



Council Minutes

MINUTES OF A MEETING OF THE WESTLAND DISTRICT COUNCIL, HELD IN THE COUNCIL CHAMBERS, 36 WELD STREET, HOKITIKA ON TUESDAY 2 DECEMBER 2014 COMMENCING AT 9.03 AM

1. MEMBERS PRESENT AND APOLOGIES

His Worship the Mayor, M.T. Havill (Chairperson until 11.48 am).

Deputy Mayor P.M. Cox (Chairperson from 11.48 am)

Cr. J.H. Butzbach (from 9.19 am), Cr. D.G. Hope, Cr. A.R. Keenan, Cr. L.J. Martin,
Cr M.D. Montagu, Cr. C.A. van Beek.

1.1 Apologies

Cr J.H. Butzbach for lateness, Cr M.S. Dawson.

1.2 Also in Attendance

T.L. Winter, Chief Executive; G. Borg, Group Manager: Corporate Services;
D.M. Maitland, Executive Assistant; S. Halliwell, Consultant.

2. BUSINESS

2.1 Rating Review Submissions

Council were in receipt of 136 submissions on the Westland District Council's
Rating Review 2014. Verbal submissions were then heard from the following:

i) **Stan Naylor**

Submission: Oppose the proposal.

- A recent communication in the paper would have resulted in more people coming along to the meeting.
- Concern regarding the rating proposal.
- First submission is in regard to waste management. Residents in Brickfield buy a septic tank, then have to get a soakpit installed.
- Supported paying for costs associated with the District Library.
- There are no streetlights or footpaths in Brickfield.

- Concerned regarding stormwater discharge, particularly after a high rainfall. Stagnant water remains on both sides of the road.
- Concerned regarding the rates increase.

ii) Linda Murphy

Submission: Oppose the proposal.

- Concerned regarding a 65% increase in rates.
- Ratepayers in the rural residential or small holdings sector are unlikely to generate significant income from their land but will subsidise those with that ability under the proposal.
- Westland District Council are the guardians of that land.
- Object to some of the language used in the rating review proposal.

Cr Butzbach attended the meeting at 9.19 am.

iii) Dorothy Watson

Submission: Oppose the proposal.

- Concerned regarding the ability to pay rates, particularly those people who are on a pension.
- Concerned regarding the amount of rates that neighbouring properties pay in Hampden and Stafford Streets.

His Worship the Mayor asked the Group Manager: Corporate Services to look at the individual property, then then at the group of properties around Mrs Watson's house and get back to Mrs Watson.

iv) David Cooper, Senior Policy Adviser, Federated Farmers of New Zealand

Submission: Largely support Council's preferred option.

- Supports the consultation process that Council has been through, with the pre-consultation meeting and stakeholders.
- Largely supportive of Council's options.
- Disagree where the differentials should be set for the rural properties.
- Noted that pre-2013, the rating approach that was listed in 2012, was based on a very considered approach. Essentially we support all aspects, but a differential for rural residential properties should be set.

- Understand there are concerns from rural/residential ratepayers particularly. The amount they are paying does not reflect the services.

v) Monty and Hazel Hook

Submission: Oppose the proposal.

- Property is currently zoned rural.
- Object to being joined in with the proposed larger Hokitika town area.
- The cost of servicing their block is not met by Council.
- Strongly object to the proposed increase.

His Worship the Mayor advised that the rural/residential rate is where there was the largest rates movement and there possibly needs to be a fourth category that needs to reflect those things.

vi) Pete Mason

Submission: Support the proposal

- Mr. Mason presented a map for viewing of the Beach Street area, particularly his two sections. The land has no title, it cannot have a legal valuation.
- Unformed legal road has the same legal status as formed legal road.
- It is illegal to charge rates on formed legal road and therefore illegal to charge rates on unformed legal road.
- The West Coast Regional Council has zero rated the two pieces of land.
- None of the landowners on the beach side of Revell Street pay rates for occupying the unformed legal road between their freehold properties and the beach.
- That the formula used for calculating rates based on capital value rather than land value does not distribute the rates fairly (31 Beach Street and 19 Beach Street, Hokitika).

vii) Dan Lane

Submission: Oppose the proposal.

- Opposed in the change to the way the rates will be calculated.
- Two rural properties will increase \$300.00 per year.
- Queried why Council are changing the rating system.
- Oppose capital value system and oppose the commercial rate.

viii) Murray Stewart

Submission: Neutral to the proposal.

- Would like Council to go back to the system that Council used to have.
- The rural sector is paying for the debt servicing that the Council is trying to get ahead of. The real service that the rural sector gets is roading and the local share of the roading is a lot less than the percentage of rates.
- Queried why a rural ratepayer is paying three times as much as those in town.

ix) Rob Caldwell, Chief Executive, Westpower Limited

Submission: Oppose the proposal.

- Concerned the preferred option of capital value rating will create a liability that will require Westpower to pass the charges back through the same ratepayers.
- Concerned that Council has not rated its own utilities.
- Noted that a land based system would more fairly reflect the service consumed by utility network assets.

x) Hugh Cameron

Submission: Oppose the proposal.

- Capital value rating whether it is fair or not, depends on your point of view.
- Capital value rating does not reflect the ability to pay.
- Referenced Hamilton City Council changing to capital value rating; noting that the rates increase was going to be spread over a number of years.
- Queried if Council is going to spread the transition over 5-10 years.

xi) John and Gwenda Alloway

Submission: Oppose the proposal.

- Newcomers to the District, on a fixed income, in the rural area. Concerned regarding the ability to pay rates, particularly those people who are on a pension.
- Asked that Council consider a smaller rates increase spread over a few years.
- Concerned regarding the waste management rates as they pay to dispose of their rubbish.

xii) Logan Skinner

Submission: Oppose the proposal.

- In principle, support the Council trying to simplify the rating allocation system.
- In principle, support the move from land value to capital value.
- Cannot support the proposal in its current format.
- Cited a property in Whataroa on a farm that has a farmstay attached to it.
- Queried why a farm is not considered a commercial activity by Council.

xiii) Ben Gaia, Gaia Trees

Submission: Oppose the proposal.

- Asked that the Ruatapu community water supply be protected, and that the fire hydrants be reinstated. Noted that the area has been tarsealed where the pipes have been dug up.
- Concern regarding the increase in rates.
- Concern regarding the goldmine at Ruatapu.

His Worship the Mayor requested background information on the Ruatapu Water Supply.

The meeting adjourned for morning tea at 11.13 am and reconvened at 11.32 am.

The Mayor and Councillors then went through the written submissions.

His Worship the Mayor left the meeting at 11.48 am.

MEETING CLOSED AT 11.55 AM

Confirmed by:

Mike Havill
Mayor

Date

Confirmed by:

Cr Pauline Cox
Deputy Mayor

Date