondent skipped this question

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 036

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 1:58:09 PM  
**Last Modified:** Sunday, October 01, 2023 2:04:14 PM  
**Time Spent:** 00:06:05  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Jess
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?



**Q4** Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5** No.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6** Yes

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****No**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9****Respondent skipped this question**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 037

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 2:10:48 PM  
**Last Modified:** Sunday, October 01, 2023 2:32:52 PM  
**Time Spent:** 00:22:03  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Thomas Carmichael</b>
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
 Comments:  
 There are a number of organisations and societies that contribute to the wellbeing of the community, other than sports grounds. It would be useful to explore the impact of providing a remission for all non-profit or community groups.

### Q3

**Respondent skipped this question**

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

It doesn't seem fair that vines at vineyards contribute to capital value and stock on farms does not. Large stations with thousands of dollars of stock, would be rated on the value of bare land, where vineyards, would be rated on the value of their land and their crop. There is no perfect way to manage rates - tough call.

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**No,**

Comments:

This argument with urban vs rural is silly. Yes, some urban people use footpaths more than some rural people. But some rural people have children that come to the playground and attend school, who use water and footpaths on a daily basis. Some urban people don't drive on rural roads, and some rural people drive on them every day. Lots of urban and rural people don't use the swimming pools, or the libraries. We need a rating system that equally distributes rates across the community - both urban and rural. This is a slippery slope of "user pays"

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**No,**

Comments:

This is the same argument as above. If urban are paying 90% for footpaths, because rural don't use them, then rural should be paying 90% of rural roading, because urban don't use them. The community resilience fund will end up going exclusively to rural roading - these roads that service a small portion of our population require consistent maintenance and repair, and it's only going to get worse with climate change. You can't have it both ways.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

Our district is based on tourism - vineyards, cafes, shops, grocery stores and local businesses rely on weekenders staying in short term accomodation. A large portion of our rates is being funnelled into economic development - WEDS, destination Wairarapa etc. Short-term accomodation for tourists is essential for our communities.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Respondent skipped this question

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

Thanks for genuinely consulting on this - some big decisions to be made.

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 038

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 1:35:30 PM  
**Last Modified:** Sunday, October 01, 2023 2:42:27 PM  
**Time Spent:** 01:06:57  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Ben Keetley</b>
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
 Comments:  
 This is a nice to have, not a must-have, and shouldn't even be a consideration while rates continue to rise by excessive amounts.

### Q3

**Respondent skipped this question**

Do you have any further feedback on the draft Remission of Rates Policy?



**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Why? Again, this is a nice to have, not a must-have, and shouldn't even be a consideration while rates continue to rise by excessive amounts.

**Q5**

**Yes.**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Q6**

**No,**

Comments:

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

Visitors benefit more from footpaths. The region as a whole, benefits from visitors. While I could potentially understand a 60/40 split based on potential resident usage, 90/10 assumes rural ratepayers hardly ever visit town, or contribute to the economic benefits of shopping locally, etc.

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**No,**

Comments:

Yes, but no. While agreeing with the creation of an Infrastructure Emergency Resilience Fund, funding of this should be viewed in the same manner as footpaths, recognising that rural ratepayers people benefit more from rural roads than urban ratepayers, who are way less likely to ever utilise them.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes,**

Comments:

Dwellings used for short-stay accommodation are no different to a hotel/motel and should be considered commercial properties. My only proviso to this stance would be the policing of it - At what point does a family or second home, only offered for short-stay accommodation during the Martinborough fair, for example, switch from being a residential property to short-stay accommodation liable for contributions to the economic development rate? How is the tracking of this policed? And is there an actual cost-benefit when factoring this?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

[https://www.airbnb.co.nz/s/South-Wairarapa-District--Wellington--New-Zealand/homes?flexible\\_trip\\_lengths](https://www.airbnb.co.nz/s/South-Wairarapa-District--Wellington--New-Zealand/homes?flexible_trip_lengths)

<https://www.bookabach.co.nz/search?>

destination=South%20Wairarapa%20District%2C%20Greater%20Wellington%2C%20New%20Zealand

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 039

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 2:36:37 PM  
**Last Modified:** Sunday, October 01, 2023 2:56:23 PM  
**Time Spent:** 00:19:46  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Diane Howe
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

No.,

Comments:

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

Totally unfair! Land is expensive enough and the rates based on this is so high already People are struggling with rates payments as it is This will force a lot of people out of Martinborough and will be detrimental to the future of the town Who comes up with such proposals - obviously those who are on top incomes and can afford the ridiculous rates

**Q6**

No

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

As long as the funds are used appropriately

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

We run a small airbnb on our property. If we were penalised for helping in the economic growth of Martinborough we would simply rent out the property full time. Without these short term accommodation properties, Martinborough would have no where for tourists to stay and this would kill the tourism market and economic growth for the town. Think bigger picture people and stop trying to penalise those who are helping the town.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Respondent skipped this question

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

This looks to be 'clutching at straws' after years and years of mismanagement of rates, fees and funds  
Stop penalising good honest rate payers

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October?  
We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 040

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 4:59:31 PM  
**Last Modified:** Sunday, October 01, 2023 5:09:48 PM  
**Time Spent:** 00:10:16  
**IP Address:** 161.29.7.221

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Michele Perrott</b>
Address	
City/Town	
ZIP/Postal Code	
Email Address	
Phone Number	

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
 Comments:  
 They have an impact of the land, footpaths, roads, sewers, and more.

### Q3

**Respondent skipped this question**

Do you have any further feedback on the draft Remission of Rates Policy?



**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Disagree with race based policy.

---

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Yes.,**

Comments:

You can have a big, fancy house on a small section worth twice the price of a small do-up on a bigger section, so capital value is fairer.

---

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes**

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**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

Makes sense.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes,**

Comments:

They are running a business.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 041

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 5:13:44 PM  
**Last Modified:** Sunday, October 01, 2023 5:24:55 PM  
**Time Spent:** 00:11:11  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	J Miranda
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

### Q2

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

Yes.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

No

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****No**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9****Respondent skipped this question**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

042

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 5:02:48 PM  
**Last Modified:** Sunday, October 01, 2023 5:26:11 PM  
**Time Spent:** 00:23:23  
**IP Address:** 103.137.245.239

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Lisa Cornelissen
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

**Q2**

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Do you have any further feedback on the draft Remission of Rates Policy?

No



**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

No

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**Q5**

**Yes.**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

**Yes**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

Yes

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

Yes,

Comments:

A quick search of Martinborough Properties available on AirBnB (with flexible dates) shows over 150 entire homes available for short-stay accommodation. It is likely that a majority of these homes are primarily owned for commercial purposes i.e. regular short term, holiday accommodation at commercial rates, and not for the private enjoyment of the owners. We own Martinborough TOP 10 Holiday Park, pay commercial rates and the economic targeted rate and see no reason why other holiday accommodation providers should benefit from the investment whilst not paying for it. We have no choice but to use our business for short term holiday accommodation, AirBnB owners have other options including sale of the house or long term residential rentals which would help to ease the shortage of residential housing in Martinborough. Ironically the shortage of long term residential accommodations has made it extremely difficult to find people to work in our tourism and hospitality industries to look after our overnight and day visitors.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Not sure but if Council were to rely on self-identification some level of enforcement would be required so maybe a registration process. A quick search on AirBnB would give Council a list of short term accommodation rentals and enable them to find non compliant properties.

