



COMPLETE

088

Collector: Web Link 1 (Web Link)
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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 **Erin Banks**
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?

Absolutely - these shouldn't be subject to rates if they are of significance to Maori.

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

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:

A 90/10 split seems unfairly weighted towards urban ratepayers when all ratepayers (be they rural or urban) use the central footpaths of our towns. Agree it should be weighted more towards urban than rural but that feels too skewed in my view. 80/20 or 70/30 feels more reasonable.

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?

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

089

Collector: Web Link 1 (Web Link)
Started: Monday, October 09, 2023 8:20:31 PM
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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	Gina
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:

This is a service that should be provided to people of the town that already pay rates. We are supposed to be encouraging people to become more active, look after their hauora (wellbeing) and now we are looking at making it more expensive by charging clubs more which is handed on to the players?? Great way to kill grassroots sport and recreation! Let them have their 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?

Agree totally about time this was recognised along with many of the injustices of ti tiriti o Waitangi!

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:

What a great way for you to make more money out of people who have worked hard for what they have! Many people are already struggling with your hike in rates, the hike in interest rates and just in general living costs and now you want to punish them a bit more for working hard and owning a house and making it a little more valuable by adding value to it. Good on you!!!! You take money when they are built you take money when you add to it, you take money when every step of the way and you still don't have enough! Maybe you need to have a look at your budgeting and practices.

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:

Fair enough although they are such disrepair I guess that will add a bit more to the rates to get them up to standard.

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:

Again based on capital value?? Should this not be a set amount from all people?? Should the rural users not have a larger input?? There is something that does not quite ring true here! Again we are pulling from our pockets to help you mismanagement.

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:

Again very short sighted planning on your behalf and a flawed way of looking at solving the social housing crisis with people being charged up to \$900 a week rent here in Martinborough that not many normal whānau can afford. So you ask the short term accommodation people to do this they will sell where do all the tourists stay?? How many of these houses have an income twelve months of the year? What has happened in other places around NZ when this has been done - don't mention Queenstown because if that's what you aim to be then the rest of us might as well move out! Please don't wreck the good thing we have and has run this way for a very long time. Look for other ways to solve the social housing shortage there are much better cost effective, environment friendly ways that can fit with our ailing infrastructure! Try thinking outside the box!

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)?

What a waste of our hard earned rate payers money!! No wonder there is nothing left!

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 doubt anything will come of this feedback as your minds will be already made up as they have been before. Your consultation process has shown it is flawed before so lets see if it has changed now!

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

090

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Last Modified: Monday, October 09, 2023 9:43:40 PM
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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	Sharon garrett
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 should be encouraged.

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?

Sites of significance to Māori that are not on Māori freehold land should NOT have remission or postponement to 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:

It's already ridiculously expensive for what we get.

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 do not believe rural should have to pay anything towards this.

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 do not believe this question to be clear. The way it is written is misleading.

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

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

091

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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 Dennison
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:
 A lot of effort will be going into fundraising to afford the rates. This time could be better used elsewhere in the organisations.

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:

I'm not convinced by the argument that capital value better reflects ability to pay. I should be interested in any evidence/research that supports this view. Are you able to provide this to me please? Moreover using capital rather than land value could disinsensitise owners to improve their properties as it will increase their rates (which could add further to Featherston's commercial zone's degeneration.)

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,

Comments:

Whilst I do not think this should be funded 100% by rural ratepayers I believe they should pay more than all ratepayers as they benefit more.

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:

Housing is a scarce enough resource anyway and if it is used for tourism rather than normal accommodation the owner would benefit from spending from the economic development rate and 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)?

Through all these means and by investigation paid for by the rate.

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

092

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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	Rick Thompson
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:
 See no reason to alter the current approach.

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.

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:

On balance Capital Value rating would seem a fairer approach for the South Wairarapa.

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:

Would seem a much fairer approach.

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:

Seems a fairer approach.

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:

On the face of it this will appeal to those who do not provide short term accommodation to our tourism industry however this is a distraction that Council should steer well clear of. Given that Local Body rates are levied to pay for the infrastructure and services a community receives please consider the following : 1). Short term accommodation properties are in general only occupied for part of the year and accordingly put less demand on Council infrastructure and services, particularly our overloaded sewerage systems. One could argue they then should pay a lower rate than permanently occupied properties. 2). Auckland has tried this and it is turning into a nightmare to administer. SWDC is not an Auckland by any measure and does not need to enter into a distraction it is likely to regret. 3). Income received from rented properties is already taxed albeit by Central government. 4). Adding another layer of cost is likely to see the stock of properties decline along with visitations due to a lack of accommodation providers. Our tourism industry would suffer. Foster not inhibit. 5). More and more people carry out their occupations from their homes. Is the intention to also capture these activities with an economic development rate ? 6). The entire community benefits from the economic development of a region. If Council feels its appropriate to include an Economic Development component in its rates then this should be applied to all rate payers not just some sectors. In summary Council is required to adopt a fair approach to its rating policies. It also needs to foster activities that contribute to the economic well being of its community. Any adoption of an extra tax on the short term stay sector flies in the face of these Council responsibilities.

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)?

Having to ask this question demonstrates that this is a can of worms. Others have tried it (eg Auckland) which ended up in protracted court action. I doubt SWDC rate payers would appreciate seeing their rating funds spent on court costs & lawyers. There is such a variety of offerings in this sector that a fair approach is near on impossible even if it did have merit.

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 disappointing to see Council notifying on social media well before closing date the percentage of submissions for and against on parts of its draft Revenue & financing policy. This smacks of manipulation of outcomes and suggests that decisions will be made on a numbers basis rather than on the merits of each submission. Please adopt a considered approach to these important issues.

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

093

Collector: Web Link 1 (Web Link)
Started: Monday, October 09, 2023 10:52:51 PM
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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	H Bockett-Smith
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.

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.



COMPLETE

094

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 10, 2023 7:00:33 AM
Last Modified: Tuesday, October 10, 2023 7:02:30 AM
Time Spent: 00:01:57
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	Robert Gladwell
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

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Q5

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Q6

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Q7

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Q8

Yes

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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)?

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

095

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Time Spent: 00:06:26
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	Mariana Garner
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

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Q5

No.,

Comments:

Rate rises have been much too high. It's totally unacceptable.

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

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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?

Q11

No

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COMPLETE

096

Collector: Web Link 1 (Web Link)
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Last Modified: Tuesday, October 10, 2023 8:40:50 AM
Time Spent: 00:05:56
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	Neil Montgomerie-Crowe
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?

treat as per community sports fields

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

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Q7**Yes**

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Q8**Yes**

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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)?

Registration fee

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

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Time Spent: 00:25:27
IP Address: [Redacted]

097

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 **Byron Ross**
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:
A greater financial burden on the association or society would be detrimental to the community

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?

In this economic environment rates need to be collected wherever possible

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 constantly increases, capital value should fluctuate with the economy

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:

Cost funded by general rates It is one community

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:

It is a reasonable cost to running a business A fee paid for each booking per person

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)?

Fee for registration

Fines for noncompliance

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

098

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 10, 2023 10:56:33 AM
Last Modified: Tuesday, October 10, 2023 11:01:43 AM
Time Spent: 00:05:09
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	Stephen Kempton
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

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Q5

Yes.

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Q6

Yes

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Q7**Yes**

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Q8**No**

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Q9**Respondent skipped this question**

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Q10

Respondent skipped this question

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Q11

No

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COMPLETE

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Last Modified: Tuesday, October 10, 2023 11:09:26 AM
Time Spent: 00:06:36
IP Address: [Redacted]

099

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 **Barry Victor Kempton**
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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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.



COMPLETE

100

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 10, 2023 1:41:18 PM
Last Modified: Tuesday, October 10, 2023 1:54:49 PM
Time Spent: 00:13:31
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	Karen McClelland
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 cost of upkeep already comes from the ratepayer so the owners should pay something plus they get ratepayer grants

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?

The should pay rates like the rest of us

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

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 have been waiting over 20 years for a footpath from 29 Brandon to 41 Brandon - our drive from the road to the letterbox is broken, uneven and dangerous - our neighbour who is in a wheelchair has to travel on the road as we have no footpath...and we are urban...we see new footpaths going in where there are already footpaths, that seem fine - I can get no answers as to why? Except the Roding Manager imitating playing a small violin when asked for a reason!

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:

Why aren't insurance companies liable for such events - they don't seem to have to pay for anything. And why is the councils assets insured in such a ridiculous way that the excess is so high they cannot claim on anything - surely there should be different policies for different assets not all as one....\$10k excess - unbelievable

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 - as in all businesses

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 don't know why we pay so much to Greater Wellington? What do we get for it - clean rivers???? Nope.....

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

101

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 10, 2023 2:45:55 PM
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Time Spent: 00:20:34
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	Karen Stephens
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:
 Most sports activities required a membership fee or payment for use of the facilities and this should provide additional income for Council to maintain those facilities, however 75% discount should apply rather than 50%.

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

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 is recognised that property values have increased exponentially over the last few years in the South Wairarapa area. Towns that would once have been considered to have lower valued homes are now higher than average across NZ. It would be impossible for some residents to cover an increase in rates which a capital value calculation would create. We are already seeing those who have owned homes for many years, or have inherited family homes, unable to meet the rates bill. The backlash against the high percentage increase in the last two years would be nothing to the increases people would see under the capital calculation basis. It would also have the potential to flood the market with properties of people with 'weekender' or 'holiday homes' divesting them because of the increase cost. The only way this could potentially be agreeable is if there was a guaranteed low single figure percentage for rates - i.e. that the percentage would not increase year on year.

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:

In principal I agree with all rate payers supporting rural roads, however would need to understand the additional costs. There is also the question of how much the Government should be supplementing the repair of all roads - not just state highways. I would prefer to see submissions to Government to look at this issue as it is not only SWDC who is affected by the recent 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,

Comments:

Absolutely agree. The people who use short-stay accommodation are here (in most cases) to take advantage of our tourism offerings and the people who own the dwellings obtain income because of the tourism offerings making SWDC an attractive place to visit.

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?

No

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

102

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 10, 2023 2:03:23 PM
Last Modified: Tuesday, October 10, 2023 3:20:20 PM
Time Spent: 01:16:56
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	Kate Throp
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?

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:

I am an urban, residential ratepayer. As a single person household with a single income earner and a very small house, the rates I pay are exorbitant and I would be more than delighted to pay less than the over \$100 per week my rates cost me. However, I do not want to do that at the expense of the very fabric of Martinborough. This town has been built on the back of small, family owned enterprises - particularly the vineyards. It is our raison d'etre and most emphatically our point of difference and reason for our success as a destination. The suggested changes to the rates for these wee places are astronomical. Some already pay hefty rates as a result of the "toilet" tax which is fair enough. But I believe another huge rate rise on top of that is too much to ask. If what you intend is for Martinborough to become yet another town overtaken by large and often international business people who have little, if any, personal relationship to the town and region then by all means go ahead. But in so you will lose the very thing that makes it such a very special place. I cannot see who benefits from these changes as the redistribution for me, who theoretically should be one of those the most benefit from it, is not enough to warrant the increase to others. Does this not also encourage land banking?

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 think that if we are expected to be putting in for the Infrastructure Emergency Resilience Fund (which I have no objection to doing) which seems to be primarily dealing with rural roads, then surely they can help with the upkeep for footpaths.

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

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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)?

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.

103

COMPLETE

Collector: Web Link 1 (Web Link)
 Started: Tuesday, October 10, 2023 5:42:42 PM
 Last Modified: Tuesday, October 10, 2023 6:06:03 PM
 Time Spent: 00:23:20
 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	Arthi
------	-------

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?
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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?

No.,

Comments:

With already exorbitant rate hikes SWDC is heavily taxing the residents for zero to no service provided (mowing kerbs, fixing sewage, etc) This proposal will only make it harder for the rate payer than any meaningful rate adjustments.

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:

What is the purpose of the footpath maintenance when there is no maintenance provided including kerbside.

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 rural is with no basic infrastructure facilities this fund should focus on improving that infrastructure rather than trying to get more money in a common bucket.

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:

If a person is receiving an economic benefit they pay income tax accordingly. If the water consumption is over the allowed threshold they pay for the over use. This is case with other services utilised. There is no business case to justify the need for 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)?

What is the purpose of this. Why does a council need to identify these dwellings.

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?

None of the stated policies are of any benefit to the rate payer. I do not see a single proposal that of any benefit to the taxpayer.

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

104

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 10, 2023 6:57:07 PM
Last Modified: Tuesday, October 10, 2023 7:03:33 PM
Time Spent: 00:06:25
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	Aaron Johnson
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

Yes

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Q8

Yes

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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)?

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

105

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 10, 2023 7:02:42 PM
Last Modified: Tuesday, October 10, 2023 7:15:06 PM
Time Spent: 00:12:24
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	Victoria Hopgood
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?

Culturally significant sites should not pay rates. A significant penalty for failure to pay rates would be seizure of land, and we definitely dont need to stay seizing Maori land again...

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:

Yet another significant rate change that would disproportionately impact rural payers over non rural.

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

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 all rate payers should contribute. Not based on capital value but out of the general rate based on land value.

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:

No, you will drive away interest in having short stay dwellings and have a lack of options, hurting your tourism interests. Review in 5 years.

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)?

No.

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

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

106

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 10, 2023 8:33:20 PM
Last Modified: Tuesday, October 10, 2023 8:38:51 PM
Time Spent: 00:05:30
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	Rowan Wright
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

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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

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Q9

Respondent skipped this question

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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?

Q11

No

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COMPLETE

107

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 11, 2023 9:12:51 AM
Last Modified: Wednesday, October 11, 2023 9:17:58 AM
Time Spent: 00:05:07
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	Marguerite Tait-Jamieson
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

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Q4

Respondent skipped this question

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Q5

No.

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Q6

Yes

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No,

Comments:

Government should pay

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:

Everybody benefits - petrol stations, restaurants, retailers....

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)?

This is nonsense, Define short stay.

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

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

108

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 11, 2023 11:57:57 AM
Last Modified: Wednesday, October 11, 2023 12:23:20 PM
Time Spent: 00:25:22
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	Grant and Theresa Crosland
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 benefits are to the whole community, not just wider rate payers who have to pick up the tab.

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?

We should not be setting rates on the basis of rates. If remissions are enabled on sites of significance to Maori, the same should be done for all such sites of cultural significance.

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:

The rich get no more benefit from paying more. They should not be forced to pay more just because they can. You'd be better off stopping wasteful spending that does not benefit the majority of the community than driving away the people who bring in the wealth to the region.

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:

Only if Featherston can get a footpath on at least one side of its streets!!!! People in wheelchairs need it. But again, its just more burden on those who pay rates and the remainder get the benefit for free.

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:

Again, using capital value means a selected group are charged for benefit they would hardly receive. If you are going to get everybody to pay, then do so. It seems the burden falls far too much on the rate payers rather than the whole community. Time for some lateral thinking, not just charge the rich socialism...

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 nothing more than a blatant rates grab. The benefit of Council's spend is not apparent. Short term stays already struggle to make ends meet despite the rhetoric around them being rich, and many already contribute funds via Destination Wairarapa etc, plus the costs of their own advertising. Thinking is back to front - it's the short term stays helping to bring the tourists into the region and helping the economic situation rather than Council assisting the short term stays.

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)?

We don't recommend.

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?

Frankly, it seems that Council has already made up its mind before this consultation and likely to be a done deal already. Our advice is that it is about time that Council actually and honestly got tough on its spending. Rates are now becoming unaffordable to many. Pushing more to the wealthy will not solve the problem. Questions such as 'does this spending item actually make a difference in most people's lives' need to be asked. Funding again and again because that's what always been done must come to an end.

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: Wednesday, October 11, 2023 12:54:31 PM
Last Modified: Wednesday, October 11, 2023 12:58:29 PM
Time Spent: 00:03:58
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 [REDACTED]
 Address [REDACTED]
 City/Town [REDACTED]
 ZIP/Postal Code [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

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Q5

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Q6

Yes

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Q7

Yes

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Q8

Yes

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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)?

Through registration although enforcing this will be difficult if there is now requirement for application providers like Airbnb to check the status

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

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COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Wednesday, October 11, 2023 1:41:01 PM
Time Spent: 00:33:20
IP Address: [Redacted]

110

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	Michelle Margrain-Thom
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

Q2

No

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Q3

Respondent skipped this question

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Q4

Respondent skipped this question

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No.,

Comments:

The proposed move to a capital valuation based rates system, along with the proposed changes to targeted rates, will significantly financially impact our region's businesses. These businesses are predominantly small and locally-owned, which is our point of difference to other tourist destinations. They employ locals, and provide the fabric of our communities. According to the council's rates examples, it looks like the hardest hit will be our hospitality and tourism businesses. Some are facing more than double their current rates. After years of significant rates increases, the pandemic, and now facing a major economic downturn, will they withstand the further burden of this capital value based rates redistribution, essentially penalising businesses for investing in tourism development. The council says itself that "tourism is one of the fastest-growing industries in the South Wairarapa and has an impact on the wellbeing of our communities". So let's support these operators, help to keep them locally-owned, and have a rates system that encourages investment in our region.

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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Q8

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Q9

Respondent skipped this question

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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?

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

111

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 11, 2023 4:44:43 PM
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Time Spent: 00:04:07
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 **Keryn Banks**
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

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 should be compulsory

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

112

Collector: Web Link 1 (Web Link)
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Last Modified: Wednesday, October 11, 2023 7:40:05 PM
Time Spent: 00:04:13
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	Anna Broxham
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

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?

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

113

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Started: Wednesday, October 11, 2023 7:13:04 PM
Last Modified: Wednesday, October 11, 2023 8:06:51 PM
Time Spent: 00:53:46
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 **D Armstrong**
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.

Comments:
Yes and no. If those sporting bodies hold the keys to ratepayer owned land and require a key to get access then they are acting as a select private body and should pay 100% rates. I do not believe this practice should continue with the Greytown Tennis Club acting in this way. NB Read the WCC latest review on this situation at Appleton Park.

Q3

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

Well how are ratepayers at large meant to have an informed response if SWDC doesnt give them info about the existing situation. Where are the Comms. What does it actually mean. Do some people pay a reduced rates fee or pay no rates at all. Are the rates owed re-couped by Council when a property is sold - as a debt created against the asset. Who is exempt from paying rates and why. Some people who have lived in their family home for many years may now be living on superannuation alone. Just because the SW Council has radically increased rates in the past few years to near the highest in the country, does that mean that person is forced to sell. Who is exempt from paying rates and why? Even renters have that cost built into their weekly rent don't they. NB our rates have increased by 50% over the last 3 years!!!!!! How can that be fair let alone talk about remissions for others.

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 in the district - 7000 +ratepayers I thought had to pay rates. Otherwise everyone else has to pay more to subsidise those who don't pay!

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?

Comments:

Yes and no Not until you provide details that ratepayers can use to make informed decisions. Could you not have provided some scenarios for the average ratepayer. Do you not pay a communications person on your staff to inform ratepayers how this will impact the average ratepayer. Will a different formula be used and what will it be.

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:

Why have - mostly the existing footpaths - been upgraded/replaced in Greytown and no obvious new ones added. We are standing still.

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 it be like a wealth tax ie Capital Value or more fairly based on the same dollar amount for every ratepayer.

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:

Obviously here again there is no data. Why should regular motel/hotel accommodation owners pay for this now (if that's the case) when the 'gig' economy is exempt.

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)?

Well you collect fees from dog owners somehow.

Owners of airbnbs may need to be registered with the council. Each one would maybe identify their revenue bracket from their "business" per year and be charged the development rate accordingly. Potentially verified by IRD.

Registration as a bnb would require a fee to cover monitoring.

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?

Carterton District Council more informative in general.

Read SWDC facebook page for future info on what people think.

Council making conclusions based on your very limited info to ratepayers will lead to uninformed responses. Good luck with that.

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.



114

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 12, 2023 12:25:55 PM
Last Modified: Thursday, October 12, 2023 12:27:24 PM
Time Spent: 00:01:29
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: Rebecca Kempton
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**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?

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

115

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, October 12, 2023 9:03:31 PM
Time Spent: 00:43:51
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	David Patten
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:
 Provided the land is owned by the council.

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?

Remission of rates should be one rule that applies to all.

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:

In the cities capital value rating system is fine but in the South Wairarapa District unimproved land value should be the basis.

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:

All rate payers have the benefit - if we all chip in to the benefit of all. The key point is that the rates expenditure must be well managed and that we ensure that the rate payers are getting best value for the dollar spent.

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:

Provided the funding is affordable over a reasonable amount of time. The rate hikes that the community has had to pay over the past few years is not sustainable for many residents. Once again the key is prudent asset management.

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 object to this proposal. The economic development of the community has been helped by providing accommodation so people can stay over if they wish. If you want to kill off the opportunity for people to stay over in Martinborough and revert back to day trips or not even visit our towns at all. Any further increase in costs will either be passed on or put many out of 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)?

The cost of managing such a stupid idea will only add cost. This question being asked makes me think that the council has already decided the outcome. So much for consultation.

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?

The council should be working for the community and not the other way around. Prudent management and appropriate long term planning is the key.

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

116

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, October 12, 2023 10:38:20 PM
Time Spent: 00:36:16
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	Peter Rae
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 think a 50% rate relief is appropriate, if the principle of "User pays" is to be applied.

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?

