

VOLUME 4 OF 4

2015-2025 Long Term Plan and associated policies hearing of the Thames-Coromandel District Council

Date	28 April 2015
Time	09:00am
Venue	Mercury Bay Boating Club 93A Buffalo Beach Road Whitianga

Date	29 April 2015
Time	09:00am
Venue	Council Chamber 515 Mackay Street Thames

30 April 2015 is being held as a reserve date in Thames should it be required.

Members

Mayor	GF Leach JP	
Members	HD Bartley DR Connors PL French MK McLean JP	PA Brijevich LA Fox SA Goudie JT Wells

In Attendance

Community Board Chairpersons	P Kelly JP S Peters J Walker QSM	K Johnston B Renton
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David Hammond
CHIEF EXECUTIVE

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From: Ash and Chris [acstrachan@xtra.co.nz]
Sent: Thursday, April 09, 2015 1:14:55 PM
To: TCDC General Mail Address
Subject: long term plan

I have spent some time studying the 10 year plan but find it short on detail.
For starters, The Mercury Bay Destination Boat Ramp, \$615,000. A lot of money, for what?
Likewise, the Kuaotunu Ramp Improvements-\$95,000. What will be done for that \$95,000?

When the Wastewater Plant at Whitianga was opened, it was lauded as being able to produce drinking quality water. This is great, but why has the Golf Club and the Sports Fields switched to town supply. How much do they use and why is it necessary to change to town supply. I understand the wastewater has too much salt content due partly to OPC wastewater. Is this true and how is it being rectified.

The plan shows \$1.72 million for Whitianga Sports Ground Development. Is this spread over seven years or is \$1.72 million going to be spent each year. And what is it for? Surely it is not for just grass cutting and maintenance. How much is it going to cost to have the fields cut? How often will they be cut? And why wasn't the contract put out to open tender? Given that the Golf Club management were saying openly, that they had the contract secured, as far back as January, is this what can be called open and honest government?

Yours sincerely,
Ash Strachan (acstrachan@xtra.co.nz)



Sport Waikato Submission to Thames-Coromandel District Council Long Term Plan 2015-2025

1278

Presented: 9th April, 2015

Presented by: Matthew Cooper, Sport Waikato CEO

Key Contact: Vikki Bertram, Executive Assistant to CEO

Phone 07 858 5388

Email vikki@sportwaikato.org.nz

Thames-Coromandel District Council Long Term Plan 2015-2025



Strategic Partner Submission

At Sport Waikato, our mission is to **“inspire and enable the people of Waikato to be active and healthy for life”**. Founded in 1986 our leadership, programmes and services aim to **“help people to help themselves”**.

Strategic partnerships play an important role in our success and as part of this submission we would like to formally thank the Thames-Coromandel District Council for their on-going partnership and the shared focus on ensuring that our region remains a great place to live.

The following submission offers feedback specific to the Long Term Plan Consultation Document 2015 – 2025.

Thames-Coromandel District Council Strategic Priorities

1. A prosperous district – a prosperous economy
2. A liveable district – a preferred area in New Zealand in which to live, work and raise a family; and have a safe and satisfying life
3. A clean and green district – the Coromandel Peninsula’s natural environment provides a unique sense of place



Thames-Coromandel District Council Long Term Plan 2015-2025



We Value Our Partnership

To help create and develop your district as a great place to live, work and play - through the District Coordinator's role.

Working Together to Achieve Specific Outcomes

- Participation - coordination opportunities to reduce barriers, increasing the use of council parks, reserves, facilities and the natural environment that the district offers
- Community development - helping to build and retain capable and sustainable organisations with a strong volunteer base, improving collaboration to strengthen the delivery of community sport, recreation and physical activity options
- Quality of life - provide a vibrant, healthy and happy place where people want to live and visit
- Information and promotion - increasing awareness of all sport, recreation and physical activity opportunities
- Creating pride in the community - promoting and celebrating success in all aspects of sport and recreation

Thames-Coromandel District Council Long Term Plan 2015-2025



sportwaikato
out there and active



*Ageing and changing
demographics*

*Urbanisation
and depopulation*

*Experiential participation and
consumption*

*The use of technology in
sport is increasing*

*Lifestyle and life stage
impacts continue*

*Diversification and
isolation in engagement*

Thames-Coromandel District Council Long Term Plan 2015-2025



The Regional Sports Facilities Plan

The Regional Sports Facilities Plan offers local authorities:

- Advocacy with funders and investors for facilities that reflect the principles of the plan
- Provision of peer reviews for facility development concepts e.g. Feasibility Projects, Business Case Assessments and Design Concepts
- Assistance with investment negotiations in facility development and utilisation
- Sharing of knowledge including resources specific to sports facilities
- Partnering, to optimise facility utilisation by way of fostering sport organisation relationships to attract events
- Advice and assistance in the development of the “Community Hub” concept (co-location of organisations in sport and in a broader context)
- The provision of training opportunities and information sharing
- Increasing regional understanding and management of facility usage data, to understand demand and enable informed decision making

Thames-Coromandel District Council Long Term Plan 2015-2025



LTP – Key Concept

Facilitating and activating economic development within our District - Investment in anchor projects related to sport:

- Great Walks \$2.527M
- Hauraki Rail Trail \$1.26M

Our Response

Sporting and community infrastructure are a vital part of the broader local authority asset portfolio.

- At a community level, assets offer valuable social outcomes for the health and wellbeing of communities
- Appropriate, well designed and well managed assets offer the opportunity for economic development and growth

Thames-Coromandel District council have a history of sound investment for the enhancement of outdoor sport, recreation and physical activity pursuits. Strategic and long-term investment is supported by Sport Waikato, especially given trends towards outdoor freedom pursuits such as walking and cycling.

Thames-Coromandel District Council Long Term Plan 2015-2025



LTP – Key Concept

Regional Aquatic Centre

- Upgrade the existing pool in 2020/2021 - \$175,000
- Investigate the development of a sub-regional aquatics facility 2017/2018 - \$53,000

Our Response

- Sport Waikato, as part of the implementation of the Regional Sports Facilities plan, will support Thames-Coromandel to investigate the concept of a sub-regional aquatics facility
- Our intention is to work with councils across the region to look at aquatics assets and develop a region wide context for future developments and decision making

Thames-Coromandel District Council Long Term Plan 2015-2025



LTP – Key Concept

Multi-Sports Indoor Facility \$4.15M 2015/2016

Our Response

- Our understanding is that sound processes have been followed to develop this concept
- The project represents many of the key principles of the Regional Facilities Plan, including multi-purpose, multi-use and partnership developments
- We support progress with this development and offer peer support services as deemed necessary by council

LTP – Key Concept

Coromandel Sportsville \$473K 2016/2017

Our Response

- Sportsville concepts and partnerships are a cornerstone feature of Sport Waikato's future strategy
- This project represents a partnership between the MoE, council and sporting organisations and will enable the sharing of facilities – ultimately reducing costs and potentially increasing participation

Thames-Coromandel District Council Long Term Plan 2015-2025



Summary: Recommendations and Requests

▪ **Regional Sports Facilities Plan**

Sport Waikato request that the Thames-Coromandel District Council support a proportional contribution for the delivery of the Regional Sports Facilities Plan - shared across district councils throughout the region. With a total annual value of \$100K + GST the proportional contribution for Thames-Coromandel District Council equates to \$9,570+ GST per year for three years.

▪ **District Coordinator Role**

Sport Waikato requests the Thames-Coromandel District council continue to fund the salary and overheads of the District Coordinator in the Thames-Coromandel District for \$82,633.18 plus CPI per year for three years.

THANK YOU

Sport Waikato would like to take this opportunity to **thank** the Thames-Coromandel District Council for their on-going **commitment** and **support** to sport, recreation and physical activity.

We value the opportunities that our **strategic partnership** provides and look forward to together **growing** the **opportunities** for our communities in the future.

Make Submission

Consultee	Peter McNeil (60340)
Email Address	peterval@xtra.co.nz
Address	15A Kensington Road Waihi 3610
Event Name	2015-2025 Long Term Plan Consultation Document
Submission by	Peter McNeil
Submission ID	LTP15_337
Response Date	13/04/15 1:47 PM
Consultation Point	Submit on the draft 2015-2025 Long Term Plan Consultation Document (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing to move the funding of \$46.6M of debt on the Eastern Seaboard plants to be paid by rates rather than development. This is because some areas are growing slowly which means this debt would not be repaid until after the plant has been retired and latest capacity information shows much of the capacity of the plants is being used today.

Information relating to this question can be found on page 15 of the Consultation Document .

Do you agree with our proposal to move the funding of debt on the Eastern Seaboard wastewater plants from development to rates? Yes, I agree

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Yes, I agree that stormwater should be funded district-wide.

Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Yes, I agree that public toilets should be funded locally.

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? Yes, I agree that cemeteries should be funded locally.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Please tell us why

Thames is the first stop on the West Coast, Tairua is the first stop on the East Coast. Fund Thames and Tairua not Whitianga

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Yes, I agree that Bed and Breakfast operators with four or more rooms for hire should be reclassified as commercial properties.

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less?

Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

We are proposing a new fee for the Hahei Park and Ride, and to extend fees for Mercury Bay boat ramps and trailer parking areas to all upgraded boat ramp areas.

Information relating to this question can be found on page 25 of the Consultation Document .

Do you agree with the proposed fees for the Hahei Park and Ride and for Mercury Bay boat ramps and trailer parking?

I agree with the extended fees for Mercury Bay boat ramp and trailer parking but not the new fee for the Hahei Park and Ride.

We are proposing that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads so that the programme is completed in years 1 and 2 of the Long Term Plan.

Information relating to this question can be found on page 26 of the Consultation Document .

Do you agree with the proposal that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads?

Yes, I agree that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads to be completed in years 1 and 2 of the Long Term Plan.

We are proposing a new Wentworth Valley walkway and cycleway. This would be a project funded by Whangamata Community Board ratepayers and would support economic development.

Information relating to this question can be found on page 27 of the Consultation Document .

Do you agree with the proposed construction of a new Wentworth Valley walkway and cycleway, to be funded locally by Whangamata Community Board ratepayers?

Yes, I support the construction of a new Wentworth Valley walkway and cycleway.

We are proposing a series of memorial native forests around the Coromandel Peninsula in order to commemorate the NZ soldiers who died in World War 1.

Information relating to this question can be found on page 27 of the Consultation Document .

Do you support a series of memorial native forests here in the Coromandel?

No, I do not support a series of memorial native forests here in the Coromandel.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3788294.pdf>

Make Submission

Consultee	Valerie McNeil (60356)
Email Address	peterval@xtra.co.nz
Address	15A Kensington Road Waihi 3510
Event Name	2015-2025 Long Term Plan Consultation Document
Submission by	Valerie McNeil
Submission ID	LTP15_338
Response Date	9/04/15 2:22 PM
Consultation Point	Submit on the draft 2015-2025 Long Term Plan Consultation Document (View)
Status	Processed
Submission Type	Email
Version	0.5

We are proposing to move the funding of \$46.6M of debt on the Eastern Seaboard plants to be paid by rates rather than development. This is because some areas are growing slowly which means this debt would not be repaid until after the plant has been retired and latest capacity information shows much of the capacity of the plants is being used today.

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We are proposing a new fee for the Hahei Park and Ride, and to extend fees for Mercury Bay boat ramps and trailer parking areas to all upgraded boat ramp areas.

Information relating to this question can be found on page 25 of the Consultation Document .

Do you agree with the proposed fees for the Hahei Park and Ride and for Mercury Bay boat ramps and trailer parking? No, I do not agree with either of the fees.

We are proposing that the Thames Community Board make additional investment in economic development to be funded from the targeted local rate in the Thames Community Board Area at a total cost of \$140,000. The proposal, which is for the first 3 years of the Long Term Plan includes:

- . A new position to promote Thames at a cost of \$90,000 a year
- . An additional \$50,000 per year to facilitate economic development in the area.