---

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

No

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**Q11**

**Yes**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

043

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 4:33:18 PM  
**Last Modified:** Sunday, October 01, 2023 6:22:49 PM  
**Time Spent:** 01:49:31  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Mike & Susi Caldwell
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

**Q2**

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

No further remissions of rates on sites significant to Maori

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

We totally disagree with your statement: "This is because it considers the total (capital) value of a property, including the improvements (e.g. buildings), to be a better representation of ability to pay. Under capital value models, properties where a bigger part of the total value is made up of improvements usually pay a higher share of rates." It is very presumptuous of council to assume that we are able to pay a higher rate because an outside agency has decided that our house is worth more than others and set a price that is short of fictitious. We moved to Featherston eight years ago because it was affordable but our rates have doubled since then. Our combined income has certainly not doubled in that same time and we are now using 7% of it purely for rates. We are looking after our house and have re-roofed it but it is certainly not worth more than double the amount we purchased it for, yet we are having to pay rates as if it was. We are both working full-time, are getting absolutely no government support/relief of any kind and are starting to struggle with the constant increase in every day living costs. Most worryingly is your last paragraph: "When will this change my rates? The outcomes of this rating review will be effective from 1 July 2024." That reads as if the rate change is already a foregone conclusion and that it will change whether we voice our concerns or not. If that is the case, we will have no option (like many others we know) than to sell our forever home and look elsewhere where we can still afford to live.

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**No,**

Comments:

We should not divide between urban and rural rate payers. Working out of town means that we don't use the footpaths any more than a rural resident who comes to town once in a while.

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

As long as the fund is used purely for emergency repairs after natural disasters/weather events.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes**

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

All short-stay accommodation providers should be registered and that information should be easily accessible for council.

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

Please curb spending, there is no more money to go around - you need to stay within the budget and not rely on never-ending rate increases.

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

044

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 6:28:53 PM  
**Last Modified:** Sunday, October 01, 2023 6:41:12 PM  
**Time Spent:** 00:12:19  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name **John O'Connell**  
Address [Redacted]  
City/Town [Redacted]  
ZIP/Postal Code [Redacted]  
Email Address [Redacted]  
Phone Number [Redacted]

**Q2**

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
Comments:  
Private good - pay for play.

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?



**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

No.,

Comments:

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

Services provided and used by residents are largely not related to capital value of a dwelling

**Q6**

Yes

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Q7**

**Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

**No,**

Comments:

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

Dwellings that increase visitor numbers for the wider economic benefit of all should be embraced perhaps have a reduction in rates or rebate mechanism - recognising the value add they are creating. They certainly shouldn't be taxed

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

It is only greed of the Council for a quick buck that seeks to identify these dwellings. Don't identify them and you won't need additional fte roles to administer.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 045

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 6:55:38 PM  
**Last Modified:** Sunday, October 01, 2023 7:05:56 PM  
**Time Spent:** 00:10:17  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Dan Bradley
Address	[Redacted]
City/Town	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
 Comments:  
 Picked up by who? They are good for wellbeing but not if then the people using those facilities end up with a higher rates bill.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

No.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

No

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7**

**Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

**No,**

**Comments:**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

They already do through the significantly high rates. Most short term properties are already struggling because of tax changes. Extra cost will result in houses being sold or rented permanently and you lose your tourism.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Against this and would likely sell and remove all contributions to the district.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 046

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 9:35:31 PM  
**Last Modified:** Sunday, October 01, 2023 9:40:02 PM  
**Time Spent:** 00:04:30  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Nicola Newell
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?



**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

Yes.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

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**Q6**

Yes

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****No**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9****Respondent skipped this question**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 047

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 8:58:07 PM  
**Last Modified:** Sunday, October 01, 2023 9:43:10 PM  
**Time Spent:** 00:45:03  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Anne-Christine Boyle
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

New Zealand

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**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Yes.,**

Comments:

Indeed, extending such measures to both residential and commercial properties could have a transformative impact. It could incentivize property owners to enhance the quality of accommodations and commercial spaces they offer for rent. This would not only benefit the individuals seeking housing but also contribute to the overall vibrancy and attractiveness of Martinborough and the South Wairarapa as a destination for residents and businesses alike. Balancing the interests of all stakeholders in our community is a goal worth pursuing.

---

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**No,**

Comments:

Footpaths are used by all, urban and rural ratepayers and by lots of visitors too!

---

Q7

Yes

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

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**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes,**

**Comments:**

Consider this: In Martinborough and its vicinity, there are approximately 400 Airbnb listings. This is a very substantial number, especially when contrasted with the so many local families who are struggling to secure long-term accommodations. These families are an integral part of our community, contributing to our local economy, yet they find it incredibly challenging to find a place to call home while they work and invest in Martinborough. It's high time for the council to take decisive action in this regard. Balancing the interests of all residents – those who contribute to the local economy and those seeking permanent housing – should be a top priority! It's worth noting that a significant number of Airbnb owners don't even contribute to the local economy themselves. Many of them don't reside in Martinborough and choose to spend their earnings generated here elsewhere, which is a missed opportunity for our community. It's essential to consider the implementation of a robust rating system for these short-term accommodation providers to ensure accountability. The demand for accommodation in Martinborough and the South Wairarapa is undeniable. Many people dream of relocating and working in this beautiful region, and we need staff to grow, but their aspirations are hindered by the challenge of finding suitable housing. This issue affects not only newcomers but also local residents who struggle to secure accommodation. Striking the right balance is crucial – it's time for our council to take proactive measures that benefit both our community and those who wish to be a part of it.

---

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

It's disheartening to acknowledge that a significant number of individuals fail to even disclose their Airbnb income to the IRD, and as a result, they might not see the need to self-declare for other purposes either. What we truly require is a comprehensive, professionally managed register that aligns with platforms like Airbnb or Book a Bach. Additionally, implementing a notification system for any changes or new holiday houses would be incredibly beneficial. They all must contribute.

---

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

Consider this: In Martinborough and its vicinity, there are approximately 400 Airbnb listings. This is a very substantial number, especially when contrasted with the so many local families who are struggling to secure long-term accommodations. These families are an integral part of our community, contributing to our local economy, yet they find it incredibly challenging to find a place to call home while they work and invest in Martinborough.

It's high time for the council to take decisive action in this regard. Balancing the interests of all residents – those who contribute to the local economy and those seeking permanent housing – should be a top priority!

It's worth noting that a significant number of Airbnb owners don't even contribute to the local economy themselves. Many of them don't reside in Martinborough and choose to spend their earnings generated here elsewhere, which is a missed opportunity for our community. It's essential to consider the implementation of a robust rating system for these short-term accommodation providers to ensure accountability.

The demand for accommodation in Martinborough and the South Wairarapa is undeniable. Many people dream of relocating and working in this beautiful region, and we need staff to grow, but their aspirations are hindered by the challenge of finding suitable housing. This issue affects not only newcomers but also local residents who struggle to secure accommodation. Striking the right balance is crucial – it's time for our council to take proactive measures that benefit both our community and those who wish to be a part of it.

It's disheartening to acknowledge that a significant number of individuals fail to even disclose their Airbnb income to the IRD, and as a result, they might not see the need to self-declare for other purposes either. What we truly require is a comprehensive, professionally managed register that aligns with platforms like Airbnb or Book a Bach. Additionally, implementing a notification system for any changes or new holiday houses would be incredibly beneficial. They all must contribute.