My only concern would be if the word "Maori" were inadequately defined. I suggest that care must be taken to ensure that no unfair advantage could be claimed by any individual, if the definition is inadequate.

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:

It seems to me to be blindingly obvious that rating on Capital value will give a fairer result. This will become especially so as section sizes get smaller, and the ratio of building area to land area becomes higher.

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:

The proposal seems fair to me.

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?

Short-stay accommodation properties are businesses. It is noted above that they "have an impact on the well-being of our communities". That impact has both positive and negative aspects, so it seems only fair that such businesses contribute to the economic development targeted 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)?

In my view, such businesses should be required to self-identify. Since the websites they advertise on are well-known, it should be a simple matter to verify if any fails to self-identify.

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. Further to question 9: visitors come to our towns, expecting to find hospitality venues open and staffed. However every house used as short-term accommodation for such visitors is a house which is denied to workers (especially hospitality) for long-term accommodation.

In many parts of the world such businesses are being charged a special rate, to provide an incentive to release some of the short-term accommodation for long-term accommodation. For example, Victoria, Australia, will soon charge a 7.5% levy on revenue collected by short-stay accommodation providers such as Airbnb. That revenue is earmarked to provide social housing in Victoria, but SWDC could use it to provide accommodation for vineyard or hospitality workers, or for any other purpose.

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: Friday, October 13, 2023 11:44:09 AM
Last Modified: Friday, October 13, 2023 11:51:23 AM
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IP Address: [Redacted]

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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	David Beveridge
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

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?

Dwellings used for short term accommodation financially benefit from local tourism so they should contribute financially to the promotion of the area as a tourist destination

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 you could communicate initially with those property owners listed on short-term rental sites asking them to register. You need to promote the benefits promoting the region will have especially if it increases midweek accommodation

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

118

Collector: Web Link 1 (Web Link)
Started: Friday, October 13, 2023 12:14:20 PM
Last Modified: Friday, October 13, 2023 12:45:04 PM
Time Spent: 00:30:43
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	Calum Thom
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:

Why should those who have chosen to invest in their land by developing businesses to attract visitors to our town be punished and asked to pay extra?

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:

You are proposing that we all pay for roads, including rural roads, so why should urban rate payers foot the majority of the costs for footpaths.

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:

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I believe that all rate payers in this town should be paying towards economic development as all are benefiting from our town being a tourist destination. If the economic development rate is paid by just a handful of commercial operators this will significantly impact our local businesses financially. Our businesses are predominantly small, family owned and operated, not multi-national corporations.

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.



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, October 13, 2023 1:34:18 PM
Last Modified: Friday, October 13, 2023 1:38:08 PM
Time Spent: 00:03:49
IP Address: [Redacted]

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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: Kev Rickey
Address: [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

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?

No.,

Comments:

Absolutely not!

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.
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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?

Comments:

Yes at a much lower rate as many such homestays hardly make profit.

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?

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

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Collector: Web Link 1 (Web Link)
Started: Friday, October 13, 2023 2:00:05 PM
Last Modified: Friday, October 13, 2023 2:13:30 PM
Time Spent: 00:13:24
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

Stephen Franks

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

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?

It is a racist policy unless and until there are criteria that apply similar tests of public and community access and use and benefit, to any equivalent remission 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 think CV has better incentives to development, and the fairness objectives should be pursued instead by adjusting the relative shares of burden by reference to benefit or utilisation of services and assets

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,

Comments:

But I think the more useful project would be to restore the efficiency and resilience of infrastructure, and responses to damage that our community could offer only two decades ago. In 2006 we suffered major flooding and washouts. As with previous events, the Council authorised us to use our bulldozer and digger to make our roads usable. We supplied photos and hours of work info, and were reimbursed at the low rates we pay for contractor work on our internal tracks. Material from the riverbed in our farm (ideal for road because it is so coarse/jagged) was taken by council contractors for direct repair. And it cost comparatively little. We look with despair at the poor workers for Fulton Hogan, with their absurd stop/go and cone displays, and the trucking of spoil, and the remote sourcing of replacement material. My guess is that it is now costing 5-10x what it did previously. Put an investigation of that as your highest priority.

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:

Too hard to police. you collect the benefit in the appreciation of land values. Particularly silly to bother if you move to CV rating

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 applaud the Federated Farmers submission, even though I do not agree with them on a move to CV from Land Value

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)
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Last Modified: Saturday, October 14, 2023 2:28:37 AM
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IP Address: [Redacted]

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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	Conor Kershaw
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:
Every individual and group should contribute to rates in an area where you receive benefit.

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 do not understand this enough to comment. But every individual and group should contribute to rates in an area where you receive benefit. Māori land is no different.

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 anti development. Businesses and individuals investing in the urban areas lift all capital values of both residential and rural properties. Therefore, there is downstream benefit to all rate payers, so it is more equitable to keep it as is. It will be hurdle for main streets such as Featherston where there are already landowners not willing to invest.

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:

Yes, urban residents get the benefit so they should pay. We could look at our level of Traffic Safety Management and Consenting costs to put more funds into actual infrastructure verse bureaucracy. I recently had to repair a 6 m section of footpath and spent 2k out of a total of 4k on red tape. The system is broken and needs review. Probably higher up the chain than SWDC!

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:

It feels like rural rate payers have an unfair deal already.

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:

I am confused at what SWDC even does for economic development but i guess there is a role funded somewhere. It is poorly reported on as i trawled through the SWDC website and see no evidence of it. Perhaps ditch it if there is no tangible evidence of development.

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 with a fee if you don't

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 feel the process has not been well communicated. SWDC appears to not have engaged via email or direct mail on the proposal. The time frames are short and it feels like a decision is made with the SWDC token consulting on the way through. Media channels that are easily missed seem to have been used for comms and feedback gathering which will result in a very low submissions to respond too.

I feel it is a project that could have been put on hold until a new CEO gets into the role. With a council in disarray, without a CEO it makes no sense to engage in large decision making like how a council is funded while it is leaderless.

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.

SUBMISSION ON SOUTH WAIRARAPA DISTRICT COUNCIL RATING REVIEW 2023

All farmers want is for a fair and equitable rating system.

Instead of being fair and equitable Council's proposed rating model penalizes farmers because they don't fit the model. the business they are in they usually have a dwelling with a large amount of land attached.

Its the dwelling (people) that receive the benefit with the lands only benefit is the roading network.

Its the people that generate the need for Council's activities and services.

The assumptions Council base rates on are flawed.

1. "Capital Value represents a greater degree of Council's services."

The general rates portion
Average residential Featherston \$470,000.00 and uses all Councils services
Pays \$702.00 general rate.

Whereas a \$5million rural property with no dwelling
Pays \$7441.00 general rate

10 times the Featherston Average residential

2. "If the activity benefits the community as a whole" that means all residents and ratepayers (the people of the district) population split is 70% urban 30% rural

"The activity benefits the community as a whole it is appropriate to fund that activity by the community as a whole such as by the general rate" CV is 40% urban 60% rural which is the opposite to what the Council say the community as a whole is.

So if the activities are created by the community as a whole eg governance, emergency management, libraries, cemeteries the public good portion of building consents, liquor licence and food etc. So if Council fund those functions by the general rate on CV you get the above result rural paying a disproportion of those functions.
Then they should be funded on the basis of population to do that, use a UNIFORM ANNUAL CHARGE (UAC) with a differential created by the population split between urban and rural.

UAC is a rate that collects the same dollar amount per rateable property, but has a differential so Council would collect 70% from urban and 30% from rural from their respective rateable properties.

3. "Capital Value"
"It also reflects a better correlational to ability to pay" this is also flawed because Council don't know the owners indebtedness or their income.

Roading should be funded as a network thereby 50% UAGC and 50% Capital Value General rate.

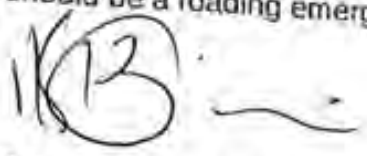
All the costs of supplying drinking water and sewerage disposal must be paid for by those connected to those services, or able to be connected.
Rubbish Collection and disposal must be paid for by those that have their rubbish collected.

Agree with the Council's proposal for funding of footpaths. 90% urban 10% from the district as a whole.

Council facilities should be funded as now by a UAC ^{75%} ~~70%~~ urban 25% rural in recognition that rural have their own facilities and 1000 of hectares of green spaces so don't need Council's facilities as much as urbans.

Do not agree with Council's proposal to change the name of the "Rural road reserve" to infrastructure fund.

It should be a roading emergency resilience fund, funded by the district as a whole.



ALEXANDER JOHN CARNE RIDWILL



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Arthur Warren

[Handwritten signature]

[Redacted text]

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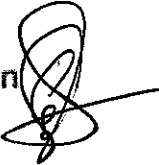
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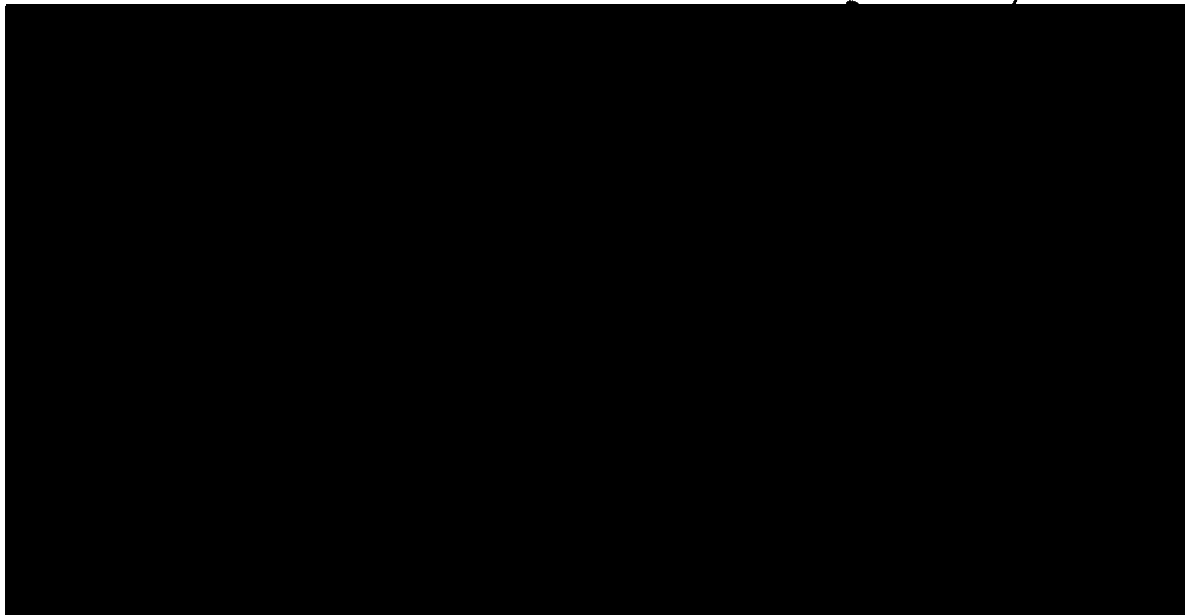
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W T Gordon



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Your Details

Full name

..... W.P. Carter

Organisation (if applicable)

.....

Postal address

..... 3

Phone

..... 0

Email

.....

Would you like to participate in the hearing process?

Hearings are currently scheduled for Thursday 26 October.

Yes (in person) / Yes (online)

No

Feedback: Rating Review Consultation

Question 1: Remission of Rates Policy

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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

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

Comments

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Question 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?

Comments

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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

But have a concern with this titled name as this moves to "infrastructure" when initially we were/are talking "rural roads". Infrastructure is not necessarily "rural".
Thought this was all about "rural" being a network for everyone.

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

However it will cost the ratepayer a fortune to maintain.

Not sure how you would capture or manage it all. Look to Auckland, Queenstown and Nelson.

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

See above - it would have to be legal or voluntary. Many councils want to action this but to see Auckland, Queenstown and Nelson. Also I understand it is a permitted activity through the district Plan. Hard to manage.

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

Yes stop spending unnecessary money on personal agenda items projects that cost \$\$\$ keep to core business and reflect that in your policies.

126



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Your Details

Full name

Elisabeth Jane Creevey

Organisation (if applicable)

Postal address

Phone

Email

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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 *PASS*

I don't have enough information to form an opinion.

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

Comments

NO.

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

Comments

NO.



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

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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

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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

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

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

Yes/ No

Comments

Please read attached details.

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

Please read attached details

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

No.



RATES SUBMISSION

Elisabeth Creevey

144 Bidwills Cutting Road

3.4 a Include Short term accommodation in economic development rate

I do not support targeted rates for short-term accommodation, they should not be included in the economic development rate.

Accommodation varies from a spare room within a dwelling, sharing facilities, private accommodation with bathroom facilities attached to a dwelling, free standing dwelling on same property to a separate property with its own dwelling. Often accommodation has no full kitchen or adequate space for longer stays. From low budget to high end values. BnB's without full kitchen facilities encourage visitors to purchase food from local cafes and restaurants supporting local trade more than full kitchen accommodation.

The council needs to recognize the different types of providers.

Urban hosted accommodation – where a property owner both hosts and lives on-site

Urban un-hosted accommodation-where a property owner or hired host lives off site

Rural hosted accommodation –property owner both hosts and lives on-site

Rural un-hosted - accommodation- property owner or hired host lives off site

(the Christchurch City Council decision makes very good distinction between different providers)

Rural hosts bear the full cost of water provision, parking, sewage, and rubbish removal, whereas urban providers do not. There is often a lower occupancy rate for rural accommodation compared to urban providers.

Another difficulty is that on-site owner hosted listings often do not operate for a full year, shading off portions of the year from bookings, for sickness, family visits, or a break from hosting. A targeted rate would be charged for a full year.

If a percentage of commercial usage rate is charged, would it be based on the bedroom footprint or include private laundry where sheets would be washed. Or not, if a local laundry service is hired. Other businesses that work from home also benefit, for example, hired hosting, star gazing talks that visitors book and come to accommodation sites and would not be targeted.

All of this makes it very difficult to develop a fair model to charge with.

Council provided facilities, services and promotions of the Wairarapa also benefit long term accommodation providers. Our towns are becoming more desirable to live in with rising standards and many events which draw people to want to settle here, creating demand. Available properties to purchase are in short supply and renters often must move out of the district to purchase land. Rental is a business and if the council wants to charge short-term accommodation providers targeted rates, then in fairness, long term residential rental properties should also be targeted.

Local councils around the country are developing revenue gathering strategies for accommodation providers. The response has been from charging a percentage of land use on a commercial rate, charging a resource consent, charging a yearly fee, to nothing at all.

Some methods involve; keeping a register of number of guests and nights rented per year, differentiating between hosted or un-hosted, urban or rural, un-hosted accommodation advising neighbors of a local host contact details, noise and guest number limitations, separate dwelling or attached rooms...

I feel South Wairarapa District Council does not need the costly expense of resource consent process, nor targeting rates.

There is a big difference between a business or owner that rents out a dwelling on a property they don't themselves reside on, or multiple rentals (BnB or long term) to an owner operator hosting on-site. There is also a big difference between urban and rural rentals, with rural rentals providing their own services. It would be unfair to load extra rates, resource consent, or large registration fees onto a property owner, particularly a rural one, who turns to running a BnB to help pay the rates in the first instance.

B identifying accommodation facilities.

My suggestion would be to have a simple yearly registration fee. Properties would not need an inspection as the council already holds plans for properties so know they are habitable, so I suggest the fee be less than the current fee for a Beauty therapist or Funeral director.

This would give the council data and appreciation for the number and location of all rental properties, instances of multiple accommodation providers, short-term and long-term, hosted and un-hosted.

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RECEIVED
12 OCT 2023

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Your Details

Full name

Quentin WILSON

Organisation (if applicable)

[Redacted]

Postal address

[Redacted]

Phone

[Redacted]

Email

[Redacted]

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~~Yes~~ No

Comments

IF users don't pay a contribution they don't respect it

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

Comments

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Comments

I am not qualified to pass an opinion on this as it's very complex such as Treaty issues and income streams etc.

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

Yes / No

Comments

Don't know
I would not do this without reference to valuation or who else does. The gvs or you could get unintended consequences. They sometimes determine building value by taking their estimate capital value minus land which leads to distorted building values etc compared to land

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Comments

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Yes / No

Comments

The vast bulk of rural roads are only used by the people who live there. In many cases they live there for lifestyle in vulnerable areas.

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Full name

Robert Wayne Carter

Organisation (if applicable)

Postal address

Phone

Email

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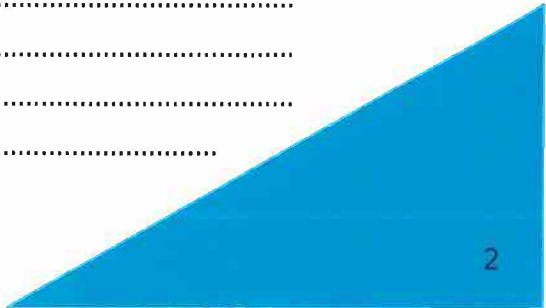
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Question 3: Revenue and Finance Policy

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

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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

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.....

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?

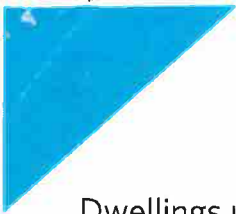
Yes / No

Comments

..... For rural roads.....
.....
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.....

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

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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

..... Ask other councils what they have done or looking to do
.....
.....
.....

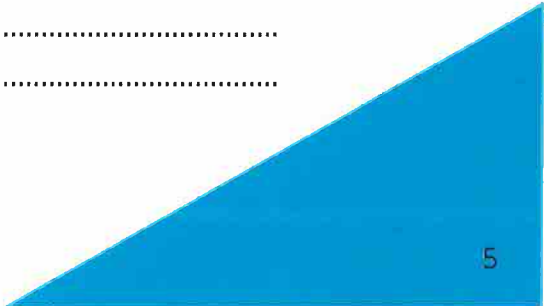
3.5 Further Feedback

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

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COMPLETE

129

Collector: Web Link 1 (Web Link)
Started: Saturday, October 14, 2023 8:34:06 AM
Last Modified: Saturday, October 14, 2023 8:42:37 AM
Time Spent: 00:08:30
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	Pip goodwin
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:

This is totally unfair & my understanding is that those properties that are invested in & make our towns more attractive for people to visit & live in are the ones that are being unfairly penalised. Totally unfair & will promote people not doing anything with their properties & our towns not being as appealing as could be. Also unfairly discriminating against those that want to improve their properties as assuming the council thinks they have more money which isn't necessarily the case at all but may have some pride in where they live. 100% AGAINST

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 whole community benefits from our towns being attractive & having footpaths.

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.



COMPLETE

130

Collector: Web Link 1 (Web Link)
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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	Rachael Colton
Address	[Redacted]
City/Town	[Redacted]
ZIP/Postal Code	[Redacted]
Email Address	[Redacted]
Phone Number	[Redacted]

Q2

No

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Q5

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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?

So Council want to charge farmers etc for buildings on their land that do not use Any Council infrastructure. Once again it is a blatant money grab off rural communities.

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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Q10

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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.

All farmers want is for a fair and equitable rating system.

Instead of being fair and equitable Council's proposed rating model penalizes farmers because they don't fit the model. the business they are in they usually have a dwelling with a large amount of land attached.

Its the dwelling (people) that receive the benefit with the lands only benefit is the roading network.

Its the people that generate the need for Council's activities and services.

The assumptions Council base rates on are flawed.

1. **"Capital Value represents a greater degree of Council's services."**

The general rates portion

Average residential Featherston	\$470,000.00 and uses all Councils services Pays \$702.00 general rate.
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Whereas a \$5million rural property with no dwelling

Pays \$7441.00 general rate

10 times the Featherston Average residential

2. **"If the activity benefits the community as a whole" that means all residents and ratepayers** (the people of the district) population split is 70% urban 30% rural

"The activity benefits the community as a whole it is appropriate to fund that activity by the community as a whole such as by the general rate"

CV is 40% urban 60% rural which is the opposite to what the Council say the community as a whole is.

So if the activities are created by the community as a whole eg governance, emergency management, libraries, cemeteries the public good portion of building consents, liquor licence and food etc. So if Council fund those functions by the general rate on CV you get the above result rural paying a disproportion of those functions.

Then they should be funded on the basis of population to do that, use a UNIFORM ANNUAL CHARGE (UAC) with a differential created by the population split between urban and rural.

UAC is a rate that collects the same dollar amount per rateable property, but has a differential so Council would collect 70% from urban and 30% from rural from their respective rateable properties.

3. "Capital Value"

"It also reflects a better correlational to ability to pay" this is also flawed because Council don't know the owners indebtedness or their income.

Roading should be funded as a network thereby 50% UAGC and 50% Capital Value General rate.

All the costs of supplying drinking water and sewerage disposal must be paid for by those connected to those services, or able to be connected.

Rubbish Collection and disposal must be paid for by those that have their rubbish collected.

Agree with the Council's proposal for funding of footpaths. 90% urban 10% from the district as a whole.

Council facilities should be funded as now by a UAC 75% urban 25% rural in recognition that rural have their own facilities and 1000 of hectares of green spaces so don't need Council's facilities as much as urbans.

Do not agree with Council's proposal to change the name of the "Rural road reserve" to infrastructure fund.

It should be a roading emergency resilience fund, funded by the district as a whole.

Shene B hane Alexandre

All farmers want is for a fair and equitable rating system.