Information relating to this question can be found on page 26 of the Consultation Document .

Do you agree with the proposed additional investment in economic development in the Thames Community Board Area? I only agree with the additional \$50,000 per year, not the new role at a cost of \$90,000 a year.

We are proposing that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads so that the programme is completed in years 1 and 2 of the Long Term Plan.

Information relating to this question can be found on page 26 of the Consultation Document .

Do you agree with the proposal that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads? Yes, I agree that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads to be completed in years 1 and 2 of the Long Term Plan.

We are proposing a new Wentworth Valley walkway and cycleway. This would be a project funded by Whangamata Community Board ratepayers and would support economic development.

Information relating to this question can be found on page 27 of the Consultation Document .

Do you agree with the proposed construction of a new Wentworth Valley walkway and cycleway, to be funded locally by Whangamata Community Board ratepayers? Yes, I support the construction of a new Wentworth Valley walkway and cycleway.

We are proposing a series of memorial native forests around the Coromandel Peninsula in order to commemorate the NZ soldiers who died in World War 1.

Information relating to this question can be found on page 27 of the Consultation Document .

Do you support a series of memorial native forests here in the Coromandel? No, I do not support a series of memorial native forests here in the Coromandel.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3788353.pdf>

Make Submission

Consultee	Bob Renton (58350)
Email Address	bobcarol@xtra.co.nz
Company / Organisation	Tairua-Pauanui Community Board
Address	c/- Thames-Coromandel District Council Private Bag Thames 3500
Event Name	2015-2025 Long Term Plan Consultation Document
Submission by	Tairua-Pauanui Community Board (Bob Renton)
Submission ID	LTP15_339
Response Date	9/04/15 2:36 PM
Consultation Point	Submit on the draft 2015-2025 Long Term Plan Consultation Document (View)
Status	Processed
Submission Type	Letter
Version	0.3

We are proposing to move the funding of \$46.6M of debt on the Eastern Seaboard plants to be paid by rates rather than development. This is because some areas are growing slowly which means this debt would not be repaid until after the plant has been retired and latest capacity information shows much of the capacity of the plants is being used today.

Information relating to this question can be found on page 15 of the Consultation Document .

Do you agree with our proposal to move the funding of debt on the Eastern Seaboard wastewater plants from development to rates? Yes, I agree

Do you agree with our proposal to move the funding of debt on the Eastern Seaboard wastewater plants from development to rates? Please tell us why

- The Tairua-Pauanui Board agree with the decision to fund debt on the eastern seaboard wastewater plants on the basis that this demonstrates financial prudence to ensure debt is paid off appropriately.
- The Board requests that Council re-visit this decision on an annual basis to ensure that new development pays for this interest when it arises, to ensure equity to the ratepayer that is funding the interest shortfall.

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding?

Yes, I agree that stormwater should be funded district-wide.

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Please tell us why

- The Tairua-Pauanui Community Board agree, with concerns that the costs of stormwater going District wide were 'sold' to the Tairua-Pauanui Community Board at \$6.00 average increase per ratepayer. This is now \$34.00 in the draft LTP and the Board want Council assurance that the costs wont continue to rise once the review of Stormwater infrastructure is undertaken.

- The Tairua-Pauanui Community Board want to see a transparent schedule for District Stormwater projects and transparent decision making with local Board input to ensure projects have robust business cases, and all funding options are considered including user pays, so that dominant Boards are not given priority for District wide stormwater spend.

- Disagree with the change of policy being applied retrospectively. Pauanui has \$594,000 in retained earnings that was collected from Pauanui ratepayers fro stormwater projects in Pauanui. This is a breach of Council policy.

Retained earnings should be 'retained' within the community they have been collected from, to ensure projects previously identified in LTPs are delivered as per TCDC policy.

Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded?

Yes, I agree that public toilets should be funded locally.

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Please tell us why

- The Tairua-Pauanui Community Board agree with the principles of community empowerment and support this proposal.

- The board request that Council officers provide appropriate support for the transition of this activity from District to Local, including supporting financial information on operational costs, maintenance schedules, contract arrangements and existing levels of service.

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded?

Yes, I agree that cemeteries should be funded locally.

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? Please tell us why

- The Tairua-Pauanui Community Board agree with the principles of community empowerment and support this proposal.

- The board request that Council officers provide appropriate support for the transition of this activity from District to Local, including supporting financial information on operational costs, maintenance schedules, contract arrangements and existing levels of service.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Please tell us why

- The Tairua-Pauanui Community Board believe that all information centres provide District and Local services for each community and deem it inequitable that two information centres are funded on a District Wide basis, particularly given that Tairua-Pauanui ward ratepayers contribute towards these services as well as promote other areas for tourists such as Hot Water Beach and Cathedral Cove. The Board believe it is more equitable for all information centres to be funded locally until a dedicated district information centre is developed at Kopu, at which point this should be District funded. Additionally, the board seek that Council resolve to progress this development, with key stakeholders including DOC and Iwi, to be funded from Economic Development.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

NEUTRAL

- The Tairua Community Board believes there is a lot of argument for and against this proposal and that there is a fairly even split within the community around this proposal and therefore wishes to remain neutral.

- However, the Board opposes the quantum of funding allocated to Economic Development in the Plan, and requests removal of district funding of the two sub-regional visitor information centres. Additionally, the Board requests that Council reduce funding allocated to marketing the Coromandel unless the boards are included in the marketing strategy proposed for the region so that they can help contribute to what each community has to offer tourists to the Coromandel.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Yes, I agree that Bed and Breakfast operators with four or more rooms for hire should be reclassified as commercial properties.

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

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Do you agree with the proposed fees for the Hahei Park and Ride and for Mercury Bay boat ramps and trailer parking? Yes, I agree with the fees for the Hahei Park and Ride and for Mercury Bay boat ramps and trailer parking.

Do you agree with the proposed additional investment in economic development in the Thames Community Board Area? Please tell us why.

N/A

Do you agree with the proposal that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads? Please tell us why.

N/A

Do you agree with the proposed construction of a new Wentworth Valley walkway and cycleway, to be funded locally by Whangamata Community Board ratepayers? Please tell us why.

N/A

We are proposing a series of memorial native forests around the Coromandel Peninsula in order to commemorate the NZ soldiers who died in World War 1.

Information relating to this question can be found on page 27 of the Consultation Document .

Do you support a series of memorial native forests here in the Coromandel? Yes, I support a series of memorial native forests here in the Coromandel.

Do you support a series of memorial native forests here in the Coromandel? Please tell us why.

Support the principles of the project, however have some concerns over on-going cost and would like Council to provide further information on this to the Board.

Have more to tell us? Record it below.

Tairua-Pauanui Community Space

Further comments on the Tairua-Pauanui Community Space activity.

Funding Marys Beach Project - The Board supports this project, however challenges the funding option developed by staff. It believes the use of deprecation reserves to fund the total cost of the project is a breach of policy. - Funding should be 35% deprecation 35% DC for reserve development, 35% loan funded. - The use of 100% of the Wards deprecation reserves will provide no funding over a three year period for the replacement of the assets that the funding was accumulated from.

Decision Sought: That Council retain the proposed budget for funding the Mary Beach project but that Council review how this funding is allocated so that it is funded 35% deprecation 35% DC for reserve development, 35% loan funded.

Parks and Reserves - Tairua Pauanui trail and Pepe Walkway Bridge

Decision Sought: That Council amend the budgets to reflect the outcome of the December Workshops which reflected in error within the LTP Consultation Document to the following:

- Tairua Pauanui trail - Opex Council/Board Grants from retained earnings \$50,000 in year 2015/2016. - Pepe Bridge walkway/cycleway - Opex Council/Board Grants \$37,254 for year 2015/2016 abd \$50,000 in year 2016/2017.

Water Supply

Further comments on the Water Supply activity.

Water

Drinking Water Supply Tairua Tairua has been on water restriction since 20th December 2014, in the previous TYP funding was allocated to address the issue.

Decision Sought: That Council provides the Tairua-Pauanui Community the following information and reasons:

- Why has the funding allocated to address water restrictions been removed from the Ten Year Plan, and what are the long term plans to address the supply issue. - Pepe Stream project 2014/2015, will this project be completed this financial year and what additional capacity will it provide as a % of the current supply levels. - The proposed Water Demand Strategy will take many years to implement and provide any additional supply benefits, how is the surrent supply shortage issue going to be addressed.

Drinking Water Supply Pauanui Decision Sought: That Council provides Tairua-Pauanui Community the following information and reasons:

- The TYP consultation document states that the Pauanui aquifer reconfiguration will provide additional water supply for Pauanui, what will be the % of increased supply and when will this work commence?

Drinking Water Standards - Pauanui and Tairua

- The last two TYP have had millions of dollars allocated for the upgrade of the Tairua water treatment plant an a new plant being installed in Pauanui. - The Board has repeatedly requested the current drinking water test results, so it can be confident the information it is providing ratepayers about their water being treated to an acceptable standard is correct.

1301

Decision Sought: That Council provide the Tairua-Pauanui Community Board the current drinking water test results and proof that this water has been treated to an acceptable standard for the Pauanui and Tairua communities.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone 8680200

Email

Email Not supplied

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<http://docs.tcdc.govt.nz/store/default/3789438.pdf>

Make Submission

Consultee	Alison Henry (58684)
Email Address	henry.a@xtra.co.nz
Address	981 purangi road Box 292 Whitianga 3542
Event Name	2015-2025 Long Term Plan Consultation Document
Submission by	Alison Henry
Submission ID	LTP15_340
Response Date	9/04/15 2:39 PM
Consultation Point	Submit on the draft 2015-2025 Long Term Plan Consultation Document (View)
Status	Processed
Submission Type	Letter
Version	0.7

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- . A new position to promote Thames at a cost of \$90,000 a year
- . An additional \$50,000 per year to facilitate economic development in the area.

Information relating to this question can be found on page 26 of the Consultation Document .

Do you agree with the proposed additional investment in economic development in the Thames Community Board Area?

No, I do not agree with either of the additional measures taken to support economic development in the Thames Community Board Area.

We are proposing a series of memorial native forests around the Coromandel Peninsula in order to commemorate the NZ soldiers who died in World War 1.

Information relating to this question can be found on page 27 of the Consultation Document .

Do you support a series of memorial native forests here in the Coromandel?

Yes, I support a series of memorial native forests here in the Coromandel.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

1305

Telephone

Telephone

078660020

Email

Email

henry.a@xtra.co.nz

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3788390.pdf> <http://docs.tcdc.govt.nz/store/default/3788391.pdf>

The Whitianga Community Services Trust wants to make a submission to the TCDC Draft Peninsula Plan 2015-2025 on behalf of our Youth in the Mercury Bay. The Trust provides a dedicated "Youth Space".

The Whitianga Youth Space engages with an average of 49 young people through its dedicated youth space with 2 specialist staff members to engage and focus their energies on youth. Both the challenged youth and their peers are actively building a youth voice through a multipule range of activities including local Whitianga and the Corromandel Youth Collective.

The youth Space has successfully provided a youth team leadership (youth voice) is an active participant the Peninsula Youth Collective Network in outlying regions.

To fulfill our vision in a structured Youth Development program we need support from our community and to seek ongoing funding sources to make this successful.

We are pleased that the TCDC has adopted a Youth Strategies Policy. The Policy will not eventuate effectively if our Young People in their various communities have no active involvement (at grassroots) on a range of aspects they see as valueble to them. (*refer attached Mercury Bay Youth Survey*)

The Trust has as our social commitment undertaken the establishment of a Youth Space to address some youth issues including youth at risk and drug / alcohol use and early intervention. Our Youth development programmes represent a primary source of positive development opportunities for them.