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 048

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 10:00:38 PM  
**Last Modified:** Sunday, October 01, 2023 10:09:38 PM  
**Time Spent:** 00:09:00  
**IP Address:**

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Alison
Address	
City/Town	
ZIP/Postal Code	
Email Address	
Phone Number	

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
 Comments:  
 We need sports grounds in a small town. There is not a lot for kids to do and sports help keep the youth occupied.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Everyone should pay rates, not expeditions but fair for all

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**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

We pay enough rates already and the value of your property should not affect it. We are all told to buy a house. We should not be disadvantaged based on the property value. A fair rate for all.

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**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**No**

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**Q7**

**Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

**No,**

**Comments:**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

It should not be put on air bnb properties as the whole town benefits from visitors.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

I don't think they should pay. All costs are covered by everyone in the town that benefit.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 049

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 01, 2023 9:53:03 PM  
**Last Modified:** Sunday, October 01, 2023 11:09:12 PM  
**Time Spent:** 01:16:08  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Pierce BOYLE
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

No

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**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Yes.,**

Comments:

I believe that transitioning to an assessment system based on capital value rather than land value would be a fairer approach. This adjustment, in my opinion, would better align with the needs and concerns of taxpayers. This shift could lead to a more equitable distribution of tax burdens and potentially reflect the economic realities of properties more accurately. Thank you for considering this perspective.

---

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes**

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**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

Yes

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

Yes,

Comments:

When it comes to addressing the Airbnb situation, while taxing Airbnb rentals may be a viable option, it may not represent the optimal solution. Taxation of Airbnb stays would ultimately shift the financial burden onto consumers and users of Airbnb properties, without necessarily addressing the core issue of an over saturation of Airbnb listings in Martinborough. With over 400 Airbnb listings currently active in Martinborough, it has indeed become challenging to secure traditional housing accommodations in the area. A more effective approach, in my view, would be to implement restrictions on the number of Airbnb listings in Martinborough. This would directly tackle the issue of oversupply and may lead to a more balanced housing market. While taxation can play a role in generating revenue and regulating the industry, it should complement, rather than replace, a comprehensive strategy to manage the proliferation of Airbnb properties. Thank you for considering this perspective.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Do you genuinely believe that Airbnb property owners will voluntarily register with the Council? Seriously?

Most of them do not even declare their revenue to IRD!!!

I have my doubts. I strongly believe that it is imperative to mandate their registration to accurately assess the number of Airbnb listings in Martinborough and thereby compel them to comply with this new tax requirement.

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**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 050

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 02, 2023 7:20:04 AM  
**Last Modified:** Monday, October 02, 2023 7:24:15 AM  
**Time Spent:** 00:04:10  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Belinda Milnes</b>
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

Yes.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

Yes,

Comments:

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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As a rural ratepayer I am sick of paying for amenities we do not receive such as sewage, water and rubbish collection.

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**No,**

Comments:

We need a separate fund

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

This will have the effect of discouraging people offering visitor accommodation - which is the opposite of what the region needs.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

I think it's a dumb idea

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

How are you eating unlicensed businesses operating without consent?

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 051

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 02, 2023 7:12:29 AM  
**Last Modified:** Monday, October 02, 2023 7:26:00 AM  
**Time Spent:** 00:13:30  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Donna Herrick
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4** Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5** No.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6** No

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

You can't compare Martinborough airbnbs which are rented out weekly with the rest of South Wairarapa airbnbs, which may be rented out the odd time. It would not be fair! Because no doubt you will just make all Airbnb owners pay for rates. Instead you could make airbnbs which are used and brought only for that purpose to pay rates! For example all the empty properties in Martinborough that are solely for airbnbs

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

You could make airbnbs which are used and brought only for that purpose to pay rates! For example all the empty properties in Martinborough that are solely for airbnbs

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 052

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 02, 2023 8:03:09 AM  
**Last Modified:** Monday, October 02, 2023 8:25:05 AM  
**Time Spent:** 00:21:56  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Susan Jean Allan
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Respondent skipped this question

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

No.,

Comments:

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

I believe the belief that they value of the property reflects the ability to pay more rates is inaccurate. Retired people who own their property and paid of the morgue as a way of supporting their retirement do not necessarily have the income to pay more rates. They have seen the value of their asset skyrocket but do not necessarily have the income to pay more rates. Living off the pension does not allow for a lot of extras.

**Q6**

Respondent skipped this question

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Q7**

Respondent skipped this question

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

These short term rentals provide accommodation to support the tourism and hospitality industry which benefits the town as a whole. Making a charge on people using their property to make an income to support themselves could impact negatively on the availability of accommodation at peak times. They are already paying rates so are contributing to the community.

**Q9**

Respondent skipped this question

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 053

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 02, 2023 10:17:11 AM  
**Last Modified:** Monday, October 02, 2023 10:26:06 AM  
**Time Spent:** 00:08:54  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	rachel cooper
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Yes,**  
 Comments:  
 Yes for free to access places, but not 'for profit' privately owned spaces.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

As long as free access, yes

---

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Yes.,**

Comments:

Tough one. But yes. However this should be activated in one big nasty hit asap- plenty of time to plan/warn.

---

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**No,**

Comments:

No because by that logic it could be applied to all sorts of things- including the other way- rural infrastructure mainly benefits rural people, so will you separate that?

---

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:  
as above

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:  
They already pay ordinary household costs plus taxes, sometimes employ locals. We need more accom, not less. We have an international cohort coming for Booktown soon- few will be able to stay in Featherston itself. Embarrassing.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

You dont need to.

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

Easy read info so people understand things- this is crucial.

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 054

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 02, 2023 11:12:06 AM  
**Last Modified:** Monday, October 02, 2023 11:17:56 AM  
**Time Spent:** 00:05:49  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Lisa Creedy
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

**No.,**

Comments:

Wouldn't this increase rates if you change it? Looks like another way to get more money from people

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Q6**

**No,**

Comments:

Rural people come into town and use footpaths

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****No,**

Comments:

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

We provide accommodation to bring tourists in. Why make us pay more just because we offer a service for the community?!

**Q9****Respondent skipped this question**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 055

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 02, 2023 2:28:43 PM  
**Last Modified:** Monday, October 02, 2023 2:32:54 PM  
**Time Spent:** 00:04:11  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Melinda Coleman
Address	[REDACTED]
City/Town	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

No.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

Yes

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****No**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9****Respondent skipped this question**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 056

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 02, 2023 2:03:00 PM  
**Last Modified:** Monday, October 02, 2023 3:04:35 PM  
**Time Spent:** 01:01:35  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Robyn McKeown</b>
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Yes,**  
 Comments:  
 They are primarily for use for the whole community especially families. These facilities are important in creating community bonds/loyalty and in making better citizens. Sports uniforms and equipment are already a big enough investment for families.

### Q3

Do you have any further feedback on the draft Remission of Rates Policy?

