

CATEGORY 10: CORPORATE

BATCH 1

Bev Mcshea

From: Submissions
Sent: Saturday, 4 April 2015 5:15 a.m.
To: Administration Support
Subject: FW: Consultation Document Submission

Categories: Bev, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Saturday, April 04, 2015 5:14:37 AM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
Graeme O'Brien

Organisation represented (if applicable):
Ratepayer & Citizen

Address:
129a Waimea Rd Nelson

Daytime phone:
022-1942-516

Email:
graemebegood@gmail.com

Do you wish to speak in support of your submission at the public hearings?
Yes

If yes, would you like to attend an evening session?
Yes

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):
Video to record and store council debates online

I wish to once again put forward the submission of installing a video camera to record council debates and have them stored on council website so that people can have access to and participate in their local council more effectively.

I feel that in the 21st century the ability to view council debates on line at a time that is convenient should be considered the norm in Nelson as it is in many other councils around New Zealand. If Nelson council was serious about trying to encourage residents to participate more in local government decisions and engage with the residents more effectively then this idea should be given full cooperation by council.

This same idea was put forward by myself one year ago and funds were set aside to explore what options are available to start this common sense initiative. To date no real progress has been achieved and all inquiries have been met with a reply from administration that it is waiting for time to be allocated.

It would seem that neither councillors nor administration are receptive to this progressive idea and

Submission 18

have done next to nothing to further any plans to make council meetings more convenient for those that may only be able to participate in our local democracy via the internet.

I can only surmise from the lack of action over the last year towards putting in a video to record and store debates that council wish to continue to make council debates as exclusive as possible open only to those elected or those that have the time and money to be able to attend meetings at 9am on weekdays for the benefit of the minority not the majority of ratepayers.

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

Due to my interest in local government decisions that effect and impact on my freedoms and democracy.

Would you like to be contacted by email with future Council feedback opportunities?

Yes

CATEGORY 10: CORPORATE

BATCH 2

Bev Mcshea

From: Submissions
Sent: Tuesday, 7 April 2015 11:56 a.m.
To: Administration Support
Subject: FW: Consultation Document Submission
Attachments: LTP-submission-P.Rene.pdf

Categories: Bev, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Tuesday, April 07, 2015 11:55:29 AM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:

P Rene

Organisation represented (if applicable):

private

Address:

Private Mail Bag. c/- RD1 Post Shop. Main Rd. Rai valley. 7145 Mail

Daytime phone:

03 5765 245

Email:

renewebmail202@gmail.com

Do you wish to speak in support of your submission at the public hearings?

No

If yes, would you like to attend an evening session?

No

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

LTP funding and allocation - Private /Public benefit re large groupings

Would you like to upload a file in support of your submission?

LTP-submission-P.Rene.pdf - [Download File](#)

How did you find out about the Consultation Document and Council's 10 Year Plan?

internet, other

Would you like to be contacted by email with future Council feedback opportunities?

No

Submission 25

My submission is about LTP funding assessment for allocation of council rates. My concerns are around the impacts of consultation, of any process of significance and engagement of any large groupings, other than the normal individual citizen, and so as with the kudos of such specific communities being able to leverage priority consultation with councils, about their identification of such physical and natural resources specific to their group(or community) and their (group)level of support for Councils implementing appropriate planning processes, then the impacts of funding such specific projects , should be weighted accordingly as not be a burdon on the ordinary rate payers(who may place a higher priority, in other areas for allocating limited council money), rather that such large collective groupings(communities) should be the main contributors to funding such projects. Should there be such instances, then the private/public funding(nelson rates) weighting, should be a minimal burdon on rates

CATEGORY 10: CORPORATE

BATCH 3

Bev Mcshea

From: Submissions
Sent: Monday, 13 April 2015 1:00 p.m.
To: Administration Support
Subject: FW: Consultation Document Submission
Attachments: Waimea-Dam.docx

Categories: Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Monday, April 13, 2015 1:00:16 PM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:

Malcolm Saunders

Organisation represented (if applicable):

Address:

18 Warwick Street, Richmond

Daytime phone:

544.5053

Email:

malcolm.saunders@snap.net.nz

Do you wish to speak in support of your submission at the public hearings?

No

If yes, would you like to attend an evening session?

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

Waimea Community Dam, to TDC & NCC Submission, Long Team Plan

Would you like to upload a file in support of your submission?

Waimea-Dam.docx - [Download File](#)

How did you find out about the Consultation Document and Council's 10 Year Plan?

Would you like to be contacted by email with future Council feedback opportunities?

Yes

Waimea Community Dam, Submission to TDC and NCC Long Team Plan 2015/25.

1. Both TDC and NCC have Domestic and Industrial water supply concerns.

The Waimea Community Dam can be a solution to our needs. Funding this project at the moment is seen to be a difficulty. A possible solution is set out below:

It is obvious that the Waimea Community Dam project, of a magnitude costing \$80,000,000 +, relying on ratepayer contributions (rates, user charges) to support this sum, has now gone well beyond a reasonable proposition. With the TDC debt level currently sitting at around \$150,000,000, requiring interest contributions of around \$8,000,000 annually, a rethink of a funding model is needed now. NCC debt level is sitting at around \$110,000,000.

Has the TDC and NCC considered an alternative revenue source to totally fund this project, such as, an 'all embracing Nelson Tasman Community Entities model' to be put in place to raise the money, or at least some work done by both councils to consider such a funding model. The Local Authority culture has to change, costing out 'so called assets', to borrow ratepayers moneys, to float a 'revenue stream' of cash to support such large projects, that are really ratepayer 'liabilities', is no longer a reasonable scenario, and my Submission to alleviate this is as follows:

Expanding our Joint NCC/TDC Shareholders Committee "Holdings Company", to take over this major project for the region, and that discussions be entered into with the Nelson City Council and Tasman District Council. An expanded jointly owned Holding Company, (CCO) 50/50 equal NCC/TDC shareholding, incorporating existing assets as the Nelson Port Company and Nelson Airport Authority, as the founding entities, and future incorporation of the Waimea Community Dam Project, existing Regional Sewerage Scheme, possible forestry interests, to put some further entities together for consideration. Spreading the funding base for major projects between TDC/NCC, such as the Waimea Community Dam, will be a real plus for both Councils.

I have stated concerns re the combined indebtedness of both Councils, and suggested that there needed to be a much more compatible working relationship, not only on managing and funding shared facilities, but also in joint representation of regional issues requiring a co-ordinated approach to Government. It is my view that the Waimea Community Dam is an example of this, where limitations on how government funding could support that project, was going to put an unacceptable demand on ratepayers. I have also stated that the Waimea Community Dam development to be of major significance for the long term economic good of the whole region.

Now is the time for both Councils to acknowledge our precious regional wide water resources, and work positively together to provide a benefit for whole NCC/TDC area.

I recommend that :

Further discussions be co-ordinated by both Councils to achieve a workable water care services Holding Company. (CCO)

Details are set out on page 2.

Waimea Community Dam, Submission to TDC and NCC Long Team Plan 2015/25.

2.

We already have a successful working NCC/TDC Joint Committee, as set out below:

Council Joint Shareholders Committee and Entities, meetings 3 monthly.

NCC. Mayor Rachel Reese, Deputy Mayor Paul Matheson, Councillors Ian Barker, Eric Davey*, Brian McGurk*, Pete Rainey*.

TDC, Mayor Richard Kempthorne. Deputy Mayor Tim King, Councillors Stuart Bryant, Judene Edgar*, Michael Higgins*, Trevor Norris*.

(* denotes from 1.10.14 additional appointments to original committee.)

Present Entities:

1. Port Nelson Ltd, (Nick Patterson, Chairman, Martin Byrne CEO)
2. Nelson Airport Ltd, (Paul Steere, Simon Orr)
3. Nelson Tasman Tourism, (Phil Taylor, Terry Horne, Lynda Keane, Jo Peachy)
4. Tasman Bays Heritage Trust (Museum), (Terry Horne, Aaron Brown)

(Meetings 6 monthly with full NCC & TDC Council members)

Additional entity to the Joint Shareholders Committee responsibilities:

Regional Water Care Services, creating a NCC/TDC Council Controlled Organisation, for water resources, supply and servicing, benefitting all. (ie. no more 'two way' NCC/TDC water meters, and Councils charging EACH OTHER for supply).

(Note, I was a member of NCC when we voted the Maitai Dam to proceed, cost \$11,000,000, and I stated at that time then, water metre charges between both councils should be done away with. (I also voted in favour of the Saxton Field sports facility to proceed on a joint NCC/TDC cost sharing basis, and what a success story that has been).

Regards

Malcolm Saunders.

Bev Mcshea

From: Submissions
Sent: Thursday, 16 April 2015 12:04 p.m.
To: Administration Support
Subject: FW: Public Consultation Submission Form - Dyson
Attachments: Council Submission.tif

Categories: Long Term Plan 2015

From: sjm.dyson[SMTP:SJM.DYSON@XTRA.CO.NZ]
Sent: Thursday, April 16, 2015 12:02:47 PM
To: Submissions
Subject: Public Consultation Submission Form - Dyson
Auto forwarded by a Rule

Hi

Please find attached for your consideration.

Thanks and Regards

Simon Dyson

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**
Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name Simon Dyson Organisation represented (if applicable) _____

Address 572 MAIN ROAD, STOKES, NELSON, 7041

Daytime phone 035474554 / 0276926373 Email sim.dyson@xtra.co.nz

Do you wish to be heard in support of your submission? Yes No # of pages 1
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No I WORK AT SEA SO ATTENDANCE COULD BE AN ISSUE.

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Nelson City Council website. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions.

My submission is: REGARDING FUNDING FOR THE RESCUE HELICOPTER + ST JOHN'S

BOTH THESE ORGANISATIONS ARE COMMUNITY BASED THAT ARE THERE FOR THE BENEFIT FOR THE MOST PART THE RESIDENTS AT THE TOP OF THE SOUTH ISLAND.

I WOULD LIKE TO SUGGEST THAT IF EVERY RATE PAYER OF THE RELEVANT COUNCILS CONTRIBUTED A MODEST PERCENTAGE OF THEIR RATES, MOST, IF NOT ALL OF THE FUNDING CONCERNS WOULD BE ALLEVIATED.

FOR EXAMPLE IF 1% OF MY RATES WERE CONTRIBUTED ELECTRONICALLY TO A FUND FOR THESE SERVICES THE COST FOR ADMINISTRATION WOULD BE MINIMAL BUT WOULD CONTRIBUTE \$245.47 TO THE ABOVE ORGANISATIONS PER ANNUM. MOST OF MY FAMILY AND FRIENDS FEEL THE SAME AS MYSELF REGARDING THIS PROPOSAL.

Please attach additional sheets if needed.

Date 16/4/15

Signature [Signature]

Office Use Only			
		Submission Number	
File Ref		Initials	

Bev Mcshea

From: Submissions
Sent: Thursday, 16 April 2015 3:18 p.m.
To: Administration Support
Subject: FW: Storm water charges LTP

Categories: Long Term Plan 2015

From: Customer Service Team
Sent: Thursday, April 16, 2015 3:18:15 PM
To: Submissions
Subject: FW: Storm water charges LTP
Auto forwarded by a Rule

From: Tim Bayley [<mailto:baywicks@winestorage.co.nz>]
Sent: Thursday, 16 April 2015 9:32 a.m.
To: Council Enquiries (Enquiry)
Subject: Storm water charges LTP

I have been looking at the Long term Plan and am very concerned about how much our rates are going to increase due to this proposed change in storm water charges from your document

Targeted rate for stormwater and flood protection (separate charge) - fixed charge

The stormwater and flood protection rate – fixed charge is a targeted rate set under section 16 of the Local Government (Rating) Act 2002 per rating unit and is \$144.60 for 2015/16 compared to the previous year's charge of \$242.60. It recovers 50% of the funding required by Council for stormwater and flood protection purposes.

Targeted rate for stormwater and flood protection - variable rate

The stormwater and flood protection rate – variable charge is a targeted rate set under section 16 of the Local Government (Rating) Act 2002 and is based on the capital value of the rating unit. The targeted rate for stormwater and flood protection is 0.03129 cents in the capital value dollar (including GST) for the 2015/16 rating year. It recovers 50% of the funding required by Council for stormwater and flood protection purposes.

So for a property like ours at around \$700,000 capital value (land and improvements) we would be paying \$144.60 + 0.03129c per \$ of cap value which by my calc is another \$225.28 making our storm water bill \$369.88 an increase of \$125 or 50% Is this what you propose ??
yours Tim

Tim Bayley and Janet Southwick
The Baywick Inn
51 Domett St
Nelson NZ
03 545 6514

www.baywicks.com



<http://www.facebook.com/TheBaywickInnNelsonNewZealand>

Please be green and keep this message on your screen.

If you need to print, please use paper from a sustainable and environmentally aware source.

CATEGORY 10: CORPORATE

BATCH 4

Bev Mcshea

From: Submissions
Sent: Sunday, 19 April 2015 1:50 p.m.
To: Administration Support
Subject: FW: Long Term Plan Submission 2015-25
Attachments: NCC Long Term Plan Submission.rtf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: deebee[SMTP:DEEBEE.NZ@GMAIL.COM]
Sent: Sunday, April 19, 2015 1:50:10 PM
To: Submissions
Subject: Long Term Plan Submission 2015-25
Auto forwarded by a Rule

Dear Sirs

Please find attached my submission on the Long Term Plan 2015-25 Document.

Regards
David Blunt

Long Term Plan 2015-25 Submission

Amalgamation & Rating System

I am a strong supporter of amalgamation with TDC as the issue is of fundamental importance for the future of the region. I have worked for both councils and can see the need for greater efficiencies and a reduction in both council and staff numbers. Planning for this change has to be given some impetus.

Not so long ago the Local Government Commission came out in favour of amalgamation and one of its recommendations, if it were to proceed, was that Nelson would have to change to a capital value rating system to put it in line with TDC.

Before that in September 2008 a NCC rating system working party under the chairmanship of Cr Graeme Thomas was formed to look at a total rating review in line with the recommendations of an earlier nationwide independent rates enquiry. (Ref Nelson Mail 15-9-08) Sadly nothing happened with Council putting it in the too hard basket. I would like to think the present Council is more enlightened.

A change in the rating method would help smooth the way before amalgamation eventually takes place.

As a point of interest when I bought my home in 1973 the land value was less than the value of the improvements. Now it is more than twice as much which results in rate increases well above the average. This is greatly unfair and inequitable. I have always been an advocate of user pays and the proposed targeted rate for stormwater and flood protection really worries me. It should be an equally shared cost on ratepayers.

I believe that Nelson originally had a CV rating system but it was changed to LV to discourage the owners of large blocks of land from doing little with it. That situation hardly applies today.

David Blunt

11 Bisley Ave

ph 5486828

PS I do not wish to speak in support of this submission.

Bev Mcshea

From: Submissions
Sent: Sunday, 19 April 2015 2:36 p.m.
To: Administration Support
Subject: FW: Consultation Document Submission

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Sunday, April 19, 2015 2:35:41 PM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
virginia Anne Sullivan

Organisation represented (if applicable):
Address:

P.O.Box 2311

Daytime phone:
02102639189

Email:
virginia.smile@xtra.co.nz

Do you wish to speak in support of your submission at the public hearings?

No

If yes, would you like to attend an evening session?

No

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

Proposed changes to due dates and water rates line charges being added to the quarterly rates assessments. I am in support of both these changes, as a landlord it would simplify the water rates/ split costs of daily line charges attributable to the landlord and actual water use by the tenant.

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

letter enclosed in quarterly rate demand.