Our submission is for Council to support youth through engagement and monetary support with non profit organisation like ours who are dedicated and know our community youth to work and assist their development where needed. We request \$ 7,000.00 per year towards youth space rental cost (\$ 15,600.00)

Our Key Community Development outcomes are:

1. The Community is safer
2. Young People's behaviour, attitudes and values are improved
3. The right service is provided to the youth and their families at the right time
4. We will help create a bigger, better, brighter future for each young person supported
5. Young people need an opportunity to succeed, they need someone to build them up, find their potential and show them opportunities that are out there for them

Your Sincerely

Peter van der Putten
Trust Secretary

wcst.secretary@xtra.co.nz
07 8664476

www.socialservices.co.nz

Appendix *Mercury Bay Youth Survey*

Mercury Bay Youth Survey

In 2013, with support from Coromandel Peninsula Youth Collective, the Coromandel Youth Survey 2013 was administered with 788 youth aged 11-20 years of age from around the Coromandel Peninsula.

There were 252 participants aged between 12-20 years old from the Mercury Bay area that participated in the survey. The objectives for the 2013 survey were to determine;

- whether Mercury Bay youth feel their community is youth friendly
- what the factors are that they feel contribute to environments being youth friendly
- what the biggest and most current issues for Mercury Bay youth are
- whether young people feel that it is important for them to be involved in decision making
- and whether changes need to be made in Mercury Bay to better support youth

Another high priority objective of the investigation was to use the data gathered from the 252 Mercury Bay responses to provide local evidence around youth priorities to support submissions for the TCDC 2015-2025 Ten Year Plan process.

We feel the 2015-2025 Draft Ten Year Plan is completely focused around rates, roading, and rubbish and the community factor is not present. We challenge council as to what level of commitment youth can expect from you? How and what will you do? What level of resource do you intend to commit? Are you honouring your youth strategy? Youth are in a transitional stage, they will grow up – their experiences as youth may well shape their decision to stay in the district. We would like to reinforce that community and people are everything and we insist that Council members consider what the following priorities and issues are for youth when making decisions that will affect them.

Is Mercury Bay a youth friendly district?

The findings have shown that although fifteen youth opted not to respond to the question, the majority or two-thirds of the youth that participated felt that the Mercury Bay area was youth friendly, compared with one-third that felt the area was not youth friendly.

The three things young people feel most make Mercury Bay youth friendly are when:

- people are nice, friendly, caring and helpful
- there are a variety of activities / options that youth enjoy available
- everyone knows everyone

The three things young people feel most make Mercury Bay non-youth friendly are when:

- there is nothing to do and they were sick of the same old things
- there is a lack of youth focussed facilities, shops and activities
- they are impacted by legal and illegal drug use

What are the biggest issues impacting youth in Mercury Bay?

The biggest impacts on youth in Mercury Bay are, in order of response, substance abuse, youth being unengaged, vulnerability, lack of opportunities, and isolation.

Substance abuse

Legal and illegal drug use, followed by alcohol abuse and smoking cigarettes.

Unengaged youth

Youth become unengaged due to:

- Boredom, being sick of the same old stuff, and feeling that there's nothing fun to do
- Not enough youth focused shops, activities, or good facilities available
- Nowhere cool and safe to hang out
- Those no longer at school just roam the streets with no purpose

- Nothing to believe in or work towards.

Vulnerability

- Crime - burglary, burglary, vandalism, and paedophilia
- Victimisation - bullying, peer pressure, indulging in gossip, and verbal harassment
- Discrimination - racism, stereo typing, disrespect, and unfriendliness by / towards youth
- Not feeling safe - no safe places to socialise, adults inappropriate behaviour
- Violence- domestic/family violence, fighting, abuse and gang related behaviour
- Poor decision making - drink driving, overspending, no consideration for others, having underage sex leading to unplanned pregnancy / contracting sexually transmitted infections and continuing unhealthy relationships
- Social impacts -poverty, having poor social skills, having irresponsible parents whose skills lacked discipline

Lack of opportunities

- Limited employment
- Limited money and everything is too expensive
- Limited opportunities to get ahead leaving no choice but to move away
- No public transport
- No freedom to be youthful, to take risks, and to take responsibility for the outcomes.
- Facilities not maintained well limits opportunity and education
- Most things were set up to cater for older people
- No a lot of higher education opportunities which limits access to education

Isolation

- Small rural areas where most residents are older people, not many youth around
- Distance to travel to do anything is arduous
- Road access to the community is poor
- Some youth feel isolated from their Marae or church

The three most cited things that impact youth in Mercury Bay are:

- not enough youth focused shops / activities / good facilities available
- the legal and illegal use of drugs
- boredom, sick of the same old stuff, and feeling that there is nothing fun to do

Is it important for Mercury Bay young people to be involved in decision making?

Just over two-thirds of respondents feel that it is important for young people to be involved in decision making. Only a very small percentage of youth feel they do not need to be involved in decision making. Just under one-third of respondents don't know whether they should be involved in making decisions or not.

What changes need to be made for Mercury Bay to better support its youth?

Interestingly the themes identified by young people are not necessarily core activities that local government undertake however from a young person's perspective the council should be able to influence and support the following activities.

Invest in new developments

- More entertainment – an amusement / theme park which would include a bowling alley, an ice skating rink, dodgems, an arcade and game zone, jet skis, zorbing, a Luge, a Snow Planet, rollerblading, and a water park.
- New indoor facilities would have been built to provide safe places for youth to hang out

- New outdoor facilities - mountain bike and motocross tracks, camp grounds, a new skate park, and more parks and playgrounds, walkways, and outdoor entertainment areas
- All facilities to be affordable for young people to use
- Expand commercial areas to support new business ventures

Offer more youth focused activities

- More activities - bowling, mini putt, kayak racing, more action zones, tramping, and cooking classes
- More cool, safe places to hang out
- More after school / holiday / weekend programs for youth
- More community events
- More youth entertainment such as social events, concerts, night life, productions, and music, dance and performance opportunities
- More sports, age specific activities, and workshops.

Improve retail options

- More youth focused clothing shops - skate / surf, menswear, Glasson's, Valley Girl, Jay Jays, and Cotton On
- More food outlets - fast food, café's, Carls Jnr, Burger King, Kiwi Yo, juice bars, lolly shops, pizza parlours, and Burger Fuel
- Build a mall or shopping centre which would have included specific interest shops like science, pets, gaming
- Open a Z gas station

Upgrade current facilities

- Community pools –deeper, heated all year, with hydro slides and wave and lap pools
- The skate park - bigger with more gear, and the drain beside it would have been turned into a massive bowl
- Support the local high school by upgrading the classrooms, funding more education opportunities and free equipment; and classes for expelled students would be offered
- Playgrounds – expand them and add more gear
- Improve the bike park
- Improve the ferry
- Improve the wharf
- Repair important facilities such as the public toilets and footpaths

Create more opportunities

- More employment
- Free public transport – ferry and buses
- More free WIFI hotspots and fast broadband
- Relax certain laws such as fires and vehicles on the beach
- Give youth a voice and take their ideas seriously
- Help promote youth activities

Improve safety and security

- Improve road safety by lowering speed limits, and allocating cycle lanes
- Add more street lights, police on duty, and security cameras and more action on crime
- Eliminate violence, aggression, bullying, cyber bullying, and drugs
- Alcohol made less available - more consequences, improved regulations, increased prices, and liquor bans
- School policies would have been improved to ensure that school was a fun, safe, healthy, drug free place
- Have safety services available to the community, such as lifeguards at the beaches

Provide a healthier environment

- Clean up the beaches
- Stop the erosion of the beach frontage and swimming areas
- Remove rubbish and pollution from the community
- Beautify the area by funding murals by youth
- Conserve the environment by allocating more beach/land reserves.

Ensure there's more support for youth

- Respectful interactions with youth without discrimination
- Youth experiencing hardship such as poverty and lack of food
- More education around drugs, alcohol, sex, and sexually transmitted infections
- Free condoms would have been easily accessible
- Ensure a great youth / family environment with good community spirit

The most cited things that youth would change in Mercury Bay to better support youth:

- More entertainment
- More youth focused clothing shops
- More youth focussed activities

Recommendations

Based on the key findings from the survey and in accordance with the objectives of the survey the following recommendations can be made.

From a young person's perspective, for Mercury Bay to remain youth friendly it is suggested that:

- Community relationships remain supportive and positive
- Activities and options that youth enjoy remain available
- There continue to be opportunities for community to unite.

In order to improve Mercury Bay to make it more youth friendly it is recommended that efforts are put into:

- Motivating a desire in youth to participate in their communities,
- Reducing incidences of crime, violence, and intimidation towards youth,
- Targeting youth interests when developing new facilities, shops and activities.
- Retain a place where young people can congregate under supervision

When putting projects in place to address issues impacting youth in Mercury Bay area it is suggested that consideration be made towards:

- Reducing the prevalence and impact of legal and illegal drug use
- Utilising modern marketing systems and youth focused promotion when presenting youth targeted activities
- Involving youth in the planning and implementation of new developments
- Ensuring consideration is given to young people, particularly Maori, who may be hard to reach, may be isolated, may be impacted by unpredictable environments; and / or may be disengaged from marae/iwi

When striving to include youth priorities in planning for future Mercury Bay developments it is recommended that consideration be made towards developing the following areas:

- increase opportunities for young people to get ahead in life, become more connected, independent and financially sound, and ensure their skills remain in our district
- create a lush and healthy environment that young people are proud to call their own and that focuses upon sustaining natural resources into the future

- create healthy public policies that challenge the factors identified by young people as making them feel unsafe and vulnerable and ensure more action is taken to challenge unreasonable and unlawful behaviours
- develop plans to maintain and improve established facilities that young people use, on an ongoing basis
- offer activities and events targeted towards areas that interest youth and create safe areas for young people to socialize
- invest in new developments that improve young people's access to activities that excite them and enable them to foster skills in what they are passionate about, and that encourage people to come to the area
- advocate that new retail opportunities consider youth as a target market when setting up in the area
- respect young people and celebrate the valuable contribution they make to the community
- ensure young people have access to robust support and education around the aspects of youth health that are impacting their ability to prosper

The Coromandel Peninsula Youth Collective and Coromandel Peninsula Youth Supporters Network would like to acknowledge some of the great things we know of that you are doing to currently support youth including:

- Thames Coromandel District Council Youth Strategy
- Ministry of Youth Development Partnership Fund administrator
- Supporting the 2015 Coromandel Peninsula Youth Awards
- Members in the Coromandel Peninsula Youth / Council Partnership
- Members of the Thames Youth Supporters Network
- Support to Whitianga Youth Centre
- Community Development Officers youth focus

We would like to see Thames Coromandel District Council continue to support these and other initiatives. We would also like to see more emphasis put into progressing the Youth Strategy.

Thank you for taking the time to consider this submission.

Jenny Wolf Manager Whitianga Social services
Coromandel Peninsula Youth Supporters Network

TCDC 10 Year Long Term Plan.

Notes to accompany Consultation Document Submission.

I am ambivalent in regard to those clauses ignored (unchecked) on the submission form.

I have chosen to respond to only a few of the proposals set out in the consultation document.

1 Funding debt on Eastern Seaboard Wastewater Plants

I disagree with the proposal:

The reason for change seems contradictory.

From the consultation document P 16 :-

“Council has moved \$46.6 million of the debt to be repaid by rates – This is because the capacity associated with this debt is no longer available for new development”

Plant was originally sized, designed and budgeted for on an informed development projection. Surely if this development has slowed then there must be headroom remaining in the design capacity !!

Developers should have paid when their developments were approved rather than allow their payments to be deferred.

3.Public toilet funding :

I agree with the proposal.

Public toilets are a basic community right. It seems fair to fund them at the local level that benefits from the service.

5. Information Centre Funding

I agree with the proposal.