**Respondent skipped this question**

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

Yes.,

Comments:

It will adversely affect us but its probably fair.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Q6**

Respondent skipped this question

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

## Q7

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

Respondent skipped this question

## Q8

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

No,

Comments:

Council needs to seek correct information. As an owner of a such a property I can assure you that this is rarely (if at all) a profitable business. We do it to cover costs which will definitely not be the case this year. Visitor stay numbers are considerably down on pre covid times. Our sector is not fast growing. Our assumption as to why is that people are doing day visits due to concerns about the economy or they are travelling further afield (overseas). The house is typically only occupied in weekends and therefore use is less than an average household especially in winter. Occupancy is good during weekends in November, January, February March but otherwise very spasmodic. We should probably close May-October. We pay rates like other households based on 365 day occupancy/use. We provide employment for locals including cleaning, garden, laundry, maintenance and opportunity for a wide range of other businesses in the district - definitely not limited to Martinborough. We have another property that we turned it into a full time rental last year which is now far less stressful and much more financially viable.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

If you make this change, how will you calculate costs if the house is only rentable 4 months of the year and just used as a family home for the other 8 months?

---

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

You need to consult those directly effected not idiots who obviously think the grass is so much greener than it actually is.

This seems like another ill-informed attack on Martinborough residents. Our rates in the 20/21 year were \$2,869 per year. They are now \$4,788. That's over 65% more.

If we could subdivide our barely rural 6,000 m2 section with its own water and sewerage options (that we now physically struggle to maintain) as has been talked about by Council for years now you'd have 3 properties to rate!

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

057

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 02, 2023 6:53:13 PM  
**Last Modified:** Monday, October 02, 2023 6:56:35 PM  
**Time Spent:** 00:03:22  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Arya Franklyn
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

**Q2**

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

---

**Q5**

Yes.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

Yes

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

Q7

No

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

Q8

Yes

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

Q9

Respondent skipped this question

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 058

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 02, 2023 7:31:08 PM  
**Last Modified:** Monday, October 02, 2023 7:37:31 PM  
**Time Spent:** 00:06:23  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Alistair Reid
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

**No.,**

Comments:

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

This does not take into account people's ability to pay any more and in many ways makes assumptions that a well maintained or large house means owners have a greater income. This is unjust

**Q6**

**Yes**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

But should be based on the means used to calculate rates, this questions makes an assumption already that capital value will be used

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes**

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration or annual certification as approved dwelling

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 02, 2023 8:35:46 PM  
**Last Modified:** Monday, October 02, 2023 8:40:49 PM  
**Time Spent:** 00:05:03  
**IP Address:**

059

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name

Anne

**Q2**

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

**Yes.**

Revenue and Financing Policy  
 Capital Value or Land Value?  
 Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value.  
 What is the difference between capital value and land value?  
 Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land.  
 Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

**No**

Who should pay for footpaths?  
 Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally.  
 Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7**

**No**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund?  
 Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process.  
 This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

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## Q8

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

Yes,

Comments:

In Martinborough, there's a genuine concern regarding the impact of Airbnb on the availability of long-term accommodations. With approximately 400 Airbnb listings and only a handful of major events annually (4? The fairs, Toast, Cruise, and that's all), it's not entirely clear how much these short-term rentals actually contribute to our local businesses. In fact, it might be less significant than we assume. We face a huge issue with Airbnb in our village and region, and the primary concern is the housing shortage, which affects local families and businesses too. Here is how we could see this: 1/ We're not entirely sure how much Airbnb contributes to the local economy. After all, if you rent an Airbnb with a kitchen, you might dine out at a café or restaurant once, and for the rest of the time, you might cook in your kitchen to manage expenses. While Airbnb is undoubtedly a fantastic way to explore and experience our region, the money generated from these Airbnb listings may not necessarily be spent here. Not all Airbnb property owners reside in the region. Sometimes they do, sometimes they don't, but regardless, the income they make remains on a personal level and is not necessarily reinvested in the community. Operating an Airbnb for profit is different from running a traditional business, which often leads to job creation and other economic benefits. The contribution of Airbnb to the local economy may be limited, primarily centered around personal earnings. 2/ Nonetheless, Airbnb is not a « traditional » local business. It's a private enterprise. But it does not really *autres*. What matters is that all enterprises/businesses are regulated. So why not regulate Airbnbs as any other sources of income/businesses/investments? It's as simple as that. There's a void which has to be addressed. 3/ A similar issue arose many years ago in Europe, and authorities addressed it by implementing regulations that restricted the growth of Airbnb. They limited the number of days per year when properties could be rented for short-term stays, such as weekend getaways. They had proper listings, rating and taxes system. This regulation was introduced because the same housing challenges that we face here were experienced globally. 4/ A considerable number of families are struggling to find housing in the region, particularly in Martinborough. The housing shortage is a critical issue that deserves our utmost attention. It's important to care about tourists and ensure their accommodation, but above all, the well-being of our community members takes precedence. Our community members make daily investments in the local economy. It's not just a once or twice-a-year occurrence; it happens every

single day when they work, spend and invest here. 5/ Local businesses have difficulties hiring staff due to the housing challenge. Consequently, they cannot expand and grow because even if potential staff were interested in moving and working in Martinborough and its surroundings, they can't find housing. It's a missed opportunity for our village and our community. 6/ Tourists shouldn't be given preference over locals or those who wish to relocate here. This situation ultimately hinders the expansion of our local economy. To address this issue fairly, one potential solution could be the implementation of a rating system for short-term rental hosts. Such a system would introduce transparency and accountability while still acknowledging the positive aspects these providers bring. The high demand for housing in Martinborough affects both newcomers and long-time residents, emphasizing the need to strike a balance. It falls upon our council to explore solutions that benefit everyone in our community, including current residents and those aspiring to become part of our town. While it's essential to think about tourists, we must acknowledge that there are very few major events in Martinborough and these events are relatively infrequent throughout the year. We need to prioritize our community and the families living and working here, who struggle to find housing. We also need to think about our local businesses, which are eager to expand but cannot hire more staff because those interested in working for them can't find housing. In New Zealand, however, we often struggle to open our minds to such regulations. It's a country where extreme capitalism is king but paradoxically where we also have a strong sense community. Therefore, it's vital that we strike a balance and regulate the Airbnb issue. When people can find housing, they can work, invest, and even start other businesses that employ more individuals. It's a clear sign of growth. At our current pace, without intervention, growth could be stunted, and this is a factor we must consider. In this landscape, where choices must be made, public authorities play a vital role in addressing these challenges and finding a sustainable path forward for our community.

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### Q9

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Self-identification would never work! It should be through a Companies Register (there are private enterprises). An officer should verify what is listed. (Not just that of course)

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**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 060

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 03, 2023 12:07:07 AM  
**Last Modified:** Tuesday, October 03, 2023 12:12:24 AM  
**Time Spent:** 00:05:17  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Louise Hight
Address	[REDACTED]
City/Town	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Maori land should pay rates

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**Q5**

**No.**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

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**Q6**

**Yes**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****No**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9****Respondent skipped this question**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 061

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 03, 2023 8:30:38 AM  
**Last Modified:** Tuesday, October 03, 2023 8:54:18 AM  
**Time Spent:** 00:23:39  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

**Name** Bryce Neems  
**Address** [REDACTED]  
**City/Town** [REDACTED]  
**ZIP/Postal Code** [REDACTED]  
**Email Address** [REDACTED]  
**Phone Number** [REDACTED]

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
**Comments:**  
 Sports clubs struggle now and we need our children out in the fresh air. Council has also made their point of reducing grant funding so it is more pressure on clubs. Start looking internally and get rid of the nice to have community wellbeing etc and focus real issues.

### Q3

Do you have any further feedback on the draft Remission of Rates Policy?

Respondent skipped this question

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Race should not be brought into the payment of rates

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**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

People have worked hard to improve their property and council is now going to rate them out of their home. All the while a rundown property pays less because they just don't care but use the same services.