Instead of being fair and equitable Council's proposed rating model penalizes farmers because they don't fit the model. the business they are in they would have a dwelling with a huge amount of development.

its the dwelling (people) that receive the benefit with the lands only benefit is the roading network.

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1. **"Capital Value represents a greater degree of Council's services."**

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UAC is a rate that collects the same dollar amount per rateable property, but has a differential so Council would collect 70% from urban and 30% from rural from their respective rateable properties.

3. **"Capital Value"**

"It also reflects a better correlational to ability to pay" this is also flawed
because Council don't know the owners indebtedness or their income.

Flooding should be funded as a network thereby 30% UAGC and 50% Capital Value
General rate.

All the costs of supplying drinking water and sewerage disposal must be paid for by those
connected to those services, or able to be connected.

Rubbish Collection and disposal must be paid for by those that have their rubbish
collected.

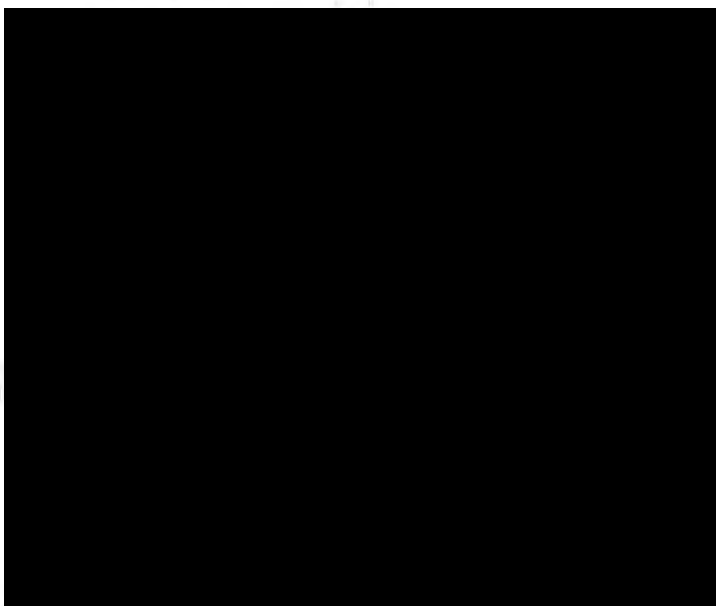
Agree with the Council's proposal for funding of footpaths. 90% urban 10% from the district
as a whole.

Council facilities should be funded as now by a UAGC 75% urban 25% rural in recognition
that rural have their own facilities and 1000 of hectares of green spaces so don't need
Council's facilities as much as urban.

Do not agree with Council's proposal to change the name of the "Rural road reserve" to
infrastructure fund.

It should be a roading emergency resilience fund, funded by the district as a whole.

Fiona Phillips



133

All farmers want is for a fair and equitable rating system.

Instead of being fair and equitable Council's proposed rating model penalizes farmers because they don't fit the model. the business they are in they usually have a dwelling with a large amount of land attached.

Its the dwelling (people) that receive the benefit with the lands only benefit is the roading network.

Its the people that generate the need for Council's activities and services.

The assumptions Council base rates on are flawed.

1. **"Capital Value represents a greater degree of Council's services."**

The general rates portion

Average residential Featherston \$470,000.00 and uses all Councils services
Pays \$702.00 general rate.

Whereas a \$5million rural property with no dwelling
Pays \$7441.00 general rate

10 times the Featherston Average residential

2. **"If the activity benefits the community as a whole" that means all residents and ratepayers** (the people of the district) population split is 70% urban 30% rural

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Then they should be funded on the basis of population to do that, use a UNIFORM ANNUAL CHARGE (UAC) with a differential created by the population split between urban and rural.

UAC is a rate that collects the same dollar amount per rateable property, but has a differential so Council would collect 70% from urban and 30% from rural from their respective rateable properties.

3. **"Capital Value"**

"It also reflects a better correlational to ability to pay" this is also flawed because Council don't know the owners indebtedness or their income.

Roading should be funded as a network thereby 50% UAGC and 50% Capital Value General rate.

All the costs of supplying drinking water and sewerage disposal must be paid for by those connected to those services, or able to be connected.

Rubbish Collection and disposal must be paid for by those that have their rubbish collected.

Agree with the Council's proposal for funding of footpaths. 90% urban 10% from the district as a whole.

Council facilities should be funded as now by a UAC 75% urban 25% rural in recognition that rural have their own facilities and 1000 of hectares of green spaces so don't need Council's facilities as much as urbans.

Do not agree with Council's proposal to change the name of the "Rural road reserve" to infrastructure fund.

It should be a roading emergency resilience fund, funded by the district as a whole.



Kathryn Elworthy

All farmers want is for a fair and equitable rating system.

Instead of being fair and equitable Council's proposed rating model penalizes farmers because they don't fit the model. the business they are in they usually have a dwelling with a large amount of land attached.

Its the dwelling (people) that receive the benefit with the lands only benefit is the roading network.

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The assumptions Council base rates on are flawed.

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Pays \$702.00 general rate.

Whereas a \$5million rural property with no dwelling
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10 times the Featherston Average residential

2. **“If the activity benefits the community as a whole” that means all residents and ratepayers** (the people of the district) population split is 70% urban 30% rural

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Then they should be funded on the basis of population to do that, use a UNIFORM ANNUAL CHARGE (UAC) with a differential created by the population split between urban and rural.

UAC is a rate that collects the same dollar amount per rateable property, but has a differential so Council would collect 70% from urban and 30% from rural from their respective rateable properties.

3. **“Capital Value”**

“It also reflects a better correlational to ability to pay” this is also flawed because Council don't know the owners indebtedness or their income.

Roading should be funded as a network thereby 50% UAGC and 50% Capital Value General rate.

All the costs of supplying drinking water and sewerage disposal must be paid for by those connected to those services, or able to be connected.

Rubbish Collection and disposal must be paid for by those that have their rubbish collected.

Agree with the Council's proposal for funding of footpaths. 90% urban 10% from the district as a whole.

Council facilities should be funded as now by a UAC 75% urban 25% rural in recognition that rural have their own facilities and 1000 of hectares of green spaces so don't need Council's facilities as much as urbans.

Do not agree with Council's proposal to change the name of the "Rural road reserve" to infrastructure fund.

It should be a roading emergency resilience fund, funded by the district as a whole.

Tom Elworthy



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Average residential Featherston \$470,000.00 and uses all Councils services
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10 times the Featherston Average residential

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it should be a roading emergency resilience fund, funded by the district as a whole.

Treas John MURPHY 
Road.

Submission by
Shane and Lynnette McManaway

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SUBMISSION ON SOUTH WAIRARAPA DISTRICT COUNCIL RATING REVIEW 2023

The fair and equitable rating system that is not fair and equitable.

The proposed Council's rating model will penalise farmers. Farmers in most cases have amounts of land and few dwellings attached.

They receive no benefit for the land on sewerage, footpaths, water or rubbish. The only benefit is the road and in some cases, metal roads, which are not maintained well.

All farmers want is for a fair and equitable rating system.

Its the people that generate the need for Council's activities and services.

The assumptions Council base rates on are flawed.

1. **“Capital Value represents a greater degree of Council's services.”**

The general rates portion

Average residential Featherston \$470,000.00 and uses all Councils services
Pays \$702.00 general rate.

Whereas a \$10 million rural property with no dwelling
Pays \$15,000 general rate

This is 10 times the Featherston average residential property and they benefit from all the services.

2. **“If the activity benefits the community as a whole” that means all residents and ratepayers (the people of the district) population split is 70% urban 30% rural**

“The activity benefits the community as a whole it is appropriate to fund **that activity by the community as a whole such as by the general rate**”
The Council has the proposed activity benefits incorrect.

SWDC propose CV is 40% urban, 60% rural which is the opposite to what the Council say the community uses.

So if the activities are created by the community as a whole eg governance, emergency management, libraries, cemeteries the public good portion of building consents, liquor licence and food etc.

So if Council fund those functions by the general rate on CV you get the above result rural paying a disproportion of those functions.

Then they should be funded on the basis of population to do that, use a UNIFORM ANNUAL CHARGE (UAC) with a differential created by the population split between urban and rural.

UAC is a rate that collects the same dollar amount per rateable property, but has a differential so Council would collect 70% from urban and 30% from rural from their respective rateable properties.

3. "Capital Value"

"It also reflects a better correlational to ability to pay" this is also incorrect because Council don't know the owners financial position.

Roading should be funded as a network thereby 50% UAGC and 50% Capital Value General rate.

All the costs of supplying drinking water and sewerage disposal must be paid for by those connected to those services, or able to be connected.

Rubbish Collection and disposal must be paid for by those that have their rubbish collected.

Council facilities should be funded as now by a UAC 75% urban 25% rural in recognition that rural have their own.

Do not agree with Council's proposal to change the name of the "Rural road reserve" to infrastructure fund.

This should be funded by the district as a whole.

So it is our belief that the SWDC rating review as proposed is unfair nor equitable. We are asking the Councillor's and Executive of the SWDC to view our submission with an open mind and one that ensures that rural ratepayers are treated fairly.

Economic Development Rate targeted against commercial properties

Totally disagree with this statement.

To give an example regarding Five Rivers Medical and WFA buildings in Greytown. Without us funding and providing rental support to these two tenants in these buildings this facility for both the medical tenant Latitude Health and Wellington Free Ambulance, both of which these organisations raise funds to provide this support this facility would not be viable.

For the tenants already raising funds this is unsatisfactory to encumber them with capital value rates on these type of facilities in these purpose built buildings in the South Wairarapa District would not have benefited from this and this will not have been built. As far as the footpath is concerned, Five Rivers Medical Ltd, paid for its own footpath to be installed out the front not paid for by SWDC.

Heritage Buildings on Main Street, Greytown – the huge cost in maintaining these type of buildings in this heritage precinct far outweighs the rental income that can be gained from these type of buildings and keep them in the condition required. Further rating increases would deem the retail strip uneconomic for most tenants and in turn Landlords.

We wish to be heard on our submission.

Shane and Lynnette McManaway

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6/10/2023

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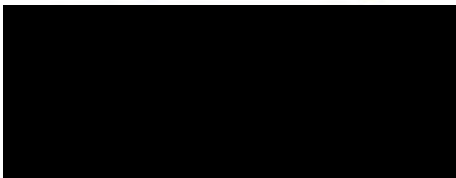
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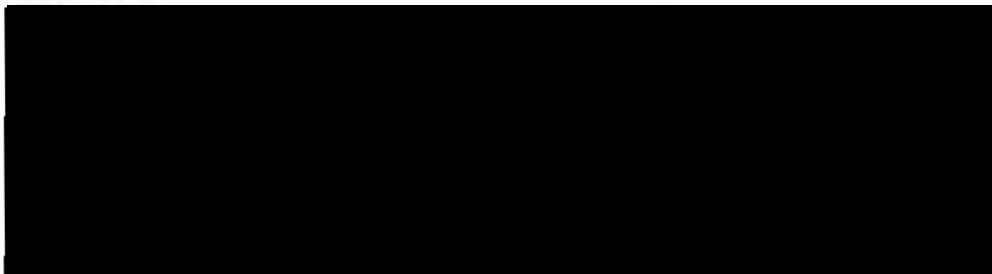
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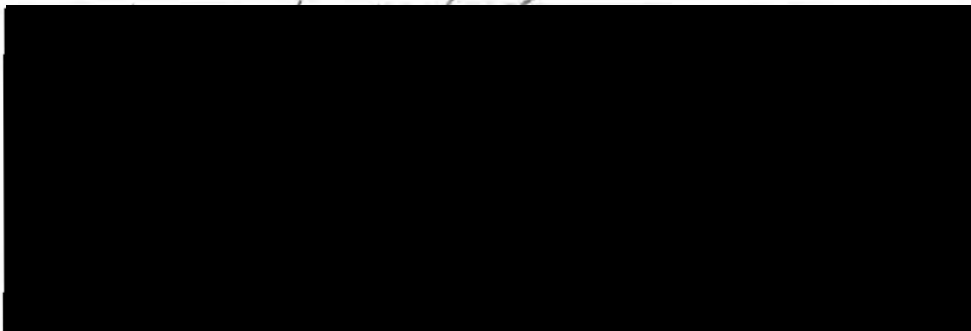
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LYSAINE GY SAYLOR



PA

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Jess Gooding
Lake

07/10/23

J. A. Gooding

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Kerriana Rayner
75 9211704 Rd
Lindisfarne 5711

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175 HARBERS



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Marce Hammond

Hammond

152



Dear SWDC,

I would like to address some concerns and questions regarding the proposed changes to the LV to CV charge as the basis for the General Rate allocation and the inclusion of AirBnB type properties in the Economic Development Rate.

Firstly, there seems to be a lack of clear information and public notification about this shift in process. It is important to ensure that residents are well-informed and have the opportunity to provide input. I suggest exploring various communication channels such as local newspapers, newsletters, and emails to reach a wider audience and gather diverse perspectives.

Additionally, the process itself appears to have been conducted behind closed doors. It is crucial to ensure transparency and accountability by making relevant documents available to the public before submissions close. This will help address concerns about stakeholder representation and the selection process.

To better understand the impact of the proposed changes, it would be helpful to provide a calculator or an excel spreadsheet where property owners can input their property reference number and see the estimated financial impact. This will allow them to make informed decisions and provide more accurate feedback.

Regarding the driver for change, it is important to have a clear understanding of the reasons behind it. While responding to ratepayers' calls for fairer rates is a valid reason, it would be beneficial to provide more context and information to ensure a balanced perspective. It would also be valuable to learn from other councils that have already made this switch to understand the pros and cons and the process of change.

Moving on to the Economic Development Rate and its impact on commercial properties, it is essential to consider the potential consequences for organizations like Destination Wairarapa (DW). If the Economic Development Rate is used to fund SWDC's share of DW, it may result in the defunding of the organization. It is important to engage with DW and its members to understand their perspective and address any concerns they may have.

Furthermore, it is crucial to provide clarity on the total amount SWDC aims to raise from the Economic Development Rate and how it will be spent. As a targeted rate, it is essential to ensure accountability and transparency in reporting the use of these funds. Clear guidelines on how the funds will directly benefit the group that is contributing to it should be provided.

Considering the Wairarapa Economic Development Strategy's identification of rural opportunities, it seems reasonable to question why rural properties are not included in contributing to the Economic Development Rate. It may be beneficial to reevaluate this decision and consider the potential benefits of including rural properties in supporting economic development.

Lastly, the inclusion of AirBnB type properties in the Economic Development Rate is a valid consideration. These properties contribute to the tourism industry and earn a premium. Defining what constitutes an AirBnB property clearly is important to ensure fairness and consistency. Additionally, implementing a "tax" on such properties may incentivize some rentals to become available for long-term residents or local staff accommodation.

Thank you for considering these concerns and questions. It is essential to address them to ensure transparency, fairness, and accountability in the decision-making process."

Submission from "The Martinborough Business Association"

Tim Smith
Treasurer

SUBMISSION ON SOUTH WAIRARAPA DISTRICT COUNCIL RATING REVIEW 2023

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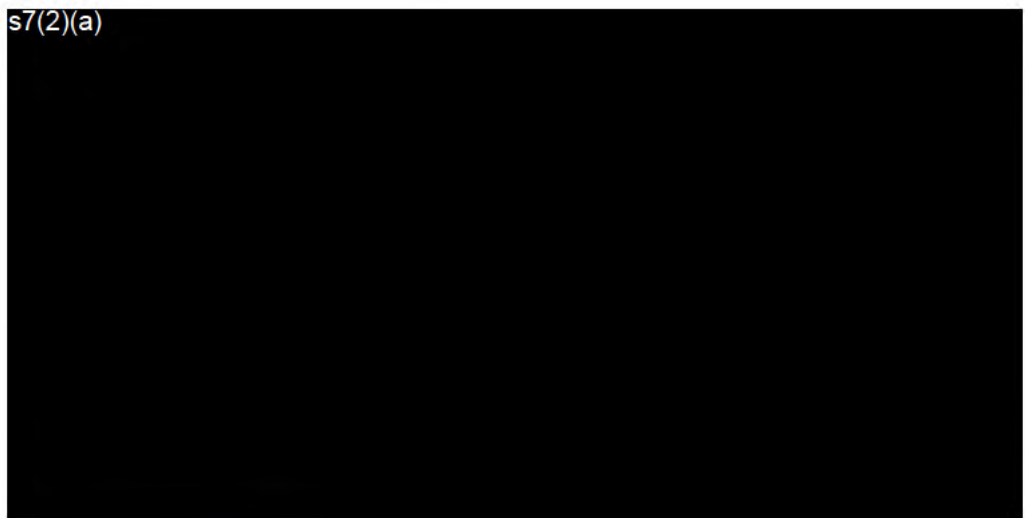
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s7(2)(a)



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Janette Southey

s7(2)(a)

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Ann Gray

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RECEIVED
11 OCT 2023
REVIEW 2023

SUBMISSION ON SOUTH WAIRARAPA DISTRICT COUNCIL RATING REVIEW 2023

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Noel Gray

M M Gray

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9 Te Kōwhiri Lane
RD 3
Edwardsen 5775
0272470175
Edwardsen District Council

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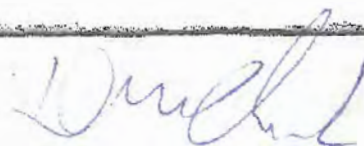
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Donald Fuge
A.S.S. 20%

~~Die~~

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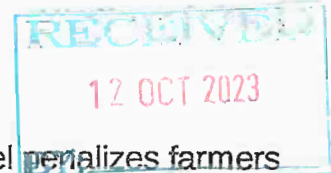
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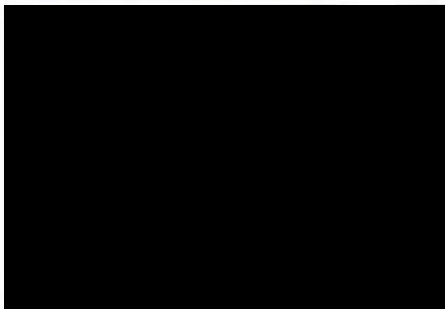
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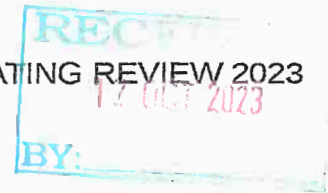
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3. **"Capital Value"**

"It also reflects a better correlational to ability to pay" this is also flawed because Council don't know the owners indebtedness or their income.

Roading should be funded as a network thereby 50% UAGC and 50% Capital Value General rate.

All the costs of supplying drinking water and sewerage disposal must be paid for by those connected to those services, or able to be connected.


Rubbish Collection and disposal must be paid for by those that have their rubbish collected.

Agree with the Council's proposal for funding of footpaths. 90% urban 10% from the district as a whole.

Council facilities should be funded as now by a UAC 75% urban 25% rural in recognition that rural have their own facilities and 1000 of hectares of green spaces so don't need Council's facilities as much as urbans.

Do not agree with Council's proposal to change the name of the "Rural road reserve" to infrastructure fund.

It should be a roading emergency resilience fund, funded by the district as a whole.

Owen Coulson


171

SUBMISSION ON SOUTH WAIRARAPA DISTRICT COUNCIL RATING REVIEW 2023

All farmers want is for a fair and equitable rating system.

Instead of being fair and equitable Council's proposed rating model penalizes farmers because they don't fit the model. the business they are in they usually have a dwelling with a large amount of land attached.

Its the dwelling (people) that receive the benefit with the lands only benefit is the roading network.

Its the people that generate the need for Council's activities and services.

The assumptions Council base rates on are flawed.

1. **"Capital Value represents a greater degree of Council's services."**

The general rates portion

Average residential Featherston	\$470,000.00 and uses all Councils services
	Pays \$702.00 general rate.

Whereas a \$5million rural property with no dwelling

Pays \$7441.00 general rate

10 times the Featherston Average residential

2. **"If the activity benefits the community as a whole" that means all residents and ratepayers** (the people of the district) population split is 70% urban 30% rural

"The activity benefits the community as a whole it is appropriate to fund that activity by the community as a whole such as by the general rate"
CV is 40% urban 60% rural which is the opposite to what the Council say the community as a whole is.

So if the activities are created by the community as a whole eg governance, emergency management, libraries, cemeteries the public good portion of building consents, liquor licence and food etc. So if Council fund those functions by the general rate on CV you get the above result rural paying a disproportion of those functions.

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Barbara J Nicol

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1



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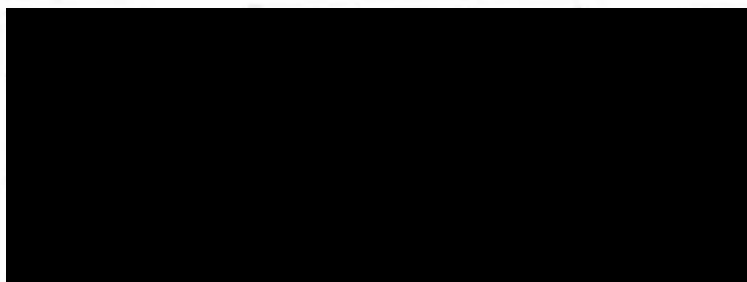
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Council facilities should be funded as now by a UAG 75% urban 25% rural in recognition that rural have their own facilities and 1000 of hectares of green spaces as don't need Council's facilities as much as urban.

