

APPENDICES

UNDER SEPARATE COVER

Extraordinary Council Meeting

20 February 2018

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5.2	Submissions Re	ceived - Revenue and Financing Policy	
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Entry Id Nar	me	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
1 Ma	reeLouise	Dimbokovits		No		Is this your way of saying you made a mistake but you are not going to refund us? You ask us to compare the new policy but with what? You only send out a very basic letter that gives 3 options but does not make clear what they are. You say go to your website or come into the Council. So over 50% of Wairoa do not have internet access, and the other 50% are not walking into your offices. So its the VOCAL few who will get heard. Your documents online offer no OTHER		As above.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					alternatives than		
					the ones you		
					propose. They		
					don't show what		
					we could have,		
					so really you are		
					in truth NOT		
					consulting. You are letting us		
					know what you		
					are going to do.		
					Your entire		
					process is flawed		
					and set up so		
					that you will get		
					the outcome		
					YOU think is best.		
					Of course		
					everyone will		
					choose the		
					cheaper option.		
					Everyone who		
					VOTES wants		
					cheap rates.		
					How about using		
					our money		
					appropriately to benefit the town.		
					Hell I'd pay more		
					if I thought it was		
					being used		
					being asea		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					appropriately. An		
					example being		
					spending no		
					more money on		
					doing up the		
					main street-		
					store fronts of		
					dying businesses		
					and instead		
					getting our water		
					issues sorted and		
					getting FREE High		
					speed Internet		
					for the whole of		
					Wairoa so some		
					21st Century		
					businesses and		
					learning could		
					happen for our		
					youth. This		
					whole exercise		
					probably cost		
					thousands to		
					send out all the		
					letters etc and is		
					a complete		
					SHAM! What a		
					waste of		
					ratepayer money		
					when you KNOW		
					exactly what you		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					are going to do. I		
					don't want to		
					speak to my		
					submission		
					because its a		
					foregone		
					conclusion and it		
					would be a waste		
					of this ratepayers		
					time, adding		
					further insult to		
					injury.		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
2	WILLIAM	SHORTT	Yes	Status Quo – no adjustments to existing allocations	YOU LOT HAVE LOST YOUR MARBLES,THIS IS NOT THE GOLD COAST AT MAHIA!	Retain the existing method	I THINK THE WORK OF A BRAIN DISTORTED CHIEF FINANCIAL OFFICER! LOOK FOWARD TO HIS APPEARANCE AT MAHIA! SHOULD BE AN INTERESTING MEETING!
3	Leslie c j	Tipu	No	Status Quo – no adjustments to existing allocations		Retain the existing method	

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
4	lan	Hosford	No	•	It is a famous political strategy to push through unpopular policy during the Christmas break when people are distracted and cannot be bothered to read obscure consultation documents - which this certainly qualifies as. The result of your calculations is that I pay around 24% more rates for my property outside Nuhaka with no increased services - and with the warning that this not include possible annual rates rises. Already I	Retain the existing method	For that same reasons as above. As mentioned, I found it difficult to understand the details on how you arrived at these numbers from the documents (although I am University educated and work with complicated financial processes). To get (my) support, you will need to explain this in a simpler way, outline how the 'winners' and 'losers' will be affected and why our elected Council considered this to be acceptable. Until then, I oppose you recommended changes.
					get no water,		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					sewerage or		
					waste disposal		
					services. For the		
					additional 24%		
					rate increase I		
					get no more		
					services. The discussion		
					documents that		
					you provide are		
					difficult to follow		
					and I was unable		
					to determine		
					from them how		
					the calculations		
					were made to		
					effect my rates		
					changes. Also		
					was unable to		
					follow how these		
					changes would		
					affect other rate		
					payers such as		
					those living in		
					Wairoa. I assume		
					that people		
					classified rural		
					pay relatively		
					more and those		
					classified urban		
					pay relatively		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					less - even		
					though rural		
					people are not		
					great users of the		
					'town services'.		
					Otherwise		
					another user		
					group is paying a		
					whole lot less - I		
					certainly hope		
					that it is not the		
					'business'		
					ratepayers. For		
					this reason I do		
					not support the		
					changes		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
5	Dean	Whaanga	Yes	Update Council's Revenue and Financing Policy to reflect preferred allocations	I fully understand how the rating system assists in the activities of the Wairoa District Council and furthermore to citizens, however, I am appalled that my rates are to increase by \$675 which is 44% if the current pa rates . It is yet to be revealed, just what, apart from the current status quo, I would be expected to get for that increase. I get comparatively less support than some within the densely populated areas. Notwithstanding, it is understood that those within	Retain the existing method	

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					the closer		
					category get considerable		
					access to		
					facilities and		
					support being		
					offered by the		
					council. The		
					Council states in		
					their Proposed		
					Changes		
					Notification that		
					the change of		
					calculating the		
					amount per		
					annum is the		
					reason for the		
					rating hike for		
					succeeding years. I think that the		
					Council should		
					reconsider its		
					expenditure		
					rather than mass		
					hike the rates.		
					This entire		
					District is struck		
					by a small		
					populace base		
					with a low socio-		
					economic		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					environment		
					which is further		
					burdened with		
					higher rate costs.		
					Wages have		
					remained static for a		
					considerable		
					period of time		
					and suggesting		
					that the Council		
					would consider		
					rate relief for		
					those who are		
					eligible. With this		
					type of rate rise,		
					the eligibility		
					would inevitably		
					increase.		
					Sometimes,		
					complexities are		
					restrictors that		
					put a pause on		
					decisions that		
					have a major		
					impact on the		
					services of the		
					Council and the		
					people that it		
					serves. It is far		
					from palatable		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					that a serving of		
					major rather		
					than incremental		
					hikes continues		
					to be the		
					determination of		
					the council in		
					light of the		
					economic		
					instability in the		
					entire region.		
					The council has		
					indiscriminately		
					opened large		
					areas of the		
					Mahia Peninsula		
					for campervans		
					without		
					notification		
					and/or		
					consultation with		
					locals. The		
					benefits for		
					council and retail		
					should they		
					remain in the		
					district		
					outweighs it		
					seems, the debris		
					that they leave		
					behind in their		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					wake on		
					departure. It was		
					suggested that		
					the rocket lab		
					development		
					would have		
					tourism		
					initiatives in the		
					long term for		
					Mahia without		
					clarifying that		
					the restrictive		
					nature of the		
					activity has a		
					detrimental		
					impact on the		
					residents of the		
					Peninsula. I am		
					not convinced		
					that the current		
					method of		
					calculating the		
					annual individual		
					rate cost is ideal,		
					but I question		
					the ability to		
					control the		
					amount that the		
					council can raise		
					at any one year		
					and whether		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					they are realistic		
					about residents		
					being able to		
					service the debt		
					or whether		
					council services		
					should be		
					curtailed until		
					the economic		
					climate		
					improves.		

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
6	Adrian	Pike		Yes	Status Quo	I fundamentally	Retain the	I fundamentally object
					– no	object to a 70%	existing method	to a 70% increase in
					adjustments	increase in my		my rates; when the
					to existing	rates; when the		council offer little to
					allocations	council offer		nothing in services to
						little to nothing		the Mahia community
						in services to the		any services we get
						Mahia		we have to hassle the
						communityany		council for and most
						services we get		of the time nothing
						we have to		happens • Street
						hassle the		lights in my street 2
						council for and		and not close to my
						most of the time		house • I pay for my
						nothing happens		rubbish collection •
						 Street lights in 		The community cut
						my street 2 and		the grass verges that
						not close to my		the council should •
						house • I pay for		No Kerb and channel
						my rubbish		roads are a mess •
						collection • The		The beaches are a
						community cut		mess they are not
						the grass verges		tidied unless someone
						that the council		complains to council
						should • No		then the job is half
						Kerb and channel		done and costs a
						roads are a mess		fortune as the workers
						The beaches		sit around and do
						are a mess they		nothing most of the
						are not tidied		day (just had another
						unless someone		half job done cleaning

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					complains to		beach as the new PM
					council then the		might arrive for Xmas)
					job is half done		 People have only
					and costs a		just been hit with
					fortune as the		approx. 10k to 15k for
					workers sit		Septic system •
					around and do		Council need to look
					nothing most of		at their own
					the day (just had		operations to see
					another half job		where they can plug
					done cleaning		their in-house theft •
					beach as the new		There are massive
					PM might arrive		savings in QRS to be
					for Xmas) •		had. This side of the
					People have only		council is being run
					just been hit with		incompetently if this
					approx. 10k to		was a stand-alone
					15k for Septic		business this would be
					system •		bankrupt but Council
					Council need to		are using rate payer's
					look at their own		money to prop up this
					operations to see		business (this is not
					where they can		the real world) • I am
					plug their in-		told from a QRS
					house theft •		worker getting a job at
					There are		QRS is the best
					massive savings		retirement job you
					in QRS to be had.		can get; as you sit
					This side of the		around most of the
					council is being		day do nothing and
					run		get paid for it. • What

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					incompetently if		do the council offer
					this was a stand-		me!! For a 70%
					alone business		increase
					this would be		
					bankrupt but		
					Council are using		
					rate payer's		
					money to prop		
					up this business		
					(this is not the		
					real world) • I		
					am told from a		
					QRS worker		
					getting a job at		
					QRS is the best		
					retirement job		
					you can get; as		
					you sit around		
					most of the day		
					do nothing and		
					get paid for it. •		
					What do the		
					council offer		
					me!! For a 70%		
					increase		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
7	Robert	Sheridan	No				The councils preferredoption simplified Number two in the mail out you sent us
8	MyintMyint	SweThein	No	Update Council's Revenue and Financing Policy to reflect preferred allocations			

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
9	Adrian	Pike		Yes	•	I fundamentally object to a 70% increase in my rates; when the council offer little to nothing in services to the Mahia communityany services we get we have to hassle the council for and most of the time nothing happens • Street lights in my street 2 and not close to my house • I pay for my rubbish collection • The community cut the grass verges that the council should • No Kerb and channel roads are a mess • The beaches		I fundamentally object to a 70% increase in my rates; when the council offer little to nothing in services to the Mahia communityany services we get we have to hassle the council for and most of the time nothing happens • Street lights in my street 2 and not close to my house • I pay for my rubbish collection • The community cut the grass verges that the council should • No Kerb and channel roads are a mess • The beaches are a mess they are not tidied unless someone complains to council then the job is half done and costs a fortune as the workers
						are a mess they are not tidied unless someone		sit around and do nothing most of the day (just had another

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					complains to		half job done cleaning
					council then the		beach as the new PM
					job is half done		might arrive for Xmas)
					and costs a		 People have only
					fortune as the		just been hit with
					workers sit		approx. 10k to 15k for
					around and do		Septic system •
					nothing most of		Council need to look
					the day (just had		at their own
					another half job		operations to see
					done cleaning		where they can plug
					beach as the new		their in-house theft •
					PM might arrive		There are massive
					for Xmas) •		savings in QRS to be
					People have only		had. This side of the
					just been hit with		council is being run
					approx. 10k to		incompetently if this
					15k for Septic		was a stand-alone
					system •		business this would be
					Council need to		bankrupt but Council
					look at their own		are using rate payer's
					operations to see		money to prop up this
					where they can		business (this is not
					plug their in-		the real world) YOU
					house theft •		DO NOT EVEN SUPPLY
					There are		WATER WE HAVE TO
					massive savings		COLLECT FROM OUR
					in QRS to be had.		ROOF • I am told
					This side of the		from a QRS worker
					council is being		getting a job at QRS is
					run		the best retirement

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
				option	incompetently if this was a standalone business this would be bankrupt but Council are using rate payer's money to propup this business (this is not the real world) YOU DO NOT EVEN SUPPLY WATER WE HAVE TO COLLECT FROM OUR ROOF • I am told from a QRS worker getting a job at QRS is the best retirement job you can get; as you sit around most of the day do nothing and get paid for it. • What do the council offer	option	job you can get; as you sit around most of the day do nothing and get paid for it. • What do the council offer me!! For a 70% increase
					me!! For a 70% increase		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
10	Ken	King	No			Retain the existing method	i would like to STRONGLY communicate to you my disappointment with the new proposed rating change. Please explain why, at best my rates will lift by 54% at worst by 63.7%, this kind of increase is totally unacceptable and quite frankly, outrageous!!. The only service Council supplies to me is water, I have a metal road that I have to grade myself with my own tractor, because no one else grades it. We have our own septic unit. I spray the drain and mow my own verges.because no one else does. People dump their rubbish on the corner next to my section that I periodically clean up with my own

Entry Id	Name	Last	Speaking	Funding Allocations - preferred	Comments	Calculation and allocation - preferred	Comments
				option		option	

Caterpillar Loader. Not a good call Council!!

11	Fleur	Lincoln	No	Update Council's Revenue and Financing Policy to reflect preferred allocations	Capital value general rate differentiated by land use
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Entry Id		Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
12	William	Livingston	No	Status Quo – no adjustments to existing allocations	Information provided unclear hard to grasp and too long. Mahia residents are well under catered for now a few bench seats and a couple of footpaths do no more that serve councils obligation under the H&S act. No community facilities in a tourist town is a major disappointment with this council . Focus on the the basics first before you worry about reinventing something that is not broken.	Retain the existing method	

Entry Id Name L	ast	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
13 Peter Lo	orentz	Yes	Other	You have provided us with a very comprehensive document for us to determine the best option for paying our rates. It appears to me this was an internal document iterating Councils strategies and thoughts to justify the best funding options. My opinion is that it was unecessarily complicated and hard to follow, with supporting information which obfuscated the key points we should consider when deciding our chosen option. The	Other	You will have to excuse my cynicism regarding the Hobsons choice between the three scenarios!! My main concern is the very steep increase in rates envisaged for bach owners (up to >70%). That is why as a ratepayer I want to have comparative data within your rating area. This is essential if you wish to be transparent, fair and equitable. I understand the economies of scale between a small city like Napier versus a small town and surrounding rural district (WDC). It is my understanding that for this scale difference this generally amounts to about a 10-15% saving so, a rating difference of >30% between our house in

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					document does		Napier versus our
					not come close		bach in Mahia,(our
					to reaching the		home in Napier has
					target audience.		higher land and capital
					I believe it would		value) is well outside
					have been far		those bounds.
					more helpful to		Consider also: • We
					ratepayers to		receive no water
					explain the		infrastructure, • Have
					options by		paid for our sewage
					providing a		scheme, • Pay for our
					summary of key		own rubbish disposal,
					points in simple		 Have rudimentary
					phrases. As		roading and drainage
					ratepayers we		infrastructure in our
					are interested in		street • No street
					a fair and		lighting I am not
					equitable rating		unhappy with the lack
					system. We are		of these services or for
					also aware of the		a user pays system for
					services we		sewage and rubbish,
					individually		but certainly question
					receive (and		the rating differential.
					don't receive),		Regards Peter Lorentz
					making		
					comparisons		
					important. To be		
					seen to be fair		
					and equitable		
					(and transparent)		
					I believe it is vital		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					that Council		
					provide citizens		
					with several (7 -8		
) scenarios with		
					variables to		
					include but not		
					restricted to: •		
					Location (Mahia,		
					Wairoa urban,		
					Wairoa rural,		
					Rural residential,		
					Farming etc) •		
					Land and Capital		
					value • For		
					Mahia residents		
					Sewage Scheme		
					Connected,		
					Unconnected •		
					Estimated rates		
					This could simply		
					be done by		
					providing a		
					matrix/table.		
					Could you please		
					also explain the		
					second		
					paragraph of		
					your letter dated		
					11 December		
					regarding the		
					proposed		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					changes. Reads		
					"there would		
					be adjustments		
					to rates in the		
					first year that		
					would affect		
					everyone. For		
					some ratepayers		
					these would be		
					substantial."		
					Does this suggest		
					that subsequent		
					years the rates		
					would be		
					insubstantial?		
					Kindly yours		
					Peter Lorentz		
					Fortescue Street		
					Mahia.		

revenue and financing policy time, the last and the way you valuation being concluded and the way you valuation being concluder artes if an in-office valuation to this is necessary and think that per but an increase this is something of over \$200 in the Council shou rates is a bit address as values much. You say rural properties that the to be so varied with adjustment to property sizes an rates in the first conditions and year would affect numbers of hous everyone but you farms. I had myl don't say what valued as part of that means. Are purchase last year we all going to be that valuation can charged \$200 way under the comore this year valuation and sure and then \$200 am not the only more the year property that this after etc? You applies to. Use of specific in that consideration.	Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
once off \$200 increase to pay for the implementation	14	Debra	Champion		No	Other	updating your revenue and financing policy and the way you calculate rates if it is necessary but an increase of over \$200 in rates is a bit much. You say that the adjustment to rates in the first year would affect everyone but you don't say what that means. Are we all going to be charged \$200 more this year and then \$200 more the year after etc? You need to be more specific in that area, like, is it a once off \$200 increase to pay for the	Other	property has not been revalued for some time, the last valuation being only an in-office valuation and think that perhaps this is something that the Council should address as values of rural properties seem to be so varied with property sizes and conditions and numbers of houses on farms. I had my house valued as part of my purchase last year and that valuation came in way under the council valuation and surely I am not the only property that this applies to. Use of land should be taken into

Entry Id Name	Last	Speaking	Funding Comments Allocations - preferred option	Calculation and Comments allocation - preferred option
			of the new	
			policy.	

Anna Smith No Update Capital value
Council's general rate
Revenue differentiated by
and land use
Financing
Policy to
reflect

Entry Id	Name	Last	Speaking	Funding Comments Allocations - preferred option preferred	Calculation and allocation - preferred option	Comments
				allocations		
16	Miles	Reeve	No	Status Quo – no adjustments to existing allocations	Retain the existing method	The council's prefered option is just a clever way of trying to hide a 21% increase in rates! The second option is even worse! The council needs to get its spending under control! The new rates for our \$181,000 apartment at Mahia Beach will only be \$200 less than our son's \$840,000 apartment rates bill in the Auckland CBD!
17	David	Tilley	No	Update Council's Revenue and Financing Policy to reflect preferred allocations	Undifferentiated capital value, UAGC within general rates	

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
18	Janice	Edwards		No	Other	1. To receive postal communication about a proposed approx 50% rate increase with barely one month before submissions close is outrageous and underhand. This is a time of the year that many people would be unable to respond. 2. Where is an indication of a 50% increase in services? Our narrow roads have heavy and large vehicle traffic but are not fully marked with centrelines. Road edgings are broken or offering a heavy	Other	
						offering a fleavy		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					drop-off onto the		
					verges. On		
					several places		
					between Nuhaka		
					and Nukutaurua		
					Rd the road		
					surface in		
					extremely poor.		
					3. I am keen to		
					see our region encourage		
					tourism but not		
					at the complete		
					cost of our local		
					communities.		
					Freedom		
					campers could		
					and should be		
					paying the cost		
					of services we		
					provide.		
					Provision of		
					toilets, cleaners,		
					free rubbish		
					collection, water,		
					roading, grass		
					maintenance and		
					people to		
					provide this		
					service. Local		
					rate payers pay		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					for all of their		
					own and are		
					then expected to		
					pay the full cost		
					for the visitors as		
					well. User pays -		
					equally for ALL		
					users. 4.		
					Roadside		
					rubbish. I take		
					responsibility for		
					the awful		
					amount of		
					rubbish that		
					people throw along my		
					roadside		
					boundary but		
					there are still		
					real eye-sores		
					with bottles,		
					plastic and paper		
					on our roadsides.		
					5. I pay for my		
					own water,		
					sewage, mow		
					and clean my		
					own roadside		
					boundary and		
					still you propose		
					a 50% increase		

Entry Id Name Last Speaking	Funding Comments Allocations - preferred option	Calculation and Comments allocation - preferred option
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not acceptable.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
19	Eileen	Lawson	No	Status Quo – no adjustments to existing allocations	We pay considerable rates for very little services, so i would be very upset for them to increase especially if there are no additional benefits to me as a rate payer.	Retain the existing method	
20	peter	crarer	No	Status Quo – no adjustments to existing allocations	by your new model my rates will climb by 20% [over two properties which boundary each other] this is a farming activity and certainly cant afford this jump i would be unhappy with a 5% increase let alone 20	Retain the existing method	

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
21	Trish	Lambert	Yes		I am aware that our rates are higher than in comparable areas around the country. I am concerned at the number of Council staff we are employing, also by comparison to other towns, and how the establishment grew under the last CEO. I believe a review of the staffing situation needs to be carried out before any proposal to increase rates. As a person on a fixed income, the prospect of further increases is scaring me. We will not attract more population		Like most people I have spoken to, I found the pre chritmas letter unclear and confusing. I am not able to express my opinion until i fully comprehend the proposals, therefore I am asking a public meeting to be held and a clear explanation given, with the opportunity to ask questions

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					to Wairoa-as we		
					need to do for		
					our future, if		
					these rates rises		
					continue.		

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
22	Wayne	Pohe		No	Other	I would like to see a bottom up review of services and cost. Then a programme put in place to drive up service and drive down costs. Let's do better with what we have, reduce waste, optimise the organisation. Then once you know you have squeezed the cost line, think carefully about the revenue line and your constituents. Breaking out affected parties in more granular way to understand the direct effect on payers. It's really easy just to increase rates.	Other	Do a bottom up review. Get more granular. Test Service provision and cost Define a cost to serve model that works

Entry Id Name	Last	Speaking	Funding Com Allocations - preferred option	; 	Calculation and allocation - preferred option	Comments
			It's h	narder to do		
			a de	cent review		
			that	has		
			dige	stible logic.		