---

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes,**

Comments:

I live rural and yes I come into town and walk on the footpaths to shop but I will not drive into town just to walk around the streets on the footpaths. Most urban residents utilise the footpath infrastructure.

---

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

How can you say that it will be targeted onto the Capital Value when that has not been decided yet or is it a foregone conclusion that CV will come in and rate payers are wasting their time completing a survey.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

They pay rates like everyone else and what they do with their property is their business not councils. Tourism was generated by council funding and predominately vineyards so target the vineyards. see below comments. There is no pressure on infrastructure if the property is not lived in weekly but only a few days over the weekend. With all the regulations that come with being a landlord who wants to have permanent rentals when the owners can still stay in their properties with short term rental. Owners have more control. Lack of housing is a problem so why don't the councils allow vineyards etc. to build housing accommodation on their properties.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

It would cost more to monitor this than revenue and people will find a way around it. They pay full rates that should be enough. Stop butting into peoples lives.



**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

Yes here is a solution instead of picking on urban and rural ratepayers why don't you change the vineyards from Agricultural rating to Commercial rating as they bring in the tourists. See how much revenue that brings in.

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 062

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 03, 2023 9:25:43 AM  
**Last Modified:** Tuesday, October 03, 2023 9:32:05 AM  
**Time Spent:** 00:06:22  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Tracey Barnfield
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

No.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

No

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

No

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

No,

Comments:

Tourism brought in \$58 million in 2022, changing short stay accommodation providers will result in fewer places being available, reducing options for tourism. Local restaurants and retail rely on income from tourism, putting financial barriers on short stay accommodation will negatively affect local businesses.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Respondent skipped this question

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 063

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 03, 2023 9:32:54 AM  
**Last Modified:** Tuesday, October 03, 2023 10:08:25 AM  
**Time Spent:** 00:35:31  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Colin Hutchins
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

---

**Q5**

Respondent skipped this question

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

Yes

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**No****Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,****Comments:**

It is not possible to support this proposal without details of the impact on affected ratepayers. Rates for all property owners are already too high and the increases in recent years are causing many to struggle. This proposal to further increase the rates burden on BnB owners without disclosing the financial impact is simply unfair. BnB owners have already been hit with tax changes removing interest deductions and denying loss offsets. Many have also been hit by increased mortgage costs and general inflation. BnBs contribute significantly to the local economy, attracting tourists who spend money in local businesses. BnBs employ locals to manage the properties, and many locals are employed in businesses that support the sector (Property managers, cleaning contractors, laundry services, tradespeople). The council needs to be careful that it doesn't drive these BnBs out of town because without them tourist numbers will decline and the entire local economy will suffer. As a matter of principle, if a proposal is put out for public consultation, the financial impact on those affected should be communicated.



**Q9**

Respondent skipped this question

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

---

**Q10**

Respondent skipped this question

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

Respondent skipped this question

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

064

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 03, 2023 10:41:05 AM  
**Last Modified:** Tuesday, October 03, 2023 10:43:51 AM  
**Time Spent:** 00:02:45  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name **Ian Apperley**  
Address [REDACTED]  
City/Town [REDACTED]  
ZIP/Postal Code [REDACTED]  
Email Address [REDACTED]  
Phone Number [REDACTED]

**Q2**

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4** **Respondent skipped this question**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5** **No.**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6** **Yes**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****No**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9****Respondent skipped this question**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 065

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 03, 2023 11:14:58 AM  
**Last Modified:** Tuesday, October 03, 2023 11:38:20 AM  
**Time Spent:** 00:23:21  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Simon Cartwright
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Respondent skipped this question

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

No.,

Comments:

General rates should be based on number of adult occupants living in a property. Basing general rates on Capital Value is an unfair system and biased to charging people living in larger properties more. It incorrectly assumes that larger properties are occupied by more people. The occupants could be retired couples on pensions, unemployed or have long-term health issues, all low income. The proportion of benefit from the use of rates is per person. 1 person living in a large house does not benefit any more than a person living in a small house. General rates based on land value is also not fair, because it makes the same assumption. Why not base the rates on number of adult occupants? Whether owned or rented? The occupier pays.

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

No,

Comments:

I'm sure rural rate payers come to towns and use the footpaths.

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**No,**

Comments:

If someone chooses to live rurally, there are pros and cons. Rural rate payers don't have to pay rates for town water and sewage, urban rate payers do, and that benefits tourism and recreation. So why should urban rate payer pay for rural infrastructure that mainly benefits rural rate payers?

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes,**

Comments:

There is a lack of long-term rental properties due to the huge number of short-stay rentals making it difficult for service industry staff to find accommodation.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration and policing would be required.



**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

Consider General Rates based on number of adults occupying a property.

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 03, 2023 3:42:20 PM  
**Last Modified:** Tuesday, October 03, 2023 3:56:27 PM  
**Time Spent:** 00:14:06  
**IP Address:**

066

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name

Sam Jones

Email Address

**Q2**

Respondent skipped this question

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Do you have any further feedback on the draft Remission of Rates Policy?

My Mum owns a batch out at Ngawi, we mainly use it in summer, hardly gets used in winter, but we have family and friends use it, but it has its own sewage and water, why do we need to pay more when we are not on the main schemes? If anything you should be giving us a discount for not using the main schemes. So no the rates don't need to go up.

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

Respondent skipped this question

Revenue and Financing Policy  
 Capital Value or Land Value?  
 Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value.  
 What is the difference between capital value and land value?  
 Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land.  
 Land value is the value of the bare land.  
 Do you agree with Council's proposal to change the general rate to capital value from land value?

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**Q6**

Respondent skipped this question

Who should pay for footpaths?  
 Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally.  
 Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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**Q7**

Respondent skipped this question

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund?  
 Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process.  
 This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

---

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

I've covered it earlier on, but yea it shouldn't be included as the dwelling is occupied 100% of the time like other residential properties are.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

For a start, anything that has its own sewage treatment and water should get cheaper rates as we aren't relying on your schemes

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

Respondent skipped this question

**Q11**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

Respondent skipped this question

# 067

**From:** [REDACTED]  
**To:** [submissions](#)  
**Subject:** Rating against Holiday Lets feedback  
**Date:** Monday, October 2, 2023 11:46:04 AM

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Good morning,

I would to submit my feedback, as a holiday let owner and resident of Martinborough with regards to the proposed rates increase for holiday lets.

Honestly, I am just appalled council thinks this is fair.

You say that so far 63% of people are saying yes. Well, I would be interested to know who they are? Residents who may have a noisy, out of control Air BnB next door? Probably.

Tourism which you state yourself is the fastest growing industry in our region. With fabulous events such as Toast, the Fairs, Cruise Martinborough etc, there is absolutely no way the commercial accommodation properties can cater for the numbers that pour into our great village. These visitors are supporting local services, hospitality venues and retail.

Holiday lets already pay rates - and substantial ones at that. SW had the highest rate increases across the country, and now you think you should surcharge holiday lets more? Why? Do you honestly think we are earning a huge profit every year? I can assure you, we are not. We pay management fees, booking site fees, gardening, power, gas.. and needless to say, expensive rates. How much do you think we are really profiting here?

If you choose to do this, many owners will put these homes up for long term renters. And yes, that may benefit a minority of the township, but bring more headaches for owners. Then you lose the accommodation options for visitors. Then your events suffer. Wedding events will move venues, as they wont be able to safely accomodate all guests in the township. Retail spend goes down.