Do not agree with Council's proposal to change the name of the "Rural road reserve" to "recreation fund".

It should be a roading emergency resilience fund, funded by the district as a whole.

TOM BATEMAN



SWDC rate review submission 175

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Do not agree with Council's proposal to change the name of the "Rural road reserve" to infrastructure fund.

It should be a roading emergency resilience fund, funded by the district as a whole.

Kevin + Kim ^{to} [redacted] ^{Bangh} Road ^{W Bangh}

[redacted]

[redacted]

[redacted]

SWDC rate review submission

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176

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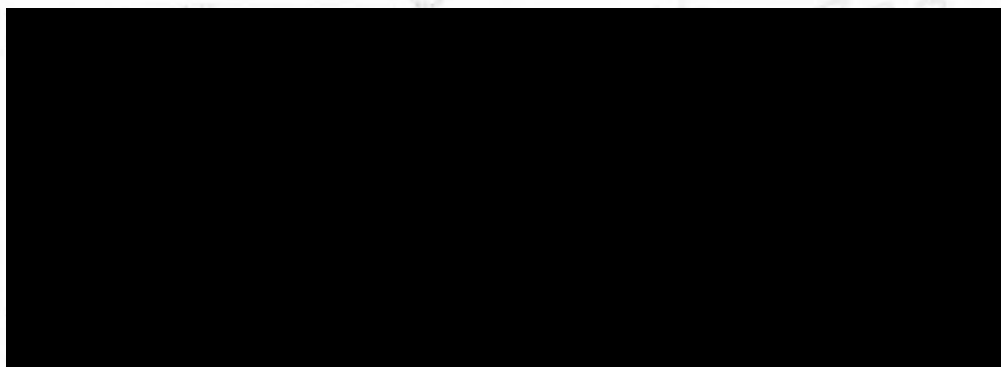
Agree with the Council's proposal for funding of highways. Sign urban 1994 over the district as a whole.

Council facilities should be funded as now by a 20.0% urban 1994 road in recognition that rural have their own facilities and 1000 of hectares of green spaces so don't need Council's facilities as much as urban.

Do not agree with Council's proposal to change the name of the "Rural road reserve" as infrastructure fund.

It should be a meeting emergency assistance fund, funded by the district as a whole.

Rob V. Bargh



RVB

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Ed Handyside



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Fraser Heaton Donald

J.H. Donald

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C. Macdonald
Chris Macdonald's " " " " "
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Andeman



181

SUBMISSION ON SOUTH WAIRARAPA DISTRICT COUNCIL RATING REVIEW 2023

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Council facilities should be funded as now by a UAC 75% urban 25% rural in recognition that rural have their own facilities and 1000 of hectares of green spaces so don't need Council's facilities as much as urbans.

Do not agree with Council's proposal to change the name of the "Rural road reserve" to infrastructure fund.

It should be a roading emergency resilience fund, funded by the district as a whole.

Mark Latimer 

All farmers want is for a fair and equitable rating system.

Instead of being fair and equitable Council's proposed rating model penalizes farmers because they don't fit the model. the business they are in they usually have a dwelling with a large amount of land attached.

Its the dwelling (people) that receive the benefit with the lands only benefit is the roading network.

Its the people that generate the need for Council's activities and services.

The assumptions Council base rates on are flawed.

1. **"Capital Value represents a greater degree of Council's services."**

The general rates portion

Average residential Featherston	\$470,000.00 and uses all Councils services Pays \$702.00 general rate.
---------------------------------	--

Whereas a \$5million rural property with no dwelling

Pays \$7441.00 general rate

10 times the Featherston Average residential

2. **"If the activity benefits the community as a whole" that means all residents and ratepayers** (the people of the district) population split is 70% urban 30% rural

"The activity benefits the community as a whole it is appropriate to fund that activity by the community as a whole such as by the general rate"

CV is 40% urban 60% rural which is the opposite to what the Council say the community as a whole is.

So if the activities are created by the community as a whole eg governance, emergency management, libraries, cemeteries the public good portion of building consents, liquor licence and food etc. So if Council fund those functions by the general rate on CV you get the above result rural paying a disproportion of those functions.

Then they should be funded on the basis of population to do that, use a UNIFORM ANNUAL CHARGE (UAC) with a differential created by the population split between urban and rural.

UAC is a rate that collects the same dollar amount per rateable property, but has a differential so Council would collect 70% from urban and 30% from rural from their respective rateable properties.

3. **"Capital Value"**

"It also reflects a better correlational to ability to pay" this is also flawed because Council don't know the owners indebtedness or their income.

Roading should be funded as a network thereby 50% UAGC and 50% Capital Value General rate.

All the costs of supplying drinking water and sewerage disposal must be paid for by those connected to those services, or able to be connected.

Rubbish Collection and disposal must be paid for by those that have their rubbish collected.

Agree with the Council's proposal for funding of footpaths. 90% urban 10% from the district as a whole.

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It should be a roading emergency resilience fund, funded by the district as a whole.

waiver for good h 23





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Its the people that generate the need for Council's activities and services.

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Pays \$702.00 general rate.

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Pays \$7441.00 general rate

10 times the Featherston Average residential

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Do not agree with Council's proposal to change the name of the "Rural road reserve" to infrastructure fund.

It should be a roading emergency resilience fund, funded by the district as a whole.

Stephen Hammond

S Hammond

184



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 14, 2023 1:38:23 PM
Last Modified: Saturday, October 14, 2023 1:46:28 PM
Time Spent: 00:08:04
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 Doyle
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

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

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 should be changed to roading emergency resilience 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?

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)?

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?

We support the federated farmers submission.

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

185

Collector: Web Link 1 (Web Link)
Started: Saturday, October 14, 2023 7:44:47 AM
Last Modified: Saturday, October 14, 2023 3:25:13 PM
Time Spent: 07:40:25
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	Sandra Davies
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 feel any cultural significant sites should have at least the same arrangement as sports/community grounds.

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:

By moving to capital value, it may disincentivise owners to maintain and/or development their property, which isn't great for the region. And because owners have buildings worth more, doesn't necessarily mean they have the funds to support higher rates. From what I have researched online, land value rates are easier to administer, and more difficult to evade.

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,

Comments:

Whatever you call the fund/s, there should be funds to address the needs of the community in these areas. I do have concerns that it's based on capital value and some owners maybe paying higher contributions with no direct need in their roads/areas.

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 a short term accommodation provider I think there are two sides. On the flip side - we do promotions and bring guests to our property who are generally coming for a unique experience. We feel that we are bringing guests into the Wairarapa, and we are encouraging them to go out and explore the villages with a view of course to spending money in the area and to come back again. Running short term accommodation can look lucrative, however there are many hidden costs and to be honest if we were to have another cost added (dependent on the amount of course) we would look to rent out, and I would return to paid employment. And if other's feel the same way, there would then be a reduction in beds in the Wairarapa. If this was to go ahead, putting a flat rate on the charge seems unfair. As i mentioned above, we are tucked away a little bit and our guests are generally not here for any tourism activities. They are staying to relax and enjoy the location.

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 this was to go ahead, I would not support an honesty based system for collection. This disadvantages the honest. There should be an admin system to support collection from all short term accommodation properties. Comparing to dog registration as being an honesty based system isn't quite right because unregistered dogs can be picked up when roaming, and then registration can be enforced.

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?

Whatever you decide to go with I request that you consider increase in rates and how it impacts on residents. We are paying 50% more rates now than 2 years ago. This is unsustainable if it continues and we would regretfully be looking in other council areas to see what options we have. I have heard of other people considering the same, and it seems counter productive to have people leaving the area.

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

186

Collector: Web Link 1 (Web Link)
Started: Saturday, October 14, 2023 4:38:21 PM
Last Modified: Saturday, October 14, 2023 4:53:33 PM
Time Spent: 00:15:11
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	Mike Moran
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

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 believe if it's a commercial property it should pay what everyone else pays

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 an insidious tax ,it's a disincentive to improve your property,I am completely against it

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

Yes

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Q8

No,

Comments:

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They are already contributing through rates ,people are spending monies in the businesses in the town As for identifying or registering these properties I can see it costing more in jobs than it brings in We cannot afford to make it uneconomic for properties to provide 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)?

I don't believe they should

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

187

Collector: Web Link 1 (Web Link)
Started: Saturday, October 14, 2023 5:42:42 PM
Last Modified: Saturday, October 14, 2023 5:55:42 PM
Time Spent: 00:12:59
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	Christina Mansell
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.

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:

It would be helpful if you could tell us what we are paying now.

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**

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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

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 should be mandatory and fees paid by the owner of the dwellings.

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

188

Collector: Web Link 1 (Web Link)
Started: Saturday, October 14, 2023 6:09:32 PM
Last Modified: Saturday, October 14, 2023 6:13:00 PM
Time Spent: 00:03:28
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 Mansell
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.

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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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)?

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?

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

189

Collector: Web Link 1 (Web Link)
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Time Spent: 00:27:07
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	Lionel Klee
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 do not see a reason for special treatment and subsidisation of sports rather than any other community group.

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?

Comments:

The revised approach for general rates and targeted rates seems fair as illustrated by the provided examples.

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?

Comments:

In addition, the rural zoned properties on the outskirts of towns who do not have footpaths should not pay for this amenity.

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:

Agree with the provided reasons.

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 appropriate that accommodation providers earning income from visitors should contribute to the economic development rate. For fairness, however, this would need to be levied on a per stay/per day basis to cover both frequently and occasionally offered properties. The means of gathering this revenue should probably not be part of quarterly rates payments, but as some other form of local tax. This is not uncommon in other countries.

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 seem ideal to collect this through the main providers - Airbnb, Bookabach/Stayz and perhaps some of the smaller platforms.

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.

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

190

Collector: Web Link 1 (Web Link)
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IP Address: 222.154.82.130

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	Mathew Fenwick
Address	
City/Town	
ZIP/Postal Code	
Email Address	
Phone Number	

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

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.



COMPLETE

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Time Spent: Over a day
IP Address: [Redacted]

191

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 E Phelps
Address: [Redacted]
City/Town: [Redacted]
ZIP/Postal Code: [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:
If the activity benefits the community as a whole" that means all residents and ratepayers (the people of the district) population split is 70% urban 30% rural " The activity benefits the community as a whole it is appropriate to fund that activity by the community as a whole such as by the general rate" CV is 40%urban 60% rural which is the opposite to what the Council say the community as a whole is. So if the activities are created by the community as a whole eg governance, emergency management, libraries, cemeteries the public good portion of building consents, liquor licence and food etc. So if Council fund those functions by the general rate on CV you get the above result rural paying a disproportion of those functions. Then they should be funded on the basis of population to do that, use a UNIFORM ANNUALCHARGE (UAC) with a differential created by the population split between urban and rural. UAC is a rate that collects the same dollar amount per rateable property, but has a differentialso Council would collect 70% from urban and 30% from rural from their respective rateableproperties

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?

Comments:

All farmers want is for a fair and equitable rating system. Instead of being fair and equitable Council's proposed rating model penalizes farmers because they don't fit the model. the business they are in they usually have a dwelling with a large amount of land attached. Its the dwelling (people) that receive the benefit with the lands only benefit is the roading network. Its the people that generate the need for Council's activities and services. The assumptions Council base rates on are flawed. "Capital Value represents a greater degree of Council's services." The general rates portion Average residential Featherston \$470,000.00 and uses all Councils services Pays \$702.00 general rate. Whereas a \$5million rural property with no dwelling Pays \$7441.00 general rate 10 times the Featherston Average residential

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 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?

Comments:

Agree with the Council's proposal for funding of footpaths. 90% urban 10% from 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:

Do not agree with Council's proposal to change the name of the "Rural road reserve" to infrastructure fund. It should be a Roading emergency Resilience fund, funded by the district as a whole.

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

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.



COMPLETE

192

Collector: Web Link 1 (Web Link)
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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	Angela Brown
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:
 i agree with this in principle - however, i would like to know how much this would be in monetary terms, to make a more informed decision. (option of yes, no or unsure would be good)

Q3

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

if rates remission is 100% how does it effect the overall budget.

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

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?

a clear indication of a monetary or percentage value of what is been proposed would be useful for making comment. We recognise the importance of our short term accommodation options which supports our valuable tourism industry, - a rate contribution would make it fairer for our commercial hotels and motels who pay more rates.

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)?

initially self identification - and compiling lists from websites, neighbours, could easily identify Air bnb housing. if people dont self declare then additional charge perhaps? this could cover admin 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?

i would like council to look at how this and other significant consultation documents are presented to the public - publicly held meetings would create an opportunity to ask questions, and learn from others present. The current format is not appropriate to the preferences and needs of all members of our community. The documents could be presented in a more engaging format, visual presentations could be an option (on line and in person) Sharing information more openly could reduce the amount of time spent by council officers answering individual questions

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

193

Collector: Web Link 1 (Web Link)
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Last Modified: Sunday, October 15, 2023 1:47:23 PM
Time Spent: 02:39:01
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	Garrick Emms
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:

Need to define sports or games that could qualify for the remission and identify which formal structures are then required (Incorporate Society, Trust, Company, Charity, Association) in order to gain the benefit. Golf Club , Gun Club, Gliding Club , Racing Club , Tennis all recognised Sporting Organisation?

Q3

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

Targeted rates must benefit the targeted groups.

In the case of SWDC Water Races, Longwood and Moroa there is little benefit to the targeted rural rating group as stock are not permitted to enter the Water Race.

However Greytown Urban Properties gain the benefit and use Moroa as a Storm Water Drain?

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 **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,

Comments:

With increasing roading damage being caused on Rural Roads by Logging Trucks, Fonterra Tankers and Quarry Trucks there needs to be greater contribution from those industries rather than Local 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?

No,

Comments:

Not just Accommodation providers benefit from economic development investment. And, there is no clear definition identifying " short-stay", or a Tariff level that would identify a short-stay. Could a new targeted rate also include, WOOFER and Freedom Camping accommodation which attract no Tariff? Event Organisers , Retail shops , Transport operators, wineries , restaurants, Wedding Planners, Florists and the local community all benefit from economic development.

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)?

No obvious answer.

Qualmark NZ has the same problem.

Home stay, Farm stay, Book a Batch, Short Term Seasonal workers, Motor Homes, etc

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?

The Rural , Urban Rating split is a constant conflict in the Community.

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

194

Collector: Web Link 1 (Web Link)
Started: Sunday, October 15, 2023 1:39:53 PM
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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 **Katherine Monks**
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:

Definitely not. Our rates increase this year was exorbitant.

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?

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?

No,**Comments:**

I am very opposed to this proposal. 1. What work has been done by Council to put forward to ratepayers this proposal. As per the Council Extraordinary Meeting minutes of 13 September please make available on your website the report our interim CEO Paul Gardner referred to from consultant Philip Jones. 2. Please also make available the communications strategy for the proposed financial policies to engage with ratepayers. What comms channels were used to consult and seek public feedback for the period 15 September to 15 October? Other than some Facebook posts. 3. Note that I receive SWDC rates invoices by email for our residential and commercial property. Note that I have received emails from the GM Comms & Engagement. I have received no emails from Council about the proposals. 4. Potentially these proposals could have significant and measurable negative economic outcomes. 5. Owners are already paying rates on our residential properties that offer short term holiday accommodation. If owners decide to sell or put in long term tenants instead, there may be a shortage of holiday accommodation for our booming tourism sector. 6. My husband and I will be attending the Revenue and Financing Policy Hearings on the 26th of October.

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)?

No recommendations as I oppose the proposal.

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?

As requested how have ratepayers been communicated with about the Council draft policies?

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

195

Collector: Web Link 1 (Web Link)
Started: Sunday, October 15, 2023 4:12:51 PM
Last Modified: Sunday, October 15, 2023 5:39:29 PM
Time Spent: 01:26:38
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	Helen Patricia Cox
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

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:

Capital value is a more volatile measure and could disincentivize development/improvement, if rates increase when dwellings are added to the 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:

I think the split could be more fair to reflect that rural ratepayers use a range of infrastructure in towns and footpaths are a part of this infrastructure - schools, supermarkets, sports grounds etc - maybe 80/20 is a bit more fair?

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 personally use rural roads to access recreation areas so I agree with the rationale - however I'd also like to see more dialogue about climate retreat/adaption and especially if some roads/areas are needing repair frequently and have few users - I'd like to see this fund applied to the more frequently used roads if it is going to be drawn from all 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

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 be ideal - I think given the public nature of the listings it is easy to cross-reference properties so hopefully this would incentivise self-identification

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

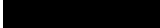
No

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


196

Collector: Web Link 1 (Web Link)
Started: Sunday, October 15, 2023 6:48:05 PM
Last Modified: Sunday, October 15, 2023 6:53:39 PM
Time Spent: 00:05:34
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 Lucy
Address 
City/Town 
ZIP/Postal Code 
Email Address 
Phone Number 

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

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

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)?

Sweeping data from Airbnb and other rental sites to ensure all are captured

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

197

Collector: Web Link 1 (Web Link)
Started: Sunday, October 15, 2023 7:07:46 PM
Last Modified: Sunday, October 15, 2023 7:56:16 PM
Time Spent: 00:48:30
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 **E Mackay**
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:

We disagree with this proposal. For us, as a small locally owned and operated vineyard and winery that is family-run (Dublin St), the presumption that capital value represents a better correlation to ability to pay than land value does not hold true. Under this proposal our rates would increase again, on top of the recent significant increases. Our "ability to pay" is being diminished on two fronts: operating costs have been rising dramatically across the board combined with two years of significantly lower-yield harvests. It is a real challenge to keep a small business like ours going in these conditions and this proposal would only worsen the situation for us and others like us. The number of small locally owned and operated vineyards and wineries in Martinborough appears to be falling. Any proposal on rates should ensure that such small operations are not discouraged or precluded from participating in the local wine industry, in keeping with Martinborough's wine tradition.

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?

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

198

Collector: Web Link 1 (Web Link)
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Last Modified: Sunday, October 15, 2023 8:22:09 PM
Time Spent: 00:06:41
IP Address: 202.174.161.43

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	Angela McFetridge
Address	
City/Town	
ZIP/Postal Code	
Email Address	
Phone Number	

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?

I support the Federated Farmers submission on the matter.

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

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Q7

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Yes,

Comments:

Although - much of the damage to our road at the moment is exacerbated by vehicles that are not from this district. The logging trucks are caused to be here by forestry owners who are extracting much economic and social value from our community with out any penalty. The district receives very little reward and revenue from this. And we are left with stuffed roads.

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

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

199

Collector: Web Link 1 (Web Link)
Started: Sunday, October 15, 2023 8:37:43 PM
Last Modified: Sunday, October 15, 2023 8:44:32 PM
Time Spent: 00:06:49
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	Kelly Taylor
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?

They shouldn't be rates remission on Maoir land

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 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?

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 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?

Q7**Yes**

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Q8**No,**

Comments:

I do not agree with this

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.



COMPLETE

200

Collector: Web Link 1 (Web Link)
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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	Richard Winder
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:
 1. Not all ratepayers are part of sports teams which use grounds and therefore should not contribute to the total costs. 2. Sports teams will value their games more if they make some contribution towards the costs. 3. It is unfair on a small ratepayer base to expect 100% rates remission

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?

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:

1. no valid justification is given for the change. 2. it will dissuade people from upgrading or increasing the value of the improvements; 3. It will encourage land banking and a disincentive to build on empty sections. 4. An ability to pay is not a valid reason for changing the method for determine a rating policy. A suggestion that people with higher CV properties can afford to pay more is without evidence as many higher CV property owners have higher mortgages and therefore less ability to pay on the basis of CV; 5. Rates are not and should not be used as a wealth tax; 6. Rates should be commensurate with the services provided to ratepayers consequently the method of determining rates should be reflected in a baseline of the general rate;

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:

1. All people use the footpaths; 2. There is no evidence that urban dwellers use the footpaths more than rural; or visitors; 3. It would be as illogical as charging the businesses a higher rate just because the footpath is outside their property; 4. it reduces the ratepayer base and therefore is unfair.

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:

1. It widens the ratepayer base and therefore is fairer; 2. The argument used by Council for rural roads is exactly the same reason why footpaths should be paid by all ratepayers.

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:

1. The LGA recognizes that the number of toilet pans should be capped for a single household. Air short-stay accommodation is an extra to the household. 2. It would be fairer on motels. 2. Prefer this to be a targeted 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 for properties where there are more than 26 days per year. The registration should fully cover the costs of verification and administration.

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?

Not only should funding policies be fair they should be consistent and coherent.

With a small rating-base, rates should be spread over as many properties as possible and be as equitable as possible.

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

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IP Address: [Redacted]

201

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	Viv Napier
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:
It would be good to have some examples of what these organisations are paying now

Q3

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

Not at this stage

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 would have liked to see more information relating to this. I am generally supportive.

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 is not enough detail in the proposal to prove that changing the rating from Land Value to Capital value will not impact sections of ratepayers in extreme ways. This is a huge change to how rates are set. There is no property comparisons, no comparisons of the differences to rural, urban and commercial properties. Ratepayers need to have more detail showing the rating change impact.

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 believe that the benefit should be 80% urban, 20% district wide.

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:

Not enough detail. In the past rural roads have been the key infrastructure impacted by significant weather events. Does this change include all infrastructure? This should be consulted through the LTP in more detail

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:

How this will be implemented will be the key. How do you define short stay accommodation and how much time will officers require to ensure that the information to charge a property is accurate?