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
23	Brioney	Hunt		No	Other	On my letter the rates increased no matter what option. How is it that council can get rates so wrong so frequently as in the issues this past year. How do we believe this is correct. Do council not see the paper and mortgagee sales. Council is killing Wairoa. Who will speak for the low income families who can't afford to keep there homes when council spends all money. Peter Freeman kept the rates down so people could afford to live here. Think of the whole town councillors!	Other	Do what you can to keep rates low for everyone. Wairoa used to be a wealthy district soon we won't even be the poor cousins to hastings and they are worse off

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
24	Teresa	Bowen	No	Update Council's Revenue and Financing Policy to reflect preferred allocations	I tautoko the council updating its policy to reflect the allocations preferred by the community of wairoas desires. council is there for the people not the other way around. Wairoa must reflect its Maori community desires in particular to reflect councils mandate to adhere to the Treaty of Waitangi. being a smaller community doesnt exempt wairoa council from its duty to the founding document of Aotearoa New Zealand, Te Tiriti	Capital value general rate differentiated by land use	I would like my rates charges to reflect my land use. I have a bare urban block that is not being used at all. I would like the rates that I pay to reflect the fact that i receive no revenue from my block and that it is in fact a drain on my finances as all i do is pay rates. i cannot receive a rebate because i do not live on it so i think this is unfair and council could accommodate my situation better. Granted i think i have services there should i require them but its been 10 or so years now and i dont intend building so its a money pit. I hope i have chosen the option most beneficial to my situation but please allow me to correct it if the option
					•		•

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					o Waitangi. I		i chose is not the best
					would like to see		one. thank you
					a more visible,		
					friendly, police		
					force out getting		
					people on side,		
					getting to know		
					its community		
					and helping out		
					the community		
					above and		
					beyond regular		
					policing and		
					wairoa council		
					can get involved		
					in supporting the		
					local police force		
					to connect more		
					with the wairoa		
					community.		
					When the police		
					hear a complaint		
					in particular		
					about a child		
					being abused		
					and its 5 minutes		
					to knock off time		
					, how about		
					seeing to the		
					incident even if it		
					means missing		

dinner for an hour or two. Council needs to offer free community law appointments for locals. Lots of businesses in and around wairoa operate at times outside the law, outside Te Tiriti and outside the human rights act because they believe locals will not have the funds to take them to court. this is where a good community law service, even if its a person coming in once a fortnight for appointments with lower income people needing legal andvice - council	Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
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fortnight for appointments with lower income people needing legal						if its a person		
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with lower income people needing legal						fortnight for		
income people needing legal						appointments		
needing legal						with lower		
						income people		
advice - council						needing legal		
						advice - council		
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Wairoa community in this very practical but important way. Also the library should offer a few computers with free wifi use for up to 4 hours a day to each person. they login and get to use free wifi, this happens around the country libraries and is a great way to support your community. council can easily foot the bill for unlimited wifi to the library. thank you for your time. how about promoting te reo more in your services to the	Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
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Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					of Maori in your		
					area, it shows		
					you have a		
					commitment to		
					Te Tiriti in a		
					concrete way.		
					your staff need		
					to learn some Te		
					reo and not be so		
					westernised		
					because you		
					must reflect your		
					commitment to		
					Te Tiriti in visible		
					ways or face the		
					backlash from		
					your community.		

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
25	Mathieu	Boonen	Ye	es	•	Forestry currently get allocated 7% of the rates and are 119 rating units in the districts 6947 units or 0.0171% of the users. If I read the charts and tables correctly. From the chart farming has use of 35% of the rates??? Farmers look to have 146 rating units or 0.021% of the users, • Farming have trucks going to and from their	•	In my opinion all Forestry need is to tap into the expenditure of: • Roading both subsidised and Local, • By Law Enforcement, • Environmental Health, • Economic Development, • Parks & Reserves, • District Planning. But in my opinion excluding: • Visitor information, • Community centres, • Community support, • Library, • Community Halls, • Cemeteries (although Rimuroa 1C is on a cemetery site), • Building Inspection, •
						properties, moving stock, feed, fencing, fertiliser, produce etc. year in year out. • Forestry by the Councils own admission is only harvesting in		Liquor Licensing, • Pensioner Housing, • Staff Housing, • Camping Ground, • Sundry Property, • Parking, • Waste Management, • Sewerage, • Stormwater/Drainage, • Water Reticulation,

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
						short periods in the 30 year life cycle. And as such don't need the roads at any other time in the forests rotation. • Forestry don't need most of the services provided by Council. Hawkes bay Regional Council I believe look after resource consents for earthworks etc., they are a separate entity entirely.		• Water Production, • Commercial or Administrative Property, • Enterprise building,
26	Arron	Capper		No	Status Quo – no adjustments to existing allocations	Leave as is.	Retain the existing method	Leave as is.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
27	owen	mcauley	N		I dont feel I have enough information or understanding of the issue to have a rational opinion		I have just read the proposal for a change in the way rates are calculated. If this is a genuine appeal for consultation with "we, the people" it has failed miserably. I would suggest firstly that you have someone with different skills rewrite the information which we are intended to understand and digest, and write it for the "average Joe.' In its present form it is totally incomprehensible, using vocabulary, jargon and phrases which may suit the minutes of a meeting of a bureaucracy but which would deter most of us from reading let alone comprehending this document. I have a tertiary education and

be going overseas in mid January I will have no time to seek clarification. Therefore I can only give my opinion on that portion I think to understand. I hate it! It is completely unfair. As a rural resident whose water, sewage,

and waste management is entirely my own responsibility, and using only the library of the facilities you list (and then only in the

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							I really struggled with this. I suspect that my suggestion will not be taken seriously, given the relatively short time we have been given, over the holiday period for goodness sake (?on the assumption that no one would bother to struggle through the document.) As I will

increase in our rates.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							past month of my 12 years in the district) I already feel over taxed and now you propose to virtually double my rates? You must be kidding When and only when we see an increase in the services provided would we feel happy, as seniors particularly, about such a massive

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
28	Steve	Bell (Forest Mana	agement NZ Ltd)	Yes	Status Quo – no adjustments to existing allocations		Undifferentiated capital value, UAGC within general rates	January 6, 2018 Gary Borg Chief Financial Officer Wairoa District Council P O Box 54 Wairoa 4160 Submission on the proposed changes to the revenue and funding policy – calculating rates Dear Gary This submission is on behalf of Forest Management (NZ) Ltd, (FMNZ) who represents approximately 11,334 hectares of the plantation resource in the Wairoa District on behalf of the Roger Dickie forest syndicates. Overview FMNZ has been managing the Roger Dickie forests since their inception in the early 90's. During this time we have engaged with WDC on various matters, both individually and

and are able to share relevant and accurate information with confidence to help enable WDC to make

E	ntry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
								through the Hawkes
								Bay Forest Group.
								More recently we
								have engaged directly
								with council regarding
								the pending harvest of
								the Roger Dickie
								forests and provided
								them with information
								pertaining to the
								volume of logs that
								will travel over the
								WDC roads, along with
								working through
								funding issues of
								difficult sections of
								public road relating to
								safety and
								environmental
								concerns. FMNZ seeks
								to have a positive
								relationship with
								WDC, one where we
								can engage openly
								and honestly about
								forestry related issues

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							informed decisions on behalf of all of their

stakeholders. As with all relationships, it is important the parties involved have the opportunity to develop and maintain them and everyone's voice is able to be heard. Although previous attempts by the forestry companies to engage with WDC seem to have been largely overlooked, given the size of the forest industry in the Wairoa District, it is important that positive robust relationships exist between the parties. Going forward there is an economic/social opportunity for the Wairoa District with the harvesting and reestablishment of the RDL forests as well as the other forests

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							within the district boundaries. WDC needs to be acknowledging these opportunities and looking to capitalise on them for the benefit of both WDC and the forest industry. The issues Like all land users, foresters know we need to pay our fair share however, the information the proposal is based on is insufficient to enable us to ascertain this. We appreciate that Wairoa has a small rating base in relation to the kilometres of rural unpaved roads that need to be upgraded and maintained. We recognise that log cartage can be demanding of roads due to the nature of the harvest operation

FMNZ is disappointed with the absence of communication

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							which creates a high
							impact over a
							relatively short
							timeframe. FMNZ in
							conjunction with the
							HBFG has tried to set
							up several meetings
							with senior council
							staff over 2017. All of
							these meetings have
							been cancelled at the
							last minute by council.
							If these meetings had
							taken place,
							employment
							opportunities and
							rural roads would
							have been significant
							agenda items. These
							discussions would
							have been an
							opportunity to discuss
							proposed funding
							policy options and the
							surrounding issues.
							Given that we manage
							a large land holding
							within the WDC area,

by council is

Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
				leading up to the proposed differential rating adjustment from 1.56 to 1.85 and the lack of time to prepare and engage given the holiday period. Submission Key Points 1. Insufficient dialogue with significant rate payers leading up to proposed changes. 2. If forestry is going to be charged a differential rate, it should capture all forests down to a much lower threshold than the proposed 100 hectares. The harvest of even 10 hectares of trees will still have an immediate impact on rural roads. Modernday mapping and lidar enables easy monitoring. 3. The information provided
	Speaking	Allocations - preferred	Allocations - preferred	Allocations allocation preferred preferred

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							inadequate to make an informed submission and this

has not appear to have changed from the last forestry targeted increase. 4. Will the proposed differential increase be sustainable into the future? In the councils' own words and I quote, "Council must consider the needs of the community now and in the future and therefore determine a rates policy that is sustainable and appropriate" To date the policy has been applying a differential and increasing it as required. Forestry is a long-term crop that has minor impact on roads for 25 years prior to harvest, so will the extra income from the differential

submission. We look forward to further discussion on forestry

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							rating base be put
							aside to fund roads as
							harvest comes on
							stream? 5. Does the
							differential rate fairly
							reflect the
							contributions for
							upgrades that the
							forest companies are
							making to the public
							roads? Has this been
							considered and what
							other land users do
							this as part of their
							business model? 6.
							What confidence do
							forest owners have
							that by paying an
							increased differential
							rate that further
							requests for funding
							contributions or
							restrictions on
							infrastructure such as
							bridges at the time of
							harvest will not
							happen. 7. FMNZ will
							speak to its

Entry Id	Name	Last	Speaking	Funding Allocations	Comments	Calculation and allocation -	Comments
				- preferred		preferred	
				option		option	

related matters. Kind regards Steve Bell

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
29	Hilary	Martin-Chan	No	Update Council's Revenue and Financing Policy to reflect preferred allocations	Although a little confusing with regards the cost to the consumer for water on a KI basis we feel that the more flexible option to ensure an equity of user pays is also the Council preferred option so we submit in favour of said option.	Capital value general rate differentiated by land use	
30	Martin-Chan	Enterprises Ltd	No	Update Council's Revenue and Financing Policy to reflect preferred allocations	Although a little confusing with regards the cost to the consumer for water on a KI basis we feel that the more flexible option to ensure an equity of user pays is also the Council preferred option so we submit in favour of said option.	Capital value general rate differentiated by land use	

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
31	Graham	Douglas		Yes	Status Quo – no adjustments to existing allocations		Retain the existing method	Grandy Lake Forests (NZ) Limited, C/O Merrill & Ring New Zealand, P.O Box 384, Wairoa 4160. SUBMISSION ON THE PROPOSED CHANGES TO THE "REVENUE AND FINANCING POLICY & THE CALCULATION OF RATES". January 08, 2017 District Councillors, Wairoa District Council, P O Box 54, Wairoa 4160. Dear Councillors, This submission is on behalf of Grandy Lake Forests (GLF), who are a family owned forest company based in Wairoa providing local employment, business support, and community engagement. We have a long term view of ownership and have been involved in the forest industry for

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							over 250 years. It is a fully committed forest company with sound family based principal's and ethics which guide its operations. Overview. Wairoa District Council's letter dated the 11th of December 2017 on the
							"Proposed Changes to the Revenue and Financing Policy & Way We Calculate Rates" was received only prior to the close of business for Christmas. This letter proposes further significant increases to our annual rates of
							22.85 percent. This may not seem much but when already paying near \$100,000 in rates any increase becomes significant especially at an increase of 22.85 percent. Issues 1. The

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							very brief letter failed
							to provide any
							relevant information
							on the proposed
							changes and directed
							us to the WDC website
							where a link can be
							followed to WDC's
							"Proposed Changes to
							the Revenue and
							Financing Policy &
							Way We Calculate
							Rates" Policy
							Document. Option 3
							(WDC's preferred
							option) "Capital Value
							General Rate
							Differentiated by Land
							Use" refers to a Case
							Study that was
							prepared by Opus
							Consultants under
							direction from council.
							This case study refers
							to a further Report the
							"Guidelines for
							Equitable Funding of
							Pavement
							Maintenance for Low
							Volume Roads 2017".
							This Case Study and

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							set of Guidelines
							provide the
							methodologies on
							determining an
							equitable share of
							costs determined by
							land use. There is an
							extremely large
							amount of
							information to process
							before one can gain
							an understanding of
							the methods and
							systems used to
							determine an
							"equitable share".
							The small timeframe
							allowed by the WDC is
							insufficient to process
							the information and to
							gain an understanding
							of WDC's preferred
							Policy Option of
							"Capital Value General
							Rate Differentiated by
							Land Use". The
							shutdown of
							businesses over the
							Christmas period has
							exacerbated this
							problem further. 2.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							The case study of "Equitable Funding of Pavement Maintenance for Low Volume Roads – Te Wairoa" was completed under direction from WDC but fails to provide any transparency to the local forest sector who is the "affected party" after all. a) Council have failed to engage with the local forest sector on this for relevant content and accurate data inputs for its modelling. Sector engagement would provide the transparency expected of a local authority and provide the confidence that we are paying a fair equitable share. b) The methodology used demonstrates bias towards forestry

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
				- preferred		preferred	assuming all land is productive and produces 625 tonnes / hectare and grown on a thirty year rotation. Other land use types compared in the report have differing "farm classes" and "production systems" that account for less productive land types. By lowering the input values of comparable land uses by reducing production levels, and then using high input values for forestry and using this to calculate
							the Equivalent Standard Axle (ESA)/1000 hectares/annum, and then use this to calculate the impact of High Commercial Vehicles from logging traffic exaggerates the output data. Using this skewed data set as a basis to formulate

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							rates calculations is
							corrupt. 3. GLF
							considers itself as a
							"significant affected
							stakeholder" to the
							substantial rate
							increase proposed.
							The lack of
							consultation prior to
							this letter
							demonstrates sector
							bias towards forestry.
							We have actively
							sought for
							engagement with
							WDC through the
							Hawke's Bay Forestry
							Group on forestry
							related issues, but
							have been declined
							for various reasons.
							4. The forest sector is
							part of Wairoa's
							Community asset base
							providing diversity,
							employment, and
							business
							opportunities. The
							development and
							strengthening of
							relationships between

Entry Id	Name	Last	Speaking	Funding Comments Allocations - preferred option	Calculation and Comments allocation - preferred option	
					government of	acil

government, council, and community is paramount and is why the forest industry seeks engagement on issues of importance. Recommendations. 1. **Grandy Lake Forests** requests a meeting to be held prior to the public hearing of submissions on the 22nd January 2018 to discuss the proposed rate changes and related forest issues in conjunction with the Hawke's Bay Forest Group. 2. Wairoa District Council's case Study on "Equitable **Funding of Pavement** Maintenance for Low Volume Roads" requires local forest sector inputs, and be open for discussion to provide transparency prior to be used in determining "fair equitable costs". 3.

Entry Id Name Last Speaking Funding Comments Calculation Allocations allocation - preferred option option	-
	The adoption of any Revenue and Financing Policy by WDC to be put on hold until effective forest sector engagement has been completed. Grandy Lake Forests acknowledges the challenges Wairoa District Council faces in managing a large roading network with a small rating base to fund improvements. We accept that we have to pay our "fair share" so that we are not a burden upon our district rate payers. However we do expect transparency and deserve the respect by council in holding formative robust discussions about fairness and equity. Grandy Lake Forests NZ Limited is opposed to option 3

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							"Capital Value General
							Rate Differentiated by
							Land Use" for the
							reasons stated above
							and will speak on its
							submission. Kind
							Regards, Graham
							Douglas, Grandy Lake
							Forests.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
32	Steve	Chandler	Yes	Status Quo – no adjustments to existing allocations	Refer attached submission (emailed separately)	Retain the existing method	Refer attached submission (emailed separately)
33	Dylan	Foster	No	Status Quo – no adjustments to existing allocations		Retain the existing method	
34	Keith	Winstone	No	Other	My opinion is that Nukutaurua Road is in such an appalling condition (and has been for many years) that it is time the Council gave us 100% rebate of rates for having to put up with the inconvenience.		

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
35	Adrian	Brown		No	Update Council's Revenue and Financing Policy to reflect preferred allocations	I note this funding allocation indicates that the council has a very low base of investment income that would help to reduce the ongoing burdon on ratepayers with proposed rate increases far in excess of inflation and wage/earning increases. The LTP should have as a priority how it is going to grow investment income as it will not be sustainable to keep going back the the rate payers to fund the increases going forward. It will only serve as	Retain the existing method	Dear Council I am extremely disappointed in the poor information provided in the communication received via letter and timing of the release of this submission process over the Christmas and New Year period. The absolute shock to learn that our rates would increase by approx. 25%-35% with the two options presented is disgraceful when the letter is only proposing to make the calculation simpler to work out. Does this mean the Mahia residents will receive increased services and infrastructure proportional to the increased rate take for that community? I dear say it will not and

Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
			another reason for a declining rating base of population within the community.		will only be used to subsidise Wairoa Township. The letter sent out should have included individual property owners comparisons on the break down of the various components of the rates currently being paid and what areas are increasing significantly with the proposed changes to better understand where the money is being collected and for what and to understand why those costs have escalated so much for the Mahia community in which we live. One lump sum as presented in the letter does not give any information as to the why and the what and the need. Today's computer systems and programming capability should
	Last	Last Speaking	Allocations - preferred	Allocations - preferred option another reason for a declining rating base of population within the	Allocations - preferred option option another reason for a declining rating base of population within the

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							make the existing
							model even more
							simple to operate, so
							the premise to make
							the calculation more
							simple is not a valid
							argument. The
							differentials put in
							place for the very
							limited services that
							Mahia residents
							receive should not be
							discarded for the
							reason because it is
							too hard to work out,
							as your statement
							indicates that the
							current methodology
							"funding allocations to activities and a
							multitude of rate
							types and differentials
							that are largely
							faithful to the
							requirements of the
							legislation". To
							suggest that Mahia
							residents receive the
							same amount of
							infrastructure and
							services that Wairoa
							services triat vvailUd

Entry Id Name	Last	Speaking	Funding Comments Allocations	Calculation and Comments allocation -
			- preferred	preferred
			option	option

township residents do is just plain wrong and not equitable at all by having the same differential. If the purpose was to make the calculation more simple with no change in total rate take then the rates should have been the same as per the current method with a differential applied to the CV to line them up with the rate amount as it would have been charged under the existing methodology, it should not have resulted in some being reduced substantially and some being increased substantially such as is the case with our rates for 7 Puka Place. The mayor's comment "We acknowledge that the proposed changes to the current policy

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							signalled some significant rates increases out at Mahia

and in the rural areas, but interestingly, many properties in the Wairoa township saw a 'proposed' decrease in their rates under the proposed policy, but again, this is just a proposal. " surely indicates clearly to the councillors that there is a real issue that the proposal is clearly wrong in generating the large differences. As part of this proposal work should also include what anticipated changes to rating CV values for the different land use options this current year are likely to have as an effect. As a larger proportional increase for land use type could perversely increase the relative

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							rate take even more along with the proposed larger increases forecast in the Long Term Plan for this coming rating year, which makes our rates ultimately unaffordable. I suggest that this proposal is taken back for further work within council and with more information provided to ratepayers on their individual itemised changes to their rates bill and what they are going to do to reduce the impact on the ratepayer i.e bring in a separate differential for the Mahia community, if it is to progress any further. Therefore I support the current rating model remains in place. What this proposal really

excess of inflation and

inefficiencies of trying to run a stand alone council for so few people. Regards Adrian Brown

highlights the

Entry Id Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
						indicates is the real inability for the WDC to generate other investment income to slow down the unabated increase of rates on the community far in

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
36	Garth	MacIntyre	No	Status Quo – no adjustments to existing allocations	RE; PROPOSED RATING CHANGES FROM THE WAIROA DISTRICT COUNCIL (WDC) We developed our dwelling at Avon Drive as a future permanent residence. The location was not only decided upon for its environmental attributes but for family reasons. Many others in recent years have looked at Mahia as a holiday destination to build a bach or for similar reasons that we built. The bottom line in these cases, for all of the people we	Retain the existing method	refer to letter above
					the people we		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					have spoken		
					with, is that		
					Mahia offers a		
					unique slice of		
					what rural NZ		
					typifies. In		
					speaking with		
					the same group		
					of people, we all		
					agree that many		
					of the		
					shortcomings we		
					have seen in		
					other council or		
					local body		
					decisions are		
					starting to		
					pervade in this		
					region. I am		
					specifically		
					talking about the		
					proposed rating		
					decision that the		
					WDC is		
					promoting. Our		
					rates are		
					currently		
					\$2,442.70 going		
					to an estimated		
					range of		
					between \$5,100		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					to \$5,600 in the		
					tabled options.		
					This represents		
					an increase of		
					around 130%! If		
					you want a		
					reason not to		
					buy in Mahia		
					whether as a		
					residence or		
					commercial		
					enterprise this		
					type of		
					assessment is a		
					big deterrent.		
					Whether you		
					assess capital or		
					land values as a		
					rating system		
					base case, we are		
					at a loss to see		
					how WDC can		
					justify this		
					increase or arrive		
					at this figure. We		
					are totally self-		
					sufficient in our		
					waste water		
					treatment and		
					our water		
					collection. Our		

road access is not curb and channel and it is seldom mowed. We pay for our rubbish bags and only utilise the WDC recycling station in Mahia. We accept that our rates contribute to	
channel and it is seldom mowed. We pay for our rubbish bags and only utilise the WDC recycling station in Mahia. We accept that our rates contribute to	
seldom mowed. We pay for our rubbish bags and only utilise the WDC recycling station in Mahia. We accept that our rates contribute to	
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station in Mahia. We accept that our rates contribute to	
We accept that our rates contribute to	
our rates contribute to	
contribute to	
maintanance and	
maintenance and infrastructure of	
roading and	
community	
services,	
however it is	
hard not to see	
the proposed	
rating changes as	
being nothing	
more than a	
wealth tax-	
particularly for	
those that have	
built in the last	
10 years where	
these dwellings	
or commercial	
activities meet	

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					code of		
					compliance and		
					modern building		
					standards with		
					commensurate		
					valuations that		
					will attract		
					higher rates. The		
					underlying		
					concern, apart from the		
					monetary rates		
					assessment, is		
					that the		
					perception of		
					WDC is coming		
					under scrutiny on		
					many fronts. The		
					accountability of		
					decisions is		
					leaving many		
					rate payers in the		
					dark over a		
					number of		
					schemes that		
					have either failed		
					or appear to		
					have run over		
					budget. In		
					particular, I am		
					referring to the		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					Mahia village		
					waste water		
					treatment		
					system and		
					historically the		
					Blue Bay waste		
					water		
					infrastructure.		
					Our own recent		
					dealings with the		
					WDC over the		
					Auroa Point		
					subdivision has		
					left us and many		
					in the		
					community		
					suspicious of		
					Councils true		
					motives. Our		
					concerns were		
					only heard after		
					community		
					pressure was		
					brought to bear on this issue and		
					after the		
					questionable		
					decision was		
					made by Council		
					to grant consent.		
					The legacy		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					around this		
					decision-making		
					process, now combined with		
					the rating		
					proposal,		
					reinforces the		
					perception there		
					is little interest		
					by the WDC in		
					genuinely		
					addressing		
					community		
					concerns and		
					revenue		
					gathering		
					appears the		
					driving force. If		
					the rate take is		
					not going to increase, WDC		
					should be		
					focused on		
					operating within		
					the revenue it		
					receives. Should		
					developments		
					occur, whether		
					they are		
					residential or		
					commercial, the		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					Council should		
					be transparent in		
					stating the true		
					costs of		
					infrastructure on		
					a case by case		
					basis for these		
					developments.		
					On the proposed		
					rate assessment,		
					the 'wealthier'		
					residents or		
					commercial		
					businesses as		
					mentioned		
					above, will be		
					subsidising		
					future		
					development- in		
					our submission		
					and I am sure in		
					many others, this		
					will be the		
					underlying		
					concern. Based		
					on these, we		
					consider the		
					preferred rating		
					option to be the		
					status quo or a		
					very fair /		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					transparent (and		
					understandable)		
					sliding scale that		
					doesn't penalise		
					those that have		
					invested in		
					Mahia in recent		
					years.		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
37	Arabella	Ross	No	Status Quo – no adjustments to existing allocations	As a rate payer from Oraka i object to the proposed increase in rates. The increase of anything above inflation is wrong when compared to services provided	Retain the existing method	
38	Paul	Taunoa	No		we pay \$1731.20 a year on rates for what ??? we dont even have proper access to our property and you want us to pay more for what		

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
39	Ross	Stevenson		Yes	Status Quo	The proposal	Retain the	
					– no	sees a 200%	existing method	
					adjustments	increase in rates.		
					to existing	Such a sudden		
					allocations	increase is		
						unreasonable		
						and brings the		
						system into		
						disrepute. As		
						Rating Adviser to		
						the Hong Kong		
						Govt., my		
						comment is that		
						we would never		
						have increased		
						rates in such a		
						one time move. I		
						cannot		
						remember any		
						increases being		
						greater than 15%		
						ie capped or		
						phased in.		
						Increases of this		
						level violates our		
						original		
						investment		
						assumptions, and		
						Wairoa Ditrict		
						Council risks		
						being seen is an		

unstable investment environment. Future potential investors in high input, job creating, capital investment should be wary. The policy thrust is to discourage rural predominantly maori employment. One response is to move the high value Plant Varieties, thus lowering the capital value and reducing employment prospects. On the service cost side we are on State Hwy 2 where roading costs are mainly bourne by NZ Transit. We	Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
environment. Future potential investors in high input, job creating, capital investment should be wary. The policy thrust is to discourage rural predominantly maori employment. One response is to move the high value Plant Varieties, thus lowering the capital value and reducing employment prospects. On the service cost side we are on State Hwy 2 where roading costs are mainly bourne by NZ						unstable		
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the service cost side we are on State Hwy 2 where roading costs are mainly bourne by NZ								
State Hwy 2 where roading costs are mainly bourne by NZ								
where roading costs are mainly bourne by NZ						side we are on		
costs are mainly bourne by NZ						State Hwy 2		
bourne by NZ								
Transit. We						bourne by NZ		
						Transit. We		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					maintain our		
					own internal		
					roading. We		
					receive very few		
					services from		
					council. We also		
					face a rise in		
					wages to a \$20		
					per hour		
					minimum,and		
					the change in		
					operating cost		
					from rates and		
					wage policuy is		
					considerable. We		
					are price takers		
					as 99% of fruit is		
					exported we		
					cannot pass on		
					these costs.		
					Overall the		
					proposal is highly		
					regressive on		
					rural		
					employment ,		
					not tied to the		
					cost of services		
					we receive,		
					violates initial		
					investment 		
					assumptions on		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					taxation, and is		
					to be		
					implemented		
					with		
					unreasonable		
					notice. Any		
					investment to		
					protect crop and		
					jobs eg frost		
					control is to be		
					heavily taxed.		
					Ross Stevenson		
					Former Rating		
					Adviser Hong		
					Kong Govt.		
					World Bank		

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
40	Raylene	Murray-Macgreg	or	No	Other	Update Council's Revenue and Financing Policy to reflect our community and environment especially our water. The percentage of investments need to be increased with returns to decrease the percentage of rates charged.	Other	Decrease general rate charges and charge capital value differentiated by land use.

	Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
adjustments to existing object to the Council using Capital valuations as a basis for calculating the General rate. Property valuations are a reflection of Real Estate Market value based on the properties size, age and desirability of location, ie coastal properties would generally be valued at least \$200,000 more than the equivalent property in an urban suburb. Using the property valuation to calculate rates is in fact a form of wealth tax based on the perception that owners of properties with high valuations are owned by wealthy	41	Christopher	Ritchie	No	noadjustmentsto existing		Other	residential property in Mahia we strongly object to the Council using Capital valuations as a basis for calculating the General rate. Property valuations are a reflection of Real Estate Market value based on the properties size, age and desirability of location, ie coastal properties would generally be valued at least \$200,000 more than the equivalent property in an urban suburb. Using the property valuation to calculate rates is in fact a form of wealth tax based on the perception that owners of properties with high valuations are owned by wealthy people who can afford

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							this is an unfair and erroneous principle as the majority of properties in Mahia have been family owned and shared for many years by people who are not wealthy. We believe "User pays" principles should apply - ie rates charged should reflect the actual usage of Council provided utilities and services. There are other issues in Mahia that should be recognised when applying rates that place Mahia at a disadvantage compared to the Wairoa township. Water supply - Council does not provide potable water to Mahia residents. Residents collect rainwater or maintain private bores at their own cost.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							Wastewater/effluent - Residents have made substantial contributions to the effluent system upgrade. Stormwater - The stormwater system in Mahia is very basic and does not include reticulation in the form of pipework. Basically there are open drains that service a few limited areas of Mahia. Footpaths - The provision of footpaths is minimal and only covers a small area of Mahia. The above differences should be recognised and considered when setting rates for Mahia. We prefer the mechanism for setting rates to reflect the services each property receives from the council.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
42	Peter	Dixon	No		I object to rate rise any higher than national inflation		
43	Karren	Kingsbeer	No	Status Quo – no adjustments to existing allocations		Retain the existing method	I am totally against the change as I have indicated, also at a loss to understand such a huge increase there would be in the rates, I have read your policy, I see this as revenue gathering for the councils own purpose, not that of the residents of Mahia.

Entry Id Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
44 Neil	Taylor	Yes		The information you have provided to me and made available electronically is inadequate for me to understand the proposed changes to the rating system,or to even be able to relate the existing system to your models for change. As I have had some contact with various NZ rating systems for 40 years I believe I should be able to understand what you are proposing to change and the reasons why such change is being proposed. I would be pleased		I am not predisposed to any specific calculation and allocation of rating at this time. I would like to understand why change is being proposed[specifically, and to each and every change that is being proposed] and then to understand the likely impact of these proposed changes across the different rating categories. It is not adequate to justify change on the basis that the Council desires simplicity. Clearly any rating system will have complexities, that is inevitable, what is needed here is more explanation of what is not working in the existing system, why change is required, what is specifically proposed to

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					to support change if I can see that it is necessary, fair, equitable, an improvement on the existing system, and comprehensible. I am unable to indicate a preferred option until I can understand each option and the justification for the structure of each option.		change[and why], who will be paying for what[and why], and how the allocations across different rating categories will look for each proposed model of change.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
45	Sally	McKinnon	No	Other	Other options need to be explored to finance transport / roading. This is an east coast problem that should have assistance from central government who collect the truck revenue.	Retain the existing method	Other options need to be explored to finance transport / roading. The residents of the district should not have to pay for industries which supply no added value to the local economy and are responsible for the decimation of our roads and environment. This is an east coast problem that should have financial assistance from central government who collect the truck revenue.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
46	Nick	Chapman	No	Alternative allocations	Council must exhaust all external funding opportunities if there are sources and levels of funding to compete for.	Retain the existing method	If Council wishes to achieve development for rate payers it must describe the type of works it is going to target the specific beneficiaries with and raise monies for the benefit as much the same as you have done with the Mahia Beach sewage issue. if there is not a specific funding pool to access for this Council must go to the beneficiaries and consult seeking determination if there is a consensus (and benefit / need) for that specific community.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
47	Murray	Deakin	No	Status Quo – no adjustments to existing allocations	Funding of waste collection and disposal by attracting waste from outside the district looks to me like a recipe for disaster, I would like to see an open and frank public debate of the pros and cons of this move before it is implemented. We have enough issues around pollution of the environment with sewage in the river without adding other peoples rubbish to the mix. Seems a major U turn since the recent zero waste farce.	Retain the existing method	I support the councils preferred option as the current system is ponderous and full of anomalies. Simplifying the calculation of the rates is needed even at the risk of personal increases, in supporting this option I do have concerns about the ability of council to manipulate the number and size of the land use differentials as this could quickly become another monster like the one it replaces.

Entry Id		Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
48	ADRIENNE	ANDREW	No	Status Quo – no adjustments to existing allocations	The proposed rates changes are not fair. I do not receive many services. No curbing, no footpath, no street lighting. Maybe the side of the road is mowed twice annually. I provide my own waste management and water supply. I do my own recycling and get rid of my own household rubbish due to the exorbitant cost of your collection. The suggestions of rate increases of 127% up our road is frightening. I am on National Super which does	Retain the existing method	To suggest that some ratepayers have a reduction of rates while others have a proposed rate increase of 127% is poorly thought out and unacceptable.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					not allow for		
					such expenses.		
					The proposed		
					increase in rates		
					is outrageous		
					and		
					unacceptable.		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
49	JOHN	ANDREW	No	Status Quo – no adjustments to existing allocations	The proposed rates changes are not fair. I do not receive many services. No curbing, no footpath, no street lighting. Maybe the side of the road is mowed twice annually. I provide my own waste management and water supply. I do my own recycling and get rid of my own household rubbish due to the exorbitant cost of your collection. The suggestions of rate increases of 127% up our road is frightening. I am on National Super which does	Retain the existing method	How can you suggest that we potentially would be paying approx. \$100 per week rates on a fixed income for the few services we receive. A reduction in rates by some, while receiving all or many more services, when I could potentially be asked to pay rates based on a 127% increase is outrageous and most unfair.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					not allow for such expenses. The proposed increase in rates is outrageous and unacceptable.		
50	paul	quinney	No	Status Quo – no adjustments to existing allocations	proposed rate increase is excessive for seldom used batch at onepoto.council services rarely used but considered adequate. we voted against the recent amalgamation	Retain the existing method	retain statis quo with rate assessed at \$ 1040.80

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Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					proposal for this very reason.		
51	Kirsten	Buckman	No	Status Quo – no adjustments to existing allocations	Since roading is such a major cost for this area, can the Government provide extra funding for some regions like ours who struggle to meet the costs of roading with the population. Also, because RocketLab are high users of the local roads in Mahia, and the Government is supporting them, perhaps that may be a reason for them to provide extra funding for roading costs. There are some	Retain the existing method	It is unfair to punish people on the value of their home. The calculation of the rates with the proposed method is unfair. We are all using the same services, so it should be done on land value, not improvements. It needs to be the same for everyone, not 127% increase for 'Jo Bloggs' and 75% increase for 'Sam Jones'. Rate increases of that much are extreme anyway. If you are going to put rates up, 10% might be acceptable. If rates are going to increase, it would be good to

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					rumours going around about some Council staff falsifying charges to the Mahia Wastewater Scheme. Perhaps some accountability needs to occur over this if the rumours are true and is this the reason our rates are increasing?		get something for our money ie curbside recycling and rubbish collection without any charges. At the very least, a well organised and tidy refuse collection centre in Mahia.
52	Bruce	Baty	No	Update Council's Revenue and Financing Policy to reflect preferred allocations	I own three properties: 13 Jellicoe Avenue, Wairoa 125 Clydebank Road, Wairoa 92 Lucknow Street, Wairoa	Capital value general rate differentiated by land use	

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
53	Bruce	Baty	No	Update Council's Revenue and Financing Policy to reflect preferred allocations	I own the following properties: 13 Jellicoe Avenue, Wairoa 92 Lucknow Street, Wairoa 124 Clydebank Road, Wairoa	Capital value general rate differentiated by land use	
54	James	Baty	No	Update Council's Revenue and Financing Policy to reflect preferred allocations		Capital value general rate differentiated by land use	

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
55	Vaughan	Plowman	No		Council should consider each years annual plan and what is a fair, equitable, and acceptable maxim spend for the District then indicate a financial \$ ceiling for the forward budget year ahead. This should occur and be conveyed to the staff before staff prepare their annual department operational requests. Only then should a provisional budget be prepared for Councillors to consider. Included in the	•	Unimproved Land Value should be the basis of all rating. It is the only fair basis on which to proceed or make any change. Commercial Forestry land should be rated more highly than other land uses. The value of the trees (stock) is exempt so the low value of that land realises very little rating income for Council. Forestry vehicles wreck our roads, impose real costs on ratepayers and motorists with no compensation for the .motorist I would like to see unimproved land value as the basis for all rating (not a mixture of unimproved and value (ULV) and capital
					final full budget should be a contingencies		value). A percentage differential would be easy to apply to the

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					amount to allow		ULV for each property
					for any		type. Using CLV rating
					unforeseen		of higher value
					events. Council		residential and rural
					staff with		properties with
					financial		limited access to
					responsibilities		services and amenities
					should be		would result in rural
					annually		property owners and
					assessed for		farmers being being
					budgetary and		severely and adversely
					financial		disadvantaged
					competence so		compared to urban
					that fiascos like		owners of lower value
					last years rated		properties many of
					balls up do re-		whom are absentee
					occur. In		investment landlords.
					previous years, it		Far too many
					was always		permanent staff are
					possible to		employed by WDC
					calculate rates		especially when the
					and differentials		low Councils rate
					and with the aid		payer base and other
					of modern		income totals are
					computer		considered. Council
					programme cell		should urgently
					formulas, the		undertake an
					degree of		independent and
					differentials		realistic out of
					applied should		house"financial and
					not be an		human resources

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					acceptable argument in the 21st century. Was it staff changes and incompetency that were the cause?		review of all Council's operations". Staffing requirements and a total reorganisation should follow in order to staff and carry out spending and duties within the annual budget. If you cannot or will not do such a review, then I suggest Council open a discussion with Napier City Council to see if they would consider an amalgamation with Wairoa District. In the meantime I request that you retain the status quo for 2018-9 and seriously consider my suggestions.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
56	Vaughan	Plowman	No	Status Quo – no adjustments to existing allocations	Do not allow Gisborne District or any other council dump solid waste in the Wairoa Disposal site. Wairoa has an extremely valuable solid waste disposal asset which should be for WDC residents and ratepayers only. Thanks to previous Wairoa Council foresight and decisions, GDC has spent mega \$ sums trying and failing to set up a Gisborne dump with no success, Instead it sends all its waste to other places like the Waikato and places South of Wairoa. Please do not sell solid	Retain the existing method	Please ensure that all service users pay 100% not 90% or less. Those not paying their share are a burden on the rest of us (rate payers). I request that a list of outstanding non paying ratepayers and the amounts outstanding should be published on the WDC web site and in the Wairoa Star quarterly, one month after they were due.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					waste space to		
					GDC for a short		
					term and short		
					sighted dollar		
					gain. You will		
					regret it if you		
					do. It might assist		
					WDC and QRS in		
					the short term		
					but Ratepayers		
					will end up		
					paying for this		
					facility twice if		
					you do!		

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
57	martin	james		No	Other	-We support an alternative rating system that is less complex than current but is fair to all rate payers throughout district. Fairness being relative to the cost of annual rates per property ownerServices provided to the people of Mahia by the WDC are at best woeful. We consider the lack of roading maintenance, lack of footpaths, poor drainage, infrequent maintenance and upkeep of reserves and roadsides, expensive rubbish	Other	-We support an alternative rating system that is less complex than current but is fair to all rate payers throughout districtYour proposed best option signals a rate increase of about 47 % for our residential property at Mahia. This is neither reasonable, sustainable, fair or affordable for the vast majority. It is grossly inflated in comparison to current property values and services suppliedI suggest the WDC carefully considers the demographics of the Mahia region which by and large is far from affluent. The level of unpaid rates is already significantCurrent services provided to the people of Mahia
						collection, poor		by the WDC are at

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Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					recycling options		best woeful.We
					and a general		consider the lack of
					lack of forward		roading maintenance,
					thinking for		lack of footpaths, poor
					Mahia as major		drainage, infrequent
					issuesBased on		maintenance and
					the examples		upkeep of reserves
					listed above any		and roadsides,
					proposed		expensive rubbish
					increase would		collection, poor
					need to be met		recycling options and
					by a significant		a general lack of
					improvement in		forward thinking for
					council		Mahia as major issues.
					investment. Are		-Based on the
					they confident		examples listed above
					they can deliver		any proposed increase
					this to the		would need to be met
					ratepayer as it		by a significant
					certainly would		improvement in
					be an		council investment.
					expectation		Are they confident
					should their best		they can deliver this to
					option be		the ratepayer as it
					accepted? -If any		certainly would be an
					increase is		expectation should
					deemed		their best option be
					absolutely		accepted? -If any
					necessary to		increase is deemed
					support the		absolutely necessary
					future		to support the future

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Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
				•	infrastructure the increases should be incremental and measured to		infrastructure the increases should be incremental and measured to allow for affordability.
					allow for affordability.		

	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
58	Nicki	Waldin	No	Status Quo	The new	Retain the	
				– no	proposal is not	existing method	
				adjustments	relevant to the		
				to existing	lack of services		
				allocations	provided at		
					Mahia Beach. No		
					Beach rubbish		
					bins, so even		
					when collecting		
					rubbish off the		
					beach there is		
					nowhere to put		
					it. Very little		
					street lighting No		
					water provided		
					We have just		
					installed in		
					sewage system		
					at individual		
					property owners		
					expense For		
					council to		
					increase rates		
					shows a lack of		
					good		
					management. I		
					also think council		
					should be		
					concentrating		
					collecting		
					outstanding		

Entry Id Name Last Speaking	Funding Comments Allocations - preferred option	Calculation and Comments allocation - preferred option
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rates.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
59	William	Livingston	No		I am a property owner 211 Newcastle street Mahia,I submitted previously, but as the submission deadline has extended it has given me the opportunity to attend a public meeting at Nuhaka, having listened to that I thought i would re submit. Firstly I understand the benefits to the wider community to have a strong and vibrant CBD and to this end property owners and business	•	
					need to be supported by council, Businesses and property owners		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					within the CBD		
					face challenges		
					now from bulk		
					discount retailers		
					, old		
					infrastructure,		
					earthquake and		
					sanitary prone buildings that		
					face up grading		
					with little return.		
					This is not		
					uncommon in all		
					provincial towns.		
					High rates in		
					these towns is		
					becoming		
					unsustainable		
					and vacancies		
					more common		
					with a negative		
					community roll		
					on effect .		
					Councils need to		
					look to sectors of		
					the Business		
					community that		
					can sustain a		
					bigger share of		
					the rate burden.		
					Look to lean		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					there own		
					internal		
					operation and		
					maximize council		
					owned		
					enterprise.		
					Residents of Mahia ,can not		
					be burdened		
					with further		
					increases in an		
					area that is		
					already over		
					rated in		
					comparison to		
					other coastal		
					towns in Hawkes		
					Bay .ie a		
					property I own in		
					Waimarama with		
					water is \$2000		
					compare to		
					\$4000 in Mahia.		
					There is no		
					recycling		
					facilities yet i		
					have sent plans		
					and photos to		
					the Wairoa		
					Council		
					previously , The		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					mission		
					Statement of the		
					previous CEO		
					was Wairoa		
					district council		
					need to unlock		
					the two jewels of		
					the area in Lake		
					Waikaremoana		
					and Mahia		
					peninsula for		
					tourism, this has		
					not eventuated		
					with any council		
					initiative , there		
					is still no sealed		
					rd to the lake,		
					no tennis courts		
					and other		
					facilities in Mahia		
					that are vital to		
					providing a		
					rounded visitor		
					experience.		
					Council has		
					shown not		
					provided any		
					new years		
					entertainment,		
					concerts ,beach		
					day programs all		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					part of a tourist		
					experience.		
					There are four weekends of the		
					year that Mahia needs to be		
					catered for		
					Easter , Queens		
					birthday, labor		
					weekend and		
					Xmas,		
					sometimes		
					Waiatangi , The		
					lawns need		
					mowing,		
					footpaths		
					cleared of debris		
					,boat ramps		
					cleaned ,extra		
					rubbish bins put		
					out. These are		
					basic items that		
					need to happen		
					but for 10 years		
					have been sadly		
					lacking.		
					Expenditure, the		
					last 8 years has		
					seen the lowest		
					interest rates		
					since the early		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					sixties, yet the		
					council has been		
					reluctant to get		
					some of the vital		
					infrastructure		
					works done,		
					Wairoa district		
					Council enjoy a		
					very strong		
					balance sheet		
					with a very low		
					debt ratio , i		
					would question		
					how prudent a		
					policy during this		
					last 8 that has		
					been or has in		
					fact held the		
					region back. With		
					no better		
					alternative the		
					Status Quo		
					Rating scheme		
					must remain and		
					I challenge our		
					councils to be		
					more creative		
					and bold.		

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
60	Teresa	Zeilstra	No	Status Quo – no adjustments to existing allocations		Retain the existing method	
61	Louise	Bramley	No	Status Quo – no adjustments to existing allocations	Whilst I admit ignorance with regards to financing policies, as I understand it, proposed changes will mean a significant increase in rates. We feel our rates are considerable already in comparison to the rest of the country and an increase would stretch already stretched household budgets. Council is supposed to work for the community not against it.	Retain the existing method	As above.