And I am curious, through winter the homes sit with very, very low occupancy rates. So why would we be paying more rates through the year? Or do you propose to try and work out which houses have guests. We have zero legal requirement to tell you how many nights homes are used. Will you therefore employ a holiday home staff member to spy on booking engines and work out which houses are full every day?

This needs a serious rethink for the longevity of the popularity of the township. You pass on charges, we pass onto guests (if we keep our rentals) and they dont come because Martinborough is now too expensive. So you lose business all round.

I urge you to look the feedback also on FB, because no one is impressed.

Thank you for your time to read this.

Regards

# 068

**From:** [Enquiries](#)  
**To:** [submissions](#)  
**Subject:** FW: New submission from Provide Feedback  
**Date:** Tuesday, October 3, 2023 3:18:01 PM

---

A Rating Review submission.

Regards,

**Christine Allanson**  
Receptionist

---

**From:** enquiries@swdc.govt.nz <enquiries@swdc.govt.nz>  
**Sent:** Tuesday, October 3, 2023 2:45 PM  
**To:** Enquiries <enquiries@swdc.govt.nz>  
**Subject:** New submission from Provide Feedback

<b>Name</b>
Jill Adamson
<b>Email</b>
[REDACTED]
<b>Phone</b>
[REDACTED]
<b>Your preferred method of contact</b>
Email
<b>Please enter details of your compliment or complaint, being as specific as possible</b>
<p>I am writing in regard to the councils proposal to put an extra rate on air BnB's in the area. We have a studio BnB which has been going for a year now and the reasoning behind us starting this up was to hopefully earn enough per year to pay our rates. This has worked out this year to mean over a \$1000.00 shortfall for us by the time our income has been taxed by IRD.</p> <p>I am on a pension and my husband finishes work in December but wont qualify for the pension for another year so any additional rates we would have to pay by introducing this new one in reality means that it would not be viable for us to continue having the BnB when taking into account the time spent cleaning, restocking, power usage for the BnB, washing and drying of laundry and extra bottled gas for hot water usage in the BnB.</p> <p>I urge the council to take into consideration the amount of wealth the BnB's in Greytown bring in with BnB users spending money in the local shops and regional attractions. I am sure we would not be the only small BnB's in the area to realise that an additional rate would not make this a viable exercise and it would be a shame if visitor numbers in the area dropped due to lack of accommodation</p>
<b>What is your desired solution?</b>
To not apply additional rates to local BnB's.







**COMPLETE**

069

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 03, 2023 10:26:12 PM  
**Last Modified:** Tuesday, October 03, 2023 10:30:53 PM  
**Time Spent:** 00:04:41  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name **Tania Williamson**  
Address [Redacted]  
City/Town [Redacted]  
ZIP/Postal Code [Redacted]  
Email Address [Redacted]  
Phone Number [Redacted]

**Q2**

Respondent skipped this question

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

---

**Q5**

Respondent skipped this question

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

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**Q6**

Respondent skipped this question

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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**Q7**

Respondent skipped this question

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****No,**

Comments:

I'm open to the concept. Please provide draft policy with objectives and criteria.

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

Respondent skipped this question

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

---



**COMPLETE**

070

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, October 04, 2023 6:02:58 AM  
**Last Modified:** Wednesday, October 04, 2023 6:09:07 AM  
**Time Spent:** 00:06:08  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Edwin Reaf
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

**Q2**

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

Yes.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

Yes

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****Yes**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration fees

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

071

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, October 04, 2023 7:10:33 AM  
**Last Modified:** Wednesday, October 04, 2023 7:14:06 AM  
**Time Spent:** 00:03:33  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Maree Patten
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

**Q2**

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

There rates should not be postponed

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**Q5**

**No.**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

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**Q6**

**Yes**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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**Q7****No**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****No**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

I don't think there is a need to identify them

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 072

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, October 05, 2023 9:14:29 AM  
**Last Modified:** Thursday, October 05, 2023 9:26:35 AM  
**Time Spent:** 00:12:06  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Michael Adams
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
 Comments:  
 Rates should be paid on all property

### Q3

Do you have any further feedback on the draft Remission of Rates Policy?

Respondent skipped this question

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Rates should be paid or land become public land.

---

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

Land value is fair, stops people sitting on vacant land.

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**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**No,**

Comments:

No, we live in a Urban area with no footpaths in the Street but would still be paying for a footpath.

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**Q7**

No

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

Yes,

Comments:

They need to be on the same footing as other commercial providers.

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration fees charged.

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

Shouldn't make changes just because it seems a good idea. Need to work and be fair to all the rate payers

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

073

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, October 05, 2023 3:10:30 PM  
**Last Modified:** Thursday, October 05, 2023 3:24:10 PM  
**Time Spent:** 00:13:40  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	David Allan
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

**Q2**

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Do you have any further feedback on the draft Remission of Rates Policy?

The proposal makes sense.

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Also makes sense.

---

**Q5**

**No.**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

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**Q6**

**No**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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Q7

Yes

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

Q8

No,

Comments:

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

My knowledge is that short-stay accommodations are already battling with rising costs, and have never actually made any profit. I know there are fewer bookings due to the economic downturn, and putting nights rates up to cover increased costs is not working either. In addition, many short stay accommodations are historical cottages which require expensive on going maintenance. Destination Wairarapa do a good job of promoting the region.

Q9

Respondent skipped this question

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**Yes**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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# 074

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, October 06, 2023 6:41:03 PM  
**Last Modified:** Friday, October 06, 2023 7:00:00 PM  
**Time Spent:** 00:18:56  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Jeff Miller
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
 Comments:  
 I agree and in favor of remission but why only 50% or 100%?? What not 60 or 75 as an interim step? In what appears to be a fund short environment, this feels like an odd priority right now.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

No.,

Comments:

Principally it makes sense but this penalizes people who spend money to upkeep their properties and hence the town image. Just because someone has the means to prioritize this type of spending doesn't mean they can afford what could be higher rates in an already high rate environment.

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

Comments:

We all benefit from footpaths - again - it's also about the image of the town.

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

I think this makes sense. The inability to be financially prepared for the incidents of the past years was shocking and shouldn't be repeated.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

Absolutely not. This is ridiculous. These dwellings don't see anywhere the turnover of hotels and in no way benefit from 'economic development' spend. Almost all the money (not much when a house is only rented a couple of weekends a month) goes entirely towards the upkeep of the home and hence the image of the town. That includes hiring and paying people to help when we are not there! The work we have put into our home and publicizing it has actually brought people to MTB. If anything you should be paying us a commission. This is an additional tax, pure and simple, imposed in a period where our rates have risen by multiples year on year. Foolish.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Holiday homes or weekend stays. A nominal (NOMINAL) fee may be fair - but you should understand FIRST how little is actually earned from these homes (less expenses) first.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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075

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 07, 2023 3:23:49 PM  
**Last Modified:** Saturday, October 07, 2023 3:47:35 PM  
**Time Spent:** 00:23:45  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name **Amy Jones**

**Q2**

Respondent skipped this question

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Q5

Respondent skipped this question

Revenue and Financing Policy  
 Capital Value or Land Value?  
 Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value.  
 What is the difference between capital value and land value?  
 Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land.  
 Do you agree with Council's proposal to change the general rate to capital value from land value?