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)?

This is the big question. Maybe if accommodation providers are paid up members of Destination Wairarapa they could be exempt from the rate?

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 believe that there should be more examples, tables comparisons to show what the changes proposed will have on ratepayers.

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.



202

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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	Rebecca & Nigel Gaudin
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

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

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:

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?

All people in the area benefit from footpaths. It would be the same as saying only rural residents should pay for rural roads. We all pay for rural roads, but few urban residents use these roads.

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:

We agree all residents should contribute. However, all residents should also contribute to footpaths based on the same argument - everyone benefits

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:

There is simply not enough accommodation in towns like Martinborough without short stay Airbnb's, so adding the economic development rate to these properties seems very short sighted. Levying further charges on short stay accommodation will just force owners to increase nightly rates to recover this cost, putting tourism at risk, or removing much needed retail accommodation from the market. The businesses that currently pay the levy are the direct recipients of tourism, and are in business to make profit. Airbnb's are not created equal and many are not making a profit - there are many variations around number of nights occupied, nightly rental, number of occupants. Many of these variables have nothing to do with the value of the property, so how is it proposed to charge this levy? With the average weekly stay being approx 2-3 nights in short stay houses, these properties already subsidise other residents by underutilising council provided facilities compared to fully occupied homes. By virtue that they are occupied less than 50% of the time means they use less water, less waste water, sewage, recycling, footpaths, roads - and the wear and tear that goes with constant usage.

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)?

The very nature of the levy means any proposal is going to be hard to enforce, and even harder to treat different dwellings fairly. The cost of administration is going to be burdensome. There will also need to be procedures for owners to challenge the levy. In addition, how will council treat a dwelling where the owner decides not to rent it on Airbnb? What if someone has a house that they charge a peppercorn nightly rate to friends and family. will they be captured by this levy? How many rentals nights constitutes a business that would be captured? What if you only rent a room rather than a whole house?

There are so many variables that there seems no fair way to instigate such a levy.

Council should provide clear examples (costs and calculation variables) of their thinking before taking this proposal any further

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

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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203

Collector: Web Link 1 (Web Link)
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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	Sonya Coutts
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

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:

Palliser Estate would like to express our opposition to the proposed rates change by the South Wairarapa District Council. This proposal to base rates on capital values rather than land values has the potential to threaten the economic viability of not only our winery, but also many other local businesses, and it could have significant repercussions for the entire community. Without being provided with clear formulas for exactly how the proposed rates change impacts Palliser Estate, we have had to make assumption based on the limited examples and research provided. Based on this, if this proposed policy was to be implemented, we believe we would pay marginally less rates on our vineyard blocks (Rural examples, Horticulture – Vineyard Only), yet significantly higher rates on our winery/cellar door/restaurant business. Here are some of the key reasons we oppose the proposed rates change:

1. Disproportionate Burden: The proposed rates change appears to place unfair stress on commercial properties and tourism operators, including wineries trying to diversify their horticulture business with hospitality and tourism ventures. Most tourism and small businesses are already struggling financially, an ongoing consequence of Covid lockdowns, limits on migration and travel, and the current economic climate. These rates increases could be the final straw for many in our region.
2. Impact on Local Business Competition: The increased rates will lead to higher operating costs for businesses in the region, making it more challenging for us to remain competitive. This could force some businesses to cut costs, reduce staff, or, in the worst-case scenario, shut down, leading to job losses and a decline in economic activity.
3. Tourism and Local Economy: Tourism plays a vital role in our local economy, and our winery is a key attraction for visitors. Higher rates would likely lead to increased prices for our products and services, deterring tourists, and potentially impacting the broader tourism industry in South Wairarapa.
4. Inadequate Consultation and Information: We feel the South Wairarapa District Council did not engage in adequate consultation with the local business community and provide sufficient information and time before proposing these changes.

In summary, Palliser Estate does not agree with the proposal to change the general rate to capital value rather than land value. We urge the South Wairarapa District Council to reconsider the proposed rates change and to create a rates policy that is fair, equitable, and supportive of the local economy.

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 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?

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

Respondent skipped this question

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.

204

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 Time Spent: 00:06:39
 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 Anne
 Address [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

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:

It seems more equitable to transition from Land Value to Capital Value for determining property rates. This change would better reflect a property's TRUE WORTH, considering any improvements made by homeowners. Additionally, it could increase the market value or resale value for those looking to sell their homes. For landlords, this shift may encourage property improvements, and for tenants, it could lead to fairer rents. Some property owners may not maintain their properties very well, yet they rent them to families. Ultimately, it's the tenants who bear the rental costs which always include the rating cost (the tenant always pay the rates, included in their rent). Therefore, it makes sense for rates to be based on the overall property value, accounting for any enhancements. This approach offers a more accurate representation of property values. According to the Council's calculations, this change could result in lower rates for many members of our community, probably a majority, creating a win-win situation. 😊

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

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:

In Martinborough, concerns about Airbnb's impact on long-term accommodations persist. With around 400 Airbnb listings and only a few major events each year, it's unclear how much these rentals truly benefit local businesses. The primary issue we face is a housing shortage, affecting both local families and businesses. Here's a concise breakdown:

1. Airbnb's contribution to the local economy is uncertain. While it offers a unique way to explore our region, the money spent might not stay within the community, as not all property owners reside locally. Airbnb doesn't create jobs or reinvest in the area like traditional businesses do.
2. Airbnb, though not a traditional local business, should be regulated like any other income source or investment. Proper regulation is essential to address the void in our system.
3. European authorities successfully regulated Airbnb by limiting short-term stays and implementing listing, rating, and tax systems, addressing housing challenges similar to ours.
4. The housing shortage in Martinborough is a critical issue. Our community members continually invest in the local economy, and their well-being should take precedence over tourists.
5. Local businesses struggle to hire due to the housing challenge, hindering their growth potential and impacting our community.
6. We should prioritize locals and potential residents over tourists to support our local economy. To address this issue fairly, we can consider implementing a rating system for short-term rental hosts, promoting transparency while acknowledging their positive contributions. Balancing the housing needs of both newcomers and long-time residents is crucial. While considering tourists, we must prioritize our community and local businesses, which are eager to expand but face staffing challenges due to housing shortages. Striking a balance and regulating Airbnb is essential in New Zealand's unique landscape, where community values coexist with capitalism. Regulation can stimulate growth and ensure a sustainable path forward for our community.

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)?

Certainly NOT self-identification! More like compulsory registration (like for a tourism or hospitality business). Someone from the Council must verify that people are honest and comply with some basic rules.

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

205

Collector: Web Link 1 (Web Link)
Started: Monday, October 16, 2023 7:03:26 AM
Last Modified: Monday, October 16, 2023 7:17:37 AM
Time Spent: 00:14:10
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	Daniel Patten
Address	
City/Town	
ZIP/Postal Code	
Email Address	
Phone Number	

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**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?

These type of accommodation provide visitors with a variety of choices of where they stay in the South Wairarapa where there is no commercial accommodation. The introduction of higher rates could push these small providers out of the market, reducing supply and pushing up prices, making it less desirable to stay in 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?

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.

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 – leave it at 50% but go back to the current policy wording where community organisations are also included. There are no figures in the proposal to show the potential cost of staying at 50% or changing to 100%. This means that my response is purely emotional. I'd prefer to make a rational comment based on facts and more information.

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

NO comment

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

NO comment

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

YES – change to capital however there was really no argument in the proposal to give any balance to the decision, I would have liked to see the disadvantages of capital value noted and the steps councillors have taken to address these.

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 – suggest 70%target/30% district. This district is made up of urban and rural working in harmony and equally important. We all benefit from access to a rural environment and urban services and therefore I think the cost of providing these services should be shared more equally.

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

YES but this is a very vague proposal which has no policy, no priorities and no funding level suggested and so this response is made with little knowledge of how the fund will work.

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

NO – maybe YES – there is no proposal here from councillors, this is a very vague question with no definition. The rating model communicated during the AP showed Economic Development currently paid for by UAGC and so shared equally across all ratepayers. This document states that currently commercial and industrial pay. Which is it?

I would suggest there is a difference between a property or additional building onsite that is mostly used for short stay accommodation, in effect a commercial venture, and a home where a bedroom is rented on occasion as Air BNB. How does council define the dwellings they propose are "AirBNB"? I

would suggest a NO answer immediately as the proposal needs further development, definition, and modelling before consideration by ratepayers.

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 a helpful question when we are being asked to submit our views on an important rate review proposal, not something that is not being proposed. This question stirs up discontent and I would think councillors would want to avoid that.

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

YES

1. Commercial differential

You propose to remove the x2 differential for commercial properties. There is no reason given for doing this. I do not know the previous rationale other than maybe commercial properties were shown to access more services or more often and can pass the charge onto customers. But, I'm just guessing. By removing this differential, the shortfall will be picked up by individual ratepayers. This was not added as a specific consultation question and so has not been highlighted with a rationale for consideration. Your argument that commercial have a higher average capital value is irrelevant as they also have a higher average land value. I would suggest the differential is kept in place to avoid additional pressure on individual ratepayers who cannot pass the charge onto customers.

Water Treatment and Supply

2. Water treatment and supply is proposed to be 100% from target connections. The whole premise of the move to one single general rate argues that the whole district benefits from the supply of services. This is shown in things like cycle trails, council facilities, camping areas libraries, cemeteries and senior housing etc and as a community we all pay on capital value (General Rate) or equally based on a single amount (UAGC).

It seems reasonable then to consider the supply of water to our main urban and some rural areas is a service beneficial to all in the community who have access to the benefits that the urban areas provide.

I would suggest 70% target and 30% district – in effect the target users still get charged twice, in the target rate and the district rate so carry over 70% of the cost. It may also make sense to model and fund different shares for capital and operational costs.

3. Economic Development

You suggest an 80% target/20% district rate for Economic Development. I believe most of this goes to support Destination Wairarapa a member organisation, and the WEDS for promotion of the district.

Therefore, I would suggest it should be a 100% charge to commercial. Ratepayers already pay for the council provided services that make our district attractive to visitors in effect supporting tourism and economic growth in their rates already.

4. Animal Control

Animal control has been funded, after fees, by rural in the past, and the proposal is to change to 100% general rates shared by all.

I agree with this proposal but would have liked to see it as part of the consultation questions not hidden in the material. The fact that 80% of dog control and 90% of stock control comes from fees was surprising to me, very surprising, thanks for the information.

5. Stormwater

Stormwater is currently charged 100% to properties accessing the system only and your proposal is for 90% urban/10% district. Given urban will pay through the target rate and the district rate I would suggest 80%/20% would better achieve the stated aim of sharing the cost across the district as again, we all benefit from our towns not flooding after storms.

6. UAGC

The change to UAGC is not clear to me in the material. I think I now understand it. UAGC used to fund specific activities, it has changed to being a % of a general rate pool. Thanks for answering my previous questions on this.

As I now understand it, costs for activities that are funded through general rates will be pooled together, and then 20-30% funded through a flat UAGC, the rest through the general rate based on capital value. Given there is quite a large % range proposed, I think that closer to 30% would be preferable as the change to capital value is already putting a heavier burden on those with high capital value properties, not necessarily high-income people. The UAGC charges a flat rate on rateable properties and so smoothes the difference between capital values somewhat.

7. Refuse and Recycling

Currently refuse and recycling is shared 40% in the UAGC across the district and the rest target to users. The proposal is that recycling is charged to users 100% and refuse 90% target users and 10% district. I see no rationale for doing this in the proposal.

I think there is some community benefit to recycling and refuse collection so would propose that the split be 80% target user and 20% district for both services.

8. Wastewater

Waste water reticulation and treatment is currently funded 100% from users of the system. It remains so in this in the proposal. There is a benefit to the whole district to have waste water handled well. I understand uncertainty with government involvement in water but keeping the burden of 100% on urban is unfair even for the next rating period and this should be a shared cost similar to other charges such as water supply 80% target/20% district.

9. Inhabited unit

The proposal is to charge an additional UAGC charge for each additional inhabited unit on a property. This is quite a significant change and yet was not highlighted in the consultation questions. It is difficult to submit meaningfully when the definition of "separate used or inhabitable part" has not been attempted in the proposal. The definition is key to this proposal and to suggest the definition will be firmed up later means consultation on this issue is a bit moot. No answer does not mean acceptance or lack of support.

I would support the concept, it is a simple definition for a retirement village, but further work needed to extend to all inhabited units.

10. *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.*

YES – please I would like to speak

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RATES REVIEW SUBMISSION
October 9, 2023

Clause references relate to the Consultation Document

3.1 a - Q. Do you agree to the proposal to change the General Rate to Capital Value based from Land Value based?

A. We generally agree that Capital Value is a fairer system, however, those who are asset rich and income poor should be able to access a rates remission or postponement option. Can the Council develop and/or review a policy on this option.

3.5 – Further Feedback

We are concerned about the funding option proposed for Infrastructure. Why have you used Capital Value for roads vs. a Flat Rate (fixed per household) to fund water infrastructure? Why not use C.V. for both?

What other options did Council consider for funding water ?

For example: 1. Increased Metered water charges to fund Operating Costs.

2. A Development Levy to fund Infrastructure.

3. Spend the Community Wellbeing Fund on Infrastructure to reduce the borrowing required.

1.b.- The proposed Remission of Rates Policy proposes to provide private land owners with a subsidy for land described in the District Plan as “Culturally Significant”.

We would like to see the detail of the objectives and criteria for this proposal. We believe that this issue is covered in The District Plan.

The Martinborough Community Board.

submissions@swpc.govt.nz

• We request to speak to this submission.

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 -

- Email it to us at submissions@swdc.govt.nz
- Post to PO Box 6, Martinborough 5741
- Hand deliver to Council office or any of the South Wairarapa libraries.

Privacy Statement

What we do with your personal information

All submissions (excluding contact details) will be made available to the public and media via the Council website.

Your Details

Full name

Boad of Trustees for Martinborough School

Organisation (if applicable) - Martinborough School

Postal address - [REDACTED]

Phone

Email- [REDACTED]

Would you like to participate in the hearing process?

Hearings are currently scheduled for Thursday 26 October -

No

Feedback: Rating Review Consultation

Question 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%?

Yes / No

Comments

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

Comments

The Board of Trustees from Martinborough School would like the Council to consider including a remission on target rates for "toilet tax" that schools currently pay. We encourage the Council to include schools in section 4.2 of the Remission of Rates Policy; for those schools suffering from financial hardship, who have a history of regular payments and no longer charge tuition fees.

Question 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?

Comments

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

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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

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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

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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

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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

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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

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South Wairarapa District Council
19 Kitchener Street
Martinborough 5711
By email: submissions@swdc.govt.nz

RE: Rating Review Consultation Submission

Dear Sir/Madam,

On behalf of Greytown Orchards Retirement Village I submit the following submission on the draft Rating Policies Review.

Question 3: Capital or Land Value

We note that “Council considers capital value represents a better correlation to ability to pay than land value.”

While we accept that ability to pay is a factor that council must consider the use of capital values is a blunt tool to redistribute the rates burden between residential and commercial rate payers (including Greytown Orchards).

In trying to obtain fairness between ratepayers it is important that the right cost-driver is utilised, and the existing land value methodology achieves this objective more closely, reflecting that the consumption and usage of council facilities, services and infrastructure is reasonably linear between rate payers.

As a base example if one resident builds on their land resulting in a capital value of \$1m and their next-door neighbour builds a smaller dwelling resulting in a capital value of \$600k, the first property owner will pay rates of \$5.4k while the second property owner will pay rates of \$4.4k. Yet these neighbours will have equal access to the services and facilities provided under the general rates and to the footpaths, infrastructure, roading, and stormwater which are all proposed to be rated on capital value. Continuing to use land value to drive rates would result in these residents paying the same amount, which inherently seems fair, while using the capital value would result in the first owner paying \$1k more per annum.

To highlight this inequity further, Greytown Orchards will be building a significant communal facility for its residents. This facility will provide residents a swimming pool, gym, library, communal gathering areas, and employ an activities co-ordinator. As operators we receive no additional revenue for this. Under the proposal to use capital value Greytown Orchards will be paying an additional \$43k in rates once this is built, representing a 35% increase on the current rating bill. This is a perverse outcome with Greytown Orchards providing services and amenity yet paying additional rates for the privilege! The use of capital value as a cost-driver provides distortions such as this, which are inherently unfair and bear no correlation between the consumption and usage of council facilities, services, and infrastructure.

We also contend that a higher capital value does not in itself provide a greater ability to pay. Greytown Orchards provided fixed weekly fees for initial residents of the retirement village, and subsequently variable weekly fees which are limited to a CPI adjustment each year. The proposed rating increase will result in a 56.3% increase for Greytown Orchards verse current CPI of 6.0%. Greytown Orchards has no ability to pass the full rates burden on to its residents and even if we could this would be unaffordable for our residents. In the current cost of living crisis it is inconceivable that council would look to pass on a rating increase of this magnitude.

To put this in context it is worth reviewing the worked example provided by Council for Greytown Orchards. This was based on 54 villas, but not the 180 villas plus communal facility and care facility that will exist at completion. Once fully built the rates for Greytown Orchards will be \$1,054,486 per annum under the proposed rating scheme, while under the current rating scheme they would be \$441,892. This is an increase of \$612,594 (138%!), which equates to an increase per villa of \$65 per week. Quite simply put this is unaffordable, and further highlights the economic disparities that occur when using capital value as the cost-driver to determine rates.

Question 5: Further Feedback

We believe that SWDC needs to adopt a rating differential policy for special purpose facilities that in themselves provide a level of service and amenity to rate payers and are distinctly different in terms of their make up verse a standard residential dwelling. While a differential policy should apply regardless of whether land or capital value is used, this differential becomes even more critical should the council progress with a move to using capital values.

In particular we note that a retirement village is distinctly different from a standard residential dwelling in two significant ways:

- The occupancy of a standard retirement unit is 1.3 persons, while the average for a standard New Zealand household is 2.7 persons i.e. there is less impact on council infrastructure.
- Retirement villages invest in and provide a high level of services and amenities for their residents i.e. there is less reliance and consumption of council services.

In summary retirement village dwellings do not have the same impact on council infrastructure and retirement village residents do not consume or utilise services at the same level as a standard residential dwelling. There needs to be a recognition of this in the rating process which SWDC can achieve by having a specific differential rating policy which provides for properties such as Greytown Orchards.

By way of example we note that the UAGC specifically includes senior housing and community activities. When Greytown Orchards is already providing for these needs at its own cost it would seem grossly unfair to then be contributing rates at the same level as a standard residential dwelling, which is what will occur under the proposed policy.



We propose that a 50% differential is applied to Greytown Orchards reflecting the factors above, which would still result in a total rates bill (once the development is complete) of \$527k verse \$442k under the existing rating policy, an increase of nearly 20.0%.

We welcome the opportunity to engage with council to allow them to better understand the special character of a retirement village and how a differential policy will provide a fairer and more equitable outcome.

Best Regards,

A handwritten signature in black ink, appearing to read "Paul Reeve". The signature is fluid and cursive, with a horizontal line underneath the name.

Paul Reeve
Director
Greytown Orchards Retirement Village

210 SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE WWW.FEDFARM.ORG.NZ



To: **Chief Executive Officer**
South Wairarapa District Council
P O Box 6
MARTINBOROUGH 5741

Submission on the: **South Wairarapa District Council**
Draft Revenue & Financing Policy

Date: 15 October 2023

From: **David Hayes**
Provincial President
Federated Farmers Wairarapa

Correspondence: **Elizabeth McGruddy**
Senior Policy Advisor
Federated Farmers of New Zealand
[REDACTED]

Federated Farmers wish to be heard in support of this submission.

OVERVIEW

The Wairarapa Province of Federated Farmers (FFNZ) welcomes this chance to provide feedback on the South Wairarapa District Council (SWDC) Draft Revenue and Financing Policy (R&F Policy). We acknowledge any submissions made by individual members of Federated Farmers.

Federated Farmers is focused on the transparency of rate setting, rating equity, levels of service for key responsibilities and both the overall and relative cost of local government to agriculture. We submit on rating policy reviews throughout New Zealand; and we commend SWDC for initiating and following through with this rating policy review.

FFNZ support some of the changes proposed by SWDC and the reasoning that supports the proposed changes.

FFNZ propose further refinements in some areas – in particular the General Rate - consistent with principles which have informed the wider review.

UAGC

SWDC propose (page 30) that UAGC should be between 20% and 30% because *“the benefit of almost all Council services and activities accrues to all properties equally, therefore all properties should contribute a relatively similar level regardless of the value of their property”*.

FFNZ agree, and for that reason strongly recommend that UAGC be utilised to the maximum allowable, ie, 30%.

Related to this, we note that the illustrative rating examples show that the proposed UAGC would be halved for most properties (from \$1000 to <\$500) and we emphasise again that UAGC should be used to its fullest extent.

SUIP

FFNZ agree that levying of UAGC should be changed from rating unit to SUIP (separately used or inhabitable part); and agree with the reasoning that multiple households – notwithstanding that they are on a single rating unit - all benefit from the range of Council services.

FFNZ note the draft policy for remission (page 14, 15) proposes remissions for:

- UAGC: *“to assist ratepayers who have multiple rating units that are contiguous and used as a single farming operation”*
- Reserves and Civic Amenities Charge: for the same reason, and also to *“provide relief to rural farming properties for a vacant unit used as a runoff”*

FFNZ acknowledge the intent that single farming operations (with a single farm household) should not pay more than once for these public good charges. We recommend that the R&F Policy include a definition of SUIP to provide clarity and certainty.