Funding for more than two significant visitor centres is an extravagance. With the rapid move to online services and mobile devices it is appropriate to phase out the smaller centres over a short time frame. Savings gained must be used appropriately to fund electronic market and information methods.

6. Annual Fixed target rate for short term accommodation providers.

I strongly disagree with this ill-conceived proposal.

7. B & B Operators with 4 or more bedrooms be reclassified as Commercial .

I strongly disagree with this ill-conceived proposal.

My strong opposition to Items 6 & 7 is expanded upon in my attached additional comments.

10. Hahei Park & Ride. Mercury Bay Boat Ramps.

I do not agree with this proposal.

14. A series of Memorial native forests.

I disagree with this proposal.

Why limit the commemoration to just the World War 1 soldiers.?

What about all our NZ soldiers who died (or suffered) in all wars. Memories are personal and I see this project is a knee jerk emotional reaction.

Of more concern is the long term maintenance cost of these forests and the as yet the unconfirmed number of sites (*is it 5 or is more??*).

Use of a mix of volunteer and professional contractors is unrealistic and that cost is not yet identified. As the nanny state influence grows stronger adherence to things like Occupational Health & Safety will dictate that volunteers cannot be empowered to care for and maintain the forests.

Budgets will blow out as bureaucracy and compliance inspections eat up any grants and donations.

Reasons for my Strong Opposition to the proposals in proposals 6 & 7.

In my opinion these two proposals are a fine example of a bureaucratic intrusion into free market enterprise.

The two proposals are ill-conceived and lack appreciation of the accommodation needs of the Coromandel Peninsula.

The TCDC objective for introducing these targeted rates is to -

- **Correct a perceived inequity in current funding structure between moteliers and other providers in the short term accommodation sector. Moteliers pay the commercial portion of the economic Development rate but their competitors do not.**
- **Better share the EDF cost burden of “anchor projects”. If these fail to deliver the benefits projected then we will be left with more “costly lemons” akin to sports parks, green waste/compost profits and waste water irrigation schemes.**

And direct from the TCDC Newsletter of 10 March :

Quality accommodation sector;

It is hard to increase the quality of the Coromandel accommodation sector when the pricing incentives to do this are all unfavourable due to unequal competition.

Bed & Breakfast properties are not competitors of Motels.

- They cater for a niche market not covered by motels.
- They are home hosted and provide for visitors who **do not want to stay in motels.**
- B & B visitors have made a personal choice to experience Kiwi hospitality in a New Zealand home.
- By virtue of their general rural location most do not benefit from “major funded events”

Where is the statistical data to back up the Moteliers “perception of inequity”??

What data has been presented to support this whinging that they carry an unfair share of the Economic Development fund.

TCDC states (*p23 of Consultation document*) “we have completed our review of the sector and concluded that there is an inequity”

Where is the data or statistics that give rise to this conclusion??

Or is it just the influence of a MANZ executive who recently visited Thames and reported to members in a recent newsletter -

"I hope that the proposals being mooted such as a "resource consent" being required for those who host more than 5 people and a \$200 targeted tax on Holiday Homes etc. to assist in Economic Development for the District.

I was asked by the media if this is the first time I had heard of a targeted tax in this area and took great delight in reminding them of toilet taxes, amenities taxes, economic development levys tourism taxes etc. It seems to be the first time that Holiday homes etc. have been targeted and I think that is not a bad idea."

Fine words indeed but the Executive failed to acknowledge that "short term accommodation providers" exist because of a real shortfall in available accommodation, particularly during the Coromandel's peak visitor season.

Without statistics it is easy to claim that alternative accommodation providers are "bludging" benefits off the motelier's contribution to the Economic Development fund.

As part of this accommodation review it is hoped Council have realised that for every visitor that does not stay in the region because of a lack of accommodation choice on offer their discretionary spending is also lost. Restaurants , fishing charters, retail outlets, artists and craftsmen all lose.

To appease this unproven perception by moteliers the accommodation market will be tilted.

Accommodation choice will be reduced, everyone loses.

Some figures to contemplate: -

(in the interest of equity among the short term accommodation providers.)

- TCDC variously identifies 1400 affected properties (*source: on line newsletter TCDC March 16 2015*) giving a projected income of **\$280,000** .
- Or is 1250 properties short term accommodation providers.? (*Source: CEO Hammond to local paper March 2015*) giving a projected income **\$252,000**

Which figure is correct – hell, it's only a difference of \$28,000 !!! Just for starters.

- There are **28,304** ratepayers in the TCDC region.
- In 2014 there were **970** commercially rated properties overall in the TCDC area, contributing around \$665,000 to the Economic Development Fund (EDF) in 2014/2015 year.
- A simple calculation gives the number of residential ratepayers as 28,304 - 970 = **27,334**.
- In the same year each residential ratepayer paid **\$28.34** toward the EDF as part of their UAGC.

- TCDC research suggests that 27 B & B properties will move to a commercial classification as a result of having 4 bedrooms or more if this accommodation proposal is adopted.

If the targeted rate is implemented in the new rates year as proposed, the following will be effected.

- 44 Moteliers will be appeased. (MANZ directory listing for this area.)
- An estimated 27 Bed & Breakfast operations will be changed to a commercial rate.
- Somewhere between 1440 and 1210 short term accommodation providers (rentals and hosted B & B 's) will see their rates increase by \$200 + GST.

Again trusting that TCDC will be consistent in their thinking they may be interested in the following numbers derived from the Bachcare accommodation directory.

- Number of rental properties offering accommodation for 6 persons or less = **353**

*Under the current District Plan this is a **Permitted Activity**: Table 8 –Standards for Homestay, Farmstay & Home occupation activities.*

- Number of rental properties offering accommodation for 7 + persons = **263**

*Under the current District Plan this is a **Controlled Activity**: Table 8 –Standards for Homestay, Farmstay & Home occupation activities.*

Question : Have all these properties been through the approval process for a controlled activity ??

- Number of rental properties with 4 bedrooms or more = **111**

Question: Will these also be moved to the commercial targeted rate?? What about the issue of commercial activities in areas where it is currently not approved in the Operative District Plan ??

If the proposed Economic Development targeted rate for short term accommodation providers is adopted then for credibility TCDC must show that all short term accommodation providers are being treated equally.

As an aside, I have used the TCDC web site rates calculator for 2015/2016 and assuming all proposals in the consultation document are adopted find my rates , as a small accommodation provider, will increase from **\$1625.74** GST inclusive to **\$1810.30** GST Inclusive. An increase of **\$184.56. (11.35 %)** Without the targeted rate of \$230 GST included) but all other proposals adopted, my AUGC will increase by \$8.91+ GST (\$10.25) so my 2015 /2016 rate should be **\$1590.55** - A reduction of **\$35.19. (0.8%)**

My preference is obvious.

Submission Summary.

This proposed targeted rate is ill conceived.

In a nutshell, leave well alone and do not interfere with an industry that is serving the fluctuations of the accommodation market on the Coromandel Peninsula very well.

Visitors have a choice of accommodation types, their discretionary dollar spend is widely spread around and TCDC need not worry about the perceptions of a few Motel operators.

If adopted without modification, have the downstream ramifications have been considered??

- A potential reduction in total available short term accommodation on the Peninsula
- 44 happy motel owners s but around 1200 unhappy short term accommodation providers.
- A small number (27of existing B & B operators will be commercially rated.
- Unknown compliance costs to ensure equity between providers of all accommodation types.
- Divided communities where neighbour is pitted against neighbour,- one taxed, another not, but both offering short term accommodation.

The alternative to introducing this unpopular targeted rate to boost the Economic Development fund is to rethink the scale of economic development for the next 10 years. Sound advice from my elderly mother was “don’t spend money you do not have”

Good advice then, better advice in these uncertain economic times.

Thank you for the opportunity to lodge this submission.

Wally Leighton

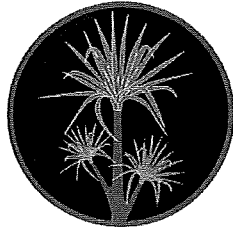
Opito Bay

April 9th 2015

References:

In the search for information and statistics for this submission I must acknowledge the input from “Uncle Google” and the many current TCDC publications.

Calculations and deductions are based on my interpretation and errors and exceptions may have occurred.



COMMUNITY WAIKATO

"Supporting strong communities"

Hei tautoko kia tuu pakari ai ngaa haapori

09 April 2015

Thames-Coromandel District Council
515 Mackay Street, Thames 3500
Private Bag, Thames 3540

Phone: 07-868-0200

Email: customer.services@tcdc.govt.nz

Submission Due: 09 April 2015, 4.00pm

Submission on the Thames-Coromandel District Council – Long Term Plan 2015-2025

1. Community Waikato appreciates this opportunity to make a submission on the Thames-Coromandel District Council Long Term Plan 2015-2025 (consultation document).

Background about Community Waikato

2. The core business of Community Waikato is about supporting strong communities – it is a capacity building, strengths-enhancing charitable trust for community organisations¹ throughout the Waikato region. Our work involves supporting and strengthening community organisations so that they can be effective and sustainable to maintain social wellbeing within their own communities. In turn, such wellbeing underpins and enhances the development and achievement of economic, environmental, cultural and social wellbeing.
3. Our services build and add to the knowledge and skills of personnel within community organisations so that local service provision is enhanced and social capital to the region is increased. Community Waikato works one-to-one with community organisations to support their capacity and we provide training, support, and advice to organisations about: governance, management, planning (operational, strategic, financial and funding), financial systems, funding applications, accountability, legal structures, risk management, compliance and employment matters. We also offer scholarships to support study towards higher qualifications or for training purposes.

¹ "Community organisations" includes: charitable trusts, incorporated societies, not-for-profit organisations, marae and community centres.

4. We facilitate and/or support community networks as they provide necessary opportunities for information sharing, sharing ideas and experience, forming relationships, seeking advice, and support amongst peers. We support collaborative projects, many of which arise from the networks that identify a common issue and then they work together towards a viable solution. Such projects range from local to regional, through to nationally related matters, and they are intended to benefit people, and communities in the district, and/or at times, for the whole Waikato region.
5. Community Waikato provides vital information across the region's social services sector, which includes over 500 organisations. As well, being a Tindall Foundation regional fund manager we gain invaluable insights into the work and needs of organisations, which informs our overall knowledge and sector overview.

Community Waikato in the Thames-Coromandel district

6. Community Waikato maintains an active, ongoing presence in the Thames-Coromandel District to support community organisations. An example of who we work with includes youth, older people, health and disability, Maori, social services, education, budgeting, information service and community centres, transport and environment, to name a few. Also, the financial contribution we've received, to date over the past few years from Thames-Coromandel District Council significantly assists us to travel and deliver training, workshops, and one-on-one support in the district.

We submit as follows:

Comment on Long Term Plan (LTP) financial strategy and position

7. We note the Council's indicates that the Long Term Plan describes its "*financial strategy and financial position for the next 10 years*"² and that "*a long term plan [is developed] every three years to adapt to significant changes in [the Council's] circumstances which can come from [the Council's] own updated information, changes in external factors and in response to community needs.*"³

² Thames-Coromandel District Council: Long Term Plan, Consultation Document, p5.

³ Ibid.