Q6

Respondent skipped this question

Who should pay for footpaths?  
 Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally.  
 Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

Q7

Yes

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund?  
 Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process.  
 This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**No,**

Comments:

As the manager of short-stay accommodation property at Cape Palliser, I do not agree that these properties should be targeted for additional rates. Reasons being- we already pay considerable rates for being part of a rural community plus extortionate rates for the likes of insurance. We operate our own septic tanks and rain water supply so the only return on our rates at present is access to rubbish collection and road Maintenance- which is critical for tourism in our rural communities. With accommodation demand being varied throughout the year we don't actually cover our costs or turn a profit now with the number of nights booked per year. If we had to add further rates into our annual budget we would have to pass this onto guests by increasing the cost per night, which would result in a far less attractive and affordable stay for guests, ultimately driving guests away from our region or reducing their stays to 1 not 2 nights or just day trips which will impact the district significantly long term. If it becomes uneconomic to operate a short term stay dwelling then this will also take employment opportunities away from our district, the likes of cleaners, gardeners and property managers.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Unsure but admin costs would need to be minimal and electronic. Also it would need to be simple to opt in and out of e.g if you decide stop using the dwelling for accommodation, rates are automatically adjusted.

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

**Respondent skipped this question**

**Q11**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

**No**



**COMPLETE**

# 076

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 08, 2023 6:23:21 AM  
**Last Modified:** Sunday, October 08, 2023 6:48:07 AM  
**Time Spent:** 00:24:45  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Alistair and Jenny Boyne
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Yes,**  
 Comments:  
 All Sports grounds and Community Halls should also be included in this

### Q3

Do you have any further feedback on the draft Remission of Rates Policy?

Remission of rates policy needs to address the amount currently offered to fixed income ratepayers for a remission in their rates as the maximum amount ( \$655.00 ) has not increased to keep up with the increases in rates, ie Those on a pension/ minimum income should not be expected to pay more than 50 percent of their rates if they have owned their own home/ property for more than 25 years. Alternately a sliding scale to combine taxable income + years of ownership with rates reduction up to 50 percent.

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

All Landowners that have any sites of significance to Maori should receive an exemption/ remission from paying rates .

---

**Q5**

**Yes.**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

**Yes**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

Q7

Yes

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

Q8

No,

Comments:

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

The cost to administer will probably outweigh the economic benefits to Council and as there is already a shortage of accommodation in the region, this proposal will be detrimental to all the businesses in the District as the fees have the potential to question those with a homestay or air band b whether its worth the extra income that they are already being taxed on.

Q9

Respondent skipped this question

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

Concerns that the rates will only increase to pay for the additional layers of compliance.

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

077

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 08, 2023 7:42:59 PM  
**Last Modified:** Sunday, October 08, 2023 7:53:49 PM  
**Time Spent:** 00:10:49  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Rebekka Bell
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

**Q2**

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?



**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

Yes.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

Yes,

Comments:

Absolutely, this should have been addressed long ago

---

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

This seems like a good idea, rural residents get a lot less for their rates and given the rural road maintenance needed going forward this has to be funded from somewhere. It seems a more flexible way to use the funds which can be targeted to specific areas of need in emergency

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes,**

Comments:

Excellent idea

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Similar to other areas looking at defining a time period for 'short stay' eg. Used for x amount of nights per year, probably through a registration process? Not sure exactly

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 078

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 09, 2023 9:08:36 AM  
**Last Modified:** Monday, October 09, 2023 9:15:54 AM  
**Time Spent:** 00:07:17  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Katy motion
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

Our rates are already astronomical. We pay considerably more than other towns that have much better facilities and general maintenance. This would be yet another kick in the teeth to everyone living in south wairarapa, particularly those who are already struggling with cost of living increases, interest rate rises and our already unbelievably high rates.

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**No,**

Comments:

The footpaths should be paid for by the district as a whole. The rates do not need further complicating.

**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****No**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9****Respondent skipped this question**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 079

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 09, 2023 9:20:43 AM  
**Last Modified:** Monday, October 09, 2023 9:23:51 AM  
**Time Spent:** 00:03:07  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Kevin Nation
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?



**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

No.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

Yes

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7****Yes**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****No**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9****Respondent skipped this question**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 080

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 09, 2023 9:46:22 AM  
**Last Modified:** Monday, October 09, 2023 9:58:45 AM  
**Time Spent:** 00:12:23  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Michael Hughes
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

Sites of significance to Maori should be subject to the appropriate rates and should not be entitled to any remission or postponement. People in the community are suffering from the high level of rates at the moment...the council shouldn't be reducing its rates income by such remissions and postponements. If this plan went ahead how will council make up the shortfall in rates?

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

Such a change is likely to result in a significant increase in rates for the majority of people who own property and land. That is, ordinary home owners with a garden. This will add to an already unsustainable rates burden on many households.

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes**

**Q7****No**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8****Yes**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 09, 2023 12:25:29 PM  
**Last Modified:** Monday, October 09, 2023 12:30:41 PM  
**Time Spent:** 00:05:12  
**IP Address:** [Redacted]

081

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Violet Edwards
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

**Q2**

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
Comments:  
Maintenance of these grounds is costly, this extra putea could go towards upgrading roads pothole fillers, footpaths upgraded for wheelchair users so theyre not on the roadsides as its safer less potholes than footpaths.

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?



**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

This shouldve been in place all the time, its hiw so much of our land was stolen through unpaid rates, better late than never i suppose

---

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considerers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Yes.,**

Comments:

Its fairer and a more accurate for the property owners

---

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Councils proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes,**

Comments:

As youve stated urbans use footpaths more than rurals.

---

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

Fantastic kaupapa tautoko it totally

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes,**

Comments:

Theyre are a business making money through tourism and hospitality so yes they should contribute

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration will keep it honest tjeyre registered to act as a bnb etc...so toirists find them there same at council.

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

Keep up the good mahi team we appreciate all you do for our benefit

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 082

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 09, 2023 12:54:46 PM  
**Last Modified:** Monday, October 09, 2023 12:59:04 PM  
**Time Spent:** 00:04:18  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Gregory Montgomerie-Crowe</b>
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

### Q2

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

Yes.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

Yes

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

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Q7

Yes

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

Q8

Yes

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

Q9

Respondent skipped this question

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

083

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 09, 2023 1:40:52 PM  
**Last Modified:** Monday, October 09, 2023 1:59:33 PM  
**Time Spent:** 00:18:41  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

**Q1**

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Jenelle Green
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

**Q2**

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**Q3**

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?



**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

I disagree with this proposal as rural ratepayers do not receive the same services that urban ratepayers receive ie. supplying water, sewerage disposal, rubbish collection, therefore I believe that a fairer system should be based around population base. ie work out the split between urban population and rural and charge proportionately. For example, 70% urban and 30% rural. Your system if paying on capital value, would see the 30% rural population funding majority of these services due to the capital value of rural land.

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes,**

Comments:

Rural areas outside of towns do not have footpaths, therefore urban benefit and should pay for them.

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**No,**

Comments:

It should stay as a roading emergency resilience fund, funded by the whole district.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes**

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration when paying rates

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 084

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 09, 2023 4:21:30 PM  
**Last Modified:** Monday, October 09, 2023 4:25:21 PM  
**Time Spent:** 00:03:51  
**IP Address:** [REDACTED]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Rosie Burke
Address	[REDACTED]
City/Town	[REDACTED]
ZIP/Postal Code	[REDACTED]
Email Address	[REDACTED]
Phone Number	[REDACTED]

### Q2

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?