In respect of households that definition should specify that it applies in respect of habitable dwellings with a kitchen and bathroom (or words to similar effect).

In respect of farm properties, that definition should state that a SUIP does not include farm properties in multiple titles which are contiguous or which are used as a single farming operation.

FFNZ recommend that this policy should apply in respect of calculating and levying prospective rates in the first instance, rather than relying just on retrospective assessment of individual applications for rates remissions.

GENERAL RATE

FFNZ generally agree with the rationale set out in the Funding Needs Analysis (Appendix One), ie, that all those public good activities which benefit the whole district should be funded by the whole district.

We agree that shifting the basis from land value (70% rural/30% urban) to capital value (60% rural/40% urban) is an improvement. Nevertheless, this relatively modest shift means that rural ratepayers (as we understand, around 34% of the district population) would still pay disproportionately more than urban ratepayers (around 66% of the district population). For clarity, **one-third of the population would be paying near enough to two-thirds of the public good activities.**

The examples of rating impact for individual properties show that average urban residential families would pay \$700-\$1000, whereas average farm families would pay \$4000-\$5000 pa (or more for farms with CV above the "average"). For clarity, **a farming family would pay around 4x more than an urban family for:**

- Governance (Appendix One records that *"all ratepayers and residents have the ability to benefit from this activity"*)
- Communications (*"All ratepayers and residents have the opportunity to be informed and understand council activities"*)
- District Plan (*"The District Plan provides certainty for the use of land and therefore benefits the whole district"*)
- Public nuisance, health and noise (*"There is significant public benefit in provision of services"*)
- Dog control (*"Enhances safety for the whole community"*)
- Alcohol and Safe Food (*"Benefit to the whole district in having safe and enforceable policies"*)
- Council Facilities (*"The whole of the district have the ability to use the facilities"*)
- Cemeteries (*"The availability of a place of internment"*)
- Libraries (*"The library services provide holistic benefits across the whole of the district"*)
- Camping areas (*"The primary benefit is for the whole of the district"*)
- Community development (*"The whole community benefits"*)

FFNZ strongly submit that the logic applied in respect of UAGC - *"The benefit of almost all Council services and activities accrues to all properties equally, therefore all*

properties should contribute a relatively similar level regardless of the value of their property – equally applies in respect of the General Rate (and this would logically extend to levying the general rate based on SUIP, as for UAGC).

We further note that this logic applies in respect of other Council services, eg, water supply is the same fixed rate (\$1038) irrespective of the value of the property, as is wastewater (\$911).

The Consultation document (page 3) confirms that *‘Where Council activities have a benefit to the whole district, they are funded through General Rates’*. The document goes on to note that Council has not proposed use of differentials but that *“this might be identified through consultation”*.

FFNZ recommend that differentials would appropriately be used to apportion the General Rate more equitably across the rural and urban population categories.

We specifically propose that the differential should be set to reflect the proportions, ie, around two-thirds/one-third or perhaps 70%/30% acknowledging projections for increases in the urban population as part of the wider regional urban development strategy.

As above, we generally agree with Councils interpretation of the principles in s.101 of the Local Government Act, ie, that activities funded through the general rate are public good activities which benefit all citizens/households in the district. The key point is that:

- The proposed rating method does not reflect the direction in s101 3 (a) (ii) to consider in relation to activities to be funded, the **distribution of benefits** between the community as a whole and any identifiable part of the community
- Other rating tools – specifically the use of differentials – are available and can be utilised to better reflect the actual distribution of benefits from the activities funded through the General Rate
- Related to this, we note that Section 21 of the Rating Act does not apply to targeted rates that are set on a differential basis (that is, that are not uniform and otherwise subject to the 30% cap).

FFNZ acknowledge Council concern for affordability of rates and emphasise in the strongest terms (as highlighted in the FFNZ Annual Plan submission in October 2023) that neither land value nor capital value are good proxies for farm income.

A final point related to “affordability”: FFNZ was actively involved in a recent “first principles” rating review undertaken by GWRC. That review specifically analysed the effect of spreading public good services (democratic services, planning services etc) more equitably across the wider regional ratepayer base rather than relying just on CV (which has the effect of disproportionately rating a small number of high CV properties including farms). That analysis showed that the actual rating impact of spreading costs more equitably with benefits was modest/negligible (consistent with the principle that many hands make light work).

TARGETTED RATES

FFNZ generally agree with Council assessment of benefits as set out in Appendix One, eg, 100% public benefit for governance, communications, emergency management etc.

We do not agree with the assessment of public benefits in respect of services which are specific to the urban areas, ie, sewerage (assessed as 20% public benefit), and stormwater (10%). The rationale that “*everyone benefits from improving the whole environment*” does not stand up in the context that – outside the urban boundary – all rural households pay for their own water and wastewater services (including for the purpose of benefitting the whole environment).

FFNZ recommend that Sewerage and Stormwater be assessed the same as Water Supply, ie, 100% targetted to the serviced urban areas.

In respect of Footpaths, Council propose that that 90% of the cost be paid by urban ratepayers, and 10% by the district as a whole (through the General rate). FFNZ support this proposal contingent on our recommendation that the General rate apply differentials reflecting the urban/rural population proportions.

ROADING

FFNZ agree that the roading network is a district-wide asset.

Council assessment (Appendix One) of public/private benefits is 20%/80%, and then (if we read the proposal correctly) that:

- 20% be funded through the General rate (based on CV)
- 80% be funded through a targetted rate, levied across the whole district (again based on CV)

FFNZ do not agree with the assessment of benefits: we suggest that everyone has the ability to use the district roads, and that in this modern age, the population is very mobile throughout the district. We agree that the roading network also provides private benefits (for personal or economic purposes) including for the farming sector.

We recommend that a more appropriate split would be 50/50, ie, that:

- 50% be funded through the General rate (noting our recommendation above that the General rate should be differentiated to reflect urban/rural population proportions, which would also be a reasonable proxy for vehicle ownership and traffic movements)
- 50% be funded through a targetted rate levied across the district (acknowledging that – in the absence of more definitive analysis of traffic movements/road wear etc – there may be a level of relationship between higher CV properties (be they rural or urban) and higher movements of goods, services and people.

ROADING EMERGENCY RESILIENCE FUND

FFNZ agree that all ratepayers should contribute to a fund for any emergency roading repairs not funded by central government.

We question the proposed title: “Infrastructure” implies that any or all council infrastructure might be included in this fund. Our specific concern is that it should not include “Three Waters” infrastructure associated with the urban areas.

FFNZ recommend the fund be clearly titled “Roading Emergency Resilience Fund” – not “Infrastructure” – to clarify the intended purpose.

CONCLUSION

FFNZ commend SWDC on initiating and following through with this review.

FFNZ support some of the changes proposed and the reasoning that supports them.

Our key recommendations for refining the policy include that:

- UAGC be used to the fullest extent (30%)
- Differentials be applied to the General rate to reflect the urban/rural population proportions (66%/34% or 70%/30%)
- Roading be split 50/50 between the General rate and a Targetted district-wide rate

FFNZ wish to be heard.

SUBMISSION ENDS

Federated Farmers is a not-for-profit primary sector policy and advocacy organisation that represents the majority of farming businesses in New Zealand. Federated Farmers has a long and proud history of representing the interests of New Zealand’s farmers.

The Federation aims to add value to its members’ farming businesses. Our key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:

- Our members may operate their business in a fair and flexible commercial environment.
 - Our members’ families and their staff have access to services essential to the needs of the rural community; and
 - Our members adopt responsible management and environmental practices.
-

211

SUBMISSION ON SOUTH WAIRARAPA DISTRICT COUNCIL RATING REVIEW 2023

All farmers want is for a fair and equitable rating system.

Instead of being fair and equitable Council's proposed rating model penalizes farmers because they don't fit the model. the business they are in they usually have a dwelling with a large amount of land attached.

Its the dwelling (people) that receive the benefit with the lands only benefit is the roading network.

Its the people that generate the need for Council's activities and services.

The assumptions Council base rates on are flawed.

1. "Capital Value represents a greater degree of Council's services."

The general rates portion

Average residential Featherston \$470,000.00 and uses all Councils services
Pays \$702.00 general rate.

Whereas a \$5million rural property with no dwelling
Pays \$7441.00 general rate

10 times the Featherston Average residential

2. "If the activity benefits the community as a whole" that means all residents and ratepayers" (the people of the district) population split is 70% urban 30% rural

"The activity benefits the community as a whole it is appropriate to fund that activity by the community as a whole such as by the general rate" CV is 40% urban 60% rural which is the opposite to what the Council say the community as a whole is.

So if the activities are created by the community as a whole eg governance, emergency management, libraries, cemeteries the public good portion of building consents, liquor licence and food etc. So if Council fund those functions by the general rate on CV you get the above result rural paying a disproportion of those functions.

Then they should be funded on the basis of population to do that, use a UNIFORM ANNUAL CHARGE (UAC) with a differential created by the population split between urban and rural.

UAC is a rate that collects the same dollar amount per rateable property, but has a differential so Council would collect 70% from urban and 30% from rural from their respective rateable properties.

3. "Capital Value"

"It also reflects a better correlational to ability to pay" this is also flawed because Council don't know the owners indebtedness or their income.

Roading should be funded as a network thereby 50% UAGC and 50% Capital Value General rate.


All the costs of supplying drinking water and sewerage disposal must be paid for by those connected to those services, or able to be connected.
Rubbish Collection and disposal must be paid for by those that have their rubbish collected.

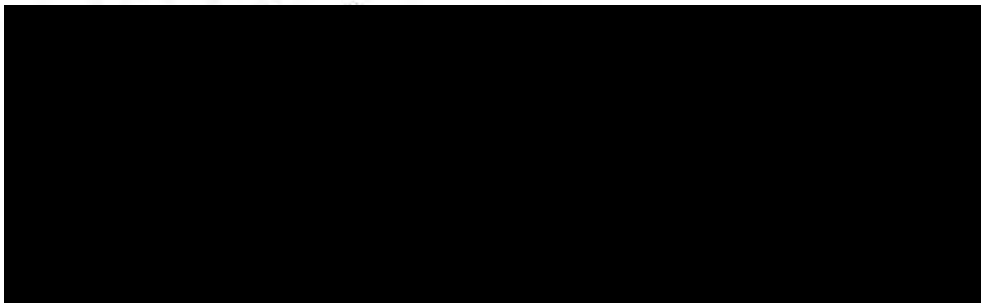
Agree with the Council's proposal for funding of footpaths. 90% urban 10% from the district as a whole.

Council facilities should be funded as now by a UAC ^{75%}~~70%~~ urban 25% rural in recognition that rural have their own facilities and 1000 of hectares of green spaces so don't need Council's facilities as much as urbans.

Do not agree with Council's proposal to change the name of the "Rural road reserve" to infrastructure fund.

It should be a roading emergency resilience fund, funded by the district as a whole.


Richard H Warren



212

From: [REDACTED]
To: [submissions](#)
Subject: Rural Rates submission
Date: Monday, October 9, 2023 1:20:25 PM

Good Afternoon

I support the Federated Farmers' submission regarding a full rates review for rural landholders.

As rural families we are disproportionately charged rates verses the urban population of the South Wairarapa.

We get very little in return for our increasing rates bill and this is crippling farmers and their families. If we are expected to pay the current charges and the forever increasing rates we should have functioning roads as a minimum. Infrastructure that supports the rural businesses and the families that run them should be the absolute minimum we can expect. I would like to see a break down of exactly what our rural rates are spent on.

Regards
Johanna Williams

213

From: [REDACTED]
To: [submissions](#)
Subject: Rates review
Date: Monday, October 9, 2023 9:18:23 PM

Hi

We support the efforts of Dan Riddiford and Federated Farming in rates review and fully support reduction in rural rating.

We personally went up 180% previous round and jumped again this time.

As you know we have no road. Properties beside us sold for exaggerated prices for forestry and manuka bees, this should not affect us and it has. We do not agree with this rating system.

Pip and Shane Wilkinson

[REDACTED]

[Sent from Yahoo Mail on Android](#)

214

Kate Reedy



The Mayor, Councillors and CEO South Wairarapa District Council

Submission on Financial Policies, Rating Review Due by 15th October 2023

I wish to put forward the following submission;

I support Federated Farmers and Dan Riddiford's submission, that advocates,

- 1 General rates should be allocated 70% urban 30% rural on the basis of population
- 2 Wherever possible rates should be targeted on the basis of actual benefits
- 3 Government Carbon policies should not increase the rateable Land Value
- 4 Roading should be funded 30% UAGC (ie, by households that contain people)

Further Comments

I live at Pahaoa Station, a coastal farm, a 50-60minute drive from Martinborough via the Hinakura Valley. On June 14th 2022, as you are all aware a large slip destroyed our road on the Hinakura hill.

I request a reduction in the rates we pay, as I have done so previously as stated in my previous submission earlier this year, and an e-mail I sent to the then CEO of SWDC Mr Harry Wilson, dated 5/9/21.

We the residents of Hinakura should receive a reduction of our rates effective immediately, as WE DO NOT HAVE A ROAD. As the only benefits we receive being isolated rural ratepayers, is our road, then serious consideration needs to be given in an effective rates reduction NOW.

By not having a council provided effective, safe road, we are paying double in transport costs and we struggle to get in contractors to complete essential work needed on our farms. This is a financial and mental burden on us all. Not to mention the health and safety issues we are facing on a daily basis. You have failed us, and we are struggling. I do not know how many times I have to make a submission, or phone your offices to request action, but it has been 16months of complete closure and absolutely NO PHYSICAL ACTION from the council to repair this road.

Your "geo-technical" experts have costs tens of thousands of our rate payers money, and I struggle to understand what exactly they have achieved.

What I am aware of is that the road has not moved in 12 months, which surely would indicate the opportunity to at least clear the slip and put a temporary unsealed road through this area. The geo-tech experts also have left some of the measuring devices on the slip. These devices would have been expensive and they are now lying on the ground and rusting. A clear and alarming waste of our money.

We need action and are currently feeling that the SWDC have forgotten us. Why should we be paying our over inflated rates?. Council need to run like a business, identify the areas where serious wasteful spending is occurring and eliminate it.

On other issues the SWDC requested feedback on,

I support the Remission and Postponement of Rates on Maori Freehold Land.

I support the Councils proposal to change the general rate to capital value from land value.

I agree with Council's proposal that 90% of footpaths should be paid by urban ratepayers and the remaining 10% by the district.

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

With regards to charging "short-stay accommodation" providers. Council need to consider that accommodation providers should not be charged a "one-size fits all" fee. Fees if to be charged, need to be based on the revenue these places make. For example, a small isolated "homestay" that potentially charges less, will not make as much revenue as a large "homestay" closer to town. This fee needs to be based on "nights occupied" and "nightly fees charged".

SUBMISSION

Bruce & Vicki Didsbury

- [REDACTED]
[REDACTED]
[REDACTED]

To: Chief Executive Officer
South Wairarapa District Council
PO Box 6
MARTINBOROUGH 5741

Submission on the: South Wairarapa District Council
Draft Revenue & Financing Policy

Date: 13 October 2023

From: Bruce & Vicki Didsbury
[REDACTED]

Overview

We own farmland in the South Wairarapa district and we welcome the opportunity to provide feedback on the South Wairarapa District Council (SWDC) Draft Revenue and Financing Policy (R&F Policy).

We are members of Federated Farmers of New Zealand (FFNZ) and we support the FFNZ submission to the SWDC in regards to the draft R&F Policy.

Particular notes we would like to make are:

UAGC

We recommend that the UAGC be 30%.

SUIP

We support the FFNZ recommendation that the R&F Policy should include a clear definition of SUIP.

Farms that are in separate titles but farmed as one farm should not be charged more than once for public good charges.

We do not use a town water supply or get our rubbish collected and have to pay for these types of services ourselves so it would be very unfair if people like us, who farm multiple titles as one farm, had to pay multiple public good charges for what we consider to be one farm.

Roading

We agree with FFNZ and recommend that roading be split 50:50 – between the General rate and a Targeted district-wide rate.

Thank you very much for considering our written submission,
Vicki and Bruce Didsbury

All farmers want is for a fair and equitable rating system.

Instead of being fair and equitable Council's proposed rating model penalizes farmers because they don't fit the model. the business they are in they usually have a dwelling with a large amount of land attached.

Its the dwelling (people) that receive the benefit with the lands only benefit is the roading network.

Its the people that generate the need for Council's activities and services.

The assumptions Council base rates on are flawed.

1. "Capital Value represents a greater degree of Council's services."

The general rates portion

Average residential Featherston \$470,000.00 and uses all Councils services
Pays \$702.00 general rate.

Whereas a \$5million rural property with no dwelling

Pays \$7441.00 general rate

10 times the Featherston Average residential

2. "If the activity benefits the community as a whole" that means all residents and ratepayers (the people of the district) population split is 70% urban 30% rural

"The activity benefits the community as a whole it is appropriate to fund that activity by the community as a whole such as by the general rate" CV is 40% urban 60% rural which is the opposite to what the Council say the community as a whole is.

So if the activities are created by the community as a whole eg governance, emergency management, libraries, cemeteries the public good portion of building consents, liquor licence and food etc. So if Council fund those functions by the general rate on CV you get the above result rural paying a disproportion of those functions.

Then they should be funded on the basis of population to do that, use a UNIFORM ANNUAL CHARGE (UAC) with a differential created by the population split between urban and rural.

UAC is a rate that collects the same dollar amount per rateable property, but has a differential so Council would collect 70% from urban and 30% from rural from their respective rateable properties.

3. "Capital Value"

"It also reflects a better correlational to ability to pay" this is also flawed because Council don't know the owners indebtedness or their income.

Roading should be funded as a network thereby 50% UAGC and 50% Capital Value General rate.

All the costs of supplying drinking water and sewerage disposal must be paid for by those connected to those services, or able to be connected.

Rubbish Collection and disposal must be paid for by those that have their rubbish collected.

Agree with the Council's proposal for funding of footpaths. 90% urban 10% from the district as a whole.

Council facilities should be funded as now by a UAC 75% urban 25% rural in recognition that rural have their own facilities and 1000 of hectares of green spaces so don't need Council's facilities as much as urbans.

Do not agree with Council's proposal to change the name of the "Rural road reserve" to infrastructure fund.

It should be a roading emergency resilience fund, funded by the district as a whole.

Hamish and Suzanne Sims

217

From: [REDACTED]
To: [submissions](#)
Subject: Remission of Rates Policy
Date: Sunday, October 15, 2023 5:50:03 PM

In trying to formulate a submission on this very important topic I found there was insufficient information on a number of sectors to allow a full and proper understanding that would go to making up a valid submission.

I will list three areas in particular, all quite critical in my opinion, but I was unable to gather sufficient detail on;

1. Borrowing versus current funds. Council seem averse to borrowing money for long term infrastructural projects when actually borrowing would present the best inter-generational solution. The current serious issue we have with waste water is a classic example that, with the aid of hindsight should have been dealt with by borrowing to avert the current crisis.
2. Infrastructure projects involving the two biggest investments, roading and water, are treated differently and it makes no sense that they should be. I could not find a concise rational as to why council elected to manage them differently.
3. The decision by council not to take development contributions is baffling and not explained.

I would like to speak to my points at the review process.

Regards
Storm Robertson

[REDACTED]

218

From: [REDACTED]
Subject: LTP Rates Review 8 10 23
Date: Sunday, October 15, 2023 8:18:25 PM

To Whom it May Concern,

We too would like to support Federated farmers and Dan, calling for a rates review and reduction in rural rates.

We cannot believe how much the rural rates have increased over the last couple of years and what do we get for them? We have been struggling well over a year to get our road fixed and we still don't see an end in sight. This continues to be an ongoing issue and I don't think people fully understand the full impact that this has had on people in our community..

Some of the increases that we have had over the last couple of years:-

2021 May	\$1,421;72 (a quarter)
2021 November	\$2,221.18
2023 August	\$2,410.64

Karen & Clayton Hartnell

219

D T S Riddiford BA LLB
Export & Business Consultant

Mr M Connelly,
The Mayor,
SWDC

Email: [REDACTED]

Tuturumuri
Submission on the LTP Rates Review

15 10 23

Good Morning Martin and Councillors

1 PERSONAL INTRODUCTION

I and my wife [REDACTED] 6552 ha an hours drive on the Coast to the east of Martinborough. GW Soil mapping has calculated that over 80% of the property is greywacke soil type equivalent in nature to the Rimutaka Road summit so that only 1000+ ha can be effectively farmed. (Attached Aerial Farm Plan. GW Soil Mapping and Hicks Report).

Unproductive greywacke land should not be factored by QV in a desk top exercise of farm revaluation into the Government Valuation. In terms of s101 Local Government Act 2002, unproductive greywacke land cannot generate economic activity and so require the raising of rates to fund the consequent spending of “benefits”.

In 2020 when I first submitted on rates, I also ventured some opinions on the World Deflation. I urged that one obvious feature was “go frugal, go rural” so that there would be an increased demand for houses in the South Wairarapa. However I under estimated the extent of the Government spend up. The spend up has killed farming with inflated input costs.

“The can has merely been kicked along the road. COVID 19 was merely the name for the trigger event, for which present World leaders lacked the personal capacity to govern. The perception and probable reality of climate change is likely to extend the deflationary period. Times of deflation are times of disruption and enforced social and technological change. Change can be good”.