Would you like to be contacted by email with future Council feedback opportunities?

No

Bev Mcshea

From: Submissions
Sent: Monday, 20 April 2015 11:58 a.m.
To: Administration Support
Subject: FW: Consultation Document Submission

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Monday, April 20, 2015 11:57:30 AM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
Lee Fleming

Organisation represented (if applicable):

Address:

Daytime phone:

Email:

thebox74@hotmail.com

Do you wish to speak in support of your submission at the public hearings?

No

If yes, would you like to attend an evening session?

No

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

I do not support the new 50/50 stormwater rate split, it will place additional financial pressure on households. Capital value valuations are not a perfect science and do not necessarily reflect the market. rates. I would like for council to maintain a fixed charge for stormwater rates.

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

Nelson mail

Would you like to be contacted by email with future Council feedback opportunities?

No

Bev Mcshea

From: Submissions
Sent: Monday, 20 April 2015 3:10 p.m.
To: Administration Support
Subject: FW: Emailing: draft submission on stormwater
Attachments: draft submission on stormwater.doc

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: Customer Service Team
Sent: Monday, April 20, 2015 3:09:53 PM
To: Submissions
Subject: FW: Emailing: draft submission on stormwater
Auto forwarded by a Rule

From: Dan McGuire [<mailto:dan.sullivan@kinect.co.nz>]
Sent: Saturday, 18 April 2015 7:52 a.m.
To: Council Enquiries (Enquiry)
Subject: Emailing: draft submission on stormwater

Submission on stormwater charges to long-term plan, 2015-25 attached

Submission to Long Term Plan NCC on stormwater charges

There is a proposal in the LTP to change the way we are charged for storm water
If this goes through there will be major rates increase for next year for anyone with a cap value over \$465 K
Now this would not be that big an issue but the boffins at NCC have decided this should be a redistribution of wealth.

Targeted rate for stormwater and flood protection (separate charge) - fixed charge

The stormwater and flood protection rate – fixed charge is a targeted rate set under section 16 of the Local Government (Rating) Act 2002 per rating unit and is \$144.60 for 2015/16 compared to the previous year's charge of \$242.60. It recovers 50% of the funding required by Council for stormwater and flood protection purposes.

Targeted rate for stormwater and flood protection - variable rate

The stormwater and flood protection rate – variable charge is a targeted rate set under section 16 of the Local Government (Rating) Act 2002 and is based on the capital value of the rating unit. The targeted rate for stormwater and flood protection is 0.03129 cents in the capital value dollar (including GST) for the 2015/16 rating year. It recovers 50% of the funding required by Council for stormwater and flood protection purposes.

So anyone with a capital value of more than \$450K will be paying more for storm water

My rates would be going up next year by 8% with this additional cost, on top of the very large increases I have had over the last ten years. But there is not even a storm water drain on my property.

Storm water should be an equally shared cost on rate payers it does not mater if you have a \$100 shack or a million \$ palace on your land the same water falls on and runs off it.

Dan McGuire
45 Domett St.
Nelson
ph.5483458

Bev Mcshea

From: Submissions
Sent: Monday, 20 April 2015 4:10 p.m.
To: Administration Support
Subject: FW: Proposed changes to Rates due dates

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: Marion Satherley[SMTP:MARION@MAPUAAUTO.CO.NZ]
Sent: Monday, April 20, 2015 4:10:20 PM
To: Submissions
Subject: Proposed changes to Rates due dates
Auto forwarded by a Rule

I have no objection to the proposed changes to the rates due dates. However, I am concerned that the changes New Zealand Post have implemented with their postal service, will result in receiving invoices fourteen days before the due date will not give enough time for accounts to be processed by ratepayers and reposted for payment to arrive to Council by the due date. In recent months I have experience a letter posted in Mapua taking 10 days to get to Nelson. This is because all local mail now gets sent to Christchurch mail centre for processing before it is delivered in Nelson. This situation will be even worse those who live further out on a rural delivery service, with no internet facilities. Direct debit could be a solution should ratepayers choose this method, but many do not like or want this option and these ratepayers should not feel forced into it. Possibly an option for some ratepayers, who have internet, is to receive invoices via email, yet this does not appear to be a suggested option. Regards Marion Satherley. Property owner 24 Parkers Road and 312 Suffolk Road.

Bev Mcshea

From: Submissions
Sent: Monday, 20 April 2015 7:52 p.m.
To: Administration Support
Subject: FW: Consultation Document Submission

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Monday, April 20, 2015 7:52:01 PM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
Colin McBright

Organisation represented (if applicable):
Address:

41 Todd Bush Road

Daytime phone:
539 3573

Email:
colin.mcbright@nmhs.govt.nz

Do you wish to speak in support of your submission at the public hearings?

Yes

If yes, would you like to attend an evening session?

Yes

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

Rates. I believe that Nelson Council are doing a fantastic job. However, for a number of years the yearly increase in the rates has been far above the annual rate of inflation. I work for the local mental health services. Many families in Nelson are on low incomes struggling to make ends meet. Due to the continual excessive rates increases the rates have required a greater and greater proportion of families incomes. I would recommend that for the next few yearly the annual rates increase should be less that the rate of inflation to return the proportion of family income that the rates take to it's previous level.

Would you like to upload a file in support of your submission?
How did you find out about the Consultation Document and Council's 10 Year Plan?

Nelson Council newspaper.

Would you like to be contacted by email with future Council feedback opportunities?

Yes

Bev Mcshea

From: Submissions
Sent: Tuesday, 21 April 2015 2:59 p.m.
To: Administration Support
Subject: FW: Consultation Document Submission

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Tuesday, April 21, 2015 2:59:16 PM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
keith palmer

Organisation represented (if applicable):
Address:
38 Richardson st

Daytime phone:
021 614061

Email:
keithjohnpalmer@icloud.com

Do you wish to speak in support of your submission at the public hearings?
No

If yes, would you like to attend an evening session?
No

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):
I pbject to the unfair recasting of Targeted rates for stormwaterand flood protection. It is a equal service provided to all sections regardless of captial value . It is not the councils role to redistribute wealth as proposed changes to the calucalation base endeavour to do

Would you like to upload a file in support of your submission?
How did you find out about the Consultation Document and Council's 10 Year Plan?
Would you like to be contacted by email with future Council feedback opportunities?
Yes

Bev Mcshea

From: Administration Support
Subject: FW: Submission.

From: ken shirley[SMTP:KENSHIRLEY55@HOTMAIL.COM]
Sent: Tuesday, April 21, 2015 10:16:44 PM
To: Submissions
Subject: Submission.
Auto forwarded by a Rule

F1, 6 Hinau Street
The Brook
Nelson. 7010
Tuesday 21 April 2015

Submissions
Nelson City Council
PO Box 645
Nelson 7040'

Sirs/Madams,

I would like to see Nelson City Council work within a budget with increases in rates at the Consumer Price Index (CPI) level each year.

To borrow, then go into Debt is not the answer. Somewhere, sometime, you have to pay the Debt back.

An example, having a personal credit card and paying the amount due, on time and in full can be very difficult especially when there are other debts due.

Not going into Debt in the first place, that is the answer.

Water Rates in Nelson are amongst the highest in New Zealand.
The Water Rates and Nelson City Council Rates should be frozen and the Nelson City Council start working towards the Budget.

Thanking you
KN Shirley.

P. 5488294

Bev Mcshea

From: Submissions
Sent: Wednesday, 22 April 2015 11:01 a.m.
To: Administration Support
Subject: FW: Consultation Document Submission

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Wednesday, April 22, 2015 11:01:15 AM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:

Elizabeth McCarthy

Organisation represented (if applicable):

Address:

PO Box 265 Takaka

Daytime phone:

021 0233 8540

Email:

bemana67@gmail.com

Do you wish to speak in support of your submission at the public hearings?

No

If yes, would you like to attend an evening session?

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

Rating changes.

I support the change of due dates to 20th of the relevant months.

Water Rates.

I do not support the change which would add the Daily Line charge to the Quarterly rates. It would disguise the actual cost of my water supply & therefore my accounting of it.

I believe it would further enable NCC to disguise an overinflated daily charge. Having it itemised on that specific individual account appears to be a more open & honest assessment.

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

Letter with my water rates account

Would you like to be contacted by email with future Council feedback opportunities?

Yes

CATEGORY 10: CORPORATE

BATCH 5

Bev Mcshea

From: Submissions
Sent: Thursday, 23 April 2015 9:51 a.m.
To: Administration Support
Subject: FW: Water Rate Charge Change

Categories: Bev, Long Term Plan 2015

From: Dave Filer[SMTP:DAVE@FILCO.CO.NZ]
Sent: Thursday, April 23, 2015 9:50:35 AM
To: Submissions
Subject: Water Rate Charge Change
Auto forwarded by a Rule

We at JAGADA Investments LTD totally appose this Change to splitting Daily Water Rate supply charge off Water account

& put onto our General Rates ...This is a Water Cost & should be Left as That.

Dave Filer
Dealer Principal
Filco Farm and Sport
03 547 2420
ext 3



YAMAHA



Bev Mcshea

From: Submissions
Sent: Thursday, 23 April 2015 1:52 p.m.
To: Administration Support
Subject: FW: Consultation Document Submission
Attachments: Submission-on-tangible-outcomes-for-all-funding..docx

Categories: Bev, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Thursday, April 23, 2015 1:51:51 PM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
Graeme O'Brien

Organisation represented (if applicable):
Address:
129a waimea Rd

Daytime phone:
929-5215

Email:
graemebegood@gmail.com

Do you wish to speak in support of your submission at the public hearings?
Yes

If yes, would you like to attend an evening session?
My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):
Tangible outcomes for all funding.

Would you like to upload a file in support of your submission?
Submission-on-tangible-outcomes-for-all-funding..docx - [Download File](#)

How did you find out about the Consultation Document and Council's 10 Year Plan?
Would you like to be contacted by email with future Council feedback opportunities?
Yes

I would like to make a submission that all council funding meet at least the same standard that is being applied to community funding.

That all funding provided achieve tangible outcomes that supports the community.

What tangible outcomes for the community have been achieved by the EDA, Nelson Tasman Tourism and Uniquely Nelson?

What tangible outcomes have been achieved by hosting the ICC cricket or will come from hosting the Lions Tour?

Bev Mcshea

From: Submissions
Sent: Thursday, 23 April 2015 2:03 p.m.
To: Administration Support
Subject: FW: Consultation Document Submission

Categories: Bev, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Thursday, April 23, 2015 2:03:02 PM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
Graeme O'Brien

Organisation represented (if applicable):
Address:
129a Waimea Rd

Daytime phone:
929-5215

Email:
graemebegood@gmail.com

Do you wish to speak in support of your submission at the public hearings?

Yes

If yes, would you like to attend an evening session?

Yes

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

I would like to make a submission on the increase in general rates.

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

Would you like to be contacted by email with future Council feedback opportunities?

Yes

Natascha Van Dien

From: Submissions
Sent: Friday, 24 April 2015 10:46 a.m.
To: Administration Support
Subject: FW: Consultation Document Submission

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Friday, April 24, 2015 10:45:34 AM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
Simon Talbot

Organisation represented (if applicable):
Not Applicable

Address:
8 Blair Terrace

Daytime phone:
022 657 2407

Email:
talbotsgowalkabout@hotmail.com

Do you wish to speak in support of your submission at the public hearings?
No

If yes, would you like to attend an evening session?
No

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

I request Nelson City Council allocate funding to enable public online access to Council's as-built drainage records . Currently access to these public records is via the Customer Service Centre, or direct from the Council GIS team. This is not a productive use of staff time, nor an efficient mechanism for accessing the records in a timely manner. Whilst some limited information is available via Top of the South Maps, this has been found to be incomplete and incorrect in some instances. The most accurate data is held within the as-built plans, and enabling access digitally would improve efficiency for professionals who require swift and regular access to drainage records.

Would you like to upload a file in support of your submission?
How did you find out about the Consultation Document and Council's 10 Year Plan?

Website.

Would you like to be contacted by email with future Council feedback opportunities?

No

Bev Mcshea

From: Administration Support
Subject: FW: Proposed Stormwater changes for 2016

From: John Moody[SMTP:JACMOODY@XTRA.CO.NZ]
Sent: Friday, April 24, 2015 11:12:29 AM
To: Submissions
Subject: Proposed Stormwater changes for 2016
Auto forwarded by a Rule

We would like to strongly oppose the proposed stormwater changes reported in The Nelson Mail on 23 April. Assuming the figures quoted in The Nelson Mail are correct, the cost to our property would be \$657, an increase of \$415pa, which seems extortionate.

General points

At the latest rating review we asked the council to reassess our property. Following the Canterbury earthquakes, many owners in Christchurch found that their properties were under-valued, which resulted in EQC payments that were insufficient to replace what had been lost. We wanted to ensure that we were adequately covered for insurance and EQC purposes. The land value for our property was increased by 14% as a result of this. It would be reasonable to assume that most other properties in Nelson are similarly undervalued and we do not feel that we should be additionally penalised for taking prudent action in this regard.

Whilst there is an argument that those with larger, more expensive properties should subsidise those with smaller properties, we feel that we are already doing that – our rates are already approaching \$5000pa – significantly higher than the average. Surely there should be a limit to how much additional cost and subsidy we are being asked to take on board? We are simply asking the Council to be fair to all.

Furthermore, our rates are currently based on the land value of properties. This latest proposal is based on capital values. Is this appropriate or fair? Surely the same basis should be used for all calculations – why should stormwater be based on capital value rather than land value?

Property-specific points

Our property was built in the 1800s and as such a significant proportion of it is not even connected to the stormwater system – reliant instead on soak-aways. We cannot see how the proposed changes are in any way fair and appropriate – our property is unlikely to have any additional impact or benefit re stormwater issues that would account for a levy which would be 200% greater than many other Nelson properties.

Our rates have increased by 100% already over the past 10 years, (even before the latest proposal change) – well above the average rate increases for Nelson.

We are staunch supporters of the Council and all that it does for the Nelson Community, and though we don't always agree with its policies, we feel that in general it does a very fair and reasonable job. In this instance, we feel that the Council's proposal is unfair and unreasonable and should be reviewed.

John & Clare Moody

From: [Submissions](#)
To: [Administration Support](#)
Subject: FW: Payment Terms Change - Not Accepted
Date: Friday, 24 April 2015 11:44:30 a.m.

From: Customer Service Team
Sent: Friday, April 24, 2015 11:44:28 AM
To: Submissions
Subject: FW: Payment Terms Change - Not Accepted
Auto forwarded by a Rule

From: Matthew McTague [mailto:matthew.mctague@sealord.co.nz]
Sent: Friday, 24 April 2015 10:24 a.m.
To: Council Enquiries (Enquiry)
Subject: Payment Terms Change - Not Accepted

Hi

Sealord currently pays its rates bills in line with the agreement on 27th of the month. We do not accept the proposal received 20th April to change to 20th Month payments as this will affect our cash flow negatively and we will incur financing costs.

A 5% discount on the \$110k pa (\$5.5k) would cover the finance costs and cash flow impact and make this proposal acceptable.

Alternatively, to meet the payment date of the 20th we would shift to 20th Month following.