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Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
62	Stu	Davey	No	Status Quo – no adjustments to existing allocations		Retain the existing method	I wish to register my opposition to the preferred new rating option being proposed by council as I see it as nothing short of extortion. Council shows its true arrogance by openly making the assumption that Mahia bach owners are wealthy and can therefore afford a hefty increase in rates. Sure there may be some money amongst the community but there are also a lot of retirees, pensioners, families just managing to fulfil a life-long dream of owning a bach at Mahia and local families with little or no employment. Mayor Little claims council are not being devious yet a number of issues
							point directly to this

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							being the case. Ratepayers received a letter on 11 December 2017 claiming "council is therefore writing to every ratepayer in the district to EXPLAIN the proposed changes" yet no such explanation exists other than a link to the WDC web site which requires serious filtering and deep diving to find a document which the general ratepayer would probably not understand. The community meeting for Mahia is moved to Nuhaka and conveniently held on a Monday night which just happens to be the first day a lot of schools go back therefore a good number of Mahia bach owners have returned

the Wairoa ratepayer has all of the above yet looks forward to a rate decrease. Hardly fair. Part 2 on page 6 of the proposal states "Council recognises

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							home. Mayor Little
							goes on to claim the
							proposed preferred
							option is fairer yet
							that same option
							proposes massive rate
							increases for Mahia
							ratepayers who have
							payed, or are paying
							for their sewer
							system, pay for their
							rubbish collection,
							have no footpaths, no
							town water supply,
							open storm water
							drains, a recycling
							depot open for four
							hours per month, fund
							the rubbish collection
							and toilet cleaning for
							freedom campers,
							who contribute very
							little to the
							community, whereas

Entry Id	Name	Last	Speaking	Funding Allocations	Comments	Calculation and allocation -	Comments
				- preferred		preferred	
				option		option	

that there is an important balance to achieve between certainty of outcomes and transparency of decision-making". On page 7 Option 3, the preferred option, the disadvantages state that the option is seen as 'arguably less transparent' therefore not conforming with the statement on page 6. Mahia is rated under the category of 'rural residential' but the table on page 7 does not distinguish between Residential rural - urban. This is misleading.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
63	Michelle	Meyer	No	Status Quo – no adjustments to existing allocations		Retain the existing method	SUBMISSION A nearly double increase in my rates is totally outrageous, unfair and unjustified, so is the timing of the letter. It seems that Wairoa District Council is keen on attacking high value properties outside of Wairoa rather than meeting any obligation to make the rate fair and equitable. What an easy target to go for rather than looking at the consumption of resources or who benefits from Council expenditure. I use the road no more or no less than anyone else and I don't have the ability to write off my rates a tax expense unlike Commercial properties that get a break from the proposed changes.
							Why is that? Does

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							Wairoa District Council think that it's Robin Hood? If my rates go up I have less to spend in town. But then I guess that's good if all the businesses get a huge rates reduction. It is a bit strange why these people get a reduction in rates when having a business in town would actually (indirectly) consume more resources that a household. Trucks have to use the roads to get there to make deliveries etc. The vagueness of the letter and the propaganda aka policy that went along with it was pretty bazar. Isn't this the sort of stuff that is used for setting rates anywhere? It's full of generic economic theory (which no one really

Entry Id Name Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
					understands) in a weak attempt to say there is only one option: penalises people who work hard because it's easier and do it fast because it could "delay implementation". Wairoa District Council is encouraging people to buy a decent property somewhere else and only wants people to live in low value properties. What happened to encouraging more people to Wairoa — rating them so much is not a way to get people to come here. It's like adding to a mortgage. The whole generational equity thing is a bit weird, I'm looking forward to those (imaginary) windfalls if it means a

E	intry Id	Name	Last	Speaking	Funding Allocations	Comments	Calculation and allocation -	Comments
					- preferred		preferred	
					option		option	

people buy a house to live in not rent out or profit from like some in Council. I receive no services like urban residents do (water, sewerage, footpaths, streetlighting) and my property valuation hasn't increased comparatively. It's hardly equitable. Do I just pay for everyone else? Why don't people pay to join the library? Why should I pay for everyone else? The timing of these notices so close to xmas for those of us who have a huge increase is another poor timing choice and to have the cut off period at a time when a percentage of people will still be on holidays is another example of your lack of thinking or caring. I can't seem to work

they never actually

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							out why rural
							customers (or those
							with no services) are
							the ones taking the
							brunt of the increase
							and urban clients by
							all accounts are
							decreasing - these are
							the people using all
							the services. Is this
							how the council is
							making up for rates %
							increases they
							couldn't deliver on??. I
							can't seem to find any
							real rational for this
							increase apart from
							making things easier
							for Councilare you
							saying your own or
							local governments
							processes are too
							complex for your or
							you don't know what
							you are doing when it
							comes to assessing
							rates?. Will this be
							another submission
							that Council ignores
							and continues as if

Entry Id N	Name L	ast Spe	aking Funding Allocatio	Comments ns	Calculation and allocation -	Comments
			- preferre	ed	preferred	
			option		option	

asked opinions another waste of rate payer's money and time. If this change is not going to affect the total amount collected why even bother, if not just to make things easier at your end. Your own system let you down with this year's calculation and now you need to make sure you aren't left with red faces again - don't penalise your rate payers for your mistakes - go back do your homework and find a way to make things easier if you need to but leave our increases at a reasonable rate!!! You can spout on about a so-called preferred option but it's really just a cop-out. Take more time to get it right and make things

Entry Id	Name	Last	Speaking	Funding Allocations	Comments	Calculation and allocation -	Comments
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fairer, make sure its equitable rather than just robbing some people.

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
64	Stephen	Smith	No	Status Quo – no adjustments to existing allocations	Mahia ratepayers are already not getting many of the benefits afforded to urban areas ie footpaths, streetlights, easy access to council services such as library, no public rubbish so we have to clean up after freedom campers Mahia should not be Penalised just because we look after and develop our properties which in turn increases the value of them, we are also having our property values increased because of outside influences such as Rocket Lab	Retain the existing method	Perhaps the council needs to look at the number of staff they employ compared with 5 years ago and what benefits the extra staff are providing Also perhaps the council should look at perusing non payment of rates rather than imposing more costs on those that do pay Perhaps a working group of ratepayers and council needs to be set up to explore rating issues

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
						interest in properties and an overall desire for seaside properties		
65	Kim	Walker	Ī	No	Status Quo – no		Retain the existing method	

adjustments to existing allocations

Entry Id	Name	Last	Speaking		Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
66	James	Davey		No	Status Quo – no adjustments to existing allocations		Retain the existing method	Im a great believer in user pays. I believe rates should be weighted towards the highest allowable uniform charge differentiated by the services individual properties receive. Basically if you dont receive a service you should not have to pay for it. There are certain services that all should pay for such as community halls, parks and reserves etc as these are available to all whether you choose to use them or not. However even the charge for these should be differentiated to reflect relative availibity to the user. The rates calculation based on the value of a property should be reduced as much as possible and certainly
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Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
				option		option	capital improvements should carry the lowest possible calculation. A higher value property receives no more benefit form council services than a lower value one. Some property owners are being hit with huge rises and often those in Mahia are Baches and/or have retired owners. Most are on limited incomes as there is not a lot of work available in Mahia. Many properties have been in families for many years and many will be forced out if rates continue to rise simply because Mahia has become popular and values have risen. Property values in Mahia have risen around property
							owners but incomes

nobody wants and some shingle around the boat ramp. Why is only 20% of liquor Licensing cost covered by fees and the rest by

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
							haven't! Rates should be differentiated away from rural areas as we dont have the same access to employment or the services provided by council as those in Urban areas do If we as a district cannot charge afforable rates then we need to merge with a larger council or cut back spending. Even now at mahia we see nothing happening until tourist season when we get new signs encouraging freedom camping and rubbish bins (which incidently promptly got removed once the tourists left) Footpaths that

Item 5.2- Appendix 2

Entry Id Name Last Speaking	Funding Comments Allocations - preferred option	Calculation and Comments allocation - preferred option
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rates?? USER PAYS...

Entry Id	Name	Last	Speaking	Funding Allocations - preferred option	Comments	Calculation and allocation - preferred option	Comments
67	noel	davey	No	Status Quo – no adjustments to existing allocations		Retain the existing method	
68	Kay	Davey	No	Status Quo – no adjustments to existing allocations	The reasons being offered for the proposed changes are unfair, unreasonable and would stymie development and employment. Who would bother to add capital development only to pay more in rates for no added benefit or services.	Retain the existing method	Same as above.

Charlotte Knight

From: Kay Lindstrom

Sent: Tuesday, 16 January 2018 3:09 p.m.

To: 'Lee James Footwear'

Subject: RE: Proposed changes to the revenue and financing policy - rates

Hi Robyn and Maxine - thank you for your submission. It has been forwarded to our Chief Financial Officer for attention.

Regards

Kay Lindstrom Kaiurungi Hangarau Information Services Officer





P: +64 6 838 7309 F: +64 6 838 8874 PO Box 54 | WAIROA 4160 www.wairoadc.govt.nz

social | economic | environmental | cultural

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From: Lee James Footwear [mailto:lee.james@xtra.co.nz]

Sent: Tuesday, 16 January 2018 2:44 p.m.

To: Administrator <administrator@wairoadc.govt.nz>

Subject: Proposed changes to the revenue and financing policy - rates

Valuation roll number 0870032000 - 229 Newcastle Street - Mahia

We write to respond to your letter of 11th December 2017 regarding proposed changes to the way you collect rates. We are opposed to any rate increases for our property (however you choose to collect them) at 229 Newcastle Street, Mahia – on the basis that you do not provide the infrastructure to support any increases.

We have just finished paying for our own new sewage scheme – the final costs being more than was originally proposed. We collect our own rainwater as there is no water system and we have no green waste collection or ongoing recycling options.

Please accept this email as a submission as requested and confirm receipt of this email. Thank you

Your faithfully Robyn Fleming and Maxine Brown

1

Charlotte Knight

From: Kay Lindstrom

Sent: Monday, 22 January 2018 2:25 p.m.

To: 'Terri Bullock'

Subject: RE: Rates increase Submission Objection

HI Terri - thank you for your email. I have forwarded it to our Chief Financial Officer for attention.

Regards

Kay Lindstrom Kaiurungi Hangarau Information Services Officer





P: +64 6 838 7309 F: +64 6 838 8874 PO Box 54 | WAIROA 4160 www.wairoadc.govt.nz

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From: Terri Bullock [mailto:bullockbuildings@gmail.com]

Sent: Monday, 22 January 2018 1:58 p.m.

To: Administrator <administrator@wairoadc.govt.nz>
Subject: Rates increase Submission Objection

Objection to the new Rate structure for Mahia and Wairoa district

Valuation roll no 08700-42660 1 Maungawhiro Drive, Mahia

Dear Mayor

To open I must say that most of your staff would not understand how you to work out the letter you sent out for the rates option system...so how could we the mere layperson understand ?!

However , we strongly object to any huge rises to the rates you are proposing

Speaking as a residential ratepayer - Rates should be equal for everyone across the board percentage wise for everyone in the district - that is a fair and equal way to do it, whatever your forward plan is. I would accept that with a reasonable increase. If you argue that some places need more "coverage services wise" then if that is the case I think Mahia should be less penalised, certainly where most of us have our own water and sewage systems and services such as rubbish collections or keeping the area tidy is involved! -

1

We are still waiting for council to tidy up our area after the influx of many untidy visitors - the areas beside the roads are full of bottles, chippie packets and beer cans!!

Mahia is not your cash cow because I think thats how it is looking. We don't get anything near the services Wairoa gets and you are saying they should be paying less!! go figure!

What the Council needs is to be more efficient ,effective and streamlined - like a business - utilise what you have and work more distinctly. You cant make a profit so why a hike of over 127% for some people??? surely thats illegal?

Your timing is also suspect with the majority of "bach owners" not able to respond in the time or able to attend the meeting in Nukaka...

Yours faithfully

William and Teresa Bullock

Charlotte Knight

From: Bev <bevhealey56@gmail.com>
Sent: Friday, 9 February 2018 1:27 p.m.

To: Gary Borg

Subject: Mahia Rates Increase

To Whom It May Concern.

We are Ratepayers living in Mahia and strongly oppose the rate increase proposed by the Council. How can you justify a 47% increase in our rates when you do not have the facts and figures to justify such an increase.

In Mahia we do not get any provision for green waste disposal. Poor street lighting in some streets. Lack of footpaths. No kerbside recycling and a rubbish collection system we have to pay for. We have our own water supply and have contributed a lot of money to the waste water scheme and continue to do so annually.

After attending the public meeting in Nuhaka it became evident the Council is targeting certain property owners with high rate increases to subsidise others. Where is the fairness in that. A bit of a "Robin Hood" mentality. A bit of taking from who you perceive to be rich to give to the poor? We feel the Council should listen to the people and respect the vote of "Status Quo".

Bev Healey & Bryan Cooper

Sent from my iPad

1

10 Feb 18 05:40a p. 1 9 th Feb 2018 Varioa District Council Page 1 of 2 Fax 838 8874 From Jean Worter 2455 Cmikkenood Road PL/Fox 838 6946 Proposed changes to rates-Our rates calculation for our property is an increase of 10% This is ridicalous as the only bambet we get forom rates 16 a very Sadley manitained road.

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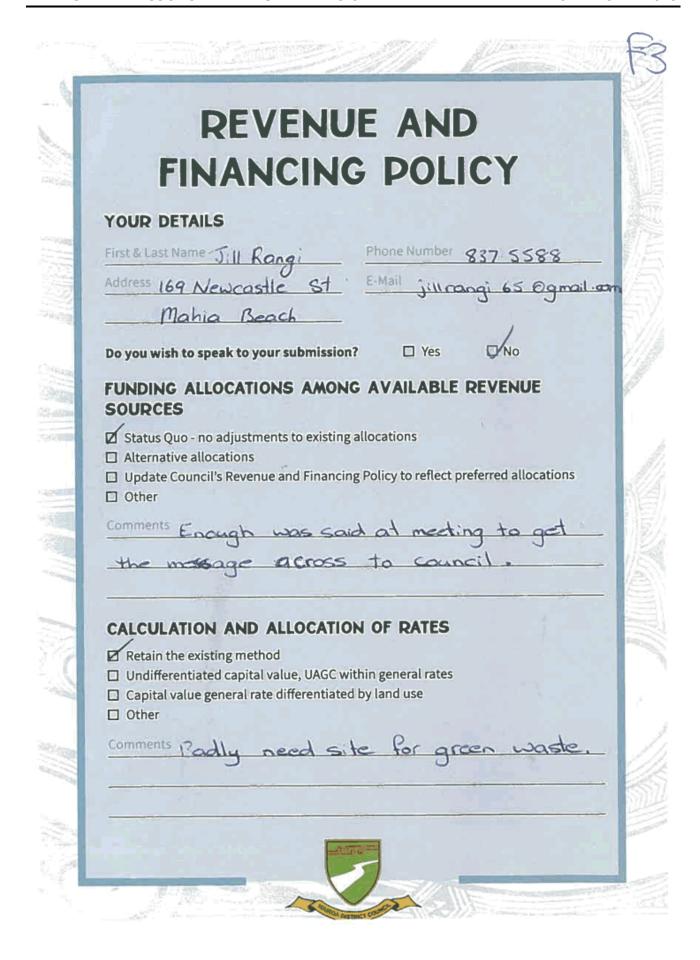
10 Feb 18 05:40a

p.2

If your present staff cannot, get ther heads around the rate of system, then of suggest further training or replacement. In the Warrace Star Feb 8th 2018 Crang Li Hee a Variage Distart Council & very financially viable. This somely contradicts, the rules increase proposal! If the council deeps coming of with these videas to panish one section of rate sayors in order to help others it is my gopenium they a vate of no confidence. Som Wanting Mg. Matri

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www.hbforestrygroup.org

SUBMISSION ON THE PROPOSED CHANGES TO THE REVENUE AND FUNDING POLICY – CALCULATING RATES

January 05, 2018

Gary Borg Chief Financial Officer Wairoa District Council P O Box 54 Wairoa 4160

Dear Gary

This submission is on behalf of the Hawkes Bay Forestry Group (HBFG) whose members represents approximately 100,000 hectares of the plantation resource in Hawke's Bay, and about 70% of that in the Wairoa District.

Overview

The HBFG has, since 2002, tried to work constructively with the Wairoa DC on forestry related issues. As forestry is a long-term venture with trees generally harvested between 26-30 years after planting, strong collaborative approaches with council is essential.

With that in mind, one of HBFG's goals is to develop good relationship with councils. Ideally this will include identifying and engaging early on issues, providing councils with useful information to make decisions, and regular communication. Developing and maintaining these relationships is a key, we think, to ensuring that the full economic opportunity of forestry can be realised for Wairoa. As you will know, the significant forest areas planted in the 1990's are rapidly approaching harvest and there are additional opportunities with the new Government's drive to address climate change and push for new forestry plantings.

The issues

We know we need to pay our fair share. We understand that Wairoa has a small rating base and lots of rural unpaved roads that need to be upgraded and maintained. Central government only provides so much. We need our products safely and efficiently transported. We recognise that log cartage can be demanding of roads.

Sending the right signals to forestry is important. The HBFG has set up several meetings with senior council staff over 2017 only to be cancelled at the last minute by council. If we had met, forestry and

rural roading would have been a top agenda item. This could have included the council's proposed funding policy options, and given companies the opportunity to discuss their current direct funding of council roads through "adopt a road" type arrangements. For example, Pan Pac has made significant contributions to the upgrade and maintenance of Te Kahu road.

It follows that the HBFG is disappointed in the lack of consultation on the funding policy changes to date. We think it is unacceptable for such a significant contributing sector to receive from council, as it's only notification, a letter advising of the rating change four working days prior to Christmas with submissions closing 22 January and hearings likely by end of January. Moreover, the data provided in the letter and on the council website is inadequate for our sector to make an informed submission.

Request for a meeting prior to 22nd January

The HBFG wishes to meet with senior council staff prior to the public hearings. The purpose of the meeting will be to:

- Discuss the issues council has around forestry roading and rating so that the HBFG has a better understanding of your challenges
- 2. Understand council's rating process and the bounds that council must work within
- Discuss the technical aspects behind the proposed changes to the revenue and funding policy to provide transparency and enable HBFG to make an informed decision
- 4. Assist council to better understand forestry's contribution to council roading through "adopt a road" type agreements and other assistance.

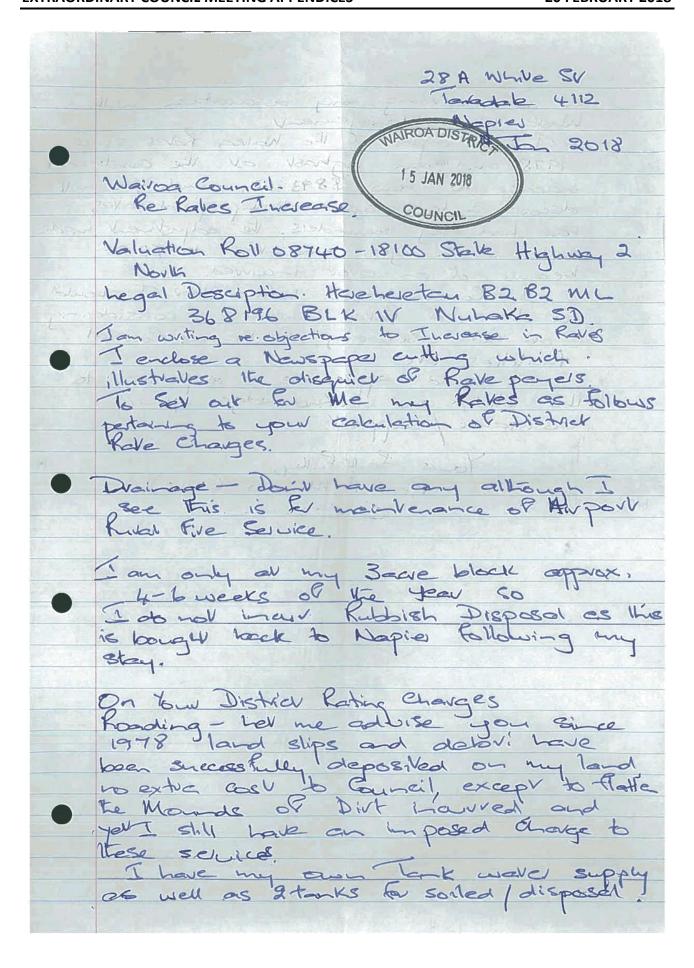
Submission Key Points

- The information provided by council is inadequate for the HBFG to make an informed submission.
- 2. The HBFG recognises forestry needs to pay its fair share.
- The HBFG requests that the details behind the proposals are discussed with forestry so that we can assess if the methodology is fair.
- 4. A meeting is suggested prior to the submission close date to provide transparency around the council's rate options, and to help initiate a more constructive and collaborative approach to engagement.
- 5. Sending the right signals to forestry is essential given the potential economic gain to Wairoa of the upcoming increase in harvest in the district, as well as the new government's vision of forestry as a significant contributor to regional economic opportunity and to meeting NZ's climate change obligations.
- 6. The HBFG will speak to its submission.

Kind regards

Keith Dolman

CEO



VZ EVIHW ARCHIO Go not mairing any association will waste water Wangement I have copies of the Wairon Rolles since 1978 and an aghast at the continue increase to now \$893.60, which you will discover I have systematically paid vales never had any reminders, the adjustment made earlied in the year amounted to \$5.90 because of an error incurred with not have a Raves Increase, considering Too hov use any of Weiva Council facilities eve a preciave a response!

This letter; and caknowledge your! assistance / support. Yours faith Fully Res R. Munto CMUS D UNSID I W





WAIROA DISTRICT COUNCIL

PO BOX 54 WAIROA 4160 PHONE (06) 838 7309 FAX (06) 838 8874 Email: rates@wairoadc.govt.nz Website: www.wairoadc.govt.nz

The Owners C/- Reo Reata Munro 28A White Steet Taradale Napier 4112

Property Details

Valuation Roll No.: 08740-18100

Property Location: State Highway 2 North

Land Value:

\$15,000 \$15,000

Capital Value: Land Area:

1.2798 ha

Legal Description: HEREHERETAU B2B2 ML 368196 BLK IV NUH

Assessment Information

For the period from 1 July 2017 to 30 June 2018

This is instalment 3 of 4

PENALTY DATE: 20 February 2018

10% will be added to any portion of the current instalment not paid by 20 February 2018

A second additional charge of 10% will be added to all rates, charges and penalties outstanding as at 9 July 2018

Rates Assessment Notice

Annual Rates Calculation			
Uniform Annual Gen Chge General Rural 1.00 Services Rural 1.00 Roading Rural 1.0 < \$100k Recreation Rural 1.00 Waste Mgmt Rural	1 15,000 15,000 15,000 15,000	\$659.00 0.03697 0.02885 0.33708 0.03389 \$169.30	\$659.00 \$5.50 \$4.30 \$50.50 \$5.00 \$169.30

\$893.60

TAX INVOICE / CREDIT NOTE

INVOICE DATE 9 January 2018 GST Number: 49-489-943

16/10/17 Received with thanks	50.00CF
30/10/17 Received with thanks	38.50CF
13/11/17 Received with thanks	50.00CF
27/11/17 Received with thanks 11/12/17 Received with thanks	30.00CF
19/12/17 Received with thanks	50.00CF 50.00CF
09/01/18 Received with thanks	50.00CF
Adjustments	5.90CF
Adjustifients	3.5001
	110
	3/1

INSTALMENT DETAILS

The current year's rates figure as shown at above right is divided into four instalments which are due at three monthly intervals as follows:

Instalment	Period Covered	Due Date
1	Jul - Sep	21/08/17
2	Oct - Dec	20/11/17
3	Jan - Mar	20/02/18
4	Apr - Jun	21/05/18

Ratepayers are entitled to pay the whole or part of subsequent instalments of rates for the rating year in addition to the amount now due.

Rates Remittance Advice

If paying your rates by Direct Credit to the Wairoa District Council's Westpac Bank Account 03 0785 0070470 00 please detail payment with Valuation Roll No, Ratepayer Surname and Initials.

Instalment 3 of 4

> The Owners C/- Reo Reata Munro 28A White Steet Taradale Napier 4112

Rates are inclusive of GST.