8. We further note the Council's intention of "*careful and prudent*"⁴ decision-making concerning finances and the "*single largest financial issue*" its facing of needing "*to transfer a significant amount of debt, incurred to build the eastern seaboard wastewater plants completed in 2009, from potential future development to rates*".⁵
9. We contend that a long-term social wellbeing focus for communities is also vital to ensure there is no dire, or reverse effect on the district. We further emphasise the importance of investing in social sector organisations as they contribute significantly to maintaining the social fabric and wellbeing of the Thames-Coromandel population of 27,500.⁶

Comment on LTP Essential Services and Local Services⁷

10. We note the separation of "*Essential Services*" and "*Local Services*" which is intended to enable local community boards to have "*more discretion about the provision of these services*". We further acknowledge the LTP shows that there are "*different priorities for each community*".
11. In a broader context, we are aware of the importance of ensuring investment occurs equitably throughout the district and without an unnecessary bias to the needs or benefits of townships, 'big or small', or 'wealthy or modest financially'. We further acknowledge the invaluable contribution that information centres / the 'go-to i-sites' provide to locals and visitors alike. We contend such venues contributes both financially (as a tourists/visitors point) and socially for valuing local knowledge and identity about respective towns and community board areas. Similarly, community centres are vital 'go-to' sites for providing a host of information to address local health and social service needs, and local support in general.
12. We further encourage the Council to reflect on the overarching benefits of supporting community organisations that provide social and leisure services within each of its wards, and the district overall.

Comment about Thames-Coromandel District Council⁸

13. Community Waikato acknowledges and supports the Council's vision statement, with particular regard to its willingness to "*earn respect, both as a good community citizen and through [their]*

⁴ Ibid, p8.

⁵ Ibid.

⁶ Statistics New Zealand (October 2014), 'Subnational Population Estimates: at 30 June 2014' (provisional).

⁷ Supra, note 2, quotes in this section are from pages 6-7.

⁸ Ibid, quotes in this section are from page 45.

support of community organisations, economic development and the protection of the environment".⁹

14. We further acknowledge and support the Council's ten values, particularly that of:
- "Displaying empathy and compassion",
 - "Integrity, transparency and accountability in all [their] actions";
 - "Working with and having meaningful and on-going consultation with all of [their] communities";
 - "Creating strong partnerships with [their] district's Iwi"; and
 - "Being a highly effective and fast moving organisation".
15. As well, we acknowledge and support the Council's three Outcomes as it aims to achieve:
- A prosperous district
 - A liveable district
 - A clean and green district.
16. We reiterate the importance of supporting and investing in social well-being across the entire population of Thames-Coromandel, including the vulnerable, and for organisations that support and uplift the wellbeing of its communities.
17. Mindful that the social services sector employs a sizeable population of residents, we submit that social wellbeing and community development is of equal importance and needs to feature, and to occur, alongside economic development and employment initiatives, for the Thames-Coromandel district.

We thank you for this opportunity to submit, and welcome any opportunity to speak to our submission.

pp


Andrea Goble
Chief Executive

Email: andrea@communitywaikato.org.nz

Phone: 07 838-1583

⁹ Ibid, p45.

From: Cath Wallace [cath.wallace10@gmail.com]
Sent: Thursday, April 09, 2015 4:00:52 PM
To: TCDC General Mail Address
Subject: Long Term Plan submission - C Wallace

Dear TCDC,

This is a submission on the Long Term Community plan. I could not find the submission form, so this is in point form:

Our family has a farm on the coast east of Whenuakite, and a house in Tairua.

1 Please provide a section in the activities and environment section on the protection of biodiversity,
and

2 the implementation of controls on movement of people, dogs, pigs and vehicles to protect against kauri die-back and puriri die-back;

3 Please introduce rates remission for privately protected native ecosystems, such as QEII covenants

4 please recognise the need for land use to be designed to protect remaining native ecosystem and threatened species.

5 Please pay for these by removing the subsidies to economic activity such as the Coromandel Sugar loaf Development for the aquaculture industry;

6 Please remove the proposed \$200 short let rate since this penalises economic activity yet many such establishments provide economic benefits and also are not occupied all year round.

7 Please provide for sea level rise planning as well as storm surges and other climate change related issues.

8 Please impose controls on dogs near bush areas to protect wildlife.

9 Please add biodiversity health and biosecurity for the Parks and Reserves performance measures.

Sincerely,
Cath Wallace
021-891-994

SUBMISSION ON PROPOSED LONG TERM PLAN 2015-2025

BY: ALASTAIR BRICKELL

Contact Details:

Email: abrickell@xtra.co.nz

Postal: 392 SH 25, Kuaotunu, Whitianga 3592

Phone: (07)866-5343

I WISH TO BE HEARD IN SUPPORT OF MY SUBMISSION.

Items are referred to by the relevant page number in the **Long Term Plan Consultation Document**.

Pg.5 Does the 10 year plan really have to be updated every 3 years. Is this a central government requirement? If so, TCDC should make submissions to central government to have the frequency reduced to every 5 or maybe 10 years. Surely this could help to keep some costs down and free up council staff for more useful and productive activities.

Pg. 10-11 Why is there no mention of our mining history under the “proud history” headline? Decades ago the PATA report highlighted the unique mining heritage that Coromandel has and how this could be developed as a major and unusual tourist attraction throughout the peninsula. Developing this history would be much more useful than further spending on Great Walkways which only benefit small areas of the peninsula and those visitors fit and interested enough to be able to do the walks. Mining heritage sights are distributed throughout much of the Coromandel and could provide jobs and development opportunities for many small communities that currently miss out on the big high profile items.

The Great Walkways project will only serve to concentrate more visitors into an area that is already struggling to cope with current visitor numbers. At the very least it will require further infrastructure to accommodate the increased visitors probably at a cost to be borne, at least in part, by the ratepayers. Surely it would be better to encourage new visitors in the future to explore other parts of the Coromandel thus spreading out the costs and also the benefits. Developing our mining heritage could be one way to do this. New tracks or improvements to existing tracks on the Thames coast would appeal to many of those who might otherwise use the Great Walks. Many sites in less busy areas of the peninsula could give tours through old mine tunnels much as done already at the Thames Stamper Complex. The old Blondin tower and cableway system at Paritu could be re-erected over the coastal road and would be a great tourist attraction. This would help to draw visitors to the NW of the peninsula and reduce the pressure on the western side.

Overseas mining heritage has huge tourist potential and generates impressive sums of money for many communities that would otherwise be struggling to survive and thrive. There is no reason why we can not do the same on the Coromandel.

Pg. 11 “Residents of the Coromandel are older than the New Zealand average...”. Surely this suggests that TCDC has an even greater responsibility to keep rates low as many of these people will

be living on small and/or fixed incomes. Excessive rates will force many to leave the area. This is a big responsibility that all councillors must constantly keep in their minds when making decisions on big spending items throughout the district. How many pensioners benefit from the speedway/motor racing events that present TCDC management seems to be obsessed with?

Pg. 12 a. Why is council operating the Hahei shuttle service...surely if this was really needed a commercial operator could and would pick this up...not the ratepayers.

b. Similarly why on earth is TCDC continuing to produce the glossy "Summer Magazine" each year. There are a plethora of similar publications produced every year by commercial operators...there is no need for TCDC to compete with them.

As a volunteer in the Coromandel Town Information Centre I know that very, very few visitors are willing to pay \$5 for this when there are several free publications that have the same or better information.

Pg. 16 'Visitors and Growth'. "...coastal settlements are vulnerable to sea level rise...". Where is the evidence for this sea level rise that is supposedly threatening our coastal settlements? If there is no problem why endlessly waste time and effort worrying about it.

Pg. 19 Proposed: "Move storm water activity funding ...to district wide basis".

I would support such a move as it more fairly shares the costs of this service which all residents enjoy.

Pg. 21 Hauraki Rail Trail.

Why is TCDC spending so much on the extension of this? Surely it will bring very few visitors to our overall area and these will be concentrated in a very small part of the peninsula. We should spend this money developing other tourism areas of the Coromandel.

Pg. 23 Short Term Accommodation Levy.

Many small accommodation providers have gone into this business as a means just to cope with ever increasing rates bills and as a way to try and remain living in the family home or where they have all their friends as they get older. Increasing costs to these small accommodation providers will only force them to close down, reduce their number of rooms they have available or worse, ensure that they have to move from this district. Surely this is not the outcome council desires?

If there is to be a charge of this sort it should apply to all who benefit from the hugely increased tourist numbers council seems to think this levy will provide. Therefore it must also apply to other businesses such as lawn mowing franchises, property maintenance, hairdressers, massage therapists, plumbers and electricians working from home, potters, painters, and all other craftspeople who sell things to tourists and indeed every business large or small that caters in any way or benefits from tourists. Only then will this levy be fair and if all these other businesses also contributed the cost per business would be very much less and perhaps more manageable. This idea has not been well thought out and needs further consultation with all those likely to be affected.

Perhaps a fairer way to impose such a levy would be to base it on actual bed occupancy...maybe a local council bed tax that all providers would have to add and pay to council. There are many options and much more thought needs to go into this currently over simplified idea. However, TCDC has to be very careful to structure such a plan so that it does not end up making tourists decide to

spend their accommodation dollars outside the district where charges are lower. Operators having to pay a levy or become commercial will have to recoup this cost by increased charges so this could become a real possibility.

If TCDC wants to use the income from this levy to fund increased tourist promotion surely a better plan would be to actively lobby central government for a tourist tax paid by all overseas tourists when they use our walks and parks, etc. Whether this is done at the point of entry to NZ in the form of a tourist tax, tourist passport, individual site fees, surcharge on rental vehicles or another mechanism needs to be debated. TCDC needs to get involved in this process.

Pg. 27 WWI Memorial Forests

Why do we need this? We already have many new plantings going on throughout the district such as Kauri 2000. I am actively involved with planting and pest control on the Rings Beach Wetland track and know there are many similar projects throughout the Peninsula. We don't need more land tied up in this manner...who is going to maintain all these trees? Maybe just provide a small dedicated WWI grove in amongst the present plantings? Surely this would be much cheaper and have the same effect. Where was the consultation on this idea with those who are ultimately going to have to pay for it?

Pg. 35 Whitianga Town Upgrade \$3.14 million.

Why do we need this and why does it have to cost so much given that MB residents are already having to pay substantial sums to fund the Whitianga Sports Complex with all its problems. Maybe when that is paid off we can look at other big ticket items like the town upgrade, Great Walks, etc.

It is also very important that rate rises can be kept not only to a minimum but relatively constant from year to year. Otherwise it is very hard for those on low or fixed incomes to plan and pay for these.



SUBMISSION ON:

Thames Coromandel District Council Long Term Plan 2015-2025

1. Introduction

- 1.1.** The Waikato District Health Board (Waikato DHB) serves a population of more than 360,270 people within 10 territorial authorities and two regional councils, stretching from the northern tip of Coromandel Peninsula to south of National Park and from Raglan and Awakino in the west to Waihi in the east.
- 1.2.** The Waikato DHB has five hospitals and two continuing care facilities; community services, older persons and rehabilitation service, population health service and mental health and addiction services (collectively known as its provider arm Health Waikato). It directly employs around 6083 doctors, nurses, allied health professionals and support staff.
- 1.3.** The Waikato DHB also funds and monitors (through contracts) a large number of other health and disability services that are delivered by independent providers such as GPs and practice nurses, rest homes, community laboratories, dentists, iwi health services, Pacific peoples' health services, and many other non-government organisations and agencies.
- 1.4.** The Waikato DHB is extensively engaged in providing services in the region both directly through the provider wing of the organisation and indirectly through other providers. These include personal health services and public health or population based health services
- 1.5.** The following submission represents the views of Population Health Waikato DHB. It does not necessarily reflect the views of the Waikato District Health Board. Population Health provides public health services for the people living within the Waikato DHB region. Population Health is focused on providing early intervention and prevention services that improve, promote and protect the health of population groups within the Waikato DHB region. It works to help ensure all people in the Waikato have opportunities to access services and make choices that enable them to live long and healthy lives.

2. Population Health's position

2.1 Population Health has a strong focus and emphasis on the determinants of health or more simply, the factors that have the greatest influence on health. Opportunities for health start long before the need for medical care, and begins where we live, learn, work, and play.