**Q4**

Respondent skipped this question

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5**

Yes.

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6**

Yes

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

Q7

Yes

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

Q8

Yes

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

Q9

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

No

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 09, 2023 4:43:38 PM  
**Last Modified:** Monday, October 09, 2023 4:49:26 PM  
**Time Spent:** 00:05:47  
**IP Address:** [Redacted]

# 085

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Pam Jorgensen
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

### Q2

Yes

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?



**Q4** **Respondent skipped this question**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

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**Q5** **No.**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

---

**Q6** **No,**  
Comments:  
Should remain the same

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

---

**Q7**

Yes

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Q8**

Yes,

Comments:

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

They are in effect gaining like a commercial operation and benefit from the tourism economic development funding.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 086

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 09, 2023 7:42:21 PM  
**Last Modified:** Monday, October 09, 2023 7:57:41 PM  
**Time Spent:** 00:15:19  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	Hamish Bell
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

### Q2

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

**No,**  
 Comments:  
 No, I disagree with this. The cost of living crisis has put pressure on residential rates, and increasing the subsidy available to community games and sports grounds means that other ratepayers will have to cover the loss of revenue. We have a huge challenge ahead over the next few years with the amount of infrastructure that needs upgrading, and this requires the entire community to pitch in. Of course, community games and sports grounds do a lot for our community, I just feel now is not the right time to be increasing this subsidy. Perhaps when rates are increasing by less than the rate of inflation we can consider such a worthy initiative.

### Q3

Do you have any further feedback on the draft Remission of Rates Policy?

Respondent skipped this question

**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

No

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**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**Yes.,**

Comments:

Yes this is fairer as it factors in any improvements to the base land.

---

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**No,**

Comments:

No, I cannot support this without further information on how this might be calculated, how much Council spends on footpaths per annum and what impact this might have on our rates. I would hope that if a rate for footpaths is to be charged, that we would see a reduction in another rates item elsewhere so that it is balanced out, but I can't see this information. If SWDC was to present more details on how this might work then I would be better able to make an informed decision.

---

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**Yes,**

Comments:

I think this is fair, however Council needs to guarantee to ratepayers that it is undertaking all it can to minimise the risk to ratepayers - ie appropriate maintenance of roads and infrastructure and ensuring they are well-equipped to withstand a disaster first, along with appropriate insurance.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes,**

Comments:

Yes, I agree that businesses that benefit the most from SWDC's investment in attracting tourism should contribute towards that work.

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

I think mandatory registration by a certain date would be appropriate.

**Q10**

**Respondent skipped this question**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

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**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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**COMPLETE**

# 087

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 09, 2023 8:04:56 PM  
**Last Modified:** Monday, October 09, 2023 8:16:55 PM  
**Time Spent:** 00:11:59  
**IP Address:** [Redacted]

Page 1: Statement of Proposal

### Q1

Please enter your contact information. Please note that your name and feedback will be in public documents. All other personal details will remain private.

Name	<b>Matt Otter</b>
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

### Q2

No

Remissions of Rates Policy Under the Local Government (Rating) Act 2002, land owned or used by a society or association, for games or sports, should pay no more than 50% of their general rates. Participating in sporting activity has known benefits to community wellbeing and Council are interested in hearing your thoughts on the rates remission for community games or sports grounds. Do you think that the rates remission on general rates for community games or sports grounds should change from 50% to 100%? This means that community games and sports grounds would have 100% of their rates reversed.

### Q3

Respondent skipped this question

Do you have any further feedback on the draft Remission of Rates Policy?



**Q4**

Remission and Postponement of Rates on Māori Freehold Land Policy Council notes that an addition to the proposed Remission of Rates Policy, enables remissions to sites of significance to Māori, as described in the Combined District Plan, that are not on Māori Freehold Land. Do you have any feedback on the draft Remission and Postponement of Rates on Māori Freehold Land Policy?

I don't agree with postponement of rates on Maori freehold land or on sites of significance to Maori.

---

**Q5**

Revenue and Financing Policy Capital Value or Land Value? Council is proposing a change from rating on capital value instead of land value. No system is ideal, however on balance, Council believes that capital value is fairer than land value. Considering the overall rating impacts across different groups of ratepayers and individual properties, Council considers capital value represents a better correlation to ability to pay than land value. What is the difference between capital value and land value? Capital value is the total value of the land and improvements, i.e. the land and any buildings on the land. Land value is the value of the bare land. Do you agree with Council's proposal to change the general rate to capital value from land value?

**No.,**

Comments:

No I do not agree

---

**Q6**

Who should pay for footpaths? Footpaths help our communities stay connected locally and support us to move around without relying on vehicles. Council is proposing a change to the way footpaths are funded. This change recognises that urban people benefit more from footpaths than those who live rurally. Do you agree with Council's proposal that 90% of the benefit and costs of footpaths should be paid by urban ratepayers and the remaining 10% by the district as a whole?

**Yes,**

Comments:

I think rural ratepayers should pay zero.

---

**Q7**

Should we replace our Rural Road Reserve with an Infrastructure Emergency Resilience Fund? Over the past two years, we have had many significant weather events that have impacted our communities. Council is proposing changing the Rural Road Reserve to an Infrastructure Emergency Resilience Fund. This is an expansion of the current Rural Road Reserve to cover more than just rural roads and would be collected from everyone, not just rural ratepayers. Currently, the Rural Road Reserve is funded by rural ratepayers to cover emergency road repairs and has been used up. Council proposes to replace it with the Infrastructure Emergency Resilience Fund that would be collected from all ratepayers through a targeted rate based on capital value and would be used to repair infrastructure in an emergency that was not funded by central government. This amount would be set through the long-term or annual planning process. This change recognises that rural roads have benefits for the whole community through tourism, recreation, and farming. This means that all ratepayers would be contributing to this fund, which would more fairly reflect the contribution from the whole community. Do you agree with Council's proposal to create an Infrastructure Emergency Resilience Fund through a targeted rate to all rates payers?

**No,**

Comments:

You are not up keeping rural roads well enough. Emergency is something different.

**Q8**

Should dwellings used for short-stay accommodation e.g. Airbnb, Bookabach or similar, contribute to the economic development rate? Tourism is one of the fastest growing industries in the South Wairarapa and has an impact on the wellbeing of our communities. To support tourism in the district, Council has an economic development targeted rate that is used to promote the region, its activities, and events. This is currently paid for by commercial and industrial properties. Dwellings used for short-stay accommodation also benefit from the investment in economic development. Council is interested in hearing from the community if short-stay accommodation properties should therefore contribute to the economic development rate. Do you believe that dwellings used for short-stay accommodation should be included in the economic development rate?

**Yes**

**Q9**

How would you recommend that Council define and identify these dwellings, for example through self-identification or registration (fees may need to be collected to cover the administration costs)?

Registration.

**Q10**

Further Feedback? Council is interested to hear any other ideas you may have on the proposed rating model that may not have already been captured. Do you have other further feedback on the draft Revenue and Financing Policy?

It is too expensive to live in South Wai.

---

**Q11**

**No**

Would you like to speak to your submission at the upcoming hearings scheduled for Thursday 26 October? We will do our best to meet your preference for a hearing time, noting we have limited flexibility.

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