Statement of Account	
Balance Brought Forward 1 July 2017 Previous Instalments	\$0.00 \$455.50
Penalties Applied Adjustments	\$0.00 \$11.80CF
Payment Received Remission Granted	\$830.60CF \$0.00
This Instalment (Includes \$28.96 GST)	\$227.90
TOTAL OWING	\$159.00C

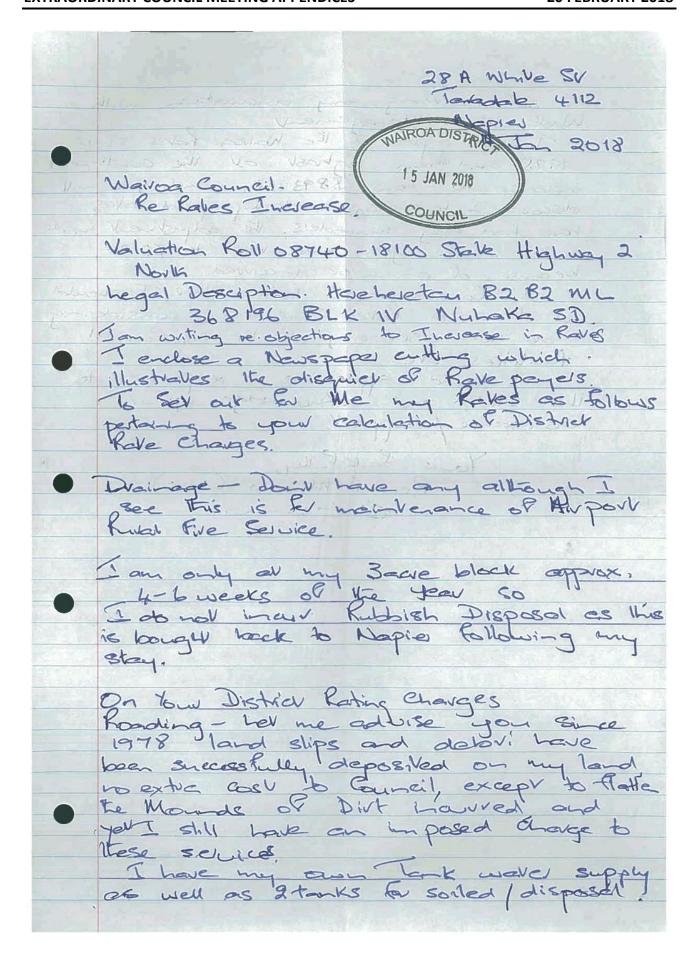
DUE DATE: 20 February 2018

Detach this portion and post with your payment to: Wairoa District Council, PO Box 54, Wairoa 4160.

Valuation Roll No.

08740-18100

TO CLEAR RATE ACCOUNT FOR YEAR:	\$63.00
TOTAL NOW DUE (Instalment Option) :	\$159.00CF
AMOUNT ENCLOSED :	, ig
	1 mg 1



V2 EVIUM A 8C So not mairing any association with I have copies of the Wairon Rates since 1978 and an aghast at the continue increase to now \$893.60, which you will discover I have systematically paid vales have had any reminders, the adjustment made earlies in the year amounted to \$5.90 because of an evor incurred with M In Conclusion I believe that I should not have a Raves Increase, considering Too hov use any of Weivad Comail facilities eve 1 repreciate a response!

This letter, and coknowledge your assistance / support. Yours faith Fully Res R. Munto CMUS

Submission to WDC re Proposed Revenue ,Financing & Rates Calculations closing 22 Jan, 2018, Dated 8.1.2018

The WDC strategy to consult ratepayers at the most distractive & busiest family time Dec 22 ,2017 to 22 Jan,2018, a time when most are absent, or focussed on annual leave is not only lacking thought & sound considerate planning but is most unhelpful given the fact the WDC Office was closed noon Dec23 to 8 Jan,2018 [a significant void in the consultative period when queries were unable to be answered ...poor planning & execution.

WDC must work harder to engender ratepayer TRUST ...constituents deserve more consideration & not solely around consultation....TRANSPARENCY & FRONTING UP are desired outcomes .

The issue of an Estimate letter dated 11 Dec 2017 was not in most ratepayers mail box until 18 Dec 2017. Immediate reactions were to the scary "guesstimates" that were not backed up with specific references ... & there was no transparency to the generalisations made ,with no indication of the effects beyond 30/6/2018 rating year . This was obviously an element of the strategy .

Lacking was an INDICATIVE rate demand that would be helpful[like an invoice] that would focus ratepayer attention ... obviously this was also contrary to your strategy.

WDC must appreciate that in "the real world" you the Elected Reps must realise you all have incomes far in excess of the ageing beneficiary ratepayers who struggle to live within their limited means, having no ability to supplement that income. Try seeing it through their eyes because its a common fact "ONE MUST LIVE WITIN THEIR MEANS ie CUT THEIR COAT ACCORDING TO THE CLOTH" WDC must do the same & be seen to be doing that .

WDC is not a "CASH COW," there to be milked by throwing money at questionable /cosmetic projects ... the focus must be on Essential Services, prudence & avoiding all involvement in propping up private enterprise businesses & social & recreational organisations to the obvious extent, many have the "Gimme, Gimme" approach. Duplication & alternative options are obviously soaking up rating funds.

Belt tightening is required ..even a serious reduction in all rating demands . Ratepayers have to see evidence of prudence in finance & management . Achievements must be measured & proven . Empire building & staffing increases add unacceptable costs. Transparency & consultation indicate consensus outcomes to management ...WDC must listen to those facing those costs...ratepayer pockets are going to be emptied .

WDC Trusts [Horizons,/Te Matarae ,Young Achievers ,The Gaiety ,Vision projects & duplications of same are just methods WDC use to shift rating funds around to achieve WHAT???

WDC have completely overlooked the fact WDC DO NOT OWN QRS ...you are only the shareholder[ratepayer]"minders only" You must consult for transparency. Any allocations of after tax dividends ex QRS , to shareholders must be allocated across the ratepayer base by shareholder consensus . there must be specific consultation & focus on this issue as youve been channelling



shareholder dividends to your WDC "pet projects" rather than utilising the dividend as historically "rating subsidy" that can be clearly identified & appreciated.

Loans raised are not being expended on the intended projects yet ratepayers are continuing to be charged elements of interest on those funds ..unacceptable . Far too many "carry overs" involving too much, over extended boundaries.

Please refer to Proposal Statements .General Statement .Pg4[c]Lump sum contributions ?[h]financial contributions ? [i] development contributions ? [j] grants & subsidies ? All these require explanation& specific figures . Remember WDC are not a "cash cow" DO you have a Development Policy ? if so explain that.

Pg6 Para 2 "Council recognises that there is an important balance to achieve between certainty of outcomes & transparency of decision making" SO where can ratepayers see the evidence of this being upheld ... a statement of words only Action & Proof required ??

Option [2] Appendix 5 pg6 "Capital value is deemed an appropriate reflection of relative development & affordability " not true in most cases Thats Robin Hood stuff ..ask ratepayers in Mahia, Opoutama, Mitchel Rd, Kopu Rd,..long time generational developments on coastal & waterway areas.

The average ratepayer deserves clear ,transparent informative specifics ..so many are totally confused ,worried then finally lose confidence & trust in the local authority . YOU COUNCILLORS MUST TAKE HEED OF THE CONTENT DOCUMENTED IN THE Oct 2017 , LGNZ ,WDC MARK - ASSESSMENT REPORT as available on the WEB & RECTIFY MANY ASPECTS OF YOUR RESPONSIBILITIES .

This includes withdrawing & amending the incorrect pg 11 statement "WDC offered to upgrade the Mahanga Non Potable reticulated Water supply "....thats totally untrue as WDC "bulldozingly" stated that an upgrade was required by Min of Health to bring that supply up to Drinking Water supply . Still no project specific detail or actual capital costs stated before referendum conducted. Connected parties are still "up in the air & no more wiser" since April 2014.

May I suggest.. REVIEW YOUR PROPOSAL take a consultative approach BEFORE proceeding any further ...you have 4 months to do so & within that period take time to hold Ratepayer meetings /Workshops ...then cast the net again to ensure all have gained sound information around finances & accountability .Questions can be answered as rating is very topical following on from the June 2017 senario...& more recently since the release of the above stated WDC Mark-Assessment Report [Oct 2017] with a full transparent ,informative public report.

Issue an invoice type Indicative Rate Statement to each ratepayer PRIOR to the period afore mentioned 1/7/2017 to 30/6/2018 with explanatory specific figures ,then 1/7/18 to 30/6/2019 we will be able to see exactly how & where the funds are spent ,or proposed to be spent & timeframes .

So many, of your ratepayers are on limited incomes, aged ,confused & disturbed as they have no understanding of the intended outcomes .This is not conducive to support & trust in their Elected Reps.

Open the books , Review /Explain the LTP so John Citizen can gather information ,have questions answered & then appreciate how each dollar of their demand is utilised. Vague ,amalgamated budget elements don't specify or prove financial controls ,prudence is essential . It must be illustrated & JUSTIFIED .

Lets take time ,create information sharing forums ,gain consensus guidelines & try our best together to get it RIGHT & EQUITABLE. You getting sectors of this District into a them & us situation re AFFORDABILITY for rating demands.

Denys Caves [Urban & Rural ratepayer]

I wish to be heard.

15/1/2018. Dated 8 January ,2018 Delivered by hand to WDC Reception

Of ,48 Kopu Rd, Wairoa/11 Judges Parade , Mahanga Beach ,RD 8 Nuhaka.

From: denys.caves@gmail.com
To: Charlotte Knight

Subject: Submission WDC REVENUE & FINANCE PROPOSAL Date: Submission WDC REVENUE & FINANCE PROPOSAL Wednesday, 7 February 2018 3:28:41 p.m.

Hi Charlotte Given that I submitted a Written Submission before 15 January 2018 for the period of this Rating Year to 30/6/18 with no knowledge what so ever of the WDC "Wish List" budget for period 1/7/18 to 30/6/2019 I would like to make comment & get responses to some further queries related to this Proposal before WDC now reopened to FEB 8 ,2018

- 1 Why cant the "CARRY OVER" FINANCES FROM the 2016/17 Year [\$8million plus] be utilised across all rateable properties as a SUBSIDY ?REBATE??
- 2 MAHANGA ratepayers still have no obvious /...visible improvements in services to warrant the major increases in this Proposalhowever FREEDOM CAMPERS have glorious services provided at no cost to themselves....extra litter collections etc [residents& ratepayers pay for their own home refuse disposal ...& no green waste disposal provisions except in Wairoa town refuse stn.
- 3 Mahanga hamlet ratepayers connected to the NON POTABLE RETICULATED Water supply Still await DETAILED COSTINGS FOR THE WDC UPGRADE TO DRINKING WATER STDS THIS HAS BEEN THE CASE SINCE APRIL 2014?????
- 4 PLEASE EXPLAIN THE FACTORS THAT MAKE UP THE WDC UAGC of \$659one of the highest in NZ for any District of comparible size & Population ..AFTER ALL WDC EMPLOY 116 Full time equivalent employees to run the Wairoa District local authority whilst absorbing all related costs associated with the INTERN PROJECTIT DOESNT COME FREE OF COST [office facilities, accomodation, equipment & vehicle use/access plus other perks ...Ratepayers want some transparency.
- 5 WHAT PROVISION ARE WDC GOING TO MAKE [IN A TIMELY MANNER ie before the end of the financial year] to CONSULT WITH THE SHAREHOLDERS OF QRS a RATEPAYER OWNED COMPANY LATE....WDC are only the minders ..the declaration of After Tax Dividends & utilisation of same must come before the Shareholders ASAP with full disclosure of previous expenditure related to dividends ..quote actual figures & transfers . 6 Ratepayers NEED TO BE PROVIDED WITH AN INDICATIVE RATE INVOICE BEFORE A RATE IS STRUCK >>>>SPECIFIC COSTINGS PER PROPERTY THEY HAVE BEEN ACCUSTOMED TO RECEIVING AN INDICATIVE OUTLINE THAT COULD BE CONSULTED ONthe recent correspondence did nothing to justify the proposed costs ..just state 2 comparative figures based on current rating to 30/6/2018
- 7 EXPENDITURES....ALL LEGAL FEES many & varied , & Grievance Settlement Payments need to be stated in categories for public scrutiny & info as all monies are PUBLIC MONIES & must be made available .this is currently awaited & must be disclosed as a matter for public info.
- 8 The known withholding of such information leads to public speculation & LOSS OF TRUST ...transparency saves all that grief & suspicion.including the need for masses of attendees to travel to venues to seek a forum platform to source information or express viewpoints of concern.
- 9 A MAJOR OVERHAUL OF THE WDC POLICY RE COMMUNICATIONS ie turn around for

Written Request responses, for Emailed Response to requests, timeframes for responses to inward phone calls .etc as a MAJOR FACTOR OF CRITICISM HAS BEEN EXPRESSED AT PUBLIC MEETINGS ... COUNCIL {INCLUDING some ELECTED REPS} neglect to respond in a timely manner to requests/comment from residents/ratepayers ..which has now led to the intended formation of an initial 1,600 participants basis formalising a RATEPAYERS ASSOCN to become a VOICE FOR THE PEOPLE of WAIROA.A motivated group will be up and active ASAP to ensure constituents are currently fully informed & more so prior to 2019 Local Authority Elections Process.

Thank You Denys Caves [Ratepayer]

Exec Assistant

From:

Brown, AN (Adrian) <Adrian.Brown@rabobank.com>

Sent:

Monday, 15 January 2018 11:47 a.m.

To:

Craig Little; Denise Eaglesome-Karekare (Councillor); Charles Lambert (Councillor); Mike Bird (Councillor); Hine Flood (Councillor); Min Johansen (Councillor); Jeremy

Harker (Councillor)

Subject: Attachments: Copy of Submission for revenue & funding policy Wairoa Council rates Submission Jan 2018.pdf

Hi Councillors

Please see attached copy of my second part of the submission of the proposed change to the Revenue & Funding policy for your reference.

In part 1. Whilst I agree to the proposed changes to the revised funding allocations what it has highlighted to my self is the very low investment income that is received by the council to assist with offsetting rate increases into the future. I would suggest the LTP should include some work around addressing this, as the real issue will be the ongoing nature of rates being largely unaffordable and not sustainable to the wider population with the proposed rate increases going forward combined with a reducing population in the district. Just my thoughts and feedback.

Regards Adrian Brown 7 Puka Place 0274439658

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Dear Council

I am extremely disappointed in the poor information provided in the communication received via letter and timing of the release of this submission process over the Christmas and New Year period.

The absolute shock to learn that our rates would increase by approx. 25%-35% with the two options presented is disgraceful when the letter is only proposing to make the calculation simpler to work out. Does this mean the Mahia residents will receive increased services and infrastructure proportional to the increased rate take for that community? I dear say it will not and will only be used to subsidise Wairoa Township.

The letter sent out should have included individual property owners comparisons on the break down of the various components of the rates currently being paid and what areas are increasing significantly with the proposed changes to better understand where the money is being collected and for what and to understand why those costs have escalated so much for the Mahia community in which we live. One lump sum as presented in the letter does not give any information as to the why and the what and the need.

Today's computer systems and programming capability should make the existing model even more simple to operate, so the premise to make the calculation more simple is not a valid argument. The differentials put in place for the very limited services that Mahia residents receive should not be discarded for the reason because it is too hard to work out, as your statement indicates that the current methodology "...funding allocations to activities and a multitude of rate types and differentials that are largely faithful to the requirements of the legislation". To suggest that Mahia residents receive the same amount of infrastructure and services that Wairoa township residents do is just plain wrong and not equitable at all by having the same differential.

If the purpose was to make the calculation more simple with no change in total rate take then the rates should have been the same as per the current method with a differential applied to the CV to line them up with the rate amount as it would have been charged under the existing methodology, it should not have resulted in some being reduced substantially and some being increased substantially such as is the case with our rates for 7 Puka Place. The mayor's comment "We acknowledge that the proposed changes to the current policy signalled some significant rates increases out at Mahia and in the rural areas, but interestingly, many properties in the Wairoa township saw a 'proposed' decrease in their rates under the proposed policy, but again, this is just a proposal. "surely indicates clearly to the councillors that there is a real issue that the proposal is clearly wrong in generating the large differences.

As part of this proposal work should also include what anticipated changes to rating CV values for the different land use options this current year are likely to have as an effect. As a larger proportional increase for land use type could perversely increase the relative rate take even more along with the proposed larger increases forecast in the Long Term Plan for this coming rating year, which makes our rates ultimately unaffordable.

I suggest that this proposal is taken back for further work within council and with more information provided to ratepayers on their individual itemized changes to their rates bill and what they are going to do to reduce the impact on the ratepayer i.e bring in a separate differential for the Mahia community, if it is to progress any further. Therefore I support the current rating model remains in place. What this proposal really indicates is the real inability for the WDC to generate other investment income to slow down the unabated increase of rates on the community far in excess of inflation and highlights the inefficiencies of trying to run a stand alone council for so few people.

Regards Adrian Brown

WAIROA DISTRICT COUNCIL PROPOSED CHANGES TO THE REVENUE AND FINANCING POLICY

VALUATION ROLLS NO 08700-38600 22 POHUTUKAWA DRIVE MAHIA

Together with all the Property Owners at Mahia that I have spoken with, I to am shocked to receive the proposed increase to my Property Rates.

I fail to understand and think it is most unfair in the way the Council have chosen to apply the new rating system to Properties.

As I understand it, a lesser value homeowner is likely to pay less than what I am expected to pay!!!!! HOW FAIR IS THAT, IF THERE IS TO BE AN INCREASE, WE SHOULD ALL HAVE THE SAME PERCENTAGE APPLIED.

We all have access to the same infrastructure i.e. Sewerage Connection, Drainage, Roading, Electricity, and Rubbish Collections etc.

My Property in Pohutukawa Drive dose not benefit from some of the infrastructure that other streets have.

I feel consideration should be given to the installation of a couple of streetlights, it is like the black hole of Calcutter at night time and I do not feel safe walking alone.

Take a look up on Mahia Heights, it is lit up like a Christmas Tree!!!

Also Pohutukawa Drive has no footpath.

Also Speed Bumps would slow the traffic down during the busy period.

There are many children crossing the road to the children's playground and it is very dangerous.

All types of vehicles including campervans drive down our NO EXIT road to get to Picnic Spots to park on the grass reserve and quad and motorbikes race down the road to get down onto the beach.

Traffic numbers have increased over the years and this NO EXIT road has become very dangerous.

With the increased figure you propose for ratepayers I hope the Chief Financial Officer will see reason and apply the increase in a fair manner.

I am sure plenty of people will air their point of view at the proposed public meeting to be held in the near future.

I am very disappointed that the Council didn't have the foresight to hold this meeting over the busy holiday season to give more property owners the opportunity to attend.

KAREN BLUNDEN



NAIROA DISTRICTOR Council M. J. Couper A gossage-Worrall 89 Covardale St 1 9 JAN 2018 Mapies Re. 12 Lochiel St Mahia COUNCIL Val 0870036918 (Changes to Rotes Calculation Recently the Mahia rate payers accepted a substantial rates rise conjunction with the Sewage Scheme, We are the users and We are the payers No Problem. Mahia dose rust have a Water treatment plant So No rates to pay there. Drainage unsure about This our drain stays staggent as water wont flow uphill. The rubbish collection fee on rates is an annual donation as we take in take out) as bags are too Our Roading is a big expense for Council and yes we weed a road too and from. Does Council meed to put an extra
road from Fortisque to Lochiel don't think so, that's money the Council has to Claw back from the Residents Our conclusion is we will

always accept a cost of Living increase. The increase in Land dose not have to increase rates as Itis is a Uniform Annual charge (Plus east of Living) The roading charge that is worked out per \$1000 hand Volue, can be adjusted to that. (Plus cost of Living,) The Council must take a look at themselves and there employers, and work out whats We lare in the kountry nist town, we don't want to be priced out, we are pasqing for what we get yours faithfully gean Boufer. P.S. Sorry No Email (Not Home)





File KAHO Gen

18 January 2018

The Chief Executive Wairoa District Council PO Box 54 WAIROA 4160

Dear Sir/madam



SUBMISSION ON PROPOSED CHANGES TO THE REVENUE AND FINANCING POLICY AND THE WAY COUNCIL CALCULATES RATES

SUBMISSION ON:	Proposed changes to the revenue and financing policy and the way Council calculates rates
NAME:	Crown Forestry, Ministry for Primary Industries
ADDRESS OF SUBMITTER:	Crown Forestry, MPI
	PO Box 2526
	Wellington 6140
CONTACT NAME:	Warwick Foran
TELEPHONE:	04-894 0394
	029-894 0394
Email:	warwick.foran@mpi.govt.nz

1.0 Submission

This submission to the Wairoa District Council on proposed changes to the revenue and financing policy and the way Council calculates rates, is made by Crown Forestry, Ministry for Primary Industries.

Crown Forestry welcomes the opportunity to make a submission and is willing to meet with Council staff and/or provide additional information as required.

Crown Forestry opposes the proposed changes.

2.0 Background

Crown Forestry, a business unit within the Ministry for Primary Industries, administers the Crown's interest in various forestry assets within New Zealand.

This includes the Crown's interest as a lessee in Kahotea Y Forest (Te Tumu Paeroa is the lessor).

Under the terms of the lease Crown Forestry pays local government rates for areas within the lease and thus has been a ratepayer since the lease was signed in 1978.

3.0 Crown Forestry Submission

As with other forest owners in the Wairoa District; and as is the case with other Councils; Crown Forestry is interested in working constructively with the Council on forestry related issues bearing in

mind that because forestry is a long-term venture with trees generally harvested between 26-30 years after planting, strong collaborative approaches with local government is essential.

This is particularly important in districts such as Wairoa where significant forest areas planted in the 1990's are rapidly approaching harvest and there are additional opportunities with the new Government's drive to use forestry as a way of addressing climate change and to also play a part in regional development and employment goals.

4.0 The key issue – on the assumption that roading costs are key driver behind the proposed differential for forest land

We know we need to pay our fair share. We understand that Wairoa has a small rating base and lots of rural unpaved roads that need to be upgraded and maintained. Central government only provides so much. We need our products safely and efficiently transported. We recognise that log cartage can be demanding of roads.

As with other forest owners in the District (I refer specifically to the Hawkes Bay Forestry Group and their submission) we are disappointed in the lack of consultation on the funding policy changes to date and note the data provided in the letter and on the Council's website on the principles and methodology used to arrive at the 1.85 differential is inadequate in respect of enabling an informed submission.

Crown Forestry <u>opposes</u> the introduction of the new targeted forestry roading rate differential of 1.85 as it is proposed.

Crown Forestry's specific concerns are described below.

5.0 Key Concerns

5.1 The Contribution of Forests to the District

Forests make a positive contribution to New Zealand's and the Wairoa District's environment. Forests typically use land which would otherwise be classified as marginal or unsuitable for commercial enterprises. They are a buffer against flooding and erosion and provide an important economic benefit. In addition plantation forests play a key role in meeting New Zealand's Kyoto and post-Kyoto obligations.

As such, the promotion of forestry is consistent with the principles of Section 5 of the Resource Management Act in terms of promoting sustainable management.

Because of the long (28 year plus) timeframe associated with forestry, investors rely strongly on consistency of approach on the part of central, regional and territorial authorities. Crown Forestry submits that the proposed differential rate works against promoting a valuable land use within the district, and attracting further forestry investment.

5.2 Fundamental Fairness and Equity Issues

Forestry activity has been established within the Wairoa district for many years and the recent surge of activity on district roads, as forests are harvested, could reasonably be expected to have been anticipated by Council.

Additionally, forest owners should not be expected to pay for inadequate road maintenance and an historic failure by Council to maintain roading infrastructure within the district.

page 2 of 4

Whilst we accept that Council has a duty to the ratepayer generally to protect roading assets, case law (JK Begley v Bay of Plenty Regional Council) noted that, as a general rule, ratepayers ought not to be saddled with a differential rate to meet past debt and liabilities.

Put simply, local authorities have a fiduciary duty to the ratepayers to balance the interests of different categories of ratepayers fairly without casting an inordinate burden on any one group.

Generally, production yields (tonnes/hectare/year) for intensive land uses such as dairying or cropping is similar to that of forestry. Forestry differs in that it has a long period of very low yield followed by a short period of intensive yield, hence the forest owner receives little benefit from the rate payment over the early part of a crop rotation. However the funds (received as rates) are available to the TLA for work elsewhere in the district.

In this regard any analysis should discount future traffic flows to provide a comparison of Net Present Value of traffic for various land uses. Crown Forestry contends that an analysis using this approach is likely to show that forestry's demand on roads is unlikely to be any more than other major land uses within the District and hence should not use a "multiplier" that differs from other primary production sectors.

5.3 Differential Rating - the Key Problems

It is difficult to forecast exactly what roads will be used, for what and when. This leads to potential under and over funding of specific roads. There are also problems of inaccurate user identification and because rates are an indirect source of funding, cross-subsidisation will inevitably occur.

Differential rating does not solve the timing problem if a large contribution is required immediately prior to harvesting.

Differential rating removes the opportunity for innovative solutions including barging, damage bonds, alternative routes, traffic control etc.

A differential rating approach fails to apportion costs in proportion to relative benefits. Forest owners should not be required to pay for benefits enjoyed by other road users.

Put bluntly, differential rating is a blunt and inaccurate tool when allocating costs and benefits.

There is no detail on how the land use categories in the proposal have been derived. A proportion of forest plantings in the District will comprise woodlots on farms. Crown Forestry questions Council's count of the "small forestry" holdings. We believe that this number very much underestimates the numbers of properties with significant forest plantings. Thus the "answer" for any differential used is likely to be skewed by apportioning additional cost inequitably on larger forest owners.

Furthermore, smaller dispersed woodlots will in many cases place a greater demand on the district roading network than larger and concentrated plantation forests that have been in place for some years.

Some forests access directly onto state highways which attract significant central government funding via the Regional Roading Fund provided from central Government. On an equity basis such forests should be excluded from the number of assessed rating units.

Other primary industries are also significant road users. Dairy farming generates a higher proportion of vehicle movements per tonne of product transported than forestry, due to the fact that tankers drive to numerous farms accumulating milk as they go. By comparison log trucks drive directly to a forest unloaded, load up and depart fully loaded by the shortest route.

Use of blunt differentials rely on the unreliable assumption that a number of heavy vehicles in quick succession is more damaging to road pavements than the same number of heavy vehicles over a longer period of time. In the opinion of respected roading engineers consulted by the forest

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industry this is only likely to be found on very thin pavements on saturated soils which would generally be regarded as inadequate for any type of traffic except in dry weather.

5.4 Wider Concerns with the Specific Proposal

As noted earlier in this submission it is significant that an area of forest contributes to rates for an average period of 25-32 years, with very little demand on District Council services. Therefore it is a valid expectation at harvest time that whilst current rates maybe insufficient for roading, past rates payments for little service must be taken into account.

We suggest a phase in period for any rate increase in recognition that forest landowners have contributed rates for many years through the growing phase of first rotation forests with minimal call on the Council's services.

6.0 A Potential Alternative

Crown Forestry submits there is an alternative that the Council must assess and consider.

With State Highways, road user charges and other taxes mean that road construction and maintenance is funded on a user pays basis and Crown Forestry believes that this remains the fairest way to treat an infrastructure network. Until central government also reach this view, thus leaving TLA's "short" in respect of funding council-owned infrastructure, our preference is for a negotiated contribution rather than a rate because a negotiated contribution much more closely approximates user pays than does rates.

Note that the term "negotiated" has been deliberately underlined. The following factors would need to be addressed as part of any "negotiation":

- The existing standard of the road
- The amount of upgrading required

Warrick for

- The proportions of various vehicle classes using the road
- The ability to attract some form of central government subsidy
- · The amount of rates collected from the forest land
- The relative share of benefits arising from road upgrading.

Warwick Foran

General Manager Crown Forestry, Ministry for Primary Industries

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Concerned ratepayers group

c/- Wairoa Taiwhenua Inc.

3-5 Bridge Street, Wairoa

To Wairoa District Council Mayor, Councillors and Mr. Borg (finance),

Wairoa District Council

Queen Street

Wairoa

22/01/18

A group of concerned ratepayers met recently to discuss concerns regarding

- 1) Past rates deficiencies for 2017-2018 and
- 2) Proposed changes to the revenue and financing policy and how rates are calculated.
- 1a Members of the group are still in awe as to how peoples 4.9% calculated rates could end up with some ratepayers still paying between 7-9%.
- Q. Who got the other 3-5% deduction?

No acknowledgement or response was given to some of the rate payer's letters. Council representatives needed to call a public meeting to explain but all we got was a whole lot of waffle in the papers.

Conclusion:

It was concluded that we cannot do much about past rates but we may have to be more proactive in the development of the proposed 2018-2019 rates.

2 Future proposed changes to the revenue and financing policy:

After discussion it was decided that;

- 2a Members of the concerned ratepayers group do not have confidence in the "Proposed Changes" or on how the rates are calculated due to past eveidence.
- 2b Time frame given for people to read information and interpret new changes is not acceptable (people are busy during the xmas holiday period)
- 2c Booklet / handout jargon was not easy to understand for the majority in attendance

We look forward to attending the public meeting regarding your methods for rate deductions.

Recommendations:

We recommend Mayor Craig Little, councillors and the Chief Financial Officer Mr. Borg review your, "Staffing job description, expenditure and maintenance priorities" in line with the affordability of the people living in Wairoa and it's outlying areas.

Signed

Signed

Ngaire Pasma

Marlene Smith

On behalf of some concerned ratepayers of Wairoa.

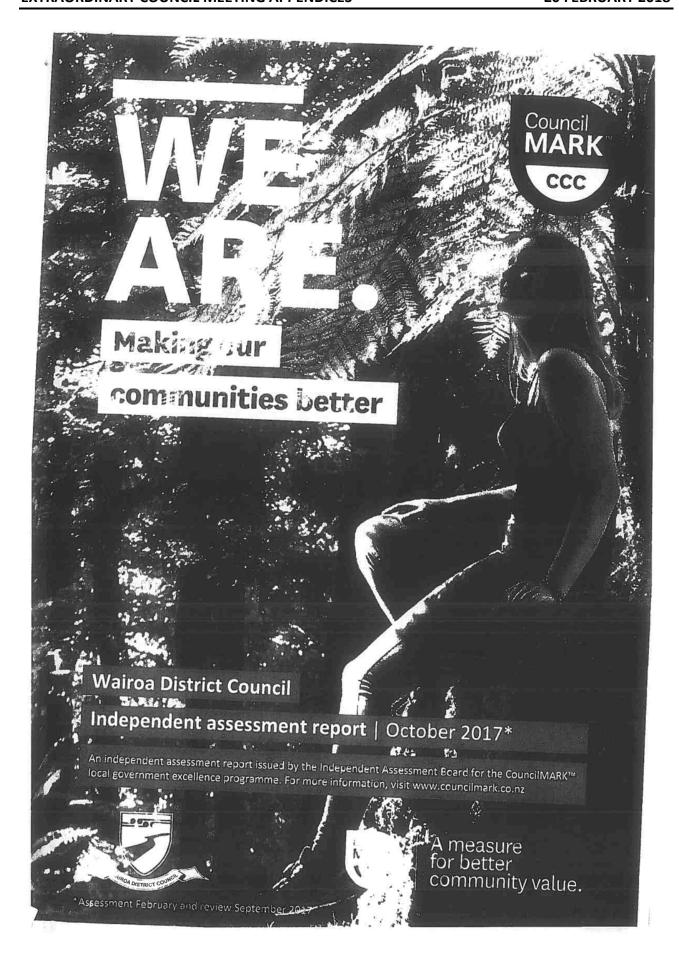
Please acknowledge receipt of this letter.

23 JAN 2018
COUNCIL

REVENUE AND FINANCING POLICY YOUR DETAILS RECLAND: MATLEY Add G/O PO BOX 333 E-Mail WAIR GA 4160 Do you wish to speak to your submission? Yes No FUNDING ALLOCATIONS AMONG AVAILABLE REVENUE SOURCES Status Quo - no adjustments to existing allocations Alternative allocations Update Council's Revenue and Financing Policy to reflect preferred allocations Other Comments Please Peruse my Reports on page 7... Penultimate page of the enclosed 22 page document CALCULATION AND ALLOCATION OF RATES Retain the existing method Undifferentiated capital value, UAGC within general rates Capital value general rate differentiated by land use Other

	2678 Craig Little Mayor of Wairoa	
	2678 Craig Little Mayor of Wairoa Steven May CEO	ROLAND MATLEY
	Gary Borg CFO.	PO Box 333
	Gary Borg CFO John Freeman Acting CFO	WAIROA 4160
	Dear Sirs: Please receive, peruse,	NEW ZEALAND
	acknowledge and bring	Monday 29 January 2018
	before Council my Report on Council,	« copy centre 2
-	and Submission to forthcoming Neetings.	wairouster.
	Um factifully Roland Matcley (ROLAND MATLEY)	Co.nz>
	Thankyou for your invitation to make a	Submission.
-	2M	29.1.2018
1		

Item 5.2- Appendix 6



Assessment Summary

AT A GLANCE



Wairoa is a manufacturing and rural service town. Wairoa is Māori for long water portraying the length of the river that runs through the town.

LARGE METRO

SMALL METRO AND LARGE PROVINCIAL



Napier



REGIONAL

The current situation

Wairoa District is emerging from a period of economic decline into one of opportunity. BERL has projected both population and economic growth. There are signs of confidence in the district, such as Rocket Lab's decision to locate on the Mahia Peninsula, and there is potential for further tourism and land development. Local Māori, who represent approximately 60 per cent of the population, have settled their Treaty claims. The community is engaged; 68 per cent of registered voters participated in the most recent local body elections.



Wairoa District Council has undergone considerable change since the election of a new mayor in 2013 (re-elected in 2016). After the uncertainty from the proposed amalgamation of Hawke's Bay councils (rejected by a referendum in 2015), the Council is in catch-up mode. A new chief executive was appointed in March 2014 - the first new chief executive in 23 years.

The Wairoa District has one significantly large employer, the meat-processing company; AFFCO. There is a council-controlled trading organisation, Quality Roading and Services (Wairoa) Ltd (QRS), who is a large employer.

1 439H 2016 2 5ats 42 Census 2014 1 00A 2013 9 falmietry of Transport 2013/14

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Period of assessment

The assessment took place on 7 and 8 February 2017. The findings were subsequently moderated in mid-September 2017. Since the initial assessment was completed, the Chief Executive has resigned and another is currently being appointed. References in this report to the Chief Executive are either generic or are specifically referenced to the previous Chief Executive.

(i)









SERVES

7,890

PEOPLE², A MIX OF 63.0% MÃORI 49.5% EUROPEAN/PAKEHA 2.1% PASIFIKA 1.7% ASIAN



POPULATION TREND

1.50%

OF NEW ZEALAND'S TOTAL LAND AREAS REPRESENTING INCLUDING MAHIA PENINSULA TO LAKE WAIKAREMOANA, AND SOUTH TO THE MOUTH OF THE WAIKARE RIVER, AN AREA OF RESPONSIBLE FOR

898km

(5)

Key learnings

Council is working under pressure to catch up after a long period of austerity and poor practices, a distracting amalgamation proposal and an internal functional review. This assessment found that, while councillors and staff are working to lift performance, further improvements are necessary if the Council is to consistently perform at a high level.

- > Council has initiated many reviews and changes to improve performance. Financial practices and reporting are improving. However, governance practice could benefit from further investment.
- > While its infrastructure meets demands, Council may need to make some tough decisions to ensure the adequacy of its assets and service match expected growth and changing land use demands.
- > Stakeholders (Māori, business, strategic partners, and media) are generally positive about improvements in the Council's performance and recognise its achievements. However, some
- stakeholders have concerns about how best to work with the Council to deliver core services and grow and develop the
- > Relationships with Māori have improved considerably in recent years; a genuine sense of engagement is apparent.
- The Council has an opportunity to provide leadership through the new Long Term Plan, notably how it will enable district growth. However, that plan must be anchored to good practice.

Wairoa District Council assessment report

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Assessment Summary

continued...

OVERVIEW

Wairoa District Council is working hard to improve its performance following a period of weak performance and the uncertainty of the proposal to amalgamate Hawke's Bay councils. The Council pressed on with a series of changes, many of which were led by a new mayor (elected 2013) and a new chief executive (appointed March 2014). Improvements are now apparent, however, some important areas of concern remain.



Findings



The Council is making real progress within a challenging context. However, further improvements are necessary to assure the largely supportive Wairoa district that the Council is both acting and seen to be acting in the interests of the whole district.



Clear distinctions between strong governance oversight and openly accountable officials are a characteristic of effective councils. Wairoa District Council needs to be especially diligent to separate governance oversight from operational activity, and to ensure decision-making is fully transparent and delegated authorities are respected.



While councils can be innovative leaders of their communities, stakeholders and communities must be confident that core services including roading, water supply, waste management and flood management are prioritised by the Council over potential economic development projects. The tension of delivering core services well on one hand and promoting economic development projects on the other is recognised as a challenge for the Council and its small rating base.



Commonly used terms

Term and Asset Management Plan	Definition A tactical plan for managing a council's infrastructure and other assets to deliver an agreed standard of service.
Infrastructure	Local and regional roads, pathways and cycleways, drinkingwater, wastewater and stormwater assets, sports and recreation facilities (parks, sportsgrounds, green spaces etc), community and tourism facilities (playgrounds, public toilets, libraries, museums, galleries and public art etc), town centres, and other facilities.
Local Government Act 2002 (LGA 2002)	The legislative act that provides a framework and powers for councils to decide which activities they undertake and the manner in which they will undertake them.
Long Term Plan	The document required under the LGA 2002 that sets out a council's priorities in the medium to long-term.

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Governance, leadership and strategy	Financial decision- making and transparency	Service delivery and asset management	Communicating and engaging with the public and business
Areas for improvement	Variable	Competent	Competent

STRENGTHS

Council is actively working to improve performance. Following a functional review, management and staff changes have been made to provide a capable executive leadership team.

The Chief Executive has advanced bold proposals to promote economic growth with projects such as Rocket Lab seeking to operate within the district

Several reviews and strategic, policy, and procedural changes have been implemented to ensure Council "does the doing well."

Stakeholders recognise the Council's improvements.

The Mayor's "open sessions" for public feedback have been well received.

There is widespread agreement within the Council that it is heading in the right direction.



There is high public satisfaction with the Council and high participation in local body elections.

AREAS OF IMPROVEMENT

supervision



More effective oversight by elected members of major contracts and decisions is required.

The Council should improve all areas of risk management.

Lines of separation between Council governance and operational management are not sufficiently clear.

The Council, through its statutory documents should clearly demonstrate to its ratepayers how it will replace ageing infrastructure and fund core future needs and economic development projects.



Leadership and delivery of human resources services within Council is relatively weak.

Wairoa District Council assessment report

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REF. COED. E12 2011 page 1022:

oversight 1. an unintentional failure to notice or do something

2. the action of oversæing

3. supervision [NZOD. 2005.

Leading locally

3. supervis

Governance, leadership and strategy

Though Council has made improved

years, several made Though Council has made improvements in recent years, several matters require attention to ensure both oversight is sound and enable to Council to publicly account for its performance. Further improvements in governance practice should result in more effective, leadership and better transparency to stakeholders and the public.

Priority grading

Areas for improvement

< The Council has made significant progress since 2014. However, further improvements are needed in several performance areas to reach good practice.>

Setting the direction for the community

Councillors and staff seem to be travelling in the same general direction. The Chief Executive has advocated a strong economic development agenda. However, councillors are very aware of the delivery of core services and need for affordability because it is a prime concern for many stakeholders.

The strong economic development emphasis led by the Chief Executive has resulted in several new proposals, some of which have come to fruition. He wants to measure change in terms of "happiness of the community", using variables such as economic activity, employment and real estate activity.

> Stakeholders (including Māori and QRS) expressed a strong desire for the Council to "walk beside them" as it takes the district forward. This includes more active participation in the Council's Annual Plan and Long Term Plan.

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Councillors rely heavily on feedback from the local community through local body elections, a yearly community satisfaction survey, contact with members of the community and the Mayor's weekly "open sessions". The annual satisfaction survey could be improved by including questions about core services, including rubbish collection and flooding, because they are topical issues.

Creating confident councillors

While councillors have made progress to improve their governance knowledge and practice in recent years, further investment is needed to reach and maintain good practice levels. Councillors agreed that governance training could improve their understanding of their roles and responsibilities, and that appraisals could help identify areas for improvement and consequently, training needs.

A review of the code of conduct by councillors and the Mayor may assist in facilitating appropriate levels of focus and engagement on governance and operational matters.

Effective working relationships

The Mayor and Chief Executive have a strong working relationship founded on trust; they talk daily. The Chief Executive has the support of both councillors and staff

The Chief Executive's monthly reports inform councillors about activities, contracts and other council business. However, not all major contracts are adequately reported.

The Council's vision, strategies and policies are not adequately linked across all documentation.





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Focusing on health and safety

The Council would benefit from a more robust health and safety policy for contractors including the Council Controlled

A residual benefit would be a more even playing field for Council tenders. The Council's procurement policy is understood to be being reviewed with urgency to address this.

Managing the organisation

The Chief Executive provides strong leadership to the Council.

The Chief Executive's performance is reviewed by a committee of the elected Council, which also receives independent advice. The Chief Executive's performance is only loosely linked to the Council's Long Term Plan. The Chief Executive's performance should be explicitly linked to Council priority areas, and performance targets need to cascade down into the senior managers' performance agreements.



A series of improvements have been made to reports provided to councillors. These include a simplified financial report each month. Councillors have seen improvements in reporting.

The Council does not appear to have formal succession plans for the Chief Executive and executive leadership team members.

An independent staff survey or some other engagement tool may assist the Council to understand staff views on the Council direction, strategies, policies, and procedures



The Council's outsourced human resource support contract does not appear to be delivering to expectations or needs.

Strenghtening risk management

The Finance, Audit and Risk Committee is chaired by a councillor, and has one independent member. A representative from a consultancy firm active in the Council's geographical area also attends the Committee meetings. The Committee meets regularly and provides recommendations to the full Council.

Good management practice suggests that an independent member writes and/or oversees the financial strategy.

Currently, an extensive financial delegations' framework is in place, meaning many decisions including major decisions are made by operational staff. Some staff appear to consider all infrastructure projects within the approved Long Term Plan and annual plan as being 'approved for expenditure' (regardless of overall value), and contracts are signed by the Mayor and the Chief Executive on that basis. As a result, some major decisions are made without the knowledge of councillors. The Council should consider providing the Finance, Audit and Risk Committee with full oversight of the procurement policy and adding procurement contracts to the risk register, as a means of ensuring major decisions are subjected to appropriate scrutiny and decisions are transparent.





Strengths

The Council has a clear vision for its district and executive staff provide strong leadership consistent with the vision. However, the vision is yet to be fully embedded amongst councillors.



The Chief Executive's active encouragement of economic development initiatives is an inspiration for many. However, some initiatives are perceived to be too ambitious by some stakeholders.

Council's performance has improved since 2014. A general willingness to further improve governance, strategy, service delivery and accountability is apparent.

Wairoa District Council assessment report

Areas for improvement

Council is at risk of 'over-reach'. More effective prioritisation of strategic projects should mitigate this risk.



Council is at risk of implementing its vision without the strong support of all $\underline{\text{stakeholders.}}$



Though improvements have been achieved recently, further investment in stakeholder relationships (especially with Māori/hapū) should realise significant benefits for the district, especially if supported by effectiveness audits.



Governance practice and oversight by councillors remain below the levels needed to consistently facilitate transparency and high-quality decisions.



The Terms of Reference for the Finance, Audit and Risk Committee are insufficient to ensure all major decisions are adequately disclosed, reviewed and <u>escalated</u> to full Council. Good practice suggests an independent chair is appropriate.



The Council's regulatory processes leave scope for interference by councillors. Modifications will remove the potential for perceptions of interference, and these modifications should be reflected in the Council's code of conduct.



The use of robust self-assessment and evaluation tools should enable councillors to appraise their individual and collective performance and training needs.

The Council's vision, strategies and policies are not adequately linked across all documentation.





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Investing money well

Financial decision-making and transparency

The Council is fiscally prudent, having adopted a conservative balance and loan sheet. Financial decision making quality has improved in recent years. However, ageing infrastructure and a growth outlook will increase pressure on future Council budgets and decisions.

Priority grading

Variable

< The challenge for this Council is to lift financial practices to good practice levels during a period of increased demand for funding.>

Financial strategy

The Financial Policy, authored by an independent member of the Finance, Audit and Risk Committee, sets out the direction and the reasons for the strategic direction. These are consistent with the strategic priorities specified in the Long Term Plan.

Financial data

Financial practices are inconsistent across the divisions of Council. Consistency would be beneficial, as would the use of a full business case and approval process for significant expenditure, notably major contracts. The Council's procurement strategy and delegations' manual is under review to improve process and monitoring of contracts. Financial policies could be separated from procedures to simplify reporting.

Risk and control function



Current policies and practices create the possibility for perceptions of conflict and bias. A greater level of independence in the Council's oversight role would help reduce the potential for perceived conflicts of interest or bias in major decisions. For example, implementation of the Council's financial strategy should be overseen by an independent or impartial member of the Finance, Audit and Risk Committee—someone other than by the author of the strategy. While procurement strategy and delegations are being revised, specific procurement elements

within the formal risk register would also be beneficial for increased transparency.



Budgeting

Though not explicitly required, transparency would be enhanced if a schedule of uncompleted projects and carry-overs were reported in the Annual Report. The Council acknowledges the benefits of separating financial policy from procedures, and of using "simplicity and clarity" as a touchstone when writing documents.

The Council's dividend policy and procurement and delegation policy arrangements with QRS should be clearly stated.

Financial position of council and transparency

The Council's delegations are based on Council approval of the Annual Plan. A draft manual provides wide delegations to officers for tenders, contracts and capital expenditure. A procurement policy that includes full disclosure of all infrastructure projects would improve Council transparency.

Strengths

Conservative budgets reflect the Council's relatively low income stream.

The Council has improved financial reporting and accountability in recent years.

Wairoa District Council assessment report

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Areas for improvement

Major infrastructure contracts and their financial implications are not consistently considered by the Finance, Audit and Risk Committee, or the full Council.

Uncompleted projects and carry-overs should be reported in the Annual Report, as a matter of financial transparency.

Council's procurement strategy and delegation policy leave the potential for perceptions of interference to arise.



Asset management decisions are only loosely linked to the Long Term Plan. $% \label{eq:loop} % \label{eq:loop}$

Major project investment decisions are not always supported by appropriate business cases.