Let me know which option is preferred, and I will make the necessary change.

thanks

Matthew



Matthew McTague

Group Manager - Procurement
Sealord Group Ltd

Ext: 8562

T: +64 3 545 9562 | M: +64 (0)21 241 6965 | E: mjm@sealord.co.nz

149 Vickerman Street | PO Box 11 | Nelson 7040

New Zealand

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Bev Mcshea

From: Submissions
Sent: Friday, 24 April 2015 11:53 a.m.
To: Administration Support
Subject: FW: Plan submission
Attachments: LTP Submission Rotherham Street Storage Units 24.04.15.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: Neil Hodgson[SMTP:NEIL@SAVAGE.CO.NZ]
Sent: Friday, April 24, 2015 11:52:02 AM
To: Submissions
Cc: Roger Weaver
Subject: Plan submission
Auto forwarded by a Rule

Please find attached a submission on the LTP on behalf of our client Rotherham Street Storage Units - Body Corporate 381093

Regards

Neil

<p>Neil Hodgson Practice Manager Savage & Savage Ltd Chartered Accountants</p>	<p>Savage & Savage CHARTERED ACCOUNTANTS</p> <p><i>Supporting our community</i></p>  <p><small>"We talk your language"</small></p> 
<p>E:neil@savage.co.nz T:03-548-4894 F:03-548-1873 M:021-445-142 W:www.savage.co.</p>	

Please Note: This e-mail (and attachments) is confidential and may be legally privileged



Nelson City Long Term Plan Consultation Submission April 2015

This submission is made by Savage & Savage Limited, Chartered Accountants on behalf of:

- Rotherham St Body Corporate – BC 381093

Contact Details

Savage & Savage Limited, Chartered Accountants
PO Box 190
Nelson 7040

Contact Person	Neil Hodgson
Business Phone	03-548-4894
Mobile	021-445-142
Email	neil@savage.co.nz

We do wish to be heard in support of our submission

Day time hearing preferred

1. Introduction

- 1.1 The following is a submission by Savage & Savage Limited on behalf of our client, Rotherham Street Body Corporate (BC381093). We act as Body Corporate Managers for the entity and have been asked by the owners to submit on their behalf with regards to waste water rates levied against the properties.
- 1.2 The overall property at 6 Rotherham St, Tahunanui consists of 17 storage units and each one has its own title with common access and one toilet/shower facility shared by all units.
- 1.3 The average size of each unit title is 66m² (smallest 45.3m² and largest 98.9m²)
- 1.4 There is one water connection to the property and Council sends one water account (average three monthly invoice is approximately \$60)
- 1.5 The units have resource consent for use as storage units.
- 1.6 Each unit is levied a full rates invoice, a summary of part of the rating information is appended hereto.

2. Waste water rates remission.

- 2.1 The purpose of this submission is to request remission of waste water charges for all but one unit.
- 2.2 The owners of the individual units acknowledge that each unit is a separate rating unit and understand some portions of the rates can't be remitted as they are set in law, however it is the owners belief Council can remit some waste water charges.
- 2.3 The reasons for the request are:
- 2.3.1 The resource consent for the property is for storage units only and therefore there is no opportunity to live in the units or run businesses from the units that require water or waste water.
- 2.3.2 There is only one toilet pan and one shower shared on a communal use basis by all 17 units.
- 2.3.3 There is only one water connection to the property and this has very little use.
- 2.3.4 It is unreasonable for Council to charge for services (waste water) that the owners of the property have no opportunity to use because of the resource consent for the overall property.
- 2.3.5 The combined general rates received from these small units far exceeds those of neighbouring properties where large industrial operations employing many staff pay the same basic waste water charge as one of the units at 6 Rotherham St. Each unit also pays the general rating charges as well as the specific Tahunanui Industrial zone Storm Water rate. Council's current rating income from these small 17 units on approximately 1600m² of land is some \$20,000 and is significantly out of balance with other rate payers in the area (see short summary of examples attached).
- 2.3.6 The overall rates burden for such small units (average size approximately 66m²) is out of proportion to the nature of the units.

3.0 Summary

- 3.1 The owners of the small storage units at 6 Rotherham Street are private owners or small business owners who use them for storing everything from business records to restored vehicles and household goods, they are not wealthy investors or large land-owning developers.
- 3.2 The owners of these units request Council consider this application to set a water rate for each property that reflects the resource consent for use as storage units, the fact there is only one water connection (and water use

charge) and to take into account the huge rates total paid by the owners of this overall site in relation to other adjoining land users.

The owners therefore request Council change its rating policy to make an exemption for storage units by creating a waste water rating remission policy allowing only one waste water charge for the complex rather than one charge per rating unit where only one water connection exists for the complex.

We wish to be heard in relation to this submission at any Council hearing to consider submissions to this Long Term Plan.



Neil Hodgson
Practice Manager
Savage & Savage Limited
Chartered Accountants

6 Rotherham Street Body Corporate - BC 381093

Unit Location	Unit size M/2	Land Value	Capital Value	2014-15 year			Proposed 2015-16 year			
				Total Rates 2014/15	Waste Water Service Provision	Separate General Charge	Total Rates 2015/16	Waste Water Service Provision	Separate General Charge 121	Separate General Charge 122
1	98.90	44,000	150,000	1425.40	101.50	242.60	1412.90	102.50	144.60	46.90
2	91.90	47,000	146,000	1472.80	101.50	242.60	1460.60	102.50	144.60	45.70
3	72.00	34,000	100,000	1267.30	101.50	242.60	1234.30	102.50	144.60	31.30
4	66.30	31,000	91,000	1219.90	101.50	242.60	1182.60	102.50	144.60	28.50
5	72.00	34,000	100,000	1267.30	101.50	242.60	1234.30	102.50	144.60	31.30
6	52.80	25,000	82,000	1125.00	101.50	242.60	1082.00	102.50	144.60	25.70
7	72.00	34,000	100,000	1267.30	101.50	242.60	1234.30	102.50	144.60	31.30
8	51.30	24,000	80,000	1109.20	101.50	242.60	1065.00	102.50	144.60	25.00
9	72.00	34,000	100,000	1267.30	101.50	242.60	1234.30	102.50	144.60	31.30
10	49.89	23,000	77,000	1093.40	101.50	242.60	1047.80	102.50	144.60	21.10
11	72.00	34,000	100,000	1267.30	101.50	242.60	1432.60	102.50	144.60	31.30
12	48.30	23,000	75,000	1093.40	101.50	242.60	1047.20	102.50	144.60	23.50
13	72.00	34,000	108,000	1267.30	101.50	242.60	1236.80	102.50	144.60	33.80
14	46.80	22,000	71,000	1077.60	101.50	242.60	1029.60	102.50	144.60	22.20
15	72.00	34,000	100,000	1267.30	101.50	242.60	1234.30	102.50	144.60	31.30
16	45.30	21,000	69,000	1061.80	101.50	242.60	1012.70	102.50	144.60	21.60
17	72.00	34,000	100,000	1267.30	101.50	242.60	1234.30	102.50	144.60	31.30
1127.49				20816.90	1725.50	4124.20	20415.60	1742.50	2458.20	513.10

Summary & Comparisons

6 Rotherham St	
Rates 2014/15	20816.90
Rates 2015/16	20415.60
Waste Water 2014/15	1725.50
Waste Water 2015/16	1742.50
Separate Gen Chg 122	513.10
	2255.60

Neighbouring properties					
	Land	14-15		15-16	
		Rates	Water	Rates	Rates
8 Rotherham St	2247	7764.8	101.5		8397.6
10 Rotherham	501	2895.6	101.5		3184.9
7 Rotherham	425	2753.4	101.5		3002.2

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name MARIA ARCHER Organisation represented (if applicable) —

Address 12 JOYCE PLACE

Daytime phone 544 1580 Email maria53@xtra.co.nz

Do you wish to be heard in support of your submission? Yes No # of pages _____
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Nelson City Council website. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions.

My submission is: REGARDING AMALGAMATION WITH TCD.

I SUPPORT COUNCIL TAKING ANOTHER
LOOK AND STRONGLY ADVOCATING
AMALGAMATION WITH T.C.D.

RECEIVED

28 APR 2015

NELSON CITY COUNCIL

Please attach additional sheets if needed.

Date

22:4:15

Signature

Maria Archer

Office Use Only

Submission Number	
File Ref	Initials

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name MARIA ARCHER Organisation represented (if applicable) —

Address 12 JOYCE PLACE

Daytime phone 544 1580 Email mhca53@xtra.co.nz

Do you wish to be heard in support of your submission? Yes No # of pages —
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Nelson City Council website. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions.

My submission is: REGARDING WATER CHARGES IN NELSON SOUTH.

I SUPPORT THE PROPOSAL FOR NCC TO PURCHASE
PUBLIC WATER FROM TDC AND THEN SUPPLY &
CHARGE NELSON RESIDENTS IN THAT AREA.

RECEIVED

28 APR 2015

NELSON CITY COUNCIL

Please attach additional sheets if needed.

Date

22-4-15

Signature

Maria Archer

Office Use Only

Submission Number	
File Ref	Initials

RECEIVED

28 APR 2015

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

NELSON CITY COUNCIL
Customer Services

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name Sally Warren Organisation represented (if applicable) _____

Address 85 Cleveland Tce Nelson

Daytime phone 5466637 Email _____

Do you wish to be heard in support of your submission? Yes No # of pages 1
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Nelson City Council website. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions.

My submission is: I do not support the proposal to alter the charging of storm water rates. I do not think anyone should pay less and the 50/50 creates too big a difference. Possibly ~~50~~ there could be some difference but not as large however more expensive properties are already paying a lot more in rates.

Please attach additional sheets if needed.

Date 24/4/2015 Signature Sally A. Warren

Office Use Only			
		Submission Number	
File Ref		Initials	

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

NELSON CITY COUNCIL
Customer Service

Name Andrew Dunlop Organisation represented (if applicable) _____
Address 3/210 Rutherford St Nelson
Daytime phone 07544 9998/0354 84702 Email adunlop@Kinect.co.nz

Do you wish to be heard in support of your submission? Yes No # of pages _____
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Nelson City Council website. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions.

My submission is: 1/ Storm water and Flood protection rate, shouldn't be split, but stay the same as one charge.
2/ the wast water charge for commercial should be the same as the residential charge the line change
3/ A commercial property with Multi Units should pay more. The same as for "General Rates Multi Residential" Motels come under the same as Multi units as do flat on Residential property.
4/ 218 Trafalgar St should come under the same rates as the rest of Nelson rate payer. This Property has 10 rentals 5 offices & 5 shops. why is this property given discounted Rates.

Please attach additional sheets if needed.

Date 29/4/2015
Signature [Signature]

Office Use Only	
Submission Number	
File Ref	Initials

From: [Submissions](#)
To: [Administration Support](#)
Subject: FW: Consultation Document Submission
Date: Saturday, 25 April 2015 9:48:09 a.m.

From: Council Enquiries (Enquiry)
Sent: Saturday, April 25, 2015 9:48:05 AM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:

murray davis marilyn davis

Organisation represented (if applicable):

Address:

107 grove street the wood

Daytime phone:

035482167

Email:

m.mdavis@xtra.co.nz

Do you wish to speak in support of your submission at the public hearings?

No

If yes, would you like to attend an evening session?

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

we do not support the new storm water proposal as to do with rates we have spent considerable finance up grading our house for retirement . We are now retired. this proposal would increase our rates quite a considerable amount as our valuation is now quite high. After looking at our rates over the last 10 years it they have have doubled it seems to us this might continue. we are hooked up to the storm water in our street while many are not if they all were we would not have surface flooding. I would have thought when all the new pipes went in grove st from the no exit end all houses should have been hooked up into the very expensive stormwater system and not just for the water off the road.This would aliviate the house stormwater being piped into the sewer system.WE have all paid into the storm water per property this should continue as it is as people like us who have up graded our homes for our now retirement are being penalised for only increasing our living standards being our better homes it looks like we will be paying more to stay in our homes just because we paid our own money to make it better to live in for our retirement. We have spent money on our house to save money in the long term looks like we may have contributed to our rates increase by mistake. thankyou

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

NCCNEWS

Would you like to be contacted by email with future Council feedback opportunities?

Kerin Thompson

From: Submissions
Sent: Saturday, 25 April 2015 12:49 p.m.
To: Administration Support
Subject: FW: Consultation Document Submission

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Long Term Plan 2015, Bev

From: Council Enquiries (Enquiry)
Sent: Saturday, April 25, 2015 12:49:14 PM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
Tim Bayley

Organisation represented (if applicable):
the average rate payer

Address:
51 Domett St

Daytime phone:
545 6514

Email:
baywicks@winestorage.co.nz

Do you wish to speak in support of your submission at the public hearings?
Yes

If yes, would you like to attend an evening session?
No

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

I am against the new plan to change the way storm-water charges are levied off Nelson rate payers .
From the plan
"Targeted rate for storm-water and flood protection (separate charge) - fixed charge
The stormwater and flood protection rate – fixed charge is a targeted rate set under section 16 of the Local Government (Rating) Act 2002 per rating unit and is \$144.60 for 2015/16 compared to the previous year's charge of \$242.60. It recovers 50% of the funding required by Council for stormwater and flood protection purposes.
Targeted rate for stormwater and flood protection - variable rate
The stormwater and flood protection rate – variable charge is a targeted rate set under section 16 of the Local Government (Rating) Act 2002 and is based on the capital value of the rating unit. The targeted rate for stormwater and flood protection is 0.03129 cents in the capital value dollar (including GST) for the 2015/16 rating year. It recovers 50% of the funding required by Council for stormwater and flood protection purposes."

This move to a capital value system of rating the cost of storm-water has no relevance to the costs of maintaining and providing protection for storm water in this town. The same amount of rain falls on us all and it has NO bearing on whether you have a \$100 shack or a million dollar palace on your property - in fact the million dollar palace will have most likely been built or renovated since the '90's so will have a connected storm water system that will deal with any runoff from the property . We all have to share the cost of flood damage and prevention so this is much fairer as a fixed charge across the whole spectrum of rate payers.

You are asking for an extra \$46.60 from us all which I have no real problem with. (But I do have an issue with the 116% planned increase in this charge over the next 10 years !!)

What is proposed will result in a small drop in charges for some (who happen to live in areas that need a lot of work on the storm-water system) and a large increase for the rest of us some of whom require little or nothing to be spent to solve any issues.

This is just a move towards taking Nelson to a Capital Value Rating system which makes the rich pay !!

In Nelson we have a much fairer system based on land value which is a much better way of collecting rates. The cost of providing services to each residence has little to do whether you have a \$10 shack or a million \$ pad on your property. All require basic services and this is why we have fixed rates for a number of key items.

This change total shifts the burden of storm-water cost from everyone to the middle income and businesses in Nelson further adding to their tax burden. (and I thought you were pro business?)

Under this proposed plan our storm-water charges will go up 50% next year and this will push our rates up 8.4%.

You go to great lengths in the LTP to show how rates will stay low

"Rates rises average 2.7% (including growth) over the 10 years of the Plan. Council has a capped limit of rates rises never being more than 2% higher than the local government cost index."

On page 29 you show a graph with average rate increase of 3.6%? If this is the case there must be a lot of people getting a rate reduction next year as everyone I know has a 6% up to 12% increase

For most of us this is un-acceptable! our storm water rate over, the 10 year plan, will rise by 50% in the first year and then another 80% in the next 9 years.

this from NCC staff

"The increase for 2015/16 from 2014/15 is 19.6%

Stormwater/ Flood protection income from rates

Last Annual Plan 2014/15 - \$4,323,000

Budget 2015/16 - \$5,170,000

LTP 2016/17 - \$5,417,000

LTP 2017/18 - \$5,766,000

LTP 2018/19 - \$6,361,000

LTP 2019/20 - \$6,685,000

LTP 2020/21 - \$7,321,000

LTP 2021/22 - \$7,656,000

LTP 2022/23 - \$8,345,000

LTP 2023/24 - \$8,774,000

LTP 2024/25 - \$9,342,000

So this is a proposed 116% increase in storm water charges over next 10 years !!