2 THIS SUBMISSION

I write on behalf of my neighbours as well as Te Awaiti Station. I shall provide practical evidence from Te Awaiti Station. This submission should be read alongside :

- (1) Wairarapa Times Age Article 22 4 23 emphasising the importance of s101 LGA 2002
- (2) Submission of 27 4 23 directed to both the Regional and District Councils and updating previous submissions. Previous submissions discuss the law.
- (3) My letter to the Mr Kieran M’Anulty former Minister of Local Government providing evidence of breaches of statute
- (4) Community Petition and (5) individual submission
- (6) conclusions of the well attended public meeting at Tuturumuri on Wednesday 17 May

We applaud the Council's commitment to an independent First Principles Rates Review to be implemented by 1 July 2024 2

We fully support the Federated Farmers Submission. Could you please as a Council confirm that Federated Farmers will be closely involved with the process.

SWDC rates are a deep concern, because the money is unwisely spent.

A proportionate share of the roading network is our only benefit...less the Glue Pot.

3 HOWEVER we say that the Council's commitment to complete a full principles rates review is unfair since it is too little too late . Justice delayed is justice denied

3-1 It appears that the SWDC has ignored the direction in s101 Local Government Act 2002 to hold a regular review of rates since 2002! The SWDC has been in breach of statute for over 20 years and the previous Labour Government has done nothing. I say appears since my LGOIMA requests have been ignored (in breach of statute), so I cannot be certain.

3-2 Worse an attempt at a review was made under the leadership of Mayor Viv Napier in 2018. I say attempt because the Agendas for 2018 show the topic listed. However LGOIMA responses reveal that there are no documents held be the SWDC for discussions held or decisions made Well before Magna Carta all Government and Court decisions were recorded in writing. Apparently this discipline is unnecessary for the SWDC (Ch 13 Magna Carta 1225 is good law in NZ...Imperial Laws Act 1990) To stir action I publicly stated in the Wairarapa Times Age about June 2023 that I was withholding rates because there were no documents to show that a Rates Review had been held making the rates unenforceable and uncollectable. This has never been contradicted in private or publicly.

3-3 Worse there has been a cover up since 2018 and I and other Rural Ratepayers were told that the "Rating Model" required general rates to be divided in the ratio of 70% by Rural and 30% by Urban, because that was the ratio in which land value had been allocated by Quotable Value. An example of this deception occurred at the Public Meeting at the Tukurumuri Hall on 17 May when Cr Ellims sincerely explained that general rates were divided 70:30 by land value, but he and other Councillors considered that the ratio 50:50 would be fairer. I say sincerely in that he and other Councillors had not made their own independent enquiries and had been misinformed by the Officers.

I also say sincerely, because I believe it to be probable that Mr Phil Jones as **3** paid Adviser to the Officers and Councillors has encouraged the Council (at the expense of the Ratepayers) to think that the present rates process was legal and defensible. An example of Mr Jones' misleading advice was that the former CEO Mr Harry Wilson told me that Mr Jones had advised him that a Rates Review could not be held until the present 10 year LTP had run its 10 year course.

Under LGOIMA I have twice been denied access to all documents written by Mr Jones or mentioning his name on the basis that they were his intellectual property, despite the fact that they will contain the "working papers" and explanations for the present Rates Review process.

If the claim of "intellectual property" were correct then I would suggest that Mayor Connelly and all the Councillors could always ignore LGOIMA by simply stating that individual letters written by them were their "intellectual property". I ask that the Council submit this issue to the Ombudsman for final determination

3-4 I will now repeat my words from my previous submission :

2-2 THERE ARE NO DOCUMENTS The injustice is that the Viv Napier 2018 review is legally "absurd" and indefensible since it does not meet the caselaw requirements for (1) proper process (2) analysis of beneficiaries and linkage to benefits especially in the context of land value rating. *CP Group SC*

2-3 The underlying belief by the SWDC that Land Value in isolation is a proper basis for rating ignores the fact that people and improvements create the demand for Council benefits rather than bare land.

2-4 The SWDC assumption that the general rate should be divided 70% rural and 30% urban ignores the fact that commonly rural properties will have 80% bare land while urban properties may have 80% improvements and 20% land value. Thus I believe that a rigorous review of rates is likely to show that rural ratepayers are now paying as much 3-4 x as much in SWDC rates as they should. This of course applies to the existing rates just as much as the 29% rates increase.

2-5 The SWDC assumption of a "tidy" 70% rural/ 30% urban split without further benefits analysis shows a lack of due process. It makes the position of the **2** SWDC legally absurd in holding onto the indefensible Viv Napier Review and exposes the Council to legal claim for overcharging of rates as far back as 14 years the fiduciary limitation period

4 THE PRESENT FIRST PRINCIPLES RATES REVIEW IS FLAWED

4-1 The present First Principles Rates Review is not independent

4-2 Some interested ratepayers such as myself were not invited to the workshops

4-3 Remote rural were not represented at the workshops

4-4 Mr Jim Hedley was the only rural attender, but then forbidden from participating, banned from speaking to Mr Jones and then banned by Mayor Connelly from future attendance

4-5 The workshops were conducted by Mr Phil Jones

4-6 We believe the workshops did not discuss the challenge of carbon forestry. We say "believe", because we Farmers have been denied access to any of

- of Mr Jones' papers) 4
- 4-7 We believe the workshops did not discuss the unintended consequence of carbon that land values exceeding \$10,000 per hectare will (if there is no change increase rates over five times
- 4-8 The Consultation Document contains mistakes
- 4-9 An example is FAQ stating that “rates are a tax”. This is misinformation contrived to remove legal oversight. Consider CA in *Electricorp v Mackenzie* Consider Supreme Court in *CP Group* Google defines “Rates = charge against a property” compared to “Tax = compulsory financial charge ...to collectively fund government spending, or as a way to regulate and reduce externalities....”*Wikipedia*
- 4-10 The Review Proposals reflect the old bias of assessing the quantum dollar worth of benefits on the basis of totals of land value ie “The 70:30 Rating Model” ignoring benefits
- 4-11 The Workshops and Consultation Document does not analyse what are the communities in the South Wairarapa, nor even assess their needs.
- 4-12 The Review does not acknowledge that the existing rates are legally invalid
- 4-13 That means that the SWDC rates will remain uncollectable until 1 July 2024

5 PEOPLE AND THE BENEFITS THEY ACTUALLY RECEIVE
Assess rates on the basis of Communities and not Assets.....people and their activities create the demand for Council benefits rather than bare than land
Rating fairness will be achieved when a Farming Household pays the same rates as an urban household after all targeted rates such as the Three Waters have first been removed

- 5-1 Please consider Parliaments direction in s101 Local Government Act 2002 (underlining added) The word in bold “**must**” is mandatory.

S 101 Financial management Local Government Act 2002

- (1) A local authority **must** manage its revenues, expenses, assets, liabilities, investments, and general financial dealings prudently and in a manner that promotes the current and future interests of the community.
- (2) A local authority **must** make adequate and effective provision in its long-term plan and in its annual plan (where applicable) to meet the expenditure needs of the local authority identified in that long-term plan and annual plan.
- (3) The funding needs of the local authority **must** be met from those sources that the local authority determines to be appropriate, following consideration of,—
- (a) in relation to each activity to be funded,—
- (i) the community outcomes to which the activity primarily contributes; and
- (ii) the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
- (iii) the period in or over which those benefits are expected to occur; and
- (iv) the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and

- (v) the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and 5
- (b) the overall impact of any allocation of liability for revenue needs on the community.

5-2 Please consider the words underlined relating to people

5-3 Please read s101 in the context of other provisions of the Local Government Act.....all relating to people and groups of people ie communities

6 THE METHOD OF ASSESSING RATES

4-1 The Supreme Court CP Group requires (1) proper process (2) assess communities and (3) benefits receivedwhich can include detriments Wairoa in High Court

4-2 The rates base of land...improvements...households are the permitted pot of soup but the size of the ladle for each community is strictly limited by law First have a proper process....reasonable.....independent Second investigate all your communities Third consider the benefits they actually receive as distinct from the benefits Councils think they should receive

7 TARGETED RATES Roads

7-1 Our Community is unhappy with the standard of the local roads and their maintenance, but wish to work with the Council to achieve cheaper and more efficient local solutions. (Response 2-7 of the 17 May meeting)
We say that the only benefit we receive from the District Council is from the roading network.

7-2 Pragmatically we support the Federated Farmers' request that this be 30% paid by the UAGC with the balance of 70% from General Rates

8 TARGETED RATES Public Spaces12-56% on page 28 of the Consultation

Rural residents should not be charged for public spaces since they have their Own. In many cases campgrounds used for free by non ratepayers are detriments. That has especially been the case with the camp ground at the mouth of the Oterei River 80% on the bed of the river still Crown Grant in the name of my great Grandfather Edward Joshua Riddiford Its administration ignores the 7 March 1996 Deed of Management signed by Her Majesty acting as DOC, the SWDC and the Trustees of Te Awaiti Station All effects are detriments, not benefits

11 **The SWDC must at law s101 investigate the circumstances of rural communities before imposing rates. Ms Amanda Bradley has informed me that “Environment Scan” has provided some background data. However this is limited to the 2020 Census data showing that at present 34% of the SWDC population is rural and 66% is urban and the trend is quickly towards 70% urban and 30% rural. It is on that basis (and the basis of the past illegality and Farmers “do for themselves”) that I request that General Rates be apportioned 70% urban and 30% rural** 7

12 **BEEF + LAMB SESSION “FARMING FOR PROFIT” 8 OCTOBER 7 “MANAGING FOR PROFIT”**

Diana and I attended the Beef + Lamb session on Monday last. We were presented with 3 pages (here pages 9, 10 and 11) containing a Budget for the next 12 months based on typified figures drawn from over 100 of BakerAg clients. South Wairarapa hill country clients would be more challenged than a Bakerag client because (1) they farm fewer stock units (2) their land is less productive, often because of the greywacke rock and a windier drier climate (3) typically they cannot profitably lamb hoggets and have a lower lambing percentage (4) freight and working costs would be higher

The Budget shows cost inflation of inputs of 15% -25% caused by the previous Government’s failure to control public expenditure and money creation This results in a cash loss of \$176,844 on farms, which I know to be better endowed than Te Awaiti Station.

This is daunting, but gives me every incentive to resist every unjustifiable input cost be every available means

The Council should note that the typified figures show rates of \$22,000pa or \$2-72 while at page 6 our rates are now \$42324 ie \$5-29 per su Clearly on a benchmarked basis the SWDC is over spending and under performing

The blunt message to the Council must be reduce costs, reduce staff and learn to produce more with less

13 **COMMUNITY REBUILD : TUTURUMURI AND HINAKURA REMOTE RURAL DIFFERENTIALS**

SWDC policies have accelerated rural depopulation

There is an alternative future, but the SWDC will need to listen

I and my neighbours wish to be heard

Yours Sincerely

Dan Riddiford and neighbours

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SWDC Rating Review

Remission on Rates Policy:

1.a: Do you think that the rates remission on general rates for community games or sports grounds should be changed to 100% from 50%.

- Council are proposing increasing the rates for community centres, societies or associations to 100% from its current up to 50%.

Potential Outcomes:

- Clubs and those who use the facilities would potentially end up with higher subsidies
- Facilities like our rugby grounds, tennis courts, squash clubs, golf clubs etc would have to pass these costs on somehow.
- This doesn't encourage people to partake in benefits that having these facilities have on well being if it's harder and more expensive to have access.
- We risk creating elitist clubs. Not community clubs.

Comment: No.

Question 2: Remission and postponement of rates on Maori Freehold Land Policy.

- General public need to have more information and how this would affect them I currently would disagree due to lack of understanding.

Question 3: Revenue and Finance Policy

3.1 : Capital Value or Land Value?

Key Points to consider.

Overall:

- Council propose to change the UAGC (Uniform Annual General Charge) Rate which is a Flat rate of \$1005.00 per unit. Urban house, farm, bareland, lifestyle. This flat fee is charged once to everyone once.
- This rate currently pays for. Public protection and health, building control, emergency management, economic development, community wellbeing, libraries, cemeteries, senior housing, 40% of refuse and Recycling, 52% of governance.
- The Change to the UAGC will mean a reduced Fee to \$477.00 and in addition a targeted rate approach. The difference will be allocated out separately into targeted fees and distributed to different rate payers.

- In conjunction with this you will have an increased General Rate. Which is the rate the council take currently from your Land Value. Eg the Martinborough Urban Rate is how it will be listed on your rates bill (referred to as the General Rate)
- A reduced Amenities Rate for Urban \$600.00 which will be transferred and distributed through the targeted rates.
- The General Rate is Calculated by the rate above in accordance with the value of the land.
- The proposed calculation rate for changing to Capital vs land has not been released yet as the council do not know what this rate will be. However they have provided comparative examples of all different types of rate payers to look at in the link www.swdc.govt.nz/wp-content/uploads/FAQ-Rates-Examples.pdf
- Economic Development Fund is proposed to be removed from the UAGC rate to be entirely funded by commercial premises. This charge that has been proposed to removed from all rate payers and passed to commercial only. It's possible if this cost was still evenly distributed to all rate payers there may be minimal savings made to any rate payer with a land to capital switch because the cost increases or changes will be applied in a targeted rate. The whole town benefit from Economic development so this fee should not be allocated mostly to Commercial. This should be split across all rate payers.
- Refuse and Recycling has proposed an increase.
- We already pay high rates. Based on the current rating model which will be the same for capital value. The rates had a significant increase based on external factors – property boom. Did the council expenditure increase to match the value of these homes vs what was budgeted for, and did we need to warrant the additional rate increases we have had in the past 4 years.
- New proposed rate structure.
 - o Targeted rates.
 - Amenities
 - Economic Development
 - Footpaths
 - Infrastructure Resillience
 - Roading (capital value rate)
 - Roading Fixed Rate
 - Stormwater
 - Wastewater
 - Water Supply
 - Water Race

Commercial Rate Payers:

- The Rate for Commercial Property is calculated near double that of rural or urban users.

- Council are proposing to remove urban residential and rural rate payers from contributing to the Economic Development Fund. This means that the amount accumulated currently through the UAGC will be funded by local commercial businesses and sites.
- This means increased rents and leases for those leasing commercial premise
- People with commercial business invest considerably into our town already.
- There is no differential rate for Water for Commercial premise even though nearly double the general rate is paid.
- Business' who have already struggled through this winter will have to make more profit in a down turn market.
- By providing businesses to the town commercial premise already contribute economically by providing the facilities for growth and enjoyment of all towns people.
- Commercial Businesses are not the only ones that rely on business and tourism in our town to thrive. Residents, Employees, farmers, lifestyle owners all rely on this growth.
- The new proposed Rooding fixed and capital rate will mean business owners with high capital value on the same size land as average value home will pay more for rooding costs.
- Why is this not a fixed charge like water and sewage to all public
- Is Water usage and Sewerage usage connected. Could use of water and contributed pressure town system be connected or review for some business.
- The same consideration needs to be added to those homes used for short stay accommodation. These homes contribute to our growth of our town.
- Rural commercial will be hit more significantly than other rate payers.

Rural.

- Rural is split across many different areas, Farming for commercial purpose, Vineyards, Rural restaurant and Lifestyle.
- Currently our Large rural Commercial counterparts pay significant rates for land value
- A change to Capital value would provide large savings for rural properties.
- A change to Capital value would cripple some rural businesses
- Rural farming with large land area rate payers don't pay for serviced services like refuse, water and sewage this is self provided on the farms they live and work on, and are run as commercial operations. This group would make the biggest saving to their rates. This saving must be passed on to other areas.
- Rural commercial on the town belt will be hit more significantly than other rate payers.

Residential:

- Change to Capital Rate would initially not make much change for most home owners. For example a medium value home with a land value of \$255k and a capital value of \$510K would unlike see much change to their general rate charge.
- High Value homes will have an increase in rates.

- We already pay high rates.
- The major change to our fees will be through Targeted rates charges.
- Savings if any, would be made with bare land holders, rural farming rate payers and lower capital value homes, other costs will be included in the targeted rates distribution.
- Homes of higher capital value and lifestyle rural connected and not connected properties would likely have the highest value added to their rates.
- Homes of value lower than the land they are on would pay less.
- A rating charge on either land or capital doesn't factor in high value homes or properties with small users. Eg: a high value home with 2 occupants vs high value home with 5 occupants.

Comment:

- Overall more transparency and work needs to be done to prove the best to approach our general rates charge. Transparent overview for most public to make a calculated submission with their opinion. Many people don't know what to submit on or how to find the information and don't have time.
- The overall issue isn't necessarily the land to capital value switch. It is in the amount of rates paid by each individual for services. Services that haven't been managed well and is impacting each rate payer significantly. Plus how rates will be distributed into targeted rates.
- Key points have been excluded from the submission. Like the Economic development fund and roading charges added to your rates.
- Council have tailored their submission form to suit receiving the answers they want.
- The impact each individual home make to the Water, System, Sewage and Roading isn't targeted and possibly should be explored. Different numbers of inhabitants would make a difference to impacts made on the system.
- Why are residents currently paying for infrastructure that will not benefit them in the short term? Eg we are taking out loans for future infrastructure, hence the new proposed targeted roading rates.
- Why have we been paying for maintaining infrastructure that hasn't been maintained and where has this money been spent? Should we not be paying for services we are receiving.
- This only applies to general rating and doesn't factor in how the targeted rates are distributed, some people may end up paying more for other targeted rates that was saved in a general rate charge.
- What savings are possible in house? Eg in council.
- Commercial property will see significant increase to targeted rates of which we are unable to absorb. Business owners take significant risk, self employed, staffing, mortgages at commercial rates, consistent overheads, economic down turn time, tax, gst, commercial insurance. We can not absorb more costs into business without being able to make more profit. We've just been through a pandemic and recession and large cost of living and expense increases.
- If council are making commercial and industrial pay for the EDF . Why are council not considering the all commercial operations in this?

- The targeted rate structure and distribution will cripple local business. This effects those people who are employed by local business
- We run the risk of being too expensive to visit therefore being counter productive to growth. There is only so many costs business owners can pass on to the end user, in the end these costs are absorbed into business reducing other ability to pay for other overheads.
- Is there a better way to calculate all rates apportions. I believe we need to review all rating model options.
- Is it possible to have our rates distributed by different calculation rates based on Value, low medium or high, rural , lifestyle, urban, commercial , rural farming, rural special business?
- Should Urban Bareland holders and bareland rural lifestyle size. Not used for commercial farming practice of small size be paying a full UAGC fee if they have no dwelling?
- Rural Farming Practices will make the most significant saving.
- Since when should we be paying targeted rates on the value of how much someone can appear to afford to pay. Should we not be paying for services we receive.

Targets Rates Charge Comments:

- Amenities: Amenities will no longer be charged at a fixed rate. Will be spread across targeted rates.
- Economic Development Rate:
 - o This rate is currently included in the UAGC rate which everyone contributes to. The councils proposal to move this to a charge allocated only to commercial business and exclude some also. This will cripple commercial business's especially rural restaurant and accommodation providers who take the largest hit in increase to rates.
 - o Commercial business's already contribute to the economic development of our town by just being business's for our town. The business's targeted in this targeted rate are the reason we have such strong tourism draw.
 - o For lease holders these costs will be transferred into rent fees.
 - o These business's will have to pass these costs on to the consumer. This is not viable. Living costs have already increased, petrol, food, this will add higher costs to consumers. If the consumers are able to afford this.
 - o Making it more expensive for people to come to our region will have a huge impact.
 - o The economic development of our town should be paid by everyone in the town as it has been previously. The whole town benefit from this.

- Footpaths: refer to question
- Infrastructure Resilience Fund: ref to question
- Refuse and Recycling: Council Proposal to increase refuse and recycling charge to all residents by rural by \$133.00 per year. Is this increase warranted? How many people in town pay for their own rubbish collection separately (bin collection) and many users still pay fees at the gate is use the transfer station anyway. This is currently subsidised by 40% from the UAGC. Can I assume, that UAGC fund would no longer cover this and would be subsidised by Urban and Commercial users. Council are not passing this on to Rural as per targeted rate structure but is community based so perhaps should be allocated to all?
- Roothing (capital and Fixed)
 - o This is not a topic highlighted in the submission form or review document. This should be highlighted and public made aware.
 - o Council are proposing a fixed charged and a Capital Value charge for Roothing infrastructure. Understood to be for the loans taken to support the infrastructure.
 - o More public information should be present on what this covers, where this will be used and who will benefit.
 - o Is it fair to have a fixed and capital fee. If this fee applies why not a standard fixed charge like water or sewage and why are we not receiving more funding from central government. Should high value owners contribute more than its lower value home owner neighbour for roading. Is this fair?
- Storm Water:
 - o Would subsidised Roof Catchment tanks or bladders per property help with reducing pressure on our storm water system. Where is this money being spent? Maintenance? Development? Improvement?
 - o Should homes with Soak Pits pay less into this fund?
- Water Supply: No Change to this fee
 - o As per above comment on storm water. Would subsidised Roof catchments tank storage contribute to less pressure on our town water supply during drought times. These would be in place for, watering gardens etc.
- Wastewater: No Change to this fee.

- I understand currently no maintenance has been completed in terms of desludging on our sewage ponds since install. What needs to happen to improve our current infrastructure there.

Question 3.2 - Who Should Pay for FootPaths? Council Propose a 90% Urban – 10% Rural Rate payer split.

- The Proposed rate is calculated differently to residential and commercial lower and higher value properties. So everyone pays a different rate.
- What is the current rate split for Rural Rate, commercial and urban?
- Should this be a flat rate not targeted
- Foot Paths are infrastructure. Is it necessary to have this split? The whole community benefit.

Comment: Urban possibly should pay more but is the suggested ratio split fair? Rural Rate payers still use the Footpaths. Maybe not as much as urban residents but they are still used by the whole community so the whole community should pay for this not just urban.

Question 3.3 – Should we replace our rural Road Reserve with an Infrastructure Emergency Resilience Fund?

The council propose a targeted charge for all rate payers to contribute to an emergency fund for rural roading. In any case of severe weather events that have caused major disruption to some rural areas this past couple of years. Currently the fund has been funded by Rural Rate payers only but they have no money left.

- How is this calculated?
- Submissions believe this should be charged to all rate payers as everyone uses rural roads including tourism.
- The fees won't be a flat rate across the board it will be allocated depending on urban, rural, high or low value property.
- Is it fair to charge higher value urban properties with a higher fee in this area. or should we have fixed targeted rate for commercial and urban, a separate rate for Lifestyle and a separate rate for Rural Farming.
- Have the council considered capping the amount.

Comment: Yes we should have a emergency roading resilience fund but need more information on how it is calculated. What were Rural rate payers paying before for the Rural Roding fund? Is the figure correct. And I think we need to have a capped amount.

Question 3.4: Should Dwellings used for Short Stay accommodation. Contribute to the economic development fund.

- Council are proposing that homes used for short stay accommodation should be paying a targeted rate to contribute towards the Economic Development Rate. They believe that due to the growing tourism industry. Homestays should contribute more to this fund.
- What is and economic development rate for these homes. . ? EDR is a fund that supports the growth of economy, its infrastructure, business support, tourism, driving general growth and productivity or a community, employability and skills.

Comments

- No they shouldn't be contributing with a targeted rate.
- Homestay owners already contribute to economic development of each towns growth by providing homes for people to stay in.
- The Economic development rate is currently included in the UAGC that everyone contributes to.
- Those providing short term accommodation already take risk by having the mortgages, increased insurances, taxes, and Gst clipping another ticket for another fee wouldn't be viable for these operators.
- What would they be getting directly for this additional contribution. Or targeted contribution.
- Those staying in short term accommodation already inject more money into our economy, which in turn supports all local business's, and restaurants, supermarkets etc
- Eating out 2 or 3 times.
- Our business's wouldn't survive without the additional accommodation provided by these owners, with overnight stays.
- Our events organised or supported by local groups or council events wouldn't be as successful, eg: Martinborough Fair, Toast Martinborough, Round the vines School Fundraiser, Concerts, festivals, weddings, dark sky.
- Permanent residents wouldn't contribute to the economy the same way our out of town stays do. The cash injections are critical for our thriving town.
- Could the council support the economic growth of the town with less tourists, and would they be as successful relying only on commercial motels and hotels and resorts to accommodate the events that bring people here if there was nowhere for them to stay.

- We don't have any more room for additional infrastructure development for large commercial properties. These people should not be penalised.
- The pressure on infrastructure would not exceed that of a full time family or individuals living in these homes
- Economic development is everyones responsibility as a community so therefore everyone should be paying into this fee.
- Why is investing and contributing to our town growth now a target for penalty.
- Has there been the consideration to alternative options for growing this fund from the users and not the providers?

3.4 B How would you recommend council define and identify these dwellings.

- I don't think they should as I don't agree with this.
- More pragmatic approach needs to be taken before I would comment on this
- Does the council believe wasting valuable resources on admin of this is realistic?

Additional Comments:

Should we be commenting on

4.5 Remission of reserves and Civic Amenities?

4.7 Remission of excess water rates

4.8 Remission of rates due to coastal erosion.

Not included in document.

Road charges for capital and fixed included in the new proposed rates example. To cover loans for infrastructure . This hasn't been included or made aware. I think it's important that it is.

Targeted rates for users who use should be considered in any rates. The values and how things are calculated need more work and consultation.

General feedback after many conversations with multiple different rate payers has been that most rate payers won't make a submission as they don't know how to, what to do, find it too confusing, re

overwhelmed by the submission, don't have time, or ability due to circumstances. So their voices aren't heard. Is there a better way to get more people to understand these reviews with more transparency and encouraging people to make informed decisions and submissions?

This submission is From Leah Hawkins [REDACTED]

The following people have asked to include themselves in this submission on their behalf.

Diane Taal [REDACTED]

Chantelle Struthers [REDACTED]

Rachel Priestley [REDACTED]

Nicola Roeckinger [REDACTED]

Clare Goodley [REDACTED]

Michelle Hight [REDACTED]

JoeyIn and Russell Swain Corner Princess and [REDACTED]

Megan and Malcom Pentacost [REDACTED]

I would like the opportunity to speak to my submission at the hearing on the 26th of October and anticipate gathering more support in backing this submission before that time.

Submission on the SNDC Draft Revenue & Financing Policy. P1/2
 To: Chief Executive Officer
 South Waikarapa District Council.
 P.O. Box 6
 Martinborough
 15/10/23

From: Garry Dittmer I wish to be heard in support of this submission.

There can't be any rating review or any review for 2023 year for a fair and equitable rating system until the truth of real actual figures are disclosed to the public.

What S.W.D.C. don't know about their own income.
 (all figures below are SNDC's own figures and the increases they created)

<u>Year 2017/18 income</u>	2022-23 income \$21.4m +18.5% increase	<u>Year 2023/24 income</u>
SNDC \$18.871m		SNDC \$28.9m
rate payers 6735 RUs		rate payers 7955 RUs
Av payment \$2801	increases 29.66%	\$3632 payment
my rural rates \$4172	24.88%	\$5210
my urban rates \$2892	96.4%	\$5680

S.W.D.C. income for 2022/23 was \$24.473m and they required a 1.0% increase for this new year 2023-24 resulting as \$24.734m income printed clearly in "Have your say" information to the public.

But when it comes to the SNDC "Setting of Rates" information, the income is now \$29.754m a 21.5% increase on 2022-23 income. Different information again for the public.

Take 2017-18 income \$18.871m and add the fairness system of SWDC rating system and you will get 2023-24 income figure, see below.

Rural rate income 17/18 \$9.093m

$$\frac{\$9.093m}{3140 \text{ RUs}} \times 24.8\% \text{ my increase} \times 3637 \text{ RUs} = \$13.144 \text{ m } 23/24 \text{ income}$$

Urban rate income 17/18 \$9.778m

$$\frac{\$9.778}{3595 \text{ RUs}} \times 96.4\% \text{ my increase} \times 4306 \text{ RUs} = \$23.002 \text{ m } 23/24 \text{ income}$$

This is a 47.6% increase on 2022-23 income \$36.146 m 23/24 income

OPTIONS of income created by SWDC for 23-24 income are as below

- 1/ \$24.734 m
- 2/ \$28.9 m
- 3/ \$29.754 m
- 4/ \$36.146 m

I will run in the middle just for the peace of the people

$$\text{SWDC income } \$29.734 \text{ m} + \$9.731 \text{ m} = \$39.465 \text{ m}$$

$$\text{in Have your say clearly Stated } 23/24 \text{ expenditure } \begin{array}{r} \$34.465 \text{ m} \\ \text{LESS EXP} \end{array}$$

\$5.0 m for the Jackpot

$$\text{- if income is } \$36.146 + \$9.731 \text{ m}$$

then the Jack Pot goes to

\$11.412 m for the Jack Pot takers

= So how would any revenue work if the base line is not fixed.

From: [Emma Hodgson](#)
Subject: Fw: Rates Review Submission
Date: Monday, October 16, 2023 2:38:27 PM

Dear Mr. Connelly

Please accept my points and opinions on the impending rates review.

I have lived in Tuturumuri for over 5 years now. In that time I have seen a slow and painful deterioration of the roads and a horrendous increase rates. At no point in my life yet, have I experienced such a surge in price. Which leaves myself and many other people in the community baffled, depressed, angry and a general sense of hopelessness as to how the SWDC came to such an unfair figure.

These are my reasons as to why I believe it's unfair and unjust.

1. SWDC are in breach of 102 local Government Act. It appears since 2002 the SWDC never actually bothered with an actual rates review.
2. Instead in a lazy fashion have divided rates on a basis of land not people, i.e. 70% / 30% rating model. Although rural only has 30% of the population. Since only people and their activities create a need for benefits the ratio of payment should be 30% rural 70% urban after all expenditure items are targeted.
3. Given the fact of Breach of statute I would expect the Government to take a close look at the SWDC Council Business.

I absolutely believe the Council need to make a change to the rating structure and implement this as fast as possible.

Potentially do the right, honest thing by the community. Your rate payers.

Emma Wing

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From: [Martin Connelly- The Mayor](#)
To: [submissions](#)
Subject: FW: Federated Farmers submission on rates
Date: Tuesday, October 17, 2023 2:44:08 PM

From: [REDACTED]
Sent: Sunday, October 15, 2023 9:22 PM
To: Martin Connelly- The Mayor <themayor@swdc.govt.nz>
Subject: Federated Farmers submission on rates

I would like to support the Federated farmers submission on the rates issue

15/10/2023
From: Gordon Tyer
[REDACTED]
[REDACTED]

Council wish to change from Land Value to Capital Value does not change the disproportion amount of general rates paid by higher valued properties e.g. farmers in particular. Farmers that get the same benefit as low value properties but usually have a dwelling with a large amount of land attached which in turn gives them a large capital value needed for the business they are in so don't fit the normal model.

Council informed us that it was going to have a first principles rates review. This is a very poor first principles review as to start with it does not identify the different categories of ratepayers. Then it does not identify the benefits that each category of ratepayer gets. Then they have not applied their proposal to see if it works.

In the Council's statement of proposal states on page 26 4.1 "The community as a whole means residents and ratepayers" That is people and the population split is 34% rural 66% urban but then it goes on to say "it is appropriate to fund that activity by the community as a whole, such as by the general rate" That statement is fundamentally flawed. Which is 60% Rural 40%urban C/V That turns the meaning of the community as a whole on its head and delivers the opposite to the population split between rural and urban.

It is the people households of the district that created the need for Council services in most cases not the land or the assets. So functions that benefit the community as a whole they need to be funded 70% urban 30% rural in line with the population split between urban and rural.

Page 30 5.1 "Capital Value"

"the council will apply c/v (over l/v) to the general rate because in its option c/v represents a greater degree of use of council services. The more c/v or l/v a property has does not necessarily increase the use of council services. Examples an average property in residential Featherston with a dwelling a CV of \$470000 and get the benefit of all of Council's services that are funded by the general rate pays \$702. Whereas an average property in Greytown or Martinborough pay 1.4 to 1.5 times the Featherston's properties all getting the same benefits.

A rural property of \$5000000 with no dwelling will pay 10.6 times \$7441 and the only benefit it will get from Council's services is from the roading network. A pastoral grazing \$2670000 will pay about 5.7 times for the same benefit of the Featherston properties paying \$3990 for the same benefit as Featherston. It can be seen from the above examples that farming families pay many times more than urban for the same function and benefit.

Governance

Communications

District Plan

Public nuisance, health and noise

Dog control

Alcohol and safe food

Council facilities

Cemeteries

Libraries

Swimming pools

Camping Areas

Community development

Senior Housing

CV & LV have been used for years and as I show by my examples does not work in today's environment it may have been appropriate before the amalgamation between boroughs and county councils. Council must look at other means of rating that fit with today's environment and not stick with the failed system of the past that will deliver a fair and equitable rating system. The more Council can move away from CV or LV the fairer and more equitable the rates system can be.

Council already agrees that community as a whole means people so that's population. There are 2 identifiable categories of ratepayers urban and rural. A much more fairer and equitable rate for those functions that benefit the community as a whole (those functions that council are proposing to bulk rate by the general rate) would be to use a uniform annual charge (UAC) per rateable property and use the population of urban and rural to form the differential. So urban would pay 66% and rural 34% or 70%-30%, that would standardise the community as a whole between urban and rural. Then apply the SUIP (separately used or inhabitable part) to urbans 66% and to rurals 34%. A SUIP must be clearly defined as a household that is self-contained and able to be permanently inhabitable and contain a kitchen and bathroom/toilet. This is not a rate on population its a rate on rateable properties but uses the population as a differential. By applying the SUIP to the category they are in would in effect increase the number of rateable properties for that category eg the 54 villas in Greytown on one rating unit would add another 53 rating units (rating properties) to urban so lower the amount all the other rating units in urban have to pay of urbans 66% and the same would happen in rural. The percentage urban and rural pay as a category would stay the same 66% urban 34%rural. A UAC must have a differential and there is no limit on its use as there is with a UAGC.

To rate by UAGC results with rural overpaying by about 30% and urban underpaying by 30% compared to each categorys population if functions are for the benefit of the community as a whole (Council meaning of Community as a whole)

Law firm Simpson Grierson provided to a Waikato Council's Section 21 of the rating act does not apply to target rates that are set on a differential basis (that is that are not uniform)

"CV it also reflects a better correlation to ability to pay than LV" neither show ability to pay as Council do not know the owners indebtedness or income.

Roading should be funded 50% by UAGC and 50% by CV or LV

The roads are used by both the urban community and the rural community for the same reason. Then there is tourism, then there is economic benefit that rural bring to the district without rural there is not much of an economy. If the district is to enjoy that there is a price, nothing is free.

All the costs of supplying drinking water and sewerage disposal must be paid by those that are connected to those services or able to be connected Council shows treatment of sewerage is to be funded 20% by the district as a whole the rational being that "everyone benefits from improving the whole environment". It is the actions of those that are connected to the sewerage system that cause the detriment to the environment so the cost of treatment must be paid by those connected or able to be connected as it is now.

Storm water Management Urban

This must be paid by urban as the problem is caused in large by the large amount of man made impervious areas e.g. close housing roofs footpaths tar sealed roads paths etc. Building in flood prone areas. It does not stop accessibility for rural if urban has some surface flooding curb and channelling is part of the urban storm water system should also be paid by urban.

Footpaths, agree that footpaths are funded 90% paid by urban and 10% by the district as a whole, footpaths are a nice to have not like roads which are a must have, should also include street lighting and cleaning.

Urban use footpaths for

walking to shops, walking children to and from school, walking to the library, walking to events in town walking to doctors walking to and from railways and bus stops walking to and from restaurants, pubs, cafes so they can drink and not have to drive, walking to play and watch sport and to swimming pools etc.

Rural tend to drive to where they wish to go instead of walking miles of footpaths and there are no footpaths in the rural area.

Commercial need good footpaths to attract people to their businesses. Street lighting, street cleaning should also be funded 100% by urban.

Closing of landfill.

This was largely from urban rubbish collection before it was transported out of the district so therefore the largest percentage should be funded by urban.

Council facilities

These are functions that are not as accessible to rural especially as you go further away from the Council facility located in and rural have and fund their own.

Halls, school pools or river sports fields and green spaces which rural have many 1000s of hectares of. So rural don't need council facilities as much as urban so should be funded as now by a UAC for amenities but 25% rural 75% urban as 30% for rural is not much of a discount to the population of rural 34%.

Dog Control

This is mainly an urban problem, as state in the present Finance and Revenue policy urban receive a higher benefit than rural so should be funded 80% urban 20% rural. This includes the dog pound.

Rural Road Reserve

This is a road reserve which at present is paid 100% by rural which is wrong and should be funded by both urban and rural because both use the road and get benefit from the roads. Change the name to a "Roading Emergency Resilience fund" not infrastructure and fund by the district as a whole it is for roads only not water sewerage etc.

"Roads" The roading network is used by both urban and rural in this modern age each use each others road for the same purpose, all have the ability to use the roading network. Also urban get the economic benefit created by rural which requires good rural roads.

For urban to benefit from tourism have to have good rural roads. So should be funded 50% UAGC and 50% CV or LV should be funded as a network.

CONCLUSION

- This is a poor first principle rates review and does not address the problems with the present system.
1. Council proposal lays bare the unfairness of the general rate e.g. farmers paying many times more for the same benefit than urban residence 5 times to 40 times. **The use of UAC overcomes this problem**
 2. Move away from CV or LV to fund those functions that benefit the community as a whole to UAC. Using the population of urban and rural as a differential.
 3. It is people that create the need for Council Services and receive the benefit not the land.
 4. Council agree that the Community as a whole means people.
 5. The population of urban and rural must be used.
 6. Roading should be funded 50% UAGC and 50% General Rate as the roading network benefit both urban and rural and commercial.
 7. Rural road reserve be renamed Roading Emergency Resilience Fund; funded by both urban and rural for emergency roadwork only.
 8. All cost of water supply and sewerage disposal must be paid for by those that are connected or have the ability to be connected to the system.



Submission to South Wairarapa District Council Rating Review

225

From Pauline Hedley

13 October 2023

I support Federated Farmers submission for the SWDC rating review.

I would like to see a fair and equitable system whereby all that use Council's services pay for them.

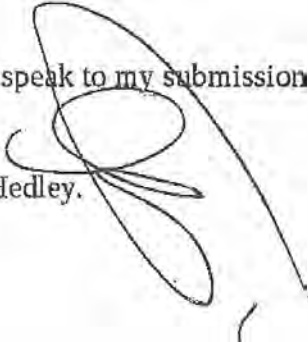
Living rurally, we get very little for our rates. At present farmers pay many times more than their urban counterparts for the same function and benefit. Whereas the Urban areas get a lot more for their rates.

I do not want to see our District turned into urban v rural, so you need to be very mindful how you rate everyone fairly.

I believe you need to move away from a Capital Value or Land Value to a UAC with a differential based on the population of Urban and Rural where possible.

I wish to speak to my submission

Pauline Hedley.

A handwritten signature in black ink, appearing to be 'Pauline Hedley', written over the printed name. The signature is stylized with loops and a long horizontal stroke.

SWDC rates review submission

226

All farmers want is for a fair and equitable rating system.

Instead of being fair and equitable Council's proposed rating model penalizes farmers because they don't fit the model. the business they are in they usually have a dwelling with a large amount of land attached.

Its the dwelling (people) that receive the benefit with the lands only benefit is the roading network.

Its the people that generate the need for Council's activities and services.

The assumptions Council base rates on are flawed.

1. "Capital Value represents a greater degree of Council's services."

The general rates portion

Average residential Featherston

\$470,000.00 and uses all Councils services
Pays \$702.00 general rate.

Whereas a \$5million rural property with no dwelling

Pays \$7441.00 general rate

10 times the Featherston Average residential

2. "If the activity benefits the community as a whole" that means all residents and ratepayers" (the people of the district) population split is 70% urban 30% rural

"The activity benefits the community as a whole it is appropriate to fund that activity by the community as a whole such as by the general rate" CV is 40% urban 60% rural which is the opposite to what the Council say the community as a whole is.

So if the activities are created by the community as a whole eg governance, emergency management, libraries, cemeteries the public good portion of building consents, liquor licence and food etc. So if Council fund those functions by the general rate on CV you get the above result rural paying a disproportion of those functions.

Then they should be funded on the basis of population to do that, use a UNIFORM ANNUAL CHARGE (UAC) with a differential created by the population split between urban and rural.

UAC is a rate that collects the same dollar amount per rateable property, but has a differential so Council would collect 70% from urban and 30% from rural from their respective rateable properties.

3. "Capital Value"

"It also reflects a better correlational to ability to pay" this is also flawed because Council don't know the owners indebtedness or their income.

Roading should be funded as a network thereby 50% UAGC and 50% Capital Value General rate.

All the costs of supplying drinking water and sewerage disposal must be paid for by those connected to those services, or able to be connected.

Rubbish Collection and disposal must be paid for by those that have their rubbish collected.

Handwritten text, likely bleed-through from the reverse side of the page. The text is extremely faint and illegible.

11/1



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Agree with the Council's proposal for funding of footpaths. 90% urban 10% from the district as a whole.

Council facilities should be funded as now by a UAC 75% urban 25% rural in recognition that rural have their own facilities and 1000 of hectares of green spaces so don't need Council's facilities as much as urbans.

Do not agree with Council's proposal to change the name of the "Rural road reserve" to infrastructure fund.

It should be a roading emergency resilience fund, funded by the district as a whole.

Stephen Keast



Jim Hedley to Speak on Behalf

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Michael Bernard Holder



*I give my special Right
to Jim. Hally*
MBU



SUBMISSION ON SOUTH WAIRARAPA DISTRICT COUNCIL RATING REVIEW 2023

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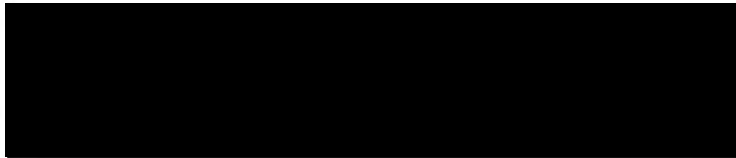
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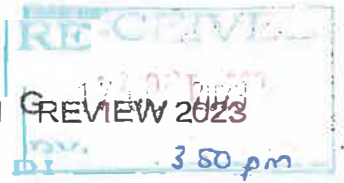
It should be a working emergency maintenance fund, funded by the district as a whole.

CEVA INSPECTION

12/10/23

Atkins





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