The dividend strategy and policy for QRS is unclear.



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Delivering what's important

Service delivery and asset management

The engineering team operates competently to meet demands. However, major contracts and projects should be overseen by the full Council to ensure they are linked back to the Long Term Plan and transparent.

Priority grading

Competent

< Engineering manages most (around 80 per cent) of the Council's budget.>

Aligning services with strategy

Generally, services are aligned with agreed priorities and the priorities are referenced back to the relevant statutory documents. The engineering and finance team's relationship is improving and the Chief Financial Officer now attends monthly engineering meetings.

Determining, monitoring and assessing service levels

The Council's annual survey is usefully aligned to a national benchmark. This indicates local views are comparable with other

High levels of satisfaction are recorded in the survey. However, stakeholder reports indicate that engineering has inordinate influence within Council. Tensions are apparent between the Council and Hawke's Bay Regional Council over Wairoa River flooding and, that some immediate issues, such as wastewater, longer term needs require attention.

Service delivery

Engineering projects are subject to s.17A reviews under the Local Government Act to increase efficiencies. Reviews of roading, three waters (drinking water, wastewater and stormwater) and waste management are planned, but no review is anticipated for property, parks and reserves, the Wairoa Airport, or cemeteries. Around three quarters of Council's infrastructure expenditure is

delivered via contracts with QRS, the second largest employer in the district after AFFCO.

The Council has a high proportion of unsealed roads. The Council undertakes roading maintenance for the State Highway to Waikaremoana for NZ Transport Agency (NZTA). The relationship with NZTA is constructive. However, some stakeholders indicated that pot holes are a problem.

Water assets are being reviewed on a 10 per cent sample basis. Council has offered to upgrade the water supply for Mahunga residents, as many use tank water from a non-potable supply. Stormwater management demonstrably matches environmental expectations (eg silt and toxins off roads are managed), and flood management plans are in place.

The Council's stormwater infrastructure is 65 per cent through its asset life. Stakeholders, including Māori/hapū, want improved services. This feedback is reflected in lower satisfaction levels for stormwater issues in the Council's annual survey. Maori report an issue of wastewater contaminating Deep Creek, close to a Marae.

Policy planning

Several stakeholders, including Māori/hapū, indicated that Council needs to engage the community more strongly in economic development matters.

The Council's plans for growth in the district have not yet factored in recent treaty settlements and future land use potential.

Compliance with regulatory requirements

The Council has an active regulatory enforcement strategy, and is working to ensure all dogs are on a lead. However, some infringement notices and approvals (or declines) of building consents have been overturned. Greater disclosure of the reasons for such occurrences would help maintain transparency.

Reporting, capital investment decisions and delivery

Some major infrastructure and contract decisions are not overseen by councillors, and councillors were unaware of the level of compliance around health and safety provisions in major contracts. However, Council has plans to establish an

Wairoa District Council assessment report

ΥI

Infrastructure Committee to provide transparency and improve accountability for major engineering decisions.

Currently extensive delegations are provided to staff, although a new delegations manual is being prepared to tighten this.

The quality of service delivery is largely judged by public feedback, from surveys or public discussion. While Council has generally embraced a conservative investment approach, the Council's commitment to financial prudence suggests the preparation of full business cases for all major projects is appropriate.

Financial reserves are declared in annual reporting, but asset project carry-overs are not always clearly reported.

Population and growth projections are used to understand the rating base and future asset needs.

Strengths

The Council has clear documentation related to Council strategy.

The Council is meeting its infrastructure needs.

Community amenities are sound.

The Council has a policy of using interns to extend the Council's knowledge and skill base.

Areas for improvement

The affordability of future infrastructure replacement projects, core service needs and economic projects would benefit from additional analysis and <u>oversight</u>.



Accountability for major engineering decisions, including outlining procurement and delegations is relatively weak.

Some major projects are initiated without an appropriate business case.

There is insufficient separation between governance/oversight activity and operational activities.

The Council's Long Term Plan should align with present and future regional spatial plans.

There should be an annual and independent survey of staff.

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Listening and responding

Communicating and engaging with the public and businesses

The Council's approach to communications is undergoing change, with a strong emphasis on being more responsive to the district's residents.

Priority grading

Competent



< Council has a solid platform to build strong partnerships with legitimate stakeholders, including Māori/hapū, as the district enters a growth phase. However, Council needs to take these stakeholders on the journey by outlining a clear and achievable vision for the district. The Council is aware of the challenge and associated issues.>

Communications strategy



A new communications strategy is being finalised. The new strategy is more directly aligned with Council's vision and strategy than the previous strategy. Strategic priority areas are identified. However, more information to convey how audiences will be reached and results will be measured, in addition to satisfaction surveys, would be heloful.



Council reputation is not directly measured; but it probably should be. Factors such as trust and leadership are important considerations to be measured. A stakeholder survey and staff survey may also inform the communications strategy.

Progress is being made on a digital strategy, although most of the community reportedly prefers paper-based communications. The Council's website is user friendly. The adoption of a "simplicity and clarity" approach for digital and visual devices may be helpful.

Media

The Council benefits from the Mayor's open public sessions on Wednesdays which generate public feedback. Media stakeholders report a constructive relationship with the Council.

Engagement with Māori

Māori make up approximately 60 per cent of the district's population. Several Treaty settlements have been completed.

Council and Māori enjoy a strong and constructive relationship, and have moved on from a situation of mistrust and tokenism in the past. The Māori Standing Committee (MSC) in particular is noted as vital to this effective engagement. It is generally seen to be working well, and it has been used as a model for other councils.

Council and Maori report an ongoing commitment to further improve relations and engagement over-time. A proposal for Council to sit on a marae is one example of plans to foster a better relationship.



Terms of Reference and boundaries for electing representatives to the MSC have been modified recently, to ensure hapū have a voice.

Māori should to be included in economic development discussions (the Council's Annual Report does not mention Māori as an economic force in the district).

Engagement by Council with the general public and business

Public involvement in local body elections is high (68 per cent) and opportunities are available for community input to Council decision-making and policies. Surveys indicate public and stakeholder approval of Council improvements and initiatives. However, some local business stakeholders have expressed some disagreement on Council vision and economic development priorities. Currently, no stakeholder survey mechanism is in place to quantify the scope or import of differences.

Generally, Council documents are clear and readable. Content is appropriate, although the inclusion of Māori as an economic partner as well as a Treaty partner is important. Greater use of te reo Māori text would be respectful of the large Māori population. Greater use of video is encouraged.



Wairoa District Council assessment report

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Strengths

Council has recognised the need for and is developing a more audience-centric communications strategy.

Council has a strong engagement platform to advance its vision and relationship with the community.

The Council uses a range of methods of communication to reach various audiences.

Areas for improvement

Despite Māori comprising a majority of the district population, there is limited use of te reo Māori in public documents.



There is no formal mechanism to recognise the potential for stronger economic development opportunities with Māori.

Solicitation of stakeholder views is informal.

The Council lacks formal performance measures to measure the effectiveness of Council communications, and stakeholder perceptions of trust and reputation.



Angela Rego Programme Manager 029 924 1202 angela. rego @ lg nz. co. nz

LGNZ Level 1 117 Lambton Quay WELLINGTON 6011

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	LGNZ Level 1 117 Lambton Quay WELLINGTON 6011 29 January			29 Vanuary
Ċ	Dear Angela Mankyou for 2018 Council Report October 2017. Star. co. nz			
,	(amotated copy enclosed)			
1	On Friday 26 January 2018 at 1 pm, 1 inter- viewed Acting CEO John Freeman. He said he was "familiar" with the content.			
2	What 15 the content?			
.3	Please summarise the content, and send me a copy of the summary.			
£	page	number	Con	ment
= 1	2	1	How was "+	
	2	2	"Rocket Labs was NOT ba	decision"
	3	2	-fidence in the it was based geography of Peninsula. "Stakeholder erroneously of (18) times, in	the district; I on the Mahia "is used eighteen
		·		i l

	2678		2
	,		
	page	number	comment
	4	4	"transparent." Please read my letter, 2628
	4	5	The LTP runs to over three hundred (300)
<u>(</u>			serving 7890 people. About half the pages are not numbered did LGNZ notice? So HOW is it possible to
Ċ	5	9	query a particular page? "oversight" is used erroneously four (4) times in the Report. The primary meaning of
			"oversight" is [Quote COED. E11 2009 page 1021] "an unintentional failure to notice Something" [end Quote].
	Ē	Q A	You mean "supervision."
TI TI	એ.	8A	the Councib" is the OPPOSITE of the touth.
	6	13, 14	pure nonsense
	y F		,

	2678		3
	page	number	Comment
	6	1,6	RATES is the "topical issue, ignored by your Report."
	7	19	[Quote] " major decisions are made with
(·	7	i6	-out the Knowledge of Coun- -cillots "[end Quote] highly irregular (if true?) [Quote] performance targets need to cascade down "[end Quote] HOW can a performance target "cascade down"?
	7	20	[Quote] " vision is yet to be fukly em- bedded amongst councillors" [end Quote] How can a vision be fukly embedded?
	8	23A	[Quote] " decisions" [End Quote]. HOW do you escalate a decision? "cascade", "embedded" and "escalate" are used in appropriately.
	1	1	ř

	2678		4
ľ			
	page	number	comment
(8	24	[Quote] "The Council's regulatory pro cesses leave scope for interference by councilors" [end Quote] WHAT are you trying to say? "interference" is obvious- iy the wrong word.
-	9	27	[Quote] "While procurement strategy and delegations are being revised, specific procurement elements within the formal risk register would also be beneficial for increased transparency." [-end Quote] WHAT are you saying?
	13	32	use of the word "strategy" five (5) times, in three (3) lines is linguistic poverty. WHAT are you Saying?
	13	35	[Quote] "Greater use of te reo Māori, text" [end Quote]

	2678 5
1	1
	page number comment
4	International Languages
	The Seventeenth-century international langu- age of Science was LATIN.
1(*	Isaac Newton wrote his "Mathematical Principles of Natural Philosophy" in Latin "Philosophiae Naturalis Poincipia Mathematica", 1687.
į.	In 2018, the international language is ENGLISH.
f	About 1970, the International Civil Aviation Organisation [ICAO] established ENGLISH as the international language of communication air-to-air, air-to-ground AIRSPEAK.
	Ninety-five per cent of nations conduct government in ENGLISH.
	In 1980 the International Maritime Org- - anisation [IMO] established ENGLISH as international language of Communication Ship-to- ship, Ship-to-shore SEASPEAK.
ľ,	The Royal Society, London, Stipulates that all scientific papers must be submitted in ENGLISH.
	· · · · · · · · · · · · · · · · · · ·

2678

6

All of the small classical library of Mathe-- matical text-books are in ENGLISH.

NZ Government, and Local Government, are conducted in ENGLISH.

NZ Law is in ENGLISH... which is, so it's claimed... why more than hast the prison-population is Mārri, so... imagine the effect of total immersion background at Wairoa's "Te Kura Kaupapa Marri" school, pre-College. On arrival at College, Mathematics lessons, and text books, are in ENGLISH. Pupils from Te kura are at serious disadvantage, learning two (2) new languages... Algebra and mathematical ENGLISH, at once.

And so: your suggestion "Greater use of te reo Maori text..."

is the OPPOSITE to what it should be... evidence conflicting views on the meaning of The Treaty.

Please see page 7, fokowing, for a second "Independent assessment Report on Wairon District Council: January 2018"

Whereas "Council MARK ccc" Report, over "7 and 8 February 2017" took 14 pages to studiously avoid saying anything specific, mine, over 45 years, takes ONE page, and is

Specific. And whereas your Report is unsigned, undated with no address origin my Report is signed, dated with address of origin. Please incorporate my Report, with y next WDC Report, and please confireceist of this letter. Yours sincerely, Roland Matley (ROLAND MATLEY.) Independent assessment report on Wair District Council: Monday 29 January by Rategayer ROLAND MATLEY after observing Council since 197 Recommendations, with respect: I Reduce rates by ten (10) period of the me it could done 18 August 2017. 2 Council Offices is the only public building in Wairoa withou public toilet. Remedy this	
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District Council: Monday 29 January by Ratepayer ROLAND MATLEY after observing Council Since 197 Recommendations, with respect: 1 Reduce rates by ten (10) per by budgeting. Council Offices is the only public.)
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told me it could done 18 August 2017. 2 Council Offices is the only publ	
2 Council Offices is the only publ	cerot
proble toilet. Kernedy the	ta
3 ACKNOWLEGE RECEIPT OF rate sayers incoming mail and RESPOND! You're not do it. You're PAID to do it (signed) Roland Matley (ROLAND MATLEY)	ting 1

40	2628	page 8 of 2678
	John Freeman Acting CEO WDC PO Box 54 WAIROA 4160 Dear John, Wairoa District Council [" My understanding is (i) WDC is Local Go (2) WDC is subject to a Ombudsman Act LGOIMA 198. (3) By Law, the operation of WDC parent that is, - Scruting by Rates Alaries, dates - and - Resignation, in	ROLAND MATLEY PO BOX 333 WAIROA 4160 NEW ZEALAND Thursday 2 November 2017 20130 h WDC "hereinafter] " vernment. the provisions of the 1975 now 7. tion and Docu- must be trans- available-for- ayers.
7	- of-Contractors be gi dated ringbinders Lood Public Library. Advertis Yease confirm that this will burscincerely, Roland Matley (ged with Wairoa e. when adopted. be done. Give date!

THE CHIEF FINANCIAL OFFICER 278 BUSHMERE ROAD WAIROA DISTRICT COUNCIL, R.D. 1. GISBORNE 4071. P.O.BOX 54 WAIROH, HAWKESBAY. DEAR SIR, REVIEW OF REVENUEY FINANCING POLICY. VALUATION ROLL NO.0870003532 - 15 JUDGES PARADE THANK YOU FOR THE OPPORTUNITY TO COMMENT AND MAKE SUGGESTIONS ON THE POLICY, IT IS ONLY RIGHT THAT COUNCIL REGULARLY REVIEWS 175 POLICY Y MAKES ADJUSTMENTS. HOWEVER THE SIGNIFICANT SHIFT TO CAPITAL VALUE BASED CHARGING RATHER THAN LAND VALUE OR USERS PAY HAS FAR RANGING EFPECTS FOR SOME PROPERTIES. I HAVE BEEN A PART-TIME RESIDENT Y RATEPATER SINGE 1972 12 ALMOST LEYEARS THE LATEST PROPOSED INCREASE TO \$2605-48 15 TOO TOUGH. ALSO I UNDERSTAND WE COULD ALSO BE "HIT" WITH A SIENIFICANT CHAREE TO UPGRADE THE WATER SUPPLY I UNIFORM ANNUAL CHAREE. I BELIEVE COUNCIL SHOULD CHARGE THE MAXIMUM PERMISSABLE UNDER THE ACT. HOWEVER I NOTE THAT \$98-32 IS INCKUDED FOR LIBRARY PURPOSES. FOR RESIDENTS WHO COULD, SAYEESO to 100 KILOMETERS AWAY IS RIDICULOUS V COULD BE OPEN TO LEGAL CHALLENGE I' REALISE THAT FOR SOME ACTIVITIES COUNCIL TAKES A MIXED FUNDING APPROACH BUT THIS CHARGE SEEMS A REAL ANOMALY 2. PARKS & RESERVES MAINTENANCE. IT IS MY VIEW THAT THESE COSTS SHOULD BE BHSED ON LAND VALUE NOT CAPITAL VALUE. THE YOU'NG OF GRASS WEEDSPRAYINE, REPAIRS TO PLAYGROUND EQUIPMENT ETE SHOULD NOT BE CHARGED ON CAPITAL VALUE.

 \sim 3. LIQUOR LICENSING. I NOTE THE PROPOSED POLICY ONLY SEEKS TO RECOVER UP TO
10% \$ 26% OF THE ACTUAL COSTS. THIS 15 FAR TOO LOW. 4. CEMETERIES. RECOVERING ONLY UP TO 50% OF THE ACTUAL COSTS INVOLUED APPEARS OVERLY CONSERVATIVE. THERE IS CLEARLY HISTORICAL BENEFITS TO THE GENERAL PUBLIC OF PEAHAPS 570 \$ 1070 (LIKE A LOT OF COONCILS) BUT NOT 5070. MOST OF THE COSTS SHOULD BE USER PAYS. CAPITAL EXPENDITURE - PAGE 13. DEVELOPMENT CONTRIBUTIONS COUNCIL NEEDS TO BE CONSIGNIT IN THE TERMS OF ENFORCING ITS POLICY. YOU SHOULD NOT BE INSISTING THAT ONE DEUFLOFFICENT OR DEUFLOPER PAYS AND ANOTHER DOES NOT. CONChosjon. I ACKNOWLEDGE THE NEED HOWEVER WHAT IS PROPOSED WOULD CHEATE ANOMALIES WMAYBE IN SOME CASES HARDSHIP OVERALL IT SEEMS THAT THE RATEPAYERS BUSINESS OPERATORS AND URBAN DWELLERS WHO USE ROADS, FOOTPATHS SEWERAGE & WASTEWATER SERVICES & OTHER FACILITIES ON A DAILY OR REGULAR BASIS ARE TO RECEIVE RATES RELIEF." WHY. ?. JOURS FAITHFULLY SETON CLARE delane

Gary and Linda Mayo 58A Lahore Street Wairoa Ph: 838 7781 gary.mayo@xtra.co.nz

Wairoa District Council P O Box 54 WAIROA



REVENUE AND FINANCING POLICY 46 MOANA DRIVE, MAHIA VALUATION NO. 0870041100

We wish to make a submission on Council's proposed changes to the Revenue and Financing Policy and method by which rates are calculated.

We have interests in an urban property in Wairoa, business premises in town, as well as a Mahia property which we plan to make our home into retirement. As you will be aware under the proposed rates policy the former two have rate reductions, whereas Mahia has an increase of \$2,044 or 80% under rating option 2.

Mahia, as you are aware, is where all the building activity has taken place over the last ten years with whole subdivisions being built compared to one or two houses built in town over this period. Due to building costs, including consent costs, the estimated building price is now in the vicinity of \$2,500/m². To build a house there is not much change out of \$1,000,000 hence there is a lot of value at Mahia compared to town properties. Sections at any coastal/beach location are again far more expensive than those in an urban environment.

Our town section has an LV of \$19,000 against Mahia with an LV of \$200,000 with CV's of \$175,000 and \$800,000 respectively. We have owned our property for 35 years in town and 27 years at Mahia. The Locke Street premises have been owned since 1990.

Over this lengthy period we have heard numerous arguments regarding rates and contested the most recent 10yr LTTP discussions in an attempt to have Council achieve a rate that was affordable for our citizens, many of whom have limited incomes.

Most recently I have represented the business community on the Wastewater Forum Group and again fought strongly for an acceptable option that is affordable. Unfortunately the outcome is going to cost and urban rates will go up in the future to fund this upgrade.

Many Mahia residents are paying off their costs of the wastewater scheme and are already paying approximately \$1,300 p.a. on top of their rates annually.

As demonstrated it does not take much to increase the CV if one builds. Having done so we use no more or less services than when we purchased and had an old building on the site. Many neighbours are still in this position with CV's of only \$300,000, half of which is the Land Value.

Under Council's proposal their rate increase is around \$300 compared to our \$2,000 increase, yet they continue to enjoy the facilities we all use. They have simply chosen not to update their buildings whereas our build has been our retirement project and commitment to staying local. The proposal seems to penalise people for improving their asset and helping up the standard of the community as a whole.

A lot of the recent builds are by non-locals and some have even become permanent residents of Mahia, helping bolster the district population. Many of these people were present at the Nuhaka meeting and expressed their concerns at the proposal. Were there more, better quality homes in Wairoa we may very well attract more people.

We are totally against the proposal and support the status quo with affordable increases only. We see rating on capital value as a disincentive to tidy up and improve the district. There is no reason why computer models with the correct oversight cannot handle a rating system with several variables. To classify Mahia residential alongside Wairoa, (differentiated as residential land) in the proposal, is totally inequitable given the distinct and different values that will always apply to coastal properties. It appears from our research that Mahia is almost entirely funding the town and business rate reductions given farm properties appear not to have gone up much at all. We are against the proposal and wish to speak to this submission.

Yours faithfully

ary and Linda Mavo

RATES ----

Our concern with our rates in the community of Mahia are as listed beneath.

1.ROADS -

Nuhaka too Mahia /East Coast Road /Newcastle St /

These roads are of inferior quality and unsafe in places.

Newcastle St -which is a main street for Emergency Services/General Store/ Mokatahi Hall /and Fishing club so alot of traffic.

2.RUBBISH -

a. Expensive Household Rubbish with now NO option of bag size

b.Lack of Public Rubbish Bins which equals to more rubbish on roadways and beaches

c.No Green Waste Facilities -perhaps a transfer station could be set up with appropriate hours

d.Recycle inadequate -a fortnightly collection would be more satisfactory.

3.DRAINAGE-

Storm water drainage doesn't exist in many residential streets and some are blocked constantly with rubbish.

4. FOOTPATHS -

If unaffordable for footpaths to continue along Moana Drive ,perhaps traffic calming could be considered before a serious accident occurs .

WALKING -TRACK TO BEACH URGENT

A track has now become so wide at the end of Kawahai Street that a major flow of four wheel unliscened bikes (alot with no safety equipment worn or age restriction is quite a concern) plus utes, cars now accessing a once family swimming, surfing, walking beach.

POSITIVE

On a positive thumbs up, the Wairoa Recycle /WasteManagement is a credit to the council as is the new children's play ground.

An improvement in the road from Napier too Wairoa would be the only hope for future businesses

Once again we ask you to consider FAIR RATES to be spread evenly with all rate payers for the same facilities we all use ,not be convicted for the type of home we have or build, remembering many sheds accommodate residents also.

Your's sincerely,

Ray & Heather Harrap

A A Murral

U. Harrap

Item 5.2- Appendix 6 Page 233

COUNCIL

7th February 2018

SUBMISSION TO THE PROPOSED RATES

Valuation Number 0870042209

After attending the meeting on monday 29th January we would like to reiterate on the proposed rates and the word FAIR.

We are both pensioners and have been permanent residents at 35 Moana Drive for nearly twenty years and our home at Mahia is our only dwelling.

At the time of building we were required from Wairoa District Council to install an environment Oasis Water System, and we pay individual for a yearly service fee.

We are concerned you have not calculated our rates correctly for such a huge increase from -----\$2,6334.50 to the councils now preferred option of \$4061.59 which is around a 50% increase and more with the alternative option of \$4,380.89.

We also have to query the council on the following issues we feel has not been addressed to many rate owners and once again the word -

FAIR

- 1. That a neighbour on the same size section has less rates owing to size and age of building? We feel we paid for our home ,plus at the time of building.
- It is important to keep up all maintenance according, but are we been penalized.?
- 2. We are also charged for beach front property, which once again we paid for when purchasing property.