2.1. Our service recognises the importance of local government as a key stakeholder. Significant influences on the health and wellbeing of people in the community lie outside the health sector. Local government's policies and decisions influence where and how people live their lives i.e. their social, cultural and economic environments. The determinants of health and the impact of resource distribution on health and wellbeing are strongly influenced by these factors.

2.2. Population Health acknowledges that recent changes to legislation have removed council's focus on promoting the four wellbeings and re-oriented its approach towards improving efficiency as part of the Better Local Government Programme. However, local government has a mandate; direct and indirect, to protect and promote health under two key pieces of legislation. The Health Act 1956 s23 states "*it shall be the duty of every local authority to improve, promote and protect public health within its district*", and the Resource Management Act 1991 s5 states "*people and communities to provide for their social economic and cultural wellbeing for their health and safety*". Both place specific responsibilities on local governments.

2.3. Current health challenges have less to do with sanitation and more to do with the impacts of modern planning; the over-use of and reliance on private transport, social dislocation, and the health-related risk factors that may follow, such as heart disease and diabetes. Our service will provide comment from this public health perspective.

3. Acknowledgement

3.1. Thank you for the opportunity to comment on the long term plan. Population Health recognises that considerable consultation and collaboration has already occurred in developing this document. The Long Term Plan 2015-2025 has been reviewed by Population Health and the following comments are provided.

3.2. A symbol has been used to guide Population Health's response and is outlined below:

Symbol/key	Population Health's position
✓	Support in full or part
*	Recommend further considerations
✗	Does not support

Topic and comment	Page reference	Key
<p>Essential services</p> <p>(Water supply, Wastewater, Stormwater, Roads and Footpaths)</p> <p>Drinking-water Supply</p> <p>Population Health <u>strongly supports</u> the councils intention to upgrade its drinking-water supplies to comply with the Drinking-water Standards for New Zealand 2005 (Revised 2008) (DWSNZ05/08).</p> <p>Our service <u>strongly recommends</u> that council reconsider the prioritisation of the drinking-water supplies upgrade to meet compliance with the DWSNZ05/08. For example, the plan proposes to upgrade Thames drinking-water supply in 2016/17. Information Population Health has concerning this supply indicates that the plant has the potential to comply with the DWSNZ05/08, whereas, Whangamata drinking-water treatment systems are inadequate and serve a large resident and even larger transient population, especially during summer months.</p> <p>Compliance with the DWSNZ05/08 is essential to ensure that consumers are provided with potable drinking-water. This is likely to reduce the prevalence of water borne illnesses. Insufficient information has been provided in the plan to determine whether all TCDC owned drinking-water supplies will be planned for upgrading to meet the DWSNZ05/08. For example it is unclear whether Thames South and Manuaka Place water supply cover the registered water area of Thames valley and Matatoki drinking-water supplies and what the upgrades will include. Population Health <u>recommends further consideration</u> is given to ensuring that all TCDC owned drinking-water supplies are planned to comply with the DWSNZ05/08.</p> <p>Population Health <u>commends</u> council's actions to take over ownership of private water supplies and connect these supplies to council supplies, to improve security, quality and safety of the drinking-water supply.</p> <p>It is noted in the Mayor's message in the beginning of the Consultation document, that there are no major infrastructure plans for drinking-water plants. This seems to contradict the proposed drinking-water treatment plant upgrades to meet the DWSNZ05/08. TCDC has not provided sufficient information for comment on this matter.</p> <p>Footpaths</p> <p>Population Health <u>advocates</u> for continued construction and maintenance of footpaths as an identified essential service, and <u>supports</u> Council in its intention to continue footpath rehabilitation and construction district wide, particularly in line with recommendations resulting from the accessibility audits started in 2013.</p> <p>Footpaths that are maintained and well lit are a key part of universal access principles. Footpaths contribute to personal safety and security, accessibility and community cohesion. Footpaths, support alternative transportation modes</p>	<p>LTP Consultation document pg40-43</p> <p>LTP Consultation document pg2</p> <p>(Schedule of capital expenditure projects by area document)</p>	<p>✓</p> <p>*</p> <p>*</p> <p>✓</p> <p>✓</p>

<p>particularly for vulnerable population groups such as children, the disabled and the elderly. Of TCDC's population, 27% are 65 years or older, almost double the national average. Conversely, a lack of adequate footpaths will have a disproportionate effect on vulnerable population groups.</p> <p>Hauraki Rail Trail</p> <p>Population Health commends Council for its ongoing commitment to the development of the Hauraki Rail Trail in partnership with Hauraki District Council.</p> <p>Significant economic impact from the trail is already evident and realised in sustainable job growth and other opportunities such as physical activity, improved health and wellbeing, and social cohesion. Perceived danger from collisions with motor vehicles is one of the greatest barriers to active transport and physical activity. Off road cycling opportunities overcome this.</p> <p>Physical inactivity is a key public health issue and a global public health priority. Nearly 50% of the New Zealand adult population are physically inactive. New Zealand rates 27th out of 122 most inactive countries. Australia is rated 52nd with 38% of its population inactive¹. The cost of physical inactivity for the Waikato region in 2010 was \$106 million¹.</p> <p>Issues and choices: funding essential services</p> <p>Population Health strongly supports Council in proposing a district-wide rate to fund the five key services. The socio-economic spread of residents is not consistent across the Thames Coromandel district. Those living in the bottom deciles are not well placed to accommodate increased costs for essential services. An entirely user-pays-based funding strategy discriminates against those living in the bottom deciles who are rarely able to afford the full cost of maintenance and upgrades. Low incomes limit the ability of people to meet their basic needs. Low incomes are also associated with poorer overall health outcomes.</p> <p>Changes to who pays – local services</p> <p>Population Health opposes the proposed option to move the net costs of public conveniences, cemeteries and libraries from district to local funding. The Thames Coromandel District as a whole benefits from internal population migration and mobility. Quality local services are not only necessary but essential and therefore better funded through a district rate. Tourism is important and the need to have quality services on both sides of the Peninsula is essential.</p> <p>Population Health advocates Council consider an '<i>equity of investment between the community board areas</i>' policy stance.</p>	<p>LTP Consultation Document pg10-14 & 19-22</p> <p>LTP Consultation Document pg19</p> <p>LTP Consultation Document pg20</p>	<p>✓</p> <p>✓</p> <p>✗</p> <p>*</p>
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¹ Market Economics Ltd. *The costs of physical inactivity* (n.d.). Waikato Regional Council, Auckland Council, Greater Wellington Regional Council. Accessed from <http://www.waikatoregion.govt.nz/Costs-of-Physical-Inactivity>

<p>Overall</p> <p>As a final comment, Population Health notes the absence of council's reference to community outcomes, prominent in its 2012-2022 Ten Year Plan. Our service acknowledges that recent changes to legislation have removed council's focus on promoting the four wellbeings and re-oriented its approach towards improving efficiency as part of the Better Local Government Programme. However, Population Health advocates council include in its final document a section that aligns the health and social wellbeing of its community to its strategic outcomes i.e. <i>a prosperous district, a liveable district, and a clean and green district</i>, to demonstrate its engagement with and commitment to individuals and communities.</p>		*
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4. Population Health values Council as a key stakeholder and welcomes the opportunity to work collaboratively on matters affecting community health and wellbeing.

5. Waikato DHB Population Health does not wish to be heard in support of this submission.

6. Contact address

- 6.1 Any comments on this submission or requests for further information should be addressed to:

Dr Dell Hood
Public Health Medicine Specialist/ Medical Officer of Health
Waikato DHB Population Health
Private Bag 3200
Hamilton 3400

Feedback about TCDC Long Term Plan 2015 – 2025

From: Sid and Vicki Ovesen, 277 Puketui Valley Road, RD, Hikuai 3579

Date: 9 April 2015

THAMES-COROMANDEL
DISTRICT COUNCIL

9 APR 2015

RECEIVED BY: *mi*

Essential Services (Page 6)

Good, and when local economic times are tight, this is exactly what the council must focus on. However, what is missing, is the timely maintenance and repair of existing infrastructure. In the long term this will save the council money and time and build resilience into the council's core business.

Economic Development (Page 10)

This area is outside the council's mandated activities. What pays the council's bills are the landowner's rates, not how much business is carried out on the peninsula. Trying to pick or decide what type of businesses are the future of the Coromandel is high risk and detrimental to existing business and industry (eg everybody's rates being used to support competing businesses). The economic development funds could be targeted in providing well maintained and right-sized infrastructure.

Changes to local services (Page 20)

Public conveniences: we support the Status Quo option (funded by the whole district). The public conveniences are for the benefit of travellers.

Economic Development (Page 21, 22)

The infrastructure of the Coromandel Harbour Project is core council business.

The Coromandel Great Walks and the Hauraki Rail Trail are luxury projects and using ratepayer funding should be questioned in light of tight economic times. The "due diligence" of these projects needs to be done first and presented to the communities *before* decisions are made to use ratepayer funds. Consultation with the communities before decisions are made will ensure that ratepayers will trust the council is listening to them and using their money wisely.

Information Centres (Page 23)

It is incorrect to say that these are for locals, they are for travellers and visitors to the Peninsula. What is the business case for these centres? Do we need them when most people ask for information at petrol stations or online? Why are there two in the Tairua / Pauanui Ward? There should only be one, in Tairua, as that is on the main highway.

World War 1 Memorial Forests (Page 27)

This project is poorly planned and rushed, with little consultation with ratepayers.

Heritage Region (Page 30)

We do not support the Coromandel becoming a Heritage Region. What does the term "Heritage Region" actually mean? Will we become a backwater with no vision for the future, only resting on the laurels of the past when times were better?

Tairua – Pauanui Community Board Area (Page 38)

Why is Hikuai, the largest physical area in this ward, completely neglected? Please refer to the Hikuai Community Plan 2015 to understand where improvements in infrastructure are required.

Signed

Sid Ovesen 9/04/15



Vicki Ovesen 9/04/15



Make Submission

Consultee	Elizabeth Jones (58457)
Email Address	ejamahl@gmail.com
Company / Organisation	Tararu Residents Committee
Address	31/109 Wilson Street Tararu Village Thames 3500
Event Name	2015-2025 Long Term Plan Consultation Document
Submission by	Tararu Residents Committee (Elizabeth Jones)
Submission ID	LTP15_348
Response Date	2/03/15 7:44 AM
Consultation Point	Submit on the draft 2015-2025 Long Term Plan Consultation Document (View)
Status	Processed
Submission Type	Letter
Version	0.5

Thames - Community Spaces

Further comments on the Thames - Community Spaces activity.

Recently villagers at Tararu Village have been concerned about the safety of the existing access to the beach at the end of Wilson Road. In the past week the information below has been sent to local Councillors to raise awareness of the situation and various replies have been forthcoming. I know that

Mr Derek Thompson has been alerted to the hazard and that there could be ways in which the problem can be addressed if Council determines that any improvement is within budget. The residents of the area who are villagers at 109 Wilson Street support the submission. Other residents of Wilson Street and other nearby streets are also being canvassed for support. Letters and signatures will be coming by snail mail.

Here are the facts:- Tararu at the end of Wilson Street has a sort of concrete mess in which someone long ago carved a few footholds in discarded concrete down on to the beach. Fishermen and others use it as a sort of access. It is not safe for most people in fact - a hazard. The occupier of th last house at the beach end of the street has a short driveway to his home. Constantly people use his driveway and arrive at his door looking for a way to get down to the shore. There is another well constructed wooden accessway to the beach at the end of Robert Street which is safe and secure. Local residents would like to see a similar construction at the end of Wilson Street. The advantages are:-

- no more falls by people trying to get on to the beach. - a safe route for the public who enjoy the walkway daily from Rennie Street to get to the beach and walk along the coast.

If Council agreed to construct a simple access structure the Tararu, the Village Residents Committee have suggested that if this was done in 2015 we would like to donate a plaque to commemorate those who died in the two World Wars and have it attached to the structure with an opening ceremony on 11th November later this year. A structure similar to, but not as large as the existing beach access 'bridge' from the end of Robert Street would be acceptable and if such were possible within budget we would all support a Council agreement to make this possible.

For the memorial the villagers had thought of planting a mighty pohutukawa there for its beauty but have realised that many Wilson Street homeowners could object because they prefer an unobstructed view of the Firth.

My name is David Young, I reside on my property at 100 Wilson Street Tararu. I believe beach access from the end of Wilson Street is being discussed and I wish to add comments to that discussion. I often have people entering my property via my beach front drive looking for access to the beach. I also on several occasions have helped people on the rough concrete steps coming from the beach when they have got into trouble trying to come up with them. (From the beach).

Please select the option that best describes you. I am submitting on behalf of an organisation/company which is based in the Thames-Coromandel District

1335

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3781435.pdf>

Thames Coromandel District Council

Draft Development Contributions Policy

Submission of Behalf of Hot Water Beach Holiday Park Limited

Introduction

Opus International Consultants, on behalf of Hot Water Beach Holiday Park Limited trading as Hot Water Beach Top 10 Holiday Park (the Holiday Park) is pleased to be able to make a submission on the Thames Coromandel District Council - Development Contributions Policy, as part of the 2015-2025 Long Term Plan.

The Holiday Park has been locally owned and operated by Grant and Sheree Webster since its inception in 2008 and in that time has grown from a predominantly camping orientated facility, into a holiday park providing multiple forms of accommodation and modern facilities for its guests. The Holiday Park has continued to expand on an annual basis with the appropriate resource and building consents being gained to support this growth. This has resulted in multiple development contributions being paid following a special assessment.

As there is scope for continued growth within the existing boundaries of the property, the Holiday Park have a particular interest in how development contributions will be assessed in the future.

Submission Points

Change 14 – Inclusion of methodology for assessing campground activities.

The Holiday Park supports Option 2, being the inclusion of a methodology and assessment template for campground activities. It is agreed that this standardised template will make the assessment process more transparent for the owners and operators of these businesses.

However, we do not believe that camp grounds should be charged a contribution for community infrastructure, on the basis that these facilities are commercial enterprises, not residential activities. Therefore we would also support Proposed Change 15 Option 3.

As discussed within Proposed Change 15, Option 3, '*...demand for community infrastructure is generated on the whole by residential activity, generally for private purposes by staff employed in the businesses...*' When considering these services, very few are actually available to the types of travellers that use the holiday park facilities while in Hot Water Beach and further more TCDC have identified TCDC residents as providing the bulk of the demand for these services.

It is important to consider that the Holiday Park is not a destination in itself, rather it supports the destination of Hot Water Beach. The area was without any such facility for many years after the previous camping ground was developed for residential purposes.



This did not stop people visiting the area to experience the natural attraction of the hot springs. Therefore the actual effect of the holiday park is minor, stemming from its employees rather than guests. So to charge the Holiday Park development contributions for community infrastructure when guests are staying within a serviced standalone commercial enterprise would seem unfair.

From our review of the policy, it would seem that the Holiday Park is paying for these visitors/tourists and their possible use of these community facilities (where possible) regardless of whether they are at the Holiday Park or out touring the district. However TCDC has stated within Section 2.9.2 (b) of the Development Contributions Policy that:

'While visitors and tourists benefit from and cause capital expenditure in most of the community facilities listed, expenditure cannot be cost-effectively determined or recovered from these groups. Funding is likely to come from District rates and/or community board rates in view of the benefits that tourists and visitors bring to the community as a whole;'

By classing camping ground activities as residential accommodation, you are in fact recovering this cost through the providers of accommodation for these visitors/tourists rather than the visitors themselves. The policy has stated that the funding of capital works will be provided from rates due to the benefit that tourists bring to the community. If they were to stay at multiple sites around the district, those proprietors (if they had paid contributions) would in fact be paying for specific capital works many times over effectively double or triple dipping and this cost would of course be passed onto the visitors/tourists using these facilities.

It would seem that camp grounds fall into a residential activity (which they are not) because the commercial activity most closely reflects housing and because it would be difficult to assess them as a commercial activity due to the large land holdings occupied by the activities, which would result in significant development contributions being assessed on a per square metre basis.

While the Holiday Park acknowledges that commercial accommodation is provided for within the definition of Residential Activity, this type of accommodation should not be charged for community infrastructure due to the fact that the guests of the Holiday Park are not part of the community, rather they are passing through and are either not able to or do not avail themselves of the bulk of the community infrastructure being assessed e.g. Cemeteries, Council Buildings, Halls, Harbours, Pools or Libraries while staying in Hot Water Beach.

Within Section 1.3.4 of the Development Contributions Policy, there is specific reference to the fact that dwelling projections have been used to calculate reserves and community infrastructure Units of Demand. As it is proposed that these activities do not apply to commercial or other non-residential activities they should be removed from the calculations of holiday parks given their commercial nature.



Relief Sought

The Holiday Park supports the standardised template and methodology for camping grounds, avoiding the need for a special assessment for 'routine' applications. However we seek the removal of contributions for community infrastructure on the basis that this is clearly a commercial activity and that the bulk of these services are not available to those guests while at the Holiday Park or within Hot Water Beach itself.

Hot Water Beach Holiday Park Limited seeks to be heard on this matter.

Address for Service:

Opus International Consultants Ltd
PO Box 3057, Waikato Mail Centre
Hamilton 3240

Attention: Christian McDean

T. - 07 858 6703

M. - 021 383 404

E. - christian.mcdean@opus.co.nz



Make Submission

Consultee	Alison Henry (60703)
Email Address	info@kauri2000.co.nz
Company / Organisation	Kauri Trust 2000
Address	P O Box 174 Whitianga 3542
Event Name	2015-2025 Long Term Plan Consultation Document
Submission by	Kauri Trust 2000 (Alison Henry)
Submission ID	LTP15_352
Response Date	8/04/15 10:39 AM
Consultation Point	Submit on the draft 2015-2025 Long Term Plan Consultation Document (View)
Status	Processed
Submission Type	Email
Version	0.3

Other

Further comments.

Kauri 2000 notes that there is no reference to a Natural and Cultural Heritage activity stream, a review of the Biodiversity Strategy, or support for the Waikato Biodiversity Forum in the TCDC review of the Long Term Plan (LTP).

1. **We support** the need for the Natural and Cultural activity stream to remain (there is no reference to this activity stream in the LTP document)
2. **We support** the review of the TCDC Biodiversity Strategy to be undertaken (there is no reference to this strategy in the LTP document)
3. **We support** the setting aside of funds to protect Kauri on TCDC land from Kauri Dieback Disease, and to manage the disease should it be found to be present.
4. **We support** the TCDC contribution of \$3000 to the Waikato Biodiversity Forum. **Reasons:** 1. TCDC has established an economic development committee to focus on the key drivers for economic development of the district. Tourism is one of the major economic drivers. 2. Underpinning all economic and tourism activities lies the landscape and natural values of this Peninsula. A sound and workable biodiversity strategy is key to both protection and the sustainable use of land under TCDC's care. Allocation of funds for a Natural and Cultural activity stream based on the biodiversity strategy is essential if tourism is to remain a key economic driver. It is also the natural values of this Peninsula that would underpin any potential for the Coromandel to become a Heritage Region. Any such moves for this to happen would be futile without visible support for the natural values of the area. 3. The discovery of the unwanted organism, kauri dieback disease (Phytophthora taxon agathis - PTA) on the Coromandel Peninsula requires management and action by all landowners. TCDC must set aside a budget to instigate a plan for both preventing the spread of the disease and to manage infection of kauri on its land should be identified. 4. Kauri 2000 is one of many conservation groups that rely on the information and support the Waikato Biodiversity Forum provides. We have been extremely well served by this forum and have been particularly grateful for their services since the discovery of Kauri Dieback Disease on the Peninsula. The Forum's reach to an extensive network has been invaluable in the dissemination of information regarding the threat this unwanted organism is to the iconic kauri stands of the Coromandel. The Forum's service also extends to the benefits regulatory bodies (including TCDC) and private individuals. TCDC has provided \$3000 annually as a contribution to this work. The TCDC district is a biodiversity hotspot with the natural values of the peninsula underpinning the tourism industry. A contribution of \$3000 is of great importance to the continuance of the Forum's work. **We strongly recommend that the financial support of \$3000 annually to the Waikato Biodiversity Forum continues.**

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone 078660468

Email

Email info@kauri2000.co.nz

Please select the option that best describes you. I am submitting on behalf of an organisation/company which is based in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

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<http://docs.tcdc.govt.nz/store/default/3788386.pdf>

Make Submission

Consultee	Craig Cassidy (60730)
Email Address	info@sunkistbackpackers.com
Company / Organisation	Sunkist Stay Bike n Hike
Address	506 Brown Street Thames 3500
Event Name	2015-2025 Long Term Plan Consultation Document
Submission by	Sunkist Stay Bike n Hike (Craig Cassidy)
Submission ID	LTP15_353
Response Date	9/04/15 11:12 AM
Consultation Point	Submit on the draft 2015-2025 Long Term Plan Consultation Document (View)
Status	Processed
Submission Type	Letter
Version	0.3

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Yes, I agree that short term accommodation providers should be charged an annual fixed rate.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Yes, I agree that Bed and Breakfast operators with four or more rooms for hire should be reclassified as commercial properties.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone 078688808

Email

Email info@sunkistbackpackers.co.nz

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3788700.pdf>

Make Submission

Consultee	Keith Johnston (58368)
Email Address	kaj.tcdc@outlook.co.nz
Company / Organisation	Whangamata Community Board
Address	c/o Thames Coromandel District Council Private Bag Thames 3500
Event Name	2015-2025 Long Term Plan Consultation Document
Submission by	Whangamata Community Board (Keith Johnston)
Submission ID	LTP15_354
Response Date	9/04/15 11:25 AM
Consultation Point	Submit on the draft 2015-2025 Long Term Plan Consultation Document (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing to move the funding of \$46.6M of debt on the Eastern Seaboard plants to be paid by rates rather than development. This is because some areas are growing slowly which means this debt would not be repaid until after the plant has been retired and latest capacity information shows much of the capacity of the plants is being used today.

Information relating to this question can be found on page 15 of the Consultation Document .

Do you agree with our proposal to move the funding of debt on the Eastern Seaboard wastewater plants from development to rates? Yes, I agree

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Yes, I agree that stormwater should be funded district-wide.

Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Yes, I agree that public toilets should be funded locally.

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? Yes, I agree that cemeteries should be funded locally.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Yes, I agree that Tairua, Pauanui Whangamata and Coromandel information centres should move to be locally funded over the next three years.

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Please tell us why

The Whangamata Community Board agree to support the local empowerment principle of funding and managing information centres locally; however, they also request that Council re- visits its decision to fund two sub-regional information centres in Thames and Whitianga at the district level. Furthermore, the Board requests that Council considers the Kopu Discovery Centre model before the sub-regional district funded information centres are decided upon.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

The Whangamata Community Board opposes this item and would like Council to reject imposing a fixed rate of \$200 for short-term accommodation. Additionally, the Board would like the Council to review its Economic Development (ED) budget, with the view to reducing this budget and eliminating the need for the \$200 imposed rate. The Board believes Council should also look at the priority level and timing of the Economic Development programme to ensure a fairer and more equitable rating impact to ratepayers over time. Why:

- 1 The Whangamata Community Board has been prudent in prioritising projects in the LTP. The Board's conservative approach to spending resulted in the deferring of a major \$1 million project (sealing Wentworth Valley Road), and yet despite this fact, Whangamata residents currently still pay the highest average rates to TCDC.
- 1 Whangamata Township is New Zealand's top holiday destination and is built on the premise of the kiwi bach. It is Whangamata's high proportion of non-resident ratepayers, coupled with its

varied retail sector, beautiful beaches and events that makes it the largest accommodation hub in the Coromandel. This fact alone, means that Whangamata residents who have holiday homes already contribute a large economic development contribution to the Coromandel Peninsula, by providing accommodation for visitors, as well as supporting the local retail, trade, and service sectors through visitors that. We believe that the \$200 tariff on Whangamata's accommodation providers would be to the detriment of the town and does not reflect the Council's principles of fairness and equity.

- 1 Supporting the Whangamata Community Board's submission is an attached signed petition that clearly shows the retail sector in Whangamata unanimously agree that if this fixed annual fee is introduced it will negatively impact on retail sales. This town relies on the discretionary spend of the 65% of non-resident and visitors in the peak season to survive the winter months. [Submitter has submitted a petition with 59 signatories]

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Yes, I agree that Bed and Breakfast operators with four or more rooms for hire should be reclassified as commercial properties.

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

We are proposing that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads so that the programme is completed in years 1 and 2 of the Long Term Plan.

Information relating to this question can be found on page 26 of the Consultation Document .

Do you agree with the proposal that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads? Yes, I agree that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads to be completed in years 1 and 2 of the Long Term Plan.

We are proposing a new Wentworth Valley walkway and cycleway. This would be a project funded by Whangamata Community Board ratepayers and would support economic development.

Information relating to this question can be found on page 27 of the Consultation Document .

Do you agree with the proposed consutruction of a new Wentworth Valley walkway and cycleway, Yes, I support the construction of a new Wentworth Valley walkway and cycleway.

to be funded locally by Whangamata Community Board ratepayers?

Do you agree with the proposed construction of a new Wentworth Valley walkway and cycleway, to be funded locally by Whangamata Community Board ratepayers? Please tell us why.

Whangamata Community Board requests that Council consider this project as part of the Economic Development/Coromandel Great Walks Strategy noting it includes a new cycleway/walkway to link the Wentworth Valley across to the Hauraki Rail Trail and Wires/Maratoto Valley.

The Board would like to bring forward \$5000 of operational expenditure (local roading) from the third year of the Long Term Plan and move it to the first year (2015/16). This small adjustment would ensure momentum for the project and would allow for the completion of a business case. The business case would provide a cost/benefit analysis for the project which would assist the Board and residents to come to a final decision.

Why: The Community Board supports the proposed funding for this project as set out in the Draft 2015-2025 Long Term Plan with the above amendments. Upon reviewing the business case, the Board would like to focus on the short term goal of progressing dust sealing of the road as far as practical and they will submit to the 2016/2017 Annual Plan on progressing this from 1 July 2016 onwards.

We are proposing a series of memorial native forests around the Coromandel Peninsula in order to commemorate the NZ soldiers who died in World War 1.

Information relating to this question can be found on page 27 of the Consultation Document .

Do you support a series of memorial native forests here in the Coromandel? Yes, I support a series of memorial native forests here in the Coromandel.

Economic Development

Further comments on the Economic Development activity.

Following on from the election of 2010, the current TYP process is at least the second being experienced by the majority of our current Whangamata Community Board and we are pleased to see it building upon major change implemented by Council over the last several years.

Our Board considers that Council has achieved significantly over that period and is very satisfied to have been a strong supporter of District wide initiatives, albeit there has been a financial sacrifice made by our local Community, in support of at least one initiative.

However, the current TYP process and submission opportunity has highlighted a situation which concerns our Community Board, due to a local potential impact, not necessarily understood or envisaged through the decision making process.

Whereas a series of one off decisions have been made relative to Economic Development initiatives, across the district, ironically, the cumulative 'local' effect and impact upon the 'psyche' of the Whangamata community, could prove to be quite detrimental.

Our Board considers that decisions over I-Site funding, Holiday Home Levy, B n B rate and albeit a Proposed District Plan issue, the cap on paying guest numbers, have all been made with positive intent, however the cumulative effect is potentially damaging to the Whangamata Community in terms of sustaining its top holiday destination status.

All of these aspects need to be considered in more detail to understand the potential benefits to Council relative to the corresponding impact on the Community.

Our first and main concern relates to the potential for creating a district funded 'Kopu Discovery Centre', complemented by locally funded township information centres throughout the district. This model would certainly be more in keeping with the 'Community Empowerment' model and potentially better serve the entire Peninsula.

The Holiday Home Levy is creating angst amongst the Holiday home fraternity, whilst the assessment of maximum guest numbers (6) for holiday home occupancy (albeit strictly speaking a PDP issue) is very relevant and is considered an arbitrary addendum to the issues.

Each of these decisions has been addressed in isolation to each other and as such, aren't necessarily of major concern, yet cumulatively, they go to the hub of Economic Development within our Community.

Regrettably, they are all 'individually' perceived to have a potentially negative impact on the Whangamata Community and from our Community Board's perspective, need to be re- examined collectively.

Overview submission point That Council considers the combined impact of the proposals (I-Site funding, Holiday Home Levy, Bed and Breakfast rate, etc) on our local community and ensures that these effects are collectively considered when implementing Council's Economic Development Strategy.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone

0212013463

Email

Email

kaj.tcdc@outlook.co.nz

Please select the option that best describes you. I am submitting on behalf of an organisation/company which is based in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3789434.pdf>

T3 - building resilient communities

Introduction

T3 – TransitionTownThames is an incorporated society whose stated purpose is “to build resilience by enabling community solutions around food, energy and economics in ways that are environmentally sustainable, socially just and spiritually fulfilling for all.”

Some 300 people have expressed interest in and support for our objectives, signing up via the T3Connect website. This represents an eclectic and varied cross-section of ages, concerns and political persuasion. T3 has no political allegiance, and is supportive of initiatives of any political “colour” that value community, justice and sustainable economic and ecological principles.

We note that the community empowering values that underpin “transition thinking” have been incorporated in the Thames Connect site intended to capture and link a wide range of Thames' assets.

T3 has been involved in a number of activities within the community, and TCDC has generously provided operational support and advice for several T3 initiatives. These include the Thames Be Fruitful community treeplanting scheme and the T3esc (Energy Sustaining Community) project that saw 290+ households benefit from (in most cases) free insulation through a project brokered by T3 between EECA and Autex Industries, as well as bulk purchases of ultra efficient, NZ-made Pyroclassic woodstoves.

One of the insights from the insulation project was that the cheapest energy is the energy not expended in the first place! This thinking can be applied to other areas.

\$38 mill per annum opportunity for Thames area alone!

The NZ Statistics Office records that households in the Thames Community Board area spend over \$38 million per annum on food and electricity alone. The vast majority of this sum leaves the area, and so becomes lost to the local economic “money-go-round”. Every dollar that remains being spent within the local economy increases the overall value of the economy via the multiplier effect.

By making it more possible to spend this money on local services and products, local wealth, and by reducing the need to spend money on external services and products, the purchasing power of local people is increased.

T3 is not asking financial support from TCDC/Community Board at this time. Rather we seek the support that you can make through your participation in aspects of the programme. In particular, in assisting in the encouraging implementation in ways that will not only enhance household health and well-being, reduce waste and litter, and assist businesses, but will do so in ways which also enhance the reputation of Thames as “a golden hub” for the entire District, a regional exemplar, a national inspiration and an international destination.

Submission -

“Focus on building resilient communities that are prepared for and able to manage during service interruptions. This approach is supported by our Civil Defence and Emergency Management group who assist with building resilient, prepared communities.”

LTP 30 Year Infrastructure Strategy March 2015 consultation version – page 17

Whilst T3 fully supports this objective and the attendant concern regarding potential increased disruptions due to climate change, global economic disruptions, and possible refugee and population displacement, we would suggest that resilience is also about making the very best of what we already have, and this is not restricted to the very vital concerns and particular skills of Civil Defence and Emergency Services, but a matter of ongoing participation and civic engagement.

ENERGY:

T3 submits that TCDC/Thames Community develop a focus on renewable and clean energy

This would be in line with the Urban Vision for Thames (2013) and provide opportunities for local employment, and to build energy resilience.

1. Encourage businesses along Pollen Street to lay the foundations for a microgrid network (Urban Vision).

Microgrids allow for an interconnected network of grids capable of operating as a whole, integrated within and contributing excess energy to the national grid system. However, in times of service interruption, damaged elements can be separated without the rest of the microgrid network closing down. In the event of a major national power supply outage, peninsula microgrids would continue to operate. Development of microgrids is well underway in many parts of the world. It is a system that lends itself well to local power generation and storage.

2. Fit out key council buildings (eg: Council office; library) with solar panels as a cost saving, energy effective approach.

Capital cost would be recouped through depreciation and energy savings - meaning a move to zero cost electricity well within 8 years, on equipment with a 25 yr guaranteed lifetime.

3. T3 supports TCDC renewing support for EECA subsidised insulation provision.

Having been involved in the T3esc project, a scheme, we know first hand the benefits received.

4. T3 supports raising Cycling profile and provision in Thames (and across the District.)

Provide better cyclist provision (bike racks, cycle paths, cycle ways marked on roads etc) in Thames (and around the peninsula) will add to the success of the District as a tourist destination, and to the RailTrail as a visitor experience.

Encourage and facilitate with Hauraki District Council) land-owners and land-managers to work with interest groups, industry, and volunteers to develop a network of cross country cycle friendly tracks (based on current and historic tracks) to connect the Hauraki RailTrailheads (Thames and Waihi) with the other 5 main centres on the peninsula. (eg: Karaka/Waiotahi – Crosbies Clearing – Tapu crossing; Crosbies-Tairua; Tapu-Crossing-Castle Rock – Whitianga etc)

5. T3 supports the establishing of electric vehicle [EV] charge points in Thames and surrounds.

This aligns with broader renewable energy targets for the area as well as being aligned with government targets to reduce CO2 production. We note that NZ transport accounts for the majority of the nation's CO2 production, and that EVs are being encouraged via lowered road charges etc. At present, this major tourism destination has no provision for travellers in Evs. Mighty River power has already partnered with Nissan and Mitsubishi to promote EV uptake. T3 encourages TCDC fleet becoming significantly comprised of Evs.

FOOD:

T3 submits request that TCDC support focus on local food production and supply in order to reduce food miles, build local industry, strengthen community wellbeing, and enhance local identity.

6. Initiate a "Coromandel homegrown" scheme

Establishing promotional label on foodstuffs, in restaurant menus and in participating shops) would cost little to add into present foodstuffs health provision and create high visibility and awareness of local food and specialities. This label could be designed via a schools competition and applied for by local business and industry.

7. T3 asks for the widespread advancement of community fruit tree and other growing projects (eg: community coppicing for fuel etc) in tandem with community garden projects.

Promote and facilitate fruit tree and garden maintenance can be achieved through working closely with rehabilitation and probation groups, as well as making use of community recycling programmes (eg: for mulch and compost).

Assist in and support the design and production of signage to allow residents to better understand care and harvesting needs of fruit trees.

8. Encourage any communities of 750 people or more to establish and maintain community gardens and growing "berms" to encourage food awareness, community cohesion, and re-establish vanishing skills.

Encourage retired and non-working people to share know-how and skills. This will bridge the generation skills gap, enhance intergenerational understanding, and add meaning and purpose to people's lives.

9. Facilitate community and schools groups to develop food growing, harvesting and processing skills.

Waste:

T3 asks TCDC to further extend its focus on waste reduction.

Waste, in its broadest sense, has a terrible financial, social and environmental cost on the community – wasted money, wasted people, wasted materials.

10. Promote a zero waste policy.

This would include "waste" rainwater, through the development of hygienic rain water capture and storage for households (eg: bulk ordered water tanks etc).

11. **Consult with health and growers groups and waste management groups - encourage greater awareness and education on reducing food waste, composting programmes and waste reduction "technology". Food waste represents an economic loss and is an environmental pollutant which is