Our rates have risen well over 100% in the last decade --- where as the value of our land is only up 25%

remember you comment!

"Rates rises average 2.7% (including growth) over the 10 years of the Plan. Council has a capped limit of rates rises never being more than 2% higher than the local government cost index."

Also of great concern is the planned increase in the money you want for storm water protection from us ...

The mayor states

"This Plan outlines significant investment in core infrastructure. That's important to all of us. We propose an extra \$30 million for stormwater and flood protection. We can't stop the extreme weather events hitting us – but we can be better prepared."

Yes we can but at what expense ? I believe you have to be far more pragmatic in the way you spend
As we live along the Brook, where it joins the Maitai, we have seen the results of many floods over the past 18 years... the 2011 event was nothing special and just dumped the usual 1000 m³ or so of gravel in this area ... which required cleaning out and in March 2012 this was carried out along with a number of very unnecessary extras... to the cost of \$48,200 I am told. Now for some reason you were able to claim this on insurance which I fail to see why? The only damage caused by the storm was the gravel left and all that was required was a quick removal. But a whole underpinning of the concrete wall was done plus total replacement of the rock fall under the bridge. This expense was not required nor would it have been covered by insurance. I will explain fully why in my verbal submission.

One question I do have if this work was covered by insurance how come the rest was not and where was the \$11.5 million in flood repair spent after the 2011 event.

Controlling nature is a tricky thing and just throwing money at it will not necessarily help, nature will do what it wants... we just have to make sure our drains don't get blocked as even the best infrastructure can fail if not monitored during an event.

Can we afford \$82 million in new infrastructure - NO WE CAN NOT.... you need to spend way less just spend wisely

Now I have no issue with paying the extra \$46.60 I will however have an issue with paying an additional \$136 while some pay less than last year and I really have an issue with paying around \$700 in 10 years time if you do the planned spend in this LTP.

This is a capital rates grab enough is enough

Our rates will be up 69.5% since 2008/09 with this planned rise whereas the CPI has only gone up 14.3% in this time frame and my income have dropped by 50% - this CANNOT GO ON!!

WE ARE NOT YOUR MONEY PIT!!

NO ONE should pay less than last year

Yours Tim Bayley

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

Friends warned me

Would you like to be contacted by email with future Council feedback opportunities?

Yes

Kerin Thompson

From: Submissions
Sent: Sunday, 26 April 2015 4:54 p.m.
To: Administration Support
Subject: FW: Consultation Document Submission

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Long Term Plan 2015, Bev

From: Council Enquiries (Enquiry)
Sent: Sunday, April 26, 2015 4:53:44 PM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
Lewis Solomon

Organisation represented (if applicable):
Body Corporate 15537

Address:
C/- L H Solomon, 189 Aniseed Valley Rd, RD1, Richmond 7081

Daytime phone:
027 2335119

Email:
north.west@xtra.co.nz

Do you wish to speak in support of your submission at the public hearings?
Yes

If yes, would you like to attend an evening session?
No

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):
My submission is regarding the change to the way in which water connection charges will be billed.
1) The Body Corporate was notified in a letter dated 21 Apr of the proposed change, and that submissions regarding the change close on 28 Apr. That means that at most interested parties were given 3 business days to make a submission. This is completely unsatisfactory.
2) No information has been given as to how the charging will be applied in those instances where one water connection is shared between more than one rated unit, as is the case for our Body Corporate.
3) I am sure that the all Unit owners would take a very dim view if it is Council's intent to do anything other than charge each Unit owner the correct proportion of the connection charge in all those cases where multiple rated units share one connection.

Would you like to upload a file in support of your submission?
How did you find out about the Consultation Document and Council's 10 Year Plan?

If the Council letter dated 21 Apr.

Would you like to be contacted by email with future Council feedback opportunities?

Yes

Kerin Thompson

From: Submissions
Sent: Sunday, 26 April 2015 5:07 p.m.
To: Administration Support
Subject: FW: Consultation Document Submission

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Long Term Plan 2015, Bev

From: Council Enquiries (Enquiry)
Sent: Sunday, April 26, 2015 5:07:12 PM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:

Lewis Solomon

Organisation represented (if applicable):

Harry Jordan, K and L Solomon and Robin Whalley t/a Solomon Family Trust

Address:

C/- L H Solomon, 189 Aniseed Valley Rd, RD1, Richmond 7081

Daytime phone:

027 2335119

Email:

north.west@xtra.co.nz

Do you wish to speak in support of your submission at the public hearings?

Yes

If yes, would you like to attend an evening session?

No

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

My submission is regarding the change to the way in which water connection charges will be billed.

- 1) We are the owners of 162 Hardy St, Valuation Reference 1979015100B. The rated unit falls under the aegis of Body Corporate 15537 which was notified in a letter dated 21 Apr of the proposed change, and that submissions regarding the change close on 28 Apr. That means that we were given 3 business days to make a submission. This is completely unsatisfactory.
- 2) We share a water connection with the other 4 members of the Body Corporate. No information has been given as to how the charging will be applied to us.
- 3) We will take a very dim view if it is Council's intent to do anything other than charge us one fifth of the appropriate charge applying to one connection.

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

In the Council letter dated 21 Apr.

Would you like to be contacted by email with future Council feedback opportunities?

Yes

Kerin Thompson

From: Submissions
Sent: Monday, 27 April 2015 6:16 a.m.
To: Administration Support
Subject: FW: Consultation Document Submission
Attachments: Submission-to-Nelson-City-Council-260415.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Monday, April 27, 2015 6:16:04 AM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
Wayne J Ballantyne

Organisation represented (if applicable):
Shelbourne Villa

Address:
21 Shelbourne Street

Daytime phone:
+6435459059

Email:
beds@shelbournevilla.co.nz

Do you wish to speak in support of your submission at the public hearings?
Yes

If yes, would you like to attend an evening session?
Yes

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):
To protest the proposed "Separate General Rate" based on property capital values and comment on the level of inequity that continues to exist in the approach Council takes to rating home based businesses.

Would you like to upload a file in support of your submission?
Submission-to-Nelson-City-Council-260415.pdf - [Download File](#)

How did you find out about the Consultation Document and Council's 10 Year Plan?
Media

Would you like to be contacted by email with future Council feedback opportunities?
Yes

Submission to Nelson City Council

By:

Wayne Ballantyne
21 Shelbourne Street
Nelson
Telephone: 545 9059

Purpose of Submission:

To protest the proposed “Separate General Rate” based on property capital values and comment on the level of inequity that continues to exist in the approach Council takes to rating home based businesses.

This submission is made in Wayne’s capacity as the owner of Shelbourne Villa, a Commercial Ratepayer of Nelson City Council.

Submission:

1. There is no basis in fairness, logic or science for the proposed capital value based rate, which I understand is to fund planned storm water capital works and maintenance. Further, I understand that Council’s rationale for implementing the charge is that the owners of higher value properties have more to protect, therefor they should pay a higher proportion of the underlying system costs¹.

While Council’s rationale may be convenient to its supporters, it needs to be seen for what it truly is – a very poorly disguised attempt to further skew the funding of core services towards the owners of higher value residential properties and the commercial sector. Perhaps it should be more truthfully described as an “Envy Tax”

A more logical rationale to consider should be that those who elect to purchase property in higher risk areas should in fact be the ones targeted to pay a premium to cover the additional risks that they knowingly take on board and the additional costs they impose on Council at a community level in order to attempt to mitigate those higher risks, not on those who make wise decisions. This is the approach the insurance industry takes and it is far more equitable.

In the case of my own property, it is elevated and low risk; therefore, I should be paying less, not more.

2. The owners of higher value properties and the commercial sector already pay a disproportionate share of Council operating costs by virtue of the fact that the bulk of the rates take is calculated against land values, with additional

¹ Nelson Mail article 23/4/15

“multiplier” factors applied to the commercial sector. It is simply unfair to continue to further skew Council’s funding take toward these sectors of rate payers. In this regard, do Councillors and Council Officers advising them ever sit back and look at the quantum of charges that are applied to individual properties and ask themselves a number of pertinent questions?

- a. Is this number fair in relation to the cost of servicing the property?
- b. Is this number fair in relation to what is charged to nearby properties and the relative costs of servicing those properties?
- c. Is this number fair in relation to the ability of the household or business to pay?
- d. For businesses, particularly smaller ones that suffer under a blunt regime which has no link to scale of operation and therefore cost to Council of providing the underlying services, is this number at a level where it risks becoming a business stressor or at a level where domicile in Nelson is no longer attractive and viable?
- e. For the business sector as a whole, is the collective rates take fair and reasonable in relation to the costs of servicing the business sector and funding regional promotion?

I would be interested in answers to these questions, but suspect the business community is seen by Council as a “cash cow”.

My view is, that for many businesses, there is a total disconnect between the total level of Council charges and “value” received in return. Businesses themselves invariably fail when they get this equation wrong. Sadly only statutory monopolies like Councils seem to be able to survive without needing to link charges for services to value in return.

3. Lies, damned lies and statistics – it is disturbing the extent to which Council misleads and represents rate increases to the community at a very macro level in order to disguise the level of rates increases being imposed on many households and businesses. Experience has taught me that if you don’t check the impact of each year’s proposed rating adjustment for yourself, there is a far greater probability of an unpleasant surprise down the track than a pleasant one.

In the case of my own property, Shelbourne Villa, the level of increase proposed for 2015/16, is 8.46%, even after adjusting for the planned re-classification of some water related charges. This level of increase is by no means unique in history.

The bottom line is that 8.46% is a very large number and even more so given that it is calculated off a rate take that is already inflated because it includes a commercial multiplier in the base calculations².

On top of the above, if the proposed rate increase is applied unmodified, then the total rates take off Shelbourne Villa will have increased 51.13% greater than the rate of CPI increase since Q3, 2004. This is not only an unreasonable imposition on our business and the net income derived from it, but is also totally unsustainable over time. This on top of what I believe is a total disconnect between the aggregate amount of Council charges for many businesses and the value received in return.

4. Fairness and equity - Council continues to single out “low hanging fruit” like bed & breakfast in its rating approach to home based businesses, while a most other home based businesses and a number of residences used purely as office premises, continue to get a free ride³.

I have no objection to paying an element of commercial rates but have raised the level of unfairness that exists with Council previously, but to no avail. Is not one of the potential answers to Council’s funding issues an exercise to spread the commercial rates take more widely and equitably? This has the potential to both expand the commercial rates take and create a fairer allocation of cost sharing.

Summary:

1. There is no basis in fairness, logic or science for the proposed capital value based rate.
2. This proposal needs to be seen for what it truly is – a very poorly disguised attempt to further skew the funding of core services towards the owners of higher value residential properties and the commercial sector.
3. There are better and fairer alternatives available to Council.
4. Council cannot continue to increase charges to higher value properties and the commercial sector as per the Shelbourne Villa example. It is unsustainable and simply unfair.
5. Council needs to strive for greater equity in its allocation of community costs and move away from the soft option of loading more and more cost on to higher value properties and the business sector. Central Government at least has the intelligence to use earnings as a proxy for ability to pay. Council seems determined to remain in the rut of ignoring this important aspect, not to mention the whole value for money equation.

² **Unmodified, proposed 2015/16 rates and other Council charges will make NCC Shelbourne Villa’s 2nd highest source of operating costs and that is a ridiculous situation to have to live with!**

³ By way of example, why does Shelbourne Villa, which is also our private residence, pay 37% more rates in total than a nearby property with higher land value and which is used fully for commercial purposes? Equity seems to be an issue Council is unwilling to deal with.

Kerin Thompson

From: Submissions
Sent: Monday, 27 April 2015 9:24 a.m.
To: Administration Support
Subject: FW: Council submission Water rates
Attachments: Council submission Water rates.docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Long Term Plan 2015, Bev

From: coxleberg[SMTP:COXLEMBERG@XTRA.CO.NZ]
Sent: Monday, April 27, 2015 9:23:30 AM
To: Submissions
Cc: Kaye and Lew Solomon
Subject: Council submission Water rates
Auto forwarded by a Rule

Hi

Please find attached my submission and a request for a disclosure of the legal advice provided regarding the need for a portion of the water rates to be included in the rates bill by return post

Regards Gary

Name:

Gary Cox of the J Lemberg Family Trust

Organisation represented (if applicable):

Body Corporate 15537

Address:

1 Mount Pleasant Ave Nelson 7010

Daytime phone:

021548273

Email:

hrbrokering@gmail.com

Do you wish to speak in support of your submission at the public hearings?

Yes

If yes, would you like to attend an evening session?

No

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

My submission is regarding the change to the way in which water connection charges will be billed.

1) The Body Corporate was notified in a letter dated 21 Apr of the proposed change, and that submissions regarding the change close on 28 Apr. That means that at most interested parties were given 3 business days to make a submission. This is completely unsatisfactory.

2) No information has been given as to how the charging will be applied in those instances where one water connection is shared between more than one rated unit, as is the case for our Body Corporate.

3) Given that these changes are part of the long term plan consultation and we are given effectively 3 days to respond and the changes are to happen from 1 July it hardly seems like a long term consultation more it appears to be a quick fix.

4) Given that a water bill will still be sent out I cannot see any advantage to the change or any reason why the change should be created due to legal advice. Please explain the legal advice. I would suggest that legal advice would also advise that council should inform all rate payers directly of the suggested changes if there is a legal reason for the change, so that we can all be informed.

5) Please inform me of the legal advice given regarding the need for the proposed changes.

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

In an email from our Body Corp chair.

Would you like to be contacted by email with future Council feedback opportunities?

Yes

From: [Submissions](#)
To: [Administration Support](#)
Subject: FW: Consultation Document Submission
Date: Monday, 27 April 2015 12:52:29 p.m.
Attachments: [Councils-Consultation-Document-for-Nelsons-Long-Term-Plan-2015-25.pdf](#)

From: Council Enquiries (Enquiry)
Sent: Monday, April 27, 2015 12:52:25 PM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
Allen Chambers

Organisation represented (if applicable):

Address:
2 Bellevue Heights

Daytime phone:
021567045

Email:
ac4567@gmail.com

Do you wish to speak in support of your submission at the public hearings?
No

If yes, would you like to attend an evening session?
No

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

Council rates increases are lowering the standard of living for the typical Nelsonian and are mathematically unsustainable.

Would you like to upload a file in support of your submission?

Councils-Consultation-Document-for-Nelsons-Long-Term-Plan-2015-25.pdf - [Download File](#)

How did you find out about the Consultation Document and Council's 10 Year Plan?

Would you like to be contacted by email with future Council feedback opportunities?
No

Submission - Council's Consultation Document for Nelson's Long Term Plan 2015-25

Council rates increases are lowering the standard of living for the typical Nelsonian and are mathematically unsustainable.

In response to NCC's Consultation Document for Nelson's Long Term Plan 2015-25 I request focus on the following:

- General recognition that the local rates increases are unsustainable
- General recognition that the increases are absolutely reducing housing (both as renter and homeowner) affordability and living standards
- Public discussion on resolving these unsustainable increases
- Inclusion of ratepayer means in establishing a sustainable local rates cap

The current rates growth is mathematically unsustainable. The local, median income growth is simply unable to keep pace with the rates growth. At current trends, rates (growing at an average of 6.17% over the past 11 years) for our sample property (described below) exceeds 50% of the median income (growing at 3.58%) in another 84 years. The unsustainability of this growth function becomes apparent to EVERYONE long before 84 years.

On page 28 of the Document NCC states:

“Council has set itself a cap on rates rises each year of no more than 2% plus the local government cost index and growth.”

My concern for the community is the **impact of chronic rate increases over and above median income growth.**

The reality is that the current (i.e. annualized over the past 11 years) rates growth mathematically reduces home affordability (whether a renter or a buyer) and leads to a decline in discretionary income *[the amount of an individual's income available for spending after the essentials (such as food, clothing, and shelter) have been taken care of]* for long term homeowners. For retirees, superannuation benefit increases are unlikely to keep pace with the rates increases, especially if the retiree owns or rents a home valued significantly above the median home price. For illustrative purposes I have created a **reasonable hypothetical analysis** using relevant government data. I explore two scenarios, both of which involve an actual Nelson property:

Our sample property has a current land value of \$425,000 and an improvements value of \$255,000 for a total of \$680,000. As far as I can determine, there is nothing extraordinary about this property from a rates perspective. The property value is certainly above the Nelson median home value yet is not uncommon for a homeowner in retirement.

If a hypothetical couple commenced retirement in 2004 owning this home, their rates bill has **increased from \$2,130.85 to \$4,114.80 or 6.17% annually.**

A reality often overlooked is that tax increases are generally paid for, in the short to intermediate term, by a reduction in discretionary income. Basically the more one is taxed the less money is available for the pursuit of happiness (i.e. fun).

Submission - Council's Consultation Document for Nelson's Long Term
 Plan 2015-25

If our hypothetical couple retired back in 2004 with yearly income equal to the median income [*Median income is the amount that divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount.*] of \$45,760 and they were fortunate enough to maintain an income keeping pace with the local median income growth (3.58% annually), their rates bill as a percent of total income **grew from almost 5% (4.94%) to almost 6.5% (6.32%)**.

The impact to discretionary income is far greater. If our couple commenced retirement with discretionary income of 12% of total income, their discretionary income has fallen to under 10% due to local rates increases.

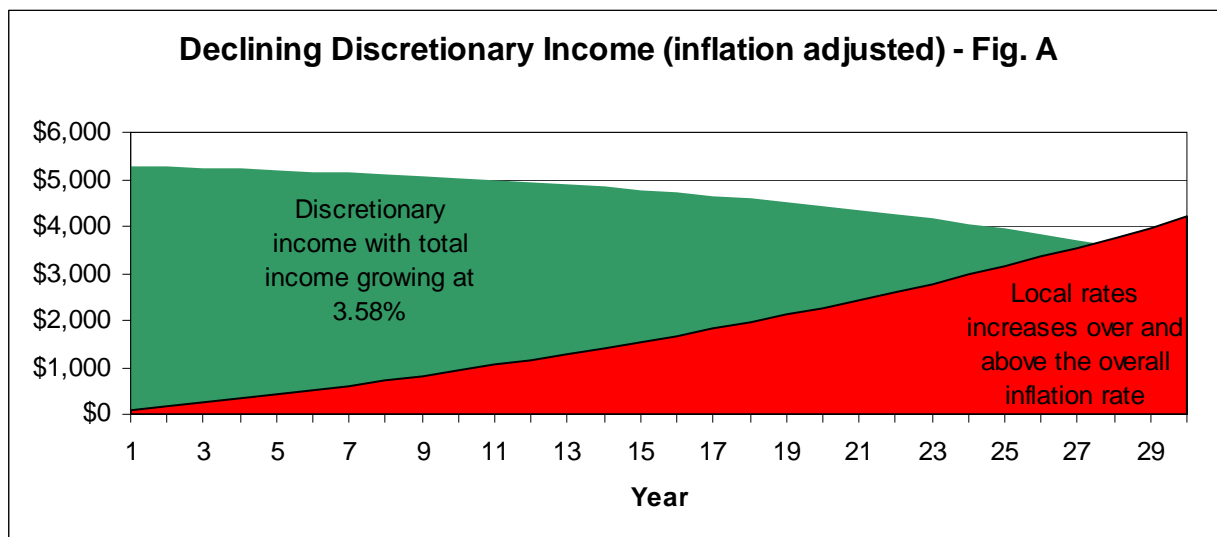
This analysis is complicated by inflation.

The average annual inflation over this analysis period is 2.38%. Another complicating factor is that rates are a component of the overall inflation calculation (with a current weighting of 2.57%). In terms of the impact to discretionary spending, this analysis considered the portion of rate increases above the rate of overall inflation (2.38%).

A key point remains that over time continued rates increases at current levels (i.e. 6.17% annualized over 11 years) have a profound effect on the typical household budget.

Rolling forward another 20 years of these increases our hypothetical couple, whom are perhaps in their 90s at that point, face a choice of living with a discretionary income of 5.3% or selling their home (refer to Fig. A).

Their rates are now over 10% of their total income!

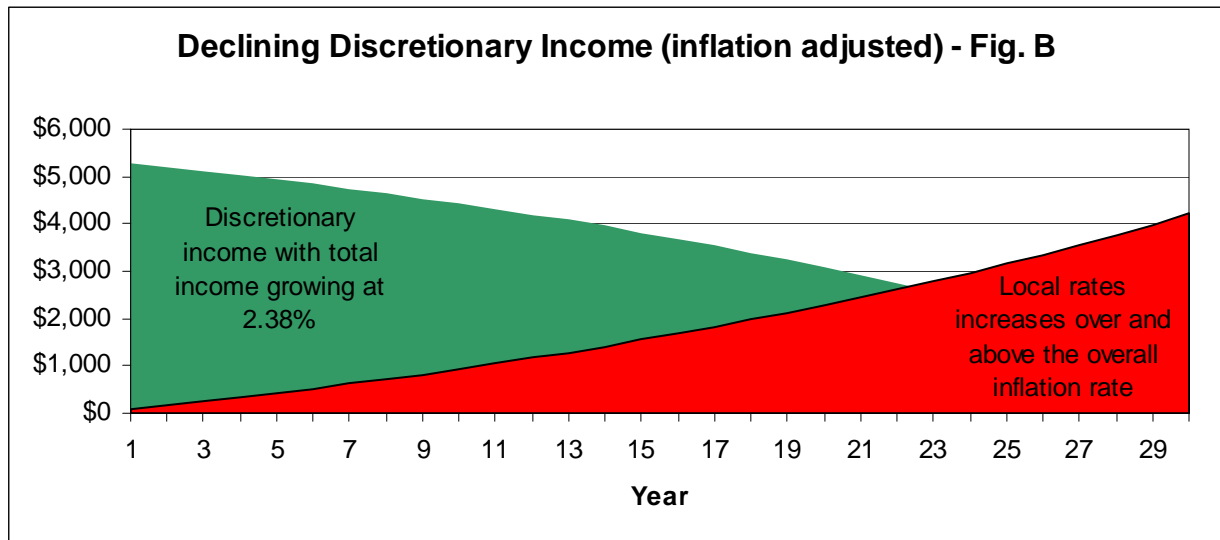


The scenario above is rosy in that it assumes an income rise at the current, local, median rate (3.58%).

The reality is that most in retirement have lower rates of income growth. Many realise (and even plan for) declining income. Assuming an income rise at the rate of inflation (2.38%) our couple faces impossible affordability

Submission - Council's Consultation Document for Nelson's Long Term
Plan 2015-25

as their rates as a percentage of total income rise from under 5% to over 14% in 30 years. Discretionary income falls below 2.5% (refer to Fig. B).



My message to the people is that it's OK to voice your concern on this matter. Based on the numbers, I am certain that many are suffering real financial pain due to these chronic rates increases. As far as I am aware there are no financial planning models that consider unsustainable tax increases. There should be as it is a current reality. Without meaningful legislation, the typical ratepayer needs to incorporate an increasingly larger tax bite in their personal long term planning.

I can only hope that Council, ratepayers, Council beneficiaries, and Members of Parliament focus on the mathematical reality and work to actively stop the decline in housing affordability and living standards of the typical ratepayer.

From: [Submissions](#)
To: [Administration Support](#)
Subject: FW: Consultation Document Submission
Date: Monday, 27 April 2015 2:27:58 p.m.

From: Council Enquiries (Enquiry)
Sent: Monday, April 27, 2015 2:27:53 PM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:

Mike Johnston

Organisation represented (if applicable):

Address:

395 Trafalgar Street

Daytime phone:

546 7575

Email:

mike.johnston@xtra.co.nz

Do you wish to speak in support of your submission at the public hearings?

No

If yes, would you like to attend an evening session?

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

Stormwater - I object to the proposed method of paying for the stormwater upgrade. I have a modest house (GV improvements \$105,00, land value \$435,000) in an area with no stormwater issues (which was one of the reasons for purchasing my property in the first place). Because of the way rates are calculated I pay what I regard is an exorbitant amount in rates. If those who directly benefit from the stormwater payments are not going to be responsible for meeting these costs (I accept that there should be a city wide funding to improvements generally) then it should be a set amount equally paid by all.

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

Nelson Mail

Would you like to be contacted by email with future Council feedback opportunities?

No

From: [Submissions](#)
To: [Administration Support](#)
Subject: FW: Consultation Document Submission
Date: Monday, 27 April 2015 3:16:30 p.m.

From: Council Enquiries (Enquiry)
Sent: Monday, April 27, 2015 3:16:26 PM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:

Bruce Higgs

Organisation represented (if applicable):

Address:

Daytime phone:

Email:

higgs.co@xtra.co.nz

Do you wish to speak in support of your submission at the public hearings?

No

If yes, would you like to attend an evening session?

No

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

That charging a portion of property owners rates on their improved value is unfair as the costs to service each section is the same so you are just taxing the rich to subsidise the poor which is not something the council should get involved in.

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

Would you like to be contacted by email with future Council feedback opportunities?

No

Kerin Thompson

From: Submissions
Sent: Monday, 27 April 2015 10:37 p.m.
To: Administration Support
Subject: FW: Consultation Document Submission

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Monday, April 27, 2015 10:37:04 PM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
Richard Newson

Organisation represented (if applicable):
Address:

5 Heemskerck Place

Daytime phone:
021548520

Email:
rnewson@harringtoneyecare.co.nz

Do you wish to speak in support of your submission at the public hearings?

Yes

If yes, would you like to attend an evening session?

Yes

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

I am concerned about the 'philosophical' changes to the stormwater and flood protection rate and feel this is unfair and unjust.

I do not agree with the rationale of 'the higher capital value of the rating unit, the more there is to protect'.

As an individual affected by the 2011 floods, and having no significant assistance available to me to repair my property, having a rates rise being forced upon me because of the capital value of the rating unit of my property does not make any sense.

If there is a shortfall for some of the basic needs of a community, this should be spread equally across the community, and not acquired by a 'philosophical' change to the rating system of our region.

I welcome the opportunity to voice my views when submissions are called.

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

Am aware of this and know that it is accessible via the NCC website

Would you like to be contacted by email with future Council feedback opportunities?

Yes

From: [Submissions](#)
To: [Administration Support](#)
Subject: FW: Consultation Document Submission
Date: Tuesday, 28 April 2015 6:53:05 a.m.

From: Council Enquiries (Enquiry)
Sent: Tuesday, April 28, 2015 6:52:57 AM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:

Richard & Mary Talbot

Organisation represented (if applicable):

private citizens

Address:

4, Sunset Place, Atawhai

Daytime phone:

545-2128

Email:

talbotm@ihug.co.nz

Do you wish to speak in support of your submission at the public hearings?

No

If yes, would you like to attend an evening session?

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

We are alarmed about the proposed hike in storm-water rates for larger properties . Many arguments have already been put forward but it seems unfair that investors with large property portfolios of low value houses/land will be subsidised by people like us who have a fixed income and have very poor rates of interest on savings. We are the people who 'give' to the community in many ways through volunteer work, and I can say that from personal involvement many of the low value properties in Nelson are hardly fit to be let out. We are not happy to subsidise those people . What about people in apartments? They will have a large capital value in many instances but have a small land area. There are too many anomalies to make the new proposal fair.

Yours sincerely,

Richard & Mary Talbot

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

We get all the local papers delivered and try to keep abreast of civic affairs.

Would you like to be contacted by email with future Council feedback opportunities?

Yes

Kerin Thompson

From: Submissions
Sent: Tuesday, 28 April 2015 7:05 a.m.
To: Administration Support
Subject: FW: Consultation Document Submission

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Tuesday, April 28, 2015 7:05:21 AM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
M R Young

Organisation represented (if applicable):
Address:
70 Queens Road Stepneyville Nelson

Daytime phone:
5457166

Email:
mmyoung@xtra.co.nz

Do you wish to speak in support of your submission at the public hearings?
Yes

If yes, would you like to attend an evening session?
No

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):
The latest estimates on rates for 2015 and 2016 rating year and the change in stormwater charging which are excessive

Would you like to upload a file in support of your submission?
How did you find out about the Consultation Document and Council's 10 Year Plan?
via the news media

Would you like to be contacted by email with future Council feedback opportunities?
Yes

Kerin Thompson

From: Submissions
Sent: Tuesday, 28 April 2015 7:22 a.m.
To: Administration Support
Subject: FW: long term plan
Attachments: ncc long term plan 2015.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: rustys@xtra.co.nz[SMTP:RUSTYS@XTRA.CO.NZ]
Sent: Tuesday, April 28, 2015 7:21:56 AM
To: Submissions
Subject: long term plan
Auto forwarded by a Rule

Attached is my submission for the 2015/2025 long term plan

Regards
Alan Stewart

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name Alan Stewart Organisation represented (if applicable) _____
Address 15 Tosswill Rd Tahurangi
Daytime phone 548 6565 Email rusty5@extra.co.nz

Do you wish to be heard in support of your submission? Yes No # of pages 1
If you do not tick either, we will assume you do not wish to be heard.
If yes, would you like to attend an evening session? Yes No

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Nelson City Council website. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions.

My submission is: Nelson City Council are taking on too much debt and the rate rises over the next 10 years are excessive. I would like N.C.C. to review its long term plan to prune their budgets to match rate rises that are similar to the Consumer Price Index.

Please attach additional sheets if needed.

Date	Signature
------	-----------

Office Use Only			
		Submission Number	
File Ref		Initials	

Kerin Thompson

From: Submissions
Sent: Tuesday, 28 April 2015 7:48 a.m.
To: Administration Support
Subject: FW: Rates submission Metcalfe
Attachments: NCC Rates submission 2015.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Bev, Long Term Plan 2015

From: Lew Metcalfe[SMTP:LEW.METCALFE@OPUS.CO.NZ]
Sent: Tuesday, April 28, 2015 7:47:40 AM
To: Submissions
Subject: Rates submission Metcalfe
Auto forwarded by a Rule

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name Lew Metcalfe Organisation represented (if applicable) _____

Address 117 Queens Rd

Daytime phone 027 230 0110 Email lew.metcalfe@gmail.com

Do you wish to be heard in support of your submission? Yes No # of pages 2
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Nelson City Council website. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions.

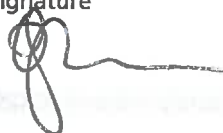
My submission is: Stormwater: Proposed change to funding

I oppose the proposed change to how the stormwater rate is funded on a 50% fixed plus 50% CV for the following reasons:

1. Rates should be fairly spread across the city for services such as storm-water where the service is the same for all properties (in general terms). A 100% fixed charge more fairly spreads that cost to all ratepayers when all ratepayers receive the service.
2. Charging for this identifiable service based on Capital Value is unfair & unduly penalises properties of higher CV, when the service costs have nothing to do with the capital cost / value of a property. Lower value properties are equally as likely to be at risk or cost as much to service as higher value ones. Council does not ^{consciously} spend more money providing this service to a higher value property. It simply provides the service based on the city's needs & requirements. Costs are more about location, geology, age of infrastructure and the like not CV

Please attach additional sheets if needed.

Date
28/4/2015

Signature


Office Use Only			
		Submission Number	
File Ref		Initials	

Reasons :

3. Rates are already unfairly spread across ratepayers. The majority of rates are based on "General Rates" and Land Value.

Stormwater fixed charges are something that reflects a common shared ^{basic} service similar to Waster Water. Council is not intending to change the funding policy for Waste Water and for the same reasons it should not change the fixed charge (100%) for Stormwater. Council should minimise the proportion of GRate charges by taking the opportunity to spread the rating burden evenly over all properties (residential)

4) Cost of rates: Our rates have risen 9% year on year for the last 19 years we have lived at this address. Every time the Council increases the rates ~~our~~ our rates increase significantly more than the average. We cannot sustain this rate of increase in charges and the Stormwater proposed charges exacerbate these increases.

5) The Council spokesperson suggested the changes were similar to paying higher insurance for higher value properties. This is a poor analogy. Insurance is for the cost of replacing a structure not a service that many others potentially share.

From: [Submissions](#)
To: [Administration Support](#)
Subject: FW: Consultation Document Submission
Date: Tuesday, 28 April 2015 11:05:23 a.m.
Attachments: [Hudson-submission-LTP-stormwater.pdf](#)

From: Council Enquiries (Enquiry)
Sent: Tuesday, April 28, 2015 11:05:19 AM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
henry Hudson

Organisation represented (if applicable):

Address:
20 The Cliffs, Britannia Heights

Daytime phone:
027 284 4239

Email:
henry.hudson.nz@gmail.com

Do you wish to speak in support of your submission at the public hearings?
Yes

If yes, would you like to attend an evening session?
Yes

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

Stormwater and flood protection. Council have not justified a significant change to the stormwater and flood protection rating. A strong case has not been presented to change the status quo. Nor has Council followed advice, principles and policies in proposing a new rating system. Finally, Council has not assessed alternatives that have been successful in other jurisdictions.

Council should retain the status quo until such time as a fully developed review occurs which outlines a strong case for change.

Council should utilise its GIS capabilities to develop a rating system based on stormwater generation by individual rating units. In essence, the equivalent hydraulic area method would apply a relatively low fee to areas that do not generate stormwater runoff (e.g. lawns and gardens) and a much higher fee to areas that generate stormwater runoff (e.g. roofs, car parks). As a result a section that is paved as a car park around an industrial building would pay far more than the same size section with a small house and garden. For the same size section a larger house with more roof and more paving would pay more.

The proposed approach would encourage more sustainable development, because the

benefits of low impact urban design (e.g. rain gardens, retention basins, more compact design etc.) would be explicitly accounted for in the rating charge.

Would you like to upload a file in support of your submission?

Hudson-submission-LTP-stormwater.pdf - [Download File](#)

How did you find out about the Consultation Document and Council's 10 Year Plan?

Discussion with a friend.

Would you like to be contacted by email with future Council feedback opportunities?

Yes

STORMWATER AND FLOOD PROTECTION SUBMISSION LONG TERM PLAN 2015/25

Submission by Henry Hudson 28 April 2015.

Thank you for the opportunity to make a submission on the Proposed Long Term Plan (LTP) 2015/25 – Stormwater Rates. There is a clear need to fund stormwater and flood protection. The difficulty is how to do this while upholding the principles and policy positions set out by Council and to adopt best practice.

The problem facing Council, and the substance of this submission, is as follows:

- Council has not outlined a strong case to change the status quo.
- Council has not followed advice, principles and policy positions in proposing a fundamental and significant change in the Stormwater and Flood Protection Rate.
- Council has not assessed alternatives that have been successful in other jurisdictions.

The Consultation Document for Nelson’s Long Term Plan 2015-25 proposes to split the Stormwater and Flood Protection Rate into two components: 50% a fixed charge of \$144.60 per rating unit and 50% a variable charge based on the capital value of the rating unit. In my opinion this is a significant change from the status quo where a uniform rate was applied to each rating unit.

Council were advised what should be done for any significant proposed changes (Malcolm Thomas 10 June 2014 workshop document A1203328). To paraphrase:

1. If a significant change is proposed, it should be clearly identified as a significant issue for consultation in the draft summary LTP.
2. Council must identify the problems and reasons for change.
3. Council must outline pros and cons of all practicable options and impacts.
4. Council must meet current and future needs in a way that is the most cost effective for households and businesses.
5. Proposed changes must be effective, efficient and appropriate to present and anticipated future circumstances.

It is not apparent how any of the above considerations/requirements have been adequately meet.

In my opinion there has been no effective pre-submission consultation on the proposed changes. Few Nelsonians appear to be aware of the proposed fundamental change and its significance, hence there was little media coverage and lack of informed debate. Once I was informed of the proposed change, I had to search hard for the particulars. Eventually I found the following comment in the Consultation Document for Nelson’s Long Term Plan 2015-25 (page 11):

“We are also changing the way we rate for stormwater and flood protection so that those who have higher value assets contribute more. This will mainly impact on properties with high capital value, such as utilities like power companies, commercial properties and Council itself.”

Council’s consultant, Malcolm Thomas, recognised that “Significant changes will result in major workload for staff and Councillors” and cited the case of Rotorua taking two attempts to shift from LV to CV based ratings.

An expectation is that the proposed significant change involving major time and costs should be driven by a well-supported case identifying a clear need for change with a full review of issues and options and pros and cons.

In contrast to a well-supported proposal for change, the following statements are made in the Consultation document (page 31):

“Stormwater and flood protection rate: It is proposed to split the Stormwater and Flood Protection Rate into two components: 50% a fixed charge of \$144.60 per rating unit and 50% a variable charge based on the capital value of the rating unit. The rationale for this is the higher the capital value of the rating unit, the more there is to protect, and hence the ratepayer should pay a higher proportion of the rate. One of the consequences of this proposal would be that utilities such as power companies, commercial properties and Council itself, would pay a much higher proportion of this rate than previously. The commercial differential has been increased in response to this.” (My emphasis).

It is not apparent how the proposed change complies with Council principles or processes.

General principles outlined in the Revenue and Financing Policy document discussed by Council on 18 December 2014 include:

- Where the benefit accrues to the whole city, general rates will be used.
- Where benefits accrue to certain groups within the city, user charges, differentials or targeted rates will be used if it is efficient to do so (i.e. the user/beneficiary pays principle).
- User pays is also recognised as a tool to achieve Council’s goals e.g. charging for refuse collection to encourage waste minimisation (i.e. the exacerbator/polluter pays principle).

These principles are clearly applicable to stormwater. Households and businesses could not function if their properties were frequently inundated or access was cut off. Households and businesses contribute to stormwater generation in direct proportion to the pervious and impervious areas of their properties. It is not clear how the proposed rating change reflects these principles.

The Revenue and Financing Policy document noted the process for funding the operating costs of these activities included:

- Where it is practical to recover the designated portion of the net operating cost of an activity from a private user or exacerbator, fees and charges are set at levels designed to achieve this, provided there are no legislative constraints on doing this.
- Where a fee or charge is not practical, targeted rates may be set in accordance with Council’s rating policies.

The physics of stormwater generation are well understood – the greater the impervious area the greater the runoff generated hence the greater the demands on the stormwater system. It is clear that funding stormwater costs can be directly related how much stormwater is generated by individual rating units, hence complying with the principles of user/beneficiary pays principle and the exacerbator/polluter pays principle. The critical issue that was not addressed by Council is how to put this in practice.

The problem facing Council is not unique. There are numerous issues and options papers available on the matter in the international literature. There are alternatives which are widely used based on identified problems and reasons for change, weighing the pros and cons of alternatives, and fairly and impartially applying the principles of user/beneficiary pays and the exacerbator/polluter pays.

Conclusions and recommendations

Council have not justified a significant change to the stormwater and flood protection rating. A strong case has not been presented to change the status quo. Nor has Council followed advice, principles and policies in proposing a new rating system. Finally, Council has not assessed alternatives that have been successful in other jurisdictions.

Council should retain the status quo until such time as a fully developed review occurs which outlines a strong case for change.

Council should utilise its GIS capabilities to develop a rating system based on stormwater generation by individual rating units. In essence, the equivalent hydraulic area method would apply a relatively low fee to areas that do not generate stormwater runoff (e.g. lawns and gardens) and a much higher fee to areas that generate stormwater runoff (e.g. roofs, car parks). As a result a section that is paved as a car park around an industrial building would pay far more than the same size section with a small house and garden. For the same size section a larger house with more roof and more paving would pay more.

The proposed approach would encourage more sustainable development, because the benefits of low impact urban design (e.g. rain gardens, retention basins, more compact design etc.) would be explicitly accounted for in the rating charge.

I would like to speak in support of my submission.

Henry Hudson

20 The Cliffs

Britannia Heights

Nelson 7010

Phone: 027 284 4239

Email: henry.hudson.nz@gmail.com

Natascha Van Dien

From: Submissions
Sent: Tuesday, 28 April 2015 11:47 a.m.
To: Administration Support
Subject: FW: Consultation Document Submission

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Sophie, Melissa, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Tuesday, April 28, 2015 11:47:08 AM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:

Dave Petrie

Organisation represented (if applicable):

Address:

5 Scotland St

Daytime phone:

021 2438211

Email:

dave.petrie@tdg.co.nz

Do you wish to speak in support of your submission at the public hearings?

Yes

If yes, would you like to attend an evening session?

Yes

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

Changes to Funding System & Arrangements: Stormwater and Flood Protection Rate:
I submit that the proposal to split into two components (50% fixed & 50% variable) is unfounded in reality and is simply a tax on higher value properties. This concept has been introduced 'out of the blue' and its merits do not appear to be founded in any research whatsoever, but rather on philosophical grounds. In the case of myself and my wife, our property will fall toward the higher value end (with a relatively steeper rate rise it would appear from the chart of indicative values) when until recently we relied upon soak pits and were encouraged by the Council to pay to connect to a new s/w system they were providing, which we duly paid to do. The fact that our property has a higher than average value is partly due to its proximity to the city centre, is of only average size, and I suggest that the cost of providing future stormwater service bears little or no relation to the capital value of the property. I would imagine that one could mount a more compelling argument that lower value properties are more likely to be located in flood-prone areas and therefore should contribute more, although I am not suggesting that either. I strongly object to what is proposed and support retaining the status quo as being the fairest system of rating for stormwater.

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

Through press releases and Chamber of Commerce

Would you like to be contacted by email with future Council feedback opportunities?

Yes

Natascha Van Dien

From: Submissions
Sent: Tuesday, 28 April 2015 11:24 a.m.
To: Administration Support
Subject: FW: Consultation Document Submission
Attachments: The-Targeted-rate-for-stormwater.docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Natascha, Melissa, Long Term Plan 2015

From: Council Enquiries (Enquiry)
Sent: Tuesday, April 28, 2015 11:24:01 AM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:
Joe Waller

Organisation represented (if applicable):
Address:
15 Seawatch Way, Atawhai

Daytime phone:
545 1886

Email:
nzwaller@hotmail.com

Do you wish to speak in support of your submission at the public hearings?
No

If yes, would you like to attend an evening session?
Yes

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

I object to the targeted rate approach to the funding for the stormwater system:

- It shifts future upgrade costs to parcel owners who have already paid for the system. In effect NCC would be double billing the persons who have already improved their lands. This is contradictory to the stated desire to make the system as equitable as possible to reflect benefit for costs.
- The historic figure of 18.2% capital cost ratio to growth cost is much larger than the 10.3% the advisors have projected in their estimations. When their estimate projections are proven wrong (as historic evidence would indicate), then all current developed properties will have subsidising developers who wait the longest (waiting until the stormwater system is upgraded and paid for 50% by the currently improved properties).
- This new approach also violates the policies NCC has adopted of not charging capitol rates; this is a reversal of all prior arguments of land vs cap rates.
- This policy could encourage land banking and actually retard development, resulting in less tax generation from urban business growth.

The Targeted rate: from page 5 and 6 of the Rates document

It recovers 50% of the funding required by Council for stormwater and flood protection purposes. It is payable by all ratepayers other than the rural rating categories, small holding category and residential properties east of Gentle Annie saddle and Saxton's Island and Nelson City Council's stormwater network.

This is a new rate introduced in the Long Term Plan 2015-25 which moves 50% of the targeted rate for stormwater and flood protection (separate general charge) from a fixed charge to being based on the capital value of the rating unit. The rationale for this is that the higher the capital value of the rating unit, the more there is to protect and hence the ratepayer should pay a higher proportion of the rate.

Table 7 : 2015-2025 LTP – Summary of capital costs, growth costs and projected contribution revenue for Stormwater from the long term plan

Historic NCC capital cost / Growth cost	Projected 2015-2025 NCC capital cost / growth cost
\$24,373,451 \$4,443,756 or 18.2%	\$83,846,048 \$8,615,082 or 10.3%

Would you like to upload a file in support of your submission?

The-Targeted-rate-for-stormwater.docx - [Download File](#)

How did you find out about the Consultation Document and Council's 10 Year Plan?

Newspapers, friends, and radio

Would you like to be contacted by email with future Council feedback opportunities?

Yes

The Targeted rate: from page 5 and 6 of the Rates document

It recovers 50% of the funding required by Council for stormwater and flood protection purposes. It is payable by all ratepayers other than the rural rating categories, small holding category and residential properties east of Gentle Annie saddle and Saxton's Island and Nelson City Council's stormwater network.

This is a new rate introduced in the Long Term Plan 2015-25 which moves 50% of the targeted rate for stormwater and flood protection (separate general charge) from a fixed charge to being based on the capital value of the rating unit. The rationale for this is that the higher the capital value of the rating unit, the more there is to protect and hence the ratepayer should pay a higher proportion of the rate.

Table 7 : 2015-2025 LTP – Summary of capital costs, growth costs and projected contribution revenue for Stormwater from the long term plan

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or 10.3%	

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- It shifts future upgrade costs to parcel owners who have already paid for the system. In effect NCC would be double billing the persons who have already improved their lands. This is contradictory to the stated desire to make the system as equitable as possible to reflect benefit for costs.
- The historic figure of 18.2% capital cost ratio to growth cost is much larger than the 10.3% the advisors have projected in their estimations. When their estimate projections are proven wrong (as historic evidence would indicate), then all current developed properties will have subsidising developers who wait the longest (waiting until the stormwater system is upgraded and paid for 50% by the currently improved properties).
- This new approach also violates the policies NCC has adopted of not charging capitol rates; this is a reversal of all prior arguments of land vs cap rates.
- This policy could encourage land banking and actually retard development, resulting in less tax generation from urban business growth.

4,373,451
4,443,756

Natascha Van Dien

From: Submissions
Sent: Tuesday, 28 April 2015 12:19 p.m.
To: Administration Support
Subject: FW: stormwater rates

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Natascha, Melissa, Long Term Plan 2015

From: Janet Southwick[SMTP:BAYWICKINN@ICONZ.CO.NZ]
Sent: Tuesday, April 28, 2015 12:18:45 PM
To: Submissions
Subject: stormwater rates
Auto forwarded by a Rule

I would like to add my comments to the new policy proposed for the storm water rates

Rating of storm water and flood protection;

I oppose the idea of the means of calculating the 50% variable charge on storm water and flood protection. The basing of this charge on capital value on a 'philosophical one' is inappropriate and lacks logic. I look upon it as a political one where certain councilors are looking after their voting base. Storm water is a 'community event' and has nothing to do with the value of your home. This is one community event that I feel should be shared equally by all property owners. The line about having higher capital value the more you have to lose is why we have insurance, so if we build at the foot of a hill we should be paying more as it is obvious that water runs down and therefore by your logic the houses say for example in Victory Square/Toi Toi Street should pay higher as they are in a catchment area. Would that be fair? No. What about the large number of people living on fixed incomes, pensioners who have lived in their home for 50 years and have a large capital investment but are cash poor, so they should give up their homes to subsidise neighbours whose house value is not the same as theirs or lower, get real. This country has a real problem with the tall poppy syndrome, if you work hard and have done well not only should your tax base be higher you should also subsidise others through your rates, not fair.

I also object to basing anything on capital and feel that the council is 'sneaking' this in and will then start changing the rates structure on more services.

It seems reasonable for all of us to pay the \$46.00 extra and it is very unreasonable that some should be lowered and others raised to unreasonable percentages.

Also if a developer is holding onto 'land' waiting for it to increase in value, so no services have been put in, does he have to pay for storm water?

Thank you

Janet Southwick
52 Domett St
Nelson 7010
baywicks@iconz.co.nz

<http://www.facebook.com/TheBaywickInnNelsonNewZealand>

Please be green and keep this message on your screen.

If you need to print, please use paper from a sustainable and environmentally aware source.

Melissa Ramsay

From: Submissions
Sent: Tuesday, 28 April 2015 1:27 p.m.
To: Administration Support
Subject: FW: Late Submission - thought it was worth a go!

Categories: Long Term Plan 2015

From: Jules Read
Sent: Tuesday, April 28, 2015 1:27:02 PM
To: Submissions
Subject: Late Submission - thought it was worth a go!
Auto forwarded by a Rule

Hi,

I don't know if this will count but hadn't realised my husband hadn't sent the submission in last night....

We want to oppose the councils proposed changes to the way in which the Stormwater fee is charged. We feel this should stay as it is & be paid equally amongst all ratepayers in the Nelson area.

Thanks

James & Jules Read

8 Airlie St, Nelson 7071

Shirley Parry

From: Submissions
Sent: Tuesday, 28 April 2015 4:25 p.m.
To: Administration Support
Subject: FW: Long Term Plan 2015 -25

From: Dot[SMTP:DOTSTAIG@XTRA.CO.NZ]
Sent: Tuesday, April 28, 2015 4:25:17 PM
To: Submissions
Subject: Fw: Long Term Plan 2015 -25
Auto forwarded by a Rule

Submission

Nelson's Long Term Plan 2015 - 25

This document is so wordy leaving it wide open to any interpretation the Nelson City Council wishes it to mean - not transparent - smoke and mirrors

The CEO/Bureaucracy of Nelson City Council draws parity with Auckland City Council and fits the description bestowed on that by Phil Gifford on ZBNewstalk radio:-

" rat's nest of incompetency"

undermining our fundamental Democracy

Our elected Council members are manipulated by the Bureaucracy -- Where is the integrity?

Question #1: Who appoints the CEO? (who employs and manages the Bureaucracy)

Question #2: Whoever was it who signed Nelson Council to this Agenda 21 plan instigated by the United Nations?

Question #3: What power do the Citizens and Rate Payers have to have a REAL say?

Since we, the Citizens and Rate Payers are actually the people who have to pay for the grandiose plans only signed on for Core Services

The metred Water Charges are Rates, a back-door way of increasing the Rate-take and unfair

It is only fair for us to pay for water-storage and reticulation - and the upkeep of services

Thank you for your attention

Sincerely,
Doris Catherine Crafar Staig (known as Dot)
1 Waterdale Way
The Brook - Nelson 7010



This email has been checked for viruses by Avast antivirus software.
www.avast.com

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**
Please type or print clearly. Remember to read the
submission writing guidelines before starting.

Name Gordon DICKER Organisation represented (if applicable) _____

Address 1C Fife skine Crescent

Daytime phone (03) 5481103 Email gdicker@gmail.com

Do you wish to be heard in support of your submission? Yes No # of pages 1
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Nelson City Council website. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions.

My submission is: see attached sheet

RECEIVED

28 APR 2015

NELSON CITY COUNCIL
Customer Service

Please attach additional sheets if needed.

Date 28/4/15 Signature GD

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File Ref		Initials	

That the “**annual water charge**” remain as it is i.e. to be the same charge for all residential properties. I cannot see any published reason for it to be changed.

The reason it is unfair is that some residential properties will end up paying more than other properties according to the value of their properties if the new rating system is introduced for the annual water charge.

My present annual water charge is \$242.60

Future charges split 50/50	\$144.60 fixed
And	\$219.00 value rated
Total	\$363.60

An **increase** for our property of **\$121.00** per year.

This must also mean there will be corresponding decreases for other residential properties where the activities carried out are exactly the same.

Because our property may have a higher valuation than other properties this does not mean our fixed retirement income is greater than others with properties of a lower rateable value.

All residential properties should be rated the same fixed amount as it is now.

Thank you for considering this submission

Gordon Dicker



NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name Robert Stevenson Organisation represented (if applicable) Nelson City Business Group
Address P.O. Box 1206 Nelson
Daytime phone 021-548-57 Email rob.stevenson@xtra.co.nz
Do you wish to be heard in support of your submission? Yes No # of pages 3
If you do not tick either, we will assume you do not wish to be heard.
If yes, would you like to attend an evening session? Yes No

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Nelson City Council website. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions.

My submission is: As Attached

RECEIVED

28 APR 2015

NELSON CITY COUNCIL
Customer Service

Please attach additional sheets if needed.

Date 20-4-2015

Signature 

Office Use Only			
		Submission Number	
File Ref		Initials	

Submission on NCC Long Term Plan 2015

Proposed Increase in Rates on CBD and Business Properties.

This Submission is made By Robert Stevenson, representing the Nelson City Business Group, which represents the group of business owners, developers and retailers.

Context

Over the last 30 years Nelson City has sensibly provided car parking on street and the Provision of four car parking squares which in the 1960's – 1990's which allowed Nelson City to thrive and grow and prosper as a business and retail Centre.

As the Council will be aware Business in the Nelson CBD have been under pressure due to changing circumstances, which are not just limited to:-

- The emergence of Richmond as a strong competing retail centre.
- Online retail.
- Increased compliance costs.
- Heavy discounting
- Added value in terms of Customer Service, Back up and Support for our much valued customers
- Increased Trading Hours including Late Night Thursdays on Hardy Street
- Investing in Point of Purchase Material, Window Displays, Merchandising and other Visual Appeal
- Greater investment in advertising.
- Increased Staff training
- National and International Travel in search of new products and services.
- Refurbishments
- Investment in websites and new Technology
- Others?

The Car parking was paid for by the Inner City Rating Differential, with the Nelson CBD usually carrying around 25% Nelson City Councils (NCC) total Rate take. A large burden for a very small part of Nelsons City's total rateable area. The deduction for car parking was accumulated in a separate Council Account, which was surplus. Back in the 2000's the NCC changed its policy on encouraging private vehicles into the City, and along with other measures raided the car parking fund to spend this money on other NCC projects such as the Heart of Nelson Program, and building the Tourist Information Office on Millers Acre Car Park. Projects to enhance CBD Business's such as the building of a Car Parking Building were cancelled.

The NCC has stated in the 2015-25 long term that it intends to increase rates by +13%

Considering the Rates burden already carried by Nelson Business's we consider this increase to be grossly unfair and object strongly to this increase.

This submission has been made in haste, to meet the submission deadline.

We wish to be heard on this submission.

Robert Stevenson

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name WILLIAM ROBINSON Organisation represented (if applicable) N/A

Address 3/227 BRIDGE ST NELSON

Daytime phone 5684458 Email _____

Do you wish to be heard in support of your submission? Yes No # of pages 1
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

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My submission is: _____

PLEASE SEE ATTACHMENT

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28 APR 2015

**NELSON CITY COUNCIL
Customer Service**

Please attach additional sheets if needed.

Date

28.4.15

Signature

W. Robinson

Office Use Only			
		Submission Number	
File Ref		Initials	

MR BILL ROBINSON

24TH APRIL 2015

3/227 BRIDGE STREET

NELSON 7010

FLOOD WATER REMOVAL

My submission is to question Local Councils Proposed Policy to Increase Rates in proportion to Land Value by the alteration of Storm Water Removal.

There can be NO equity in this Proposal, which is presumably based on the notion that those landowners can afford a disproportionate increase in their rates.

Most of the owners in my vicinity are retired and on fixed income and superannuation.


This policy would effectively take away any increase payment in my superannuation for the year.

I contend it is not the agenda of LOCAL COUNCIL to redistribute WELFARE when they have no knowledge of individual ability to pay.

THIS IS A TASK THAT CAN ONLY BE UNDERTAKEN BY CENTRAL GOVERNMENT

I am on 380 square metres of land and look likely to face \$3600.00 Rates which will bring me close to paying \$100.00 per sq.mt.

MR BILL ROBINSON

A handwritten signature in black ink, appearing to read 'B. Robinson', written over the printed name 'MR BILL ROBINSON'.

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name D. S. Brathwaite Organisation represented (if applicable) N/A

Address 17 Champion Tee Moana, Nelson

Daytime phone 548 5809 Email dsbjb@xtra.co.nz

Do you wish to be heard in support of your submission? Yes No # of pages 3 (incl this sheet)
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

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My submission is: Attached 2 pages

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28 APR 2015
NELSON CITY COUNCIL

Please attach additional sheets if needed.

Date 28/4/15 Signature [Handwritten Signature]

Office Use Only			
		Submission Number	
File Ref		Initials	

17 Champion Tce

Moana

Nelson 7011

26 April 2015

The Mayor and Councillors

Nelson City Council

P O Box 645

Nelson

Consultation Submission Long Term Plan 2015-2025

I submit the following opinions on the issue of:-

Rating for stormwater and flood protection.

I comment particularly on the means of calculating the 50% variable charge. The basing of this charge on capital value is inappropriate and lacks logical reasoning.

Storm water rates are somewhat analogous to water rates, in which there is a logical basis for a fixed charge to cover treatment and maintenance of pipelines etc, plus an additional charge for water consumed, assessed by measurement.

However, the stormwater discharged by a property cannot be measured in any practical way. The Council Plan suggests that the assessment of “useage” be related to the capital value of the property, land plus improvements. This idea has no logic or fairness, nor is it appropriate to relate it to capital value because there is “more to protect” as the proposal document expresses it. **Such a rationale smacks of taxation – not rates, and is not appropriate to local body operations..**

So what is a fair and logical basis for this rate, I ask myself, and so should you.

When rain falls on a property, only that portion of it which lands on the roof of a building or on the paved area of access ways etc. causes runoff into the Council’s stormwater system. Rain which falls on grassed ground, shrubberies, trees and the vegetable garden soaks into the ground and in due course evaporates to atmosphere or is taken up by plants as part of their natural growing tendency. Only very small proportion of it, if any, may flow into the stormwater drainage system.

It is therefore not logical to utilise any factor based on land area, such as it’s value, to make an assessment of a stormwater rate. Such an assessment, to be fair, should be based on the

area of “improvements” to the property, which could possibly be evaluated as a factor of the value of those improvements.

But such factoring, while it might have appeal because valuation figures are already available in official valuation records, is not reliable. For instance, a single story house with a floor area of 140m² could have a roof area of say 150m² and be valued at \$300,000. Another house with a roof area of 150m² has two stories, a total floor area of 280m² and a valuation of \$500,000. That higher valued house will discharge no more stormwater than that of less valuation, because its roof area is the same. However it would be rated significantly more in the proposed system just because its valuation is higher. So this idea doesn’t work very well either as a fair basis for calculating a rate based on “improvement value”. The proposed rule appears to penalise the two story owner because his house has a higher valuation – not because his property loads the stormwater system more. Why the penalty? There is an implication in the “rationale” for the proposed new system that owners of higher valued properties can afford to pay more than those with lower valued property. This is a false assumption. The owners of high value property almost certainly will have a mortgage of significant amount, and therefore their nett real wealth is not proportional to the “valuation” of their property.

I have mused over other variations on the matters described above, and I see no change that would improve the present rating system in a better, fairer and practically workable way than that which presently obtains.

My opinion is that to change the present system in the way proposed will raise more problems and anomalies than it might be imagined will be solved.

I strongly recommend that Council abandon the idea, and stick with the present lump sum uniform charge.


D S Brathwaite

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name MICHAEL DAVIES Organisation represented (if applicable) _____

Address 34 MARTIN STREET, MONACO, NELSON.

Daytime phone 548 8388 Email _____

Do you wish to be heard in support of your submission? Yes No # of pages 1
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

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My submission is: YOU NEED TO RE-CONSIDER THE PROPOSAL TO SPLIT THE STORMWATER & FLOOD PROTECTION RATE INTO 50% FIXED CHARGE & 50% VARIABLE BASED ON CAPITAL VALUE.

THIS IDEA HAS BEEN ILL THOUGHT OUT - ELDERLY PEOPLE LIVING IN MORE EXPENSIVE PROPERTIES DO NOT NECESSARILY HAVE MORE DISPOSABLE INCOME THAN THOSE LIVING IN LESS EXPENSIVE ONES. INDEED THEY ARE MORE LIKELY TO BE LIVING ON A FIXED INCOME & SHOULD NOT BE PENALISED FOR HAVING WORKED ALL THEIR LIVES TO ACHIEVE A GOOD LIVING STANDARD.

EITHER MEANS TEST EVERYONE TO DETERMINE THEIR ABILITY TO PAY OR LEAVE IT AS IS.

Please attach additional sheets if needed.

28 APR 2015

NELSON CITY COUNCIL
Customer Service

Date
25/4/15.

Signature


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		Submission Number	
File Ref		Initials	

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28 APR 2015

NELSON CITY COUNCIL
Customer Service

Page 1/1

Name Richard Farrar
Address 147 Moana Avenue, Nelson 7011
Phone no. 03 5465030

My submission relates to RATES

In the LTP, a significant number of forecast rates, including mine, show an increase of about \$500 for the 2015/16 year. This amounts to just over a 7% increase on this years rates.

I strongly object to this increase and consider it to be unfair. It takes no account of a ratepayers ability to pay nor the level of council services they use.

A significant number of these ratepayers are older retired residents who are on fixed incomes and do not have a lot of discretionary spending . Some of these residents are couples and some are living on their own. They do not use many of the council facilities that they are asked to fund through their rates compared to a family with a number of children.

While the intention of the UAGC is to address these issues, the level at which it is set does not go anywhere far enough.

I believe the council should proceed with the proposed User Pays Policy study and hope that it would look at a much higher cost recovery from users than the present 10% level. I would also hope the cost recovery would include sportsgrounds and facilities, arts facilities and others like Natureland, and the Modellers Pond. The latter should be filled in and the space made available for some other use. After all, it is not used much and I see that the estuary near the Honest Lawyer is used for sailing model yachts.

A user pays policy should take some of the pressure off rate increases and help ensure that some ratepayers are not subsidising those who are using the facilities.

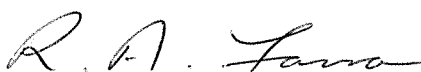
The Mayor has suggested that the wish list from Nelson's population of 50,000 is about the same as from a city of 300,000. I rather think that much of the wishlist comes from the council itself and that better fiscal management would go a long way towards reducing unnecessary spending and the subsequent financial burden on the ratepayer.

I appreciate that you as councillors have a difficult task allocating revenue.

I believe that you have a responsibility to the ratepayer not to give so much ratepayer money to wishlist groups of people who come "cap in hand" to council for funding. The Brook Waimarama Sanctuary and Cycle Lift Society being prime examples.

If council does not address my concerns then I think that for many, Nelson will **NOT** be as you suggest, "An even better place to live"

Richard Farrar 27/4/2015



NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name RJ Goodliffe Organisation represented (if applicable) _____

Address 12 Winton Pl. Atawhai Nelson 7010

Daytime phone _____ Email _____

Do you wish to be heard in support of your submission? Yes No # of pages _____
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

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My submission is: I can not find specific Costings within The Plan
so am seriously concerned about the Annual Debt vs. Data Cap.
It would appear that we are going to double and maintain
our Debt during the term of the Plan. "Critical Infrastructure"
Costings are not specified and there appears to be no "Plan"
to repay debt. If we do not have such a Plan then in my opinion
we need one.

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29 APR 2015

NELSON CITY COUNCIL

Please attach additional sheets if needed.

Date 22/4/15 Signature [Handwritten Signature]

Office Use Only	
	Submission Number
File Ref	COR Page 105

STORM WATER AND FLOOD PROTECTION

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name ROGER SOWMAN Organisation represented (if applicable) _____
Address 48 DOMETT ST, NELSON
Daytime phone 03 54 89555 Email JAN AND ROGER @ XTRA.CO.NZ

Do you wish to be heard in support of your submission? Yes No # of pages 1
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

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My submission is: THAT THE NCC RETAIN THE CURRENT METHOD OF RATES FOR STORM WATER AND FLOOD PROTECTION. IE A FIXED CHARGE PER RATEABLE PROPERTY.

I SUPPORT THE NEED FOR AN INCREASE IN THE FIXED CHARGE DUE TO THE COST TO COUNCIL OF RECENT EXTREME WEATHER EVENTS AND SUPPORT THE NEED TO ESTABLISH A DISASTER RECOVERY FUND OF SUBSTANCE.

I DO NOT SUPPORT COUNCIL'S PROPOSAL TO APPLY A TAX BASED ON CAPITAL VALUE OF A PROPERTY. WEATHER EVENTS AFFECT ALL PROPERTY REGARDLESS OF VALUE AND COSTS SHOULD BE SHARED EQUALLY.

^ THE PRESENT SYSTEM IS WORKING FINE AND I SEE NO NEED TO CHANGE IT.

Please attach additional sheets if needed.

Date
27/04/15

Signature


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28 APR 2015

NELSON CITY COUNCIL		Office Use Only	
		Submission Number	
File Ref		Initials	

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name LORRAINE BERYL KEELING Organisation represented (if applicable) N/A

Address 5/227 BRIDGE ST CENTRAL NELSON

Daytime phone 508 2782 Email eikeeliny@ihug.co.nz

Do you wish to be heard in support of your submission? Yes No # of pages _____
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

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My submission is: _____

SEE ATTACHMENT

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28 APR 2015

NELSON CITY COUNCIL
Customer Service

Please attach additional sheets if needed.

Date 24/4/15

Signature L B Keely

Office Use Only			
		Submission Number	
File Ref		Initials	

MR AND MRS KEELING

24TH APRIL 2015

5/227 BRIDGE STREET

NELSON 7010

FLOOD WATER REMOVAL

My submission is to question Local Councils Proposed Policy to Increase Rates in proportion to Land Value by the alteration of Storm Water Removal.

There can be NO equity in this Proposal, which is presumably based on the notion that those landowners can afford a disproportionate increase in their rates.

Most of the owners in my vicinity are retired and on fixed income and superannuation.

This policy would effectively take away any increase payment in superannuation for the year.

My wife and I are both 70 years old, and still have to work part-time to enable us to pay our way.,

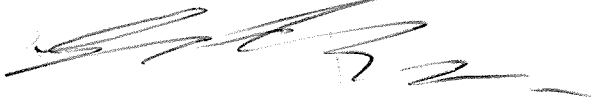
We contend it is not the agenda of LOCAL COUNCIL to redistribute WELFARE when they have no knowledge of individual ability to pay.

THIS IS A TASK THAT CAN ONLY BE UNDERTAKEN BY CENTRAL GOVERNMENT

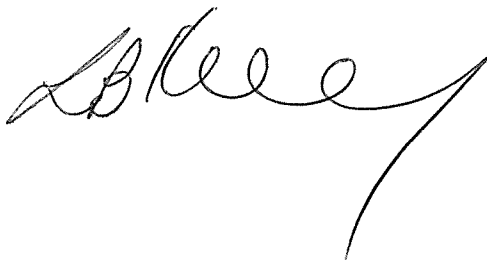
We purchased our house in the hope of living out later years within walking distance of the city and its shopping amenities, but find ourselves being rated out of the inner city.

We are on 380 square metres of land and look likely to face \$3600.00 Rates which will bring us close to paying \$100.00 per sq.mt.

MR EDWARD MICHAEL KEELING



MRS LORRAINE BERYL KEELING



NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**
*Please type or print clearly. Remember to read the
submission writing guidelines before starting.*

Name EDWARD MICHAEL KEELING Organisation represented (if applicable) N/A

Address 5/227 BRIDGE ST NELSON CENTRAL

Daytime phone 5482782 Email e.keeling@itug.co.nz

Do you wish to be heard in support of your submission? Yes No # of pages _____
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

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My submission is: _____

PLEASE SEE ATTACHMENT

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28 APR 2015

NELSON CITY COUNCIL
Customer Service

Please attach additional sheets if needed.

Date
24/4/15

Signature


Office Use Only			
		Submission Number	
File Ref		Initials	

MR AND MRS KEELING
5/227 BRIDGE STREET
NELSON 7010

24TH APRIL 2015

FLOOD WATER REMOVAL

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This policy would effectively take away any increase payment in superannuation for the year.

My wife and I are both 70 years old, and still have to work part-time to enable us to pay our way.,

We contend it is not the agenda of LOCAL COUNCIL to redistribute WELFARE when they have no knowledge of individual ability to pay.

THIS IS A TASK THAT CAN ONLY BE UNDERTAKEN BY CENTRAL GOVERNMENT

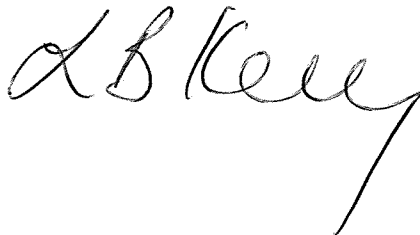
We purchased our house in the hope of living out later years within walking distance of the city and its shopping amenities, but find ourselves being rated out of the inner city.

We are on 380 square metres of land and look likely to face \$3600.00 Rates which will bring us close to paying \$100.00 per sq.mt.

MR EDWARD MICHAEL KEELING



MRS LORRAINE BERYL KEELING



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Submission 572
Cat 10

24 APR 2015

Nelson City Council Public Consultation Submission form

The Nelson City Council wants your opinion.
Please tell us what you think.

NELSON CITY COUNCIL
Customer Service

Please type or print clearly. Remember to read the submission writing guidelines (over) before starting.

Office Use Only			
		Submission Number	
File Ref		INITIALS	

Name Ida Davies

Daytime phone 5485545

Address 11A Roto St. Tahunanui, Nelson, 7011.

Organisation represented (if applicable) _____

Do you wish to be heard in support of your submission? YES NO # of pages

_____ If you do not tick a box we will assume you do not wish to be heard.

Public information

Submissions to Council consultation are public information. Your submission will be included in reports, which are available to the public and the media.

The consultation/proposal my submission relates to:

Rates due date,

My submission is:

That the due date move from the 27th of the month to 20th of the month would cause me great hardship financially. I am a pensioner which means I get paid fortnightly, the present due date is better for me as the proposed new due date falls when my power and insurances are due. It is difficult to spread my pension over the month to pay the bills as it is, as it is my only income. So please reconsider this proposal & keep things as they are.

Date 22/4/2015 Signature Ida Davies

Help with making a submission overleaf...



PO Box 645 • Nelson 7040 • 03 546 0200
www.nelsoncitycouncil.co.nz

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name E. L. N. SHORT Organisation represented (if applicable) N.A.

Address 3 MAYROYD TCE

Daytime phone 548 0994 Email nshort19@gmail.com

Do you wish to be heard in support of your submission? Yes No # of pages _____
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

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My submission is: REGARDING RATES INCREASES IN 10 YEAR PLAN
(PG. 11 OF DOCUMENT)

THE INTENDED FORMULA WILL BE UNFAIR ESPECIALLY
FOR OLDER PEOPLE ON FIXED INCOMES - IT ALSO SEEMS
THAT THE POTENTIAL FOR LAND VALUE INCREASES WILL
BE ARBITRARY REGARDING SPECIFIC LOCATIONS EG.
RIVER 'LOCATIONS' WHICH VARY SIGNIFICANTLY - WHAT
CRITERIA WILL BE USED?

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28 APR 2015

NELSON CITY COUNCIL
Customer Service

Please attach additional sheets if needed.

Date 27/4/15

Signature 

Office Use Only			
		Submission Number	
File Ref		Initials	

NELSON CITY COUNCIL PUBLIC CONSULTATION SUBMISSION FORM

**WE WANT YOUR OPINION.
PLEASE TELL US WHAT YOU THINK.**

Please type or print clearly. Remember to read the submission writing guidelines before starting.

Name Justin Keeling Organisation represented (if applicable) _____

Address 192a Milton Street, The Wood, Nelson

Daytime phone 027 274 5111 Email keeljust@ihug.co.nz

Do you wish to be heard in support of your submission? Yes No # of pages _____
If you do not tick either, we will assume you do not wish to be heard.

If yes, would you like to attend an evening session? Yes No

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My submission is: the proposal to change the funding for storm water removal from water rates to the land value of general rates be excluded from the NCC Infrastructure Strategy, or at least reformulated.

Instead of charging only those with a high 'land value', the total cost should be spread amongst all rate payers proportionate to land area.

RECEIVED

28 APR 2015

NELSON CITY COUNCIL
Customer Service

Please attach additional sheets if needed.

Date
27/4/15

Signature
[Handwritten Signature]

Office Use Only			
		Submission Number	
File Ref		Initials	

11 Marko Street
Richmond
NELSON 7020
Email pat.tony@xtra.co.nz
Ph 265 6144
27/4/15

RECEIVED
28 APR 2015
NELSON CITY COUNCIL

Long-term plan submission 2015/25

To Nelson City Councilors.

I write regarding the Separate General Charge (Storm Water and Flood Protection) for properties on the Waimeha subdivision, Richmond.

It is a fact that when the rates were struck for these properties an anomaly was inadvertently introduced where by some property owners have found themselves paying twice for storm water and flood protection. The Waimeha subdivision incorporates onsite stormwater devices into the overall system to control storm water. There are a total of 40 lots on this subdivision 34 of these properties have their own storm water control system. The system was initiated, conceived and designed by the N.C.C.

These controls consist of soak pits, in some cases two per property, which have cost the individual property owner in the vicinity of \$20,000 each. The system works very well and does not impact on the Saxton and Hill Street streams as the design of the pits ensures that the stormwater or heavy rain is collected in the pits and then permeates slowly into the ground. The permeability rates of the underlying soils are sufficient to soak up any storm water. In fact there is reason to believe there is less storm water coming off the various properties than prior to the subdivision being built. Therefore Saxton and Hill Street creeks are not compromised. This also has the added benefit of reducing, if not eliminating stormwater runoff from these properties to any receiving environment operated by the N.C.C. The whole idea of the soak pits.

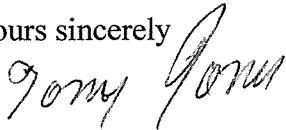
Therefore I believe that it is only right and proper that the Separate General Charge for Stormwater and Flood Control of \$242.60 be removed as we, the property owners have already spent in the vicinity of \$20,000 each that is \$680,000 collectively, doing exactly what was intended and requires by the N.C.C with great results. Other properties in adjoining subdivisions have not had to carry this extra cost of \$20,000 each and yet, we still have to pay the same charges of \$242.60. I feel this is totally inequitable.

It is worth noting that six lots in the Waimeha Estate do not have these soakage pits as the sections are either too small or the ground is not suitable for permeation of the water and are therefore connected to the storm water piped system. It is a fact we are paying twice for the storm water control system.

Just as a point of interest the estimated \$20,000 we have already spent on storm water charges is equivalent to 82 years of current storm water and flood control charges.

Further more, for an analogy, when we lived in rural Wakefield we had our own sewerage system and we were therefore exempt any sewerage charges. I believe the same should apply in this case for storm water control.

Yours sincerely

A handwritten signature in cursive script that reads "Tony Jones". The signature is written in black ink and is positioned to the right of the typed name "Tony Jones".

Tony Jones

Kerin Thompson

From: Submissions
Sent: Wednesday, 29 April 2015 10:15 a.m.
To: Administration Support
Subject: FW: Submissions

Categories: Jessica, Long Term Plan 2015

From: Customer Service Team
Sent: Wednesday, April 29, 2015 10:15:05 AM
To: Submissions
Subject: FW: Submissions
Auto forwarded by a Rule

From: Jeanette Dungan [<mailto:jdungan@clear.net.nz>]
Sent: Tuesday, 28 April 2015 6:27 p.m.
To: Council Enquiries (Enquiry)
Subject: Submissions

Today I went online to send a submission that was due to close on April 28. Today is April 28th but it seems submissions have closed.

I will make my submission regardless, since it is still April 28th.

We – Dan and Jeanette Dungan of 44 Tosswill Road, are strongly opposed to the proposed changes to the way the stormwater levy will be applied. We believe that, since everybody needs that service, and receives the same service, the cost should be shared equally.

We had a lot of remedial work done on our property last year, which has improved the value of our home. Why should we now pay more because we have increased the value of our home? It's not as if the service will improve.

FURTHERMORE, WE HAVE JUST TWO WEEKS AGO, PAID NELMAC THE SUM OF \$3,164 TO DO REPAIRS ON THE BANKS OF THE STREAM THAT RUNS THROUGH OUR PROPERTY!!!! IS THIS NOT A BIG ENOUGH CONTRIBUTION TO NELSON'S STORMWATER PROBLEM? I brought the problem to the attention of your office prior to the work being done, but no financial assistance was forthcoming. Had we not undertaken to contract this work out ourselves, the effects of heavy rain would have caused the council additional cost further down the hill.

Not fair.

Jeanette & Dan Dungan
44 Tosswill Road
Tahunanui
NELSON 7011

Ph. 548 6956



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: [Submissions](#)
To: [Administration Support](#)
Subject: FW: Consultation Document Submission
Date: Saturday, 25 April 2015 12:42:30 p.m.

From: Council Enquiries (Enquiry)
Sent: Saturday, April 25, 2015 12:42:27 PM
To: Submissions
Subject: Consultation Document Submission
Auto forwarded by a Rule

Name:

John Coppola

Organisation represented (if applicable):

Address:

51 Brooklands Road, Nelson

Daytime phone:

03 545 2585

Email:

john@opu.co.nz

Do you wish to speak in support of your submission at the public hearings?

No

If yes, would you like to attend an evening session?

No

My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):

WATER RATES - PROPOSED CHANGES

I do not support a change to the water rate which links the fixed water charge to the capital value of the property.

There is no relationship between a water connection provided to a property with a high capital value compared to a property with a lower capital value. The fixed cost of providing water to the property is exactly the same, regardless of the property's capital value.

There is no added expense to council providing connections to properties with higher capital values, and therefore no justification for the council to increase water charges to properties with higher capital values.

In effect, this is an unfair levy on property owners who have improved their homes.

Would you like to upload a file in support of your submission?

How did you find out about the Consultation Document and Council's 10 Year Plan?

multiple council newsletters and advertisements

Would you like to be contacted by email with future Council feedback opportunities?

No