There are properties who have the privilege of sea-views owing to land levels with no extra rate

- 3. Some of the facilities we would use less in the community or at all which is distributed into our rates
- 4. It is understandable that rates are increased yearly as for the growth of economy but we are asking the council to be FAIR and spread rates EVENLY.

8 February 2018

Wairoa District Council P.O. Box 54 Wairoa 4160

Submission from: N.D. Edmundson & K. Foley 5 Tamure Crescent Mahia

Postal Address: P.O. Box 4151, Marewa, Napier. 4143

Email: kfoley.okmedia@xtra.co.nz

Mobile: 0274 442807

Re: Proposed Changes to the Revenue and Financing Policy and the Calculation of Rates

We submit:

- Funding Allocation retain existing method
- · Calculation and Allocation retain existing method

We submit that the WDC retains the status quo rating system in the short term while it investigates a simpler, fairer system and commit to meaningful public consultation.

. YES, I would like to speak to our submission

Proposed Changes

Our submission relates to our holiday bach in Mahia. Under the Wairoa District Council's (WDC) preferred option, we believe rate increases in Mahia will vary from about 30% to more than 50%, based on the suggested Capital Value assessment.

This seems an unfair burden being placed on people who the council appears to think should pay higher taxes (rates). For many, it is their second home, used only for a few weeks a year. For permanent residents, who have chosen to live in Mahia and ensure this tourist destination remains vibrant and attractive, the proposed changes severely penalise them.

A capital value rating system penalises those who opt to maintain and improve their properties to a high standard – something which is for the betterment of the whole community, particularly in Mahia. Hiking rates significantly for this sector of the community could stifle development and discourage investment in tourism, which is one of the perceived potentials of the region. Even more so, given the success of Rocketlab. Surely, a land value system is fairer.

1

The WDC documents emphasise a 'single community philosophy'. This implies, to me, that the WDC prefers to use its rates policy as a social mechanism and form of redistribution of wealth. Its preferred option is not about collecting a greater amount of money through rates but reallocating the costs to those it perceives are able to pay more.

The WDC notes that its preferred option has the disadvantage of being arguably less transparent. This is not desirable.

If the WDC introduces its current preferred option, our Mahia rates will be getting close to the amount of rates we pay to the Napier City Council on our near-new home in a pleasant area of Napier, where we receive significantly greater services.

It is difficult to decipher council plans and documents to make an assessment of the efficiency of council spending and administration. However, I suggest efficiencies and internal budget reviews should also be part of this current Rating and Revenue Finance Policy debate.

General Comment

1. Affordability

Local authority rates are effectively a tax, enabling local authorities to provide services. In the past three years local authority rates throughout New Zealand have been rising at five times the rate of inflation.

The WDC documents outlining the proposed rating changes make several references to affordability:

(....."to achieve a distribution that council considers appropriate in the context of affordability and community outcomes.")

By proposing to primarily calculate council rates on Capital Value seems to indicate that it is prepared to rate (tax) those who are seen to make improvements to their properties in the belief that those people can afford to pay a greater share of the costs.

The WDC Long Term Plan predicts the average rate increase up to 2025 will be 4.34% per year. But the council is already demonstrating it cannot provide services at the current level and contain rate increase to the predicted level. Its Long Term Plan indicates the WDC needs rate increases of at least 3%pa to 'stand still' i.e. to continue current services.

2. Future Rates

It cannot be overlooked that the WDC will struggle to financially deliver the expected level of services and quality infrastructure demanded for the future, due mainly to:

- Increasing costs
- A declining rating base (population of approx. 8,260 is predicted to continue its decline)
- Ageing infrastructure in need of repair or replacement (wastewater resource consents due to expire)
- Increasing regulatory demands
- Increasing community expectations.

2

Supposedly simplifying the rating allocation and calculation systems will not protect WDC from the inevitable lack of financial resources. This year alone, through an administrative error, the WDC is having to find a \$250,000 shortfall.

Local Government New Zealand is considering options for the future operation of small local authorities and it may be time that WDC considers how to work collaboratively with other councils to ensure residents within its administrative area remain well served.

3. Communication

The WDC has failed in its legal duty to inform the public and encourage effective participation of its community in council decision-making as required by the Local Government Act. People should have access to relevant information and be encouraged to express their views.

As a Mahia ratepayer, we received some communication in the weeks leading into the Christmas holiday period. The timing was poor as many people were either heading away on holiday or hugely busy attending to running their own businesses at that time of year.

But more importantly, the letter received was incomprehensible and unintelligible. The WDC may have to meet legal requirements but the information I refer to could not be deemed to be providing relevant information or meeting its legal duty – people I spoke to said they could not understand the proposal and options.

Further, the two supporting documents 'Funding Needs Determination' and the 'Proposed Changes to the Revenue and Financing Policy and the Calculation of Rates' documents are total gobbledegook to all but those who prepared and wrote them.

As an example, our holiday property in the Mahia Beach area is loosely classified as 'rural' – the document could not even make it clear that this housing area falls into the 'rural' residential/lifestyle category until many pages of the two documents are thoroughly studied. (rural to most New Zealanders means paddocks, cows, sheep – pastural farming!)

It is a simple task to summarise this type of information in an easy-to-understand way to inform the public of such important proposals, while backing up any summary with more detailed, complex information to meet legal obligations.

If information is not provided in a way that can be understood, then it cannot be considered the WDC has met its legal obligations to inform its ratepayers.

Public meetings, offered belatedly, were poorly advertised and held after Mahia and other holiday-home ratepayers had returned to their permanent residences and were no longer available to attend.

Neil Edmundson & Kay Foley

3



9 February 2018

Wairoa District Council P O Box 54, Wairoa 4160, Hawke's Bay

Re: Proposed changes to Councils Revenue and Finance Policy

- NZKGI does not wish to speak to our submission in person
- · NZKGI supports retaining the existing method of rate calculation

Background to NZKGI

NZKGI was formed in 1993 to give kiwifruit growers their own organisation to develop a secure and stable kiwifruit industry. NZKGI represents 2,600 kiwifruit growers and gives growers their own voice in industry and government decision making. NZKGI works to advocate, protect and enhance the commercial & political interests of New Zealand kiwifruit growers.

Kiwifruit is New Zealand's largest horticulture export with sales of over \$2 billion in 2016/17. Kiwifruit is grown from the top of the South Island through to the north of the North Island and includes orchards in the Wairoa district.

Capital Value

NZKGI is limiting its comments on the proposed changes to the Councils Revenue and Finance Policy to the proposal to calculate rates on the basis of capital value. The proposed change will cause a substantial increase in rates payable by kiwifruit orchards. There appears to be no implementation phase-in proposed which will result in a significant and immediate impact on orchard owner profitability.

In addition to concerns around the financial impact of the sudden increase, NZKGI also objects to this proposal on the basis that it unfairly targets properties with trees and vines. NZKGI understands that the value of vines and related structures are included in the definition of capital value (Clause 20 of the Rating Valuation Act 1998) and this is inconsistent with the way other primary industries are treated. As commercial forests, annual crops and pasture are not included in capital value rating, neither should kiwifruit vines and structures. Further, it is important to note that there is no additional use of infrastructure by kiwifruit orchards compared with other rural industries. In fact, it may well be less. NZKGI submits where the use of Council's infrastructure and services is the same, the rates should be the same.

25 Miro Street, PO Box 4246 Mt Maunganui South 3149 New Zealand **TOLL FREE: 0800 232 505 P.** 07 574 7139 **E.** info@nzkgi.org.nz **www.nzkgi.org.nz**



Removing trees, vines and structures from the capital value definition requires a law change and attempts to progress this have so far been unsuccessful as the issue has not been prioritised. Therefore, if the Council proceeds with changing to a capital valuation for rating purposes, kiwifruit growers will be unfairly charged at higher rates than other primary industries.

The only option for excluding the value of vines and structures from the capital value definition that we are aware of is in Gisborne where the District Council recognises this inequity and has a rebate system available for growers of vines and fruit trees. NZKGI understands that in Gisborne, the valuer estimates the property value both with and without vines and growers only pay rates on the capital value excluding the value of the vines. Reports are that this system works well and incurs no extra administrative cost.

Conclusion

On behalf of the kiwifruit growers in the Wairoa District, NZKGI opposes the proposal to move to capital rating on the basis that it is inequitable and that it will result in a significant and immediate increase in rates payable.

Should the Council choose to continue with a Capital Rating basis, we strongly request that a system similar to Gisborne District Council is implemented (where rates are calculated excluding the value of vines and structures) to address the inequity of the capital rating system.

Thank you for consideration of our submission.

Kind regards,

Nikki Johnson

Chief Executive Officer

WAIHAKI DEVELOPMENT TRUST

Whangawehi 1B5B2B - 37 Huxley Rd, Kaiti, Gisborne, 4010 - waihaki.development.trust@gmail.com

INTRODUCTION

The Waihaki Development Trust is made up of 5 trustees and is the management team for Freehold Maori Land known as, Whangawehi 1b5b2b or 183 Parakawai Rd or 183 Mahia Eastcoast Rd, and we represent 35 owners.

The Waihaki Development Trust <u>OBJECTS</u> to the Wairoa District Council's Proposed changes to the Revenue and Financing Policy and the calculation of Rates, for the following reasons.

SUMMARY

The best interests of our owners is not reflected in the Council's proposal. The Trust would appreciate an <u>alternative allocations</u>, a rating system that reflects the **GOODS AND SERVICES** the land/residents actually benefit from and also recognises our <u>MAORI FREEHOLD LAND</u> that has **ECONOMIC VALUE** as well as **CULTURAL VALUE**.

Our <u>MAORI FREEHOLD LAND</u> boundaries the seashore. We also take issue with the Council's heightened provisions for **visitors**. The WiFi at Blacks Beach, the freedom camping and the activities at Oraka.

We believe this proposal would adversely impinge on the cultural, economic and social development of Te Mahia.

Funding needs Determination

Section 101(3) of the Local Government Act 2002, which specifies:

The funding needs of the local authority must be met from those sources that the local authority determines to be appropriate, following consideration of;

a) In relation to each activity to be funded,

Camping Ground

Reticulation

The community outcomes to which the activity primarily contributes;

The following Funding needs Determinations:

ground: Commercial Property - Te Mahia receives minimal benefits if any; Forestry - Te Mahia receives minimal benefits if any; Pensioner Housing - There is **no** pensioner housing on the Mahia Peninsula; Staff housing - There is no staff housing on the Mahia Peninsula; Solid Waste Management - All residents in Te Mahia pay for their own; - All residents in Te Mahia pay for their own; Wastewater General Wastewater Mahia/Opoutama Capital Schemes - Te Mahia does not benefit from these schemes; Water Production - All residents in Te Mahia pay for their own;

- Mahia Beach has a Privately owned Camping

- All residents in Te Mahia source their own water.

WAIHAKI DEVELOPMENT TRUST

Whangawehi 1B5B2B - 37 Huxley Rd, Kaiti, Gisborne, 4010 - waihaki.development.trust@gmail.com

This reflects that Te Mahia residents are expected to pay for services they do $\underline{\text{NOT}}$ receive or benefit from.

 The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals;

Te Mahia residents do not receive any benefits.

III) The period in or over which those benefits are expected to occur;

Te Mahia residents do not receive any benefits.

IV) The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity;

Te Mahia residents are expected to contribute, when their community needs are not being addressed.

 The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities;

Under this proposal, Te Mahia residents are expected to pay full costs with $\underline{\text{NO}}$ benefits.

b) The overall impact of any allocation of liability for revenue needs on the community.

Te Mahia residents, an aging community, under this proposal, are expected to pay full costs with NO benefits.

PROPOSED CHANGES TO THE REVENUE AND FUNDING POLICY AND THE CALCULATION OF RATES

2. CALCULATION AND ALLOCATION OF RATES

- a. A general rate calculated on the capital value of all rateable land to fund the rates,
 with the following features:
 - i. Commercial
 - ii. Forestry
 - iii. Residential
 - iv. Rural

There is no consideration for **MAORI FREEHOLD LAND**.

WAIHAKI DEVELOPMENT TRUST

Whangawehi 1B5B2B - 37 Huxley Rd, Kaiti, Gisborne, 4010 – waihaki.development.trust@gmail.com

Māori Freehold Land:

- has been investigated by the Māori Land Court and a freehold order has been issued or
- was set aside by the Crown as Māori freehold land and awarded by Crown Grants to specific individuals or
- has had the status determined as Māori Freehold Land by order of the Māori Land Court.

Māori Freehold Land is held by individuals who have shares together as tenants in common.

In a modern context it has two main characteristics which make it a unique land tenure:

- economic value
- cultural value.

Economic value

An interest in Māori land is, like general land, an economic asset that may be used, traded, sold or transferred.

However, unlike general land, <u>our Act sets strong rules around ensuring that land</u> stays in the hands of its owners, whānau and the hapū associated with it.

Cultural value

Our Act recognises that Māori land is a taonga tuku iho of special significance to Māori passed from generation to generation.

An interest in Māori land is also considered a tangible whakapapa (genealogical) link for owners to their past and present whānau, hapū and lwi, whether they live on or close to the land or not.

- b. A uniform annual charge calculated as a percentage of the total general rate.
 This is clearly double dipping. Double Dipping that our whanau cannot afford.
- c. Targeted rates applied as a fixed amount per rating unit, or connection, applied to those rating units which receive or have available the following services:
 - i. Solid waste management
 - ii. Water supply (water by meter rates will continue to apply)
 - iii. Waste water
 - iv. Stormwater

The Trust perceives this to mean no charges to **MAORI FREEHOLD LAND** in Te Mahia.

Chairman: David Taurima.

9 February 2018

Wairoa District Council PO Box 54 Wairoa 4160 Hawkes Bay

Attention: Gary Borg - Chief Financial Officer

By Email: gary@wairoadc.govt.nz



The Genesis Energy Building 660 Great South Road PO Box 17-188 Greenlane Auckland 1051 New Zealand

DX Box CX10034

Genesis Energy Limited T. 09 580 2094 F. 09 580 4894

Dear Mr Borg

Wairoa District Council Revenue and Financing Policy

Genesis Energy Limited ("**Genesis**") welcomes the opportunity to submit on the Wairoa District Council's (the "**Council**") Proposed Revenue and Financing Policy ("**RFP**").

We have significant concerns that the Council's proposed changes to the calculation and allocation of rates contained in the RFP are unreasonable, unfair and insufficiently justified, in particular we are concerned that:

- the Council's basis for a change fails to adequately explain the significant increases in rates
- the proposal to change the rating system does not have sufficient regard to the unique characteristics of a hydro-generation utility or benefit received by, a ratepayer such as Genesis.
- the Council's proposed rating change equates to an approximately 135% increase on 2017/18 rates (an increase of around \$156,000). We do not consider that this scale of rates increase is fair or reasonable;
- the consultation with Genesis on such a significant change has been inadequate.

We believe either;

- the status quo funding allocations and the calculation and allocation of rates should remain unchanged or;
- a separate differential category be created for hydro-generation land use.

The basis for change

The Council has promoted the basis for the RFP is to "simplify and streamline calculating rates".

While Genesis does not object to simplifying and streamlining rating calculations specifically, we do object that the explanation inadequately explains the basis for causing an unreasonable increase in rates.

Council have advised that the criticisms of the existing system are;

- Ratepayers find it unwieldy
- Leads to a broad range of adjustments
- · Is sensitive to movement in specific budgets.

We do not believe these criticisms are significant enough to change from the status quo. Genesis specifically:

- Does not understand how ratepayers find the existing revenue and funding policy unwieldy. We expect that many ratepayers will find any system unwieldy, especially if they are unexperienced or not proficient in funding mechanisms and rating systems. This criticism could easily apply to all options proposed by Council.
- Does not consider having to carry out a broad range of adjustments to be a sufficient reason to change the system. This is an internal piece of work that the Council is proficient at performing and has done for a number of years.
- Does not understand how movements in specific budgets lead to uncertainty.
 As a business that manages large budgets itself, we understand movements can be complex however, this is a normal day to day business and council activity. The budgets are currently being managed adequately and disagree that managing complex budgets and rating calculations result in uncertainty. A budget is always a "best guess" and actual costs will never exactly match a budget.

We believe the Council needs to withdraw this proposal, undertake a further review of its calculation then re-submit a proposal that achieves 'simplification' with minimal impact on the level of rates paid by Genesis and other rate payers.

The rating system does not have sufficient regard to a hydro-generators unique characteristics or benefit received

Hydro-generators have a number of characteristics which we consider are unique in their combination. These unique characteristics reinforce the need for the Council to give specific consideration to the hydro-generators as ratepayers, and include:

- hydro-generation assets have considerably high capital values 210 times the land value in the case of our rating unit; and
- the nature of our assets is also unusual as they include significant and high value improvements such as extensive tunnels, intake structures and power stations; and
- importantly, the assets create little or no demand for most Council services funded by rates. We only have a small number of staff who operate our power stations in the district.

It follows that we take very little benefit from the Council services funded by rates and believe hydro-generators need a separate utility differential, similar to that adopted the Whakatane District Council, to account for their unique characteristics.

The scale of rates increase is unfair and unreasonable

Council has evaluated a range of "tools" at their disposal (such as uniform annual general charges, targeted rates, differentials, and rate remission policies) to comply with the statutory requirements of the Local Government Act 2002 ("LGA") and specifically the mandatory assessment criteria under section 101(3).

The RFP states that the overall impact of any allocation of liability for revenue needs on the community take into account:

- The regressive nature of rates charged on a uniform basis.
- The risk of affordability barriers to customers who may most benefit from Council's activities.
- Ensuring everyone pays a 'fair share'.
- Recognising that there is often a primary and secondary benefit to activities and the potential downstream impacts of funding decisions.
- To not adversely impinge on the cultural, economic, and social development factors that make Wairoa a great place to live, work and play.

We believe Council's preferred option of "a capital value general rate differentiated by land use" has been inappropriately recommended in an overly simplistic manner. Placing Genesis under a standard differential category results in an unfairly high rating contribution due to the high value of our improvements, combined with a higher than normal differential factor.

In a letter from Gary Borg; Council's Chief Financial Officer advises that "... adjustments to rates would affect everyone. For some ratepayers, these would be substantial". The adjustments for Genesis are excessively substantial and we have no view of what future rating contributions are likely to be. We do not believe that the proposed RFP promotes a 'fair share' if some increases are going to be excessively substantial to some rate payers, but not others.

We agree that a council should aim for a rating system that is not over-complicated but we consider that councils must also consider outliers or those at the extremes and the broader question of whether it is fair for those ratepayers to pay a significantly disproportionate burden, simply because they may have the "ability to pay". This view is not uncommon, and we note that other councils, such as Whakatane District Council, have proposed a separate differential for high capital value properties (presently those over \$15M capital value) in recognition of the unfairness of a universally applied capital value rating system.

We consider that by focusing solely on its own concept of "fairness" and "simplicity" the Council has only considered section 101(3)(b), rather than considering the other elements of section 101(3)(a) including the distribution of benefits.

We have calculated that the change will equate to an increase of approximately 135% on 2017/18 rates for Genesis or some \$156,000. And we believe we will be paying significantly more than our fair share of benefits received.

Genesis Energy has not been adequately consulted on this change

The changes proposed to the Council's rating system are significant. Genesisis a significant rate payer and community citizen in the district and we have only been sent generic letters from the Council.

Genesis actively engages with the community and significantly contributes and has undertaken the following activities in the Wairoa District:

- Recreational Water Releases in the Waikaretaheke River
- Habitat enhancement, angler access and research
- · Ecological monitoring, including fisheries and macroinvertebrates

The significance of the changes in the rating proposal and our ongoing positive contribution to the community means that the Council should have consulted more extensively with Genesis. Council should specifically assess and considered the impacts of a rating system on hydro-generation activities and Genesis' unique circumstances when evaluating the RFP options.

Conclusion

Genesis Energy are happy to pay our "fair share" of rates to support the activities of the Council, however we consider that the proposed rating change without any recognition of our unique circumstances is unreasonable. In particular, we consider:

- The Council's basis for change insufficiently justifies and fails to explain the reason for such a significant rating increase and is based solely on simplicity.
- The RFP fails to adequately consider a hydro-generator's unique circumstances
 particularly having a disproportionately high capital value resulting in a
 significantly disproportionate rating assessment.
- The Council's proposed rating change equates to an approximately 135% increase on 2017/18 rates (an increase of around \$156,000) for Genesis. We do not consider that this scale of rates increase is fair or reasonable and Council has only considered section 101(3)(b) LGA, rather than considering the other elements of section 101(3) LGA including the distribution of benefits.
- The Council has failed to comply with the consultation requirements under the LGA in respect of its rating proposal and has not considered Genesis' community contributions.

To address these concerns, we ask for:

- Council to withdraw its proposal, undertake a further review of its calculation then re-submit a proposal that achieves 'simplification' with minimal impact on the level of rates paid by Genesis.
- Consider a separate differential category for hydro-generation activities in a re-submitted RFP.
- Provide a clear timeframe and process for engagement with Council to enable
 us to understand the basis for the RFP how it is to be applied to Genesis Energy
 in the future.

We look forward to discussing these issues with you.

Yours sincerely

Reg Soepnel

General Manager Power Schemes

Luke Zeilstra

Property Portfolio Manager - Generation



February 09, 2018

Gary Borg Chief Financial Officer Wairoa District Council P O Box 54 Wairoa 4160 1161 SH2 Wairoa Road Private Bag 6203 Hawke's Bay Mail Centre 4142 Napier, New Zealand Phone 64 6 831 0100

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Submission on the proposed changes to the revenue and funding policy - calculating rates

Dear Gary

This submission is on behalf of Pan Pac Forest Products Limited ("Pan Pac"). Pan Pac is the largest forestry company in Hawke's Bay and Wairoa District. Pan Pac is an integrated business that owns or manages approximately 35,000ha of forests, and has a sawmill and pulpmill. Pan Pac employs about 900 staff or contractors.

Submission Points

- 1. Pan Pac recommends that the council meets with the Hawke's Bay Forestry Group before committing to a revised forestry rate. Pan Pac feels it is unacceptable for such a significant contributing sector to receive from council, as it's only notification, a letter advising of the rating change four working days prior to Christmas with submissions closing 22 January and since extended to 9th February. Also, the data provided by council in the letter and on the council website is inadequate for Pan Pac to make an informed submission.
- 2. Pan Pac questions why its rates should increase. Pan Pac has made significant contributions, above a targeted roading rate, to the upgrade and maintenance of many roads that are used for harvesting access including Te Kahu Road. Pan Pac knows that we need to pay our fair share. We understand that Wairoa has a small rating base and lots of rural unpaved roads that need to be upgraded and maintained. However, the mechanism for the rates must be understood. We would like to better understand your challenges and the boundaries that council must work within. This will help provide transparency.
- 3. Pan Pac suggests that it is critical that WDC sends the right signals to forestry especially with the potential economic gain to Wairoa of the upcoming increase in harvest in the district and the new government's drive to focus on forestry as a regional economic opportunity and to meet NZ's climate change obligations.
- 4. Pan Pac will speak to its submission.

Kind regards

Tim Sandall
General Manager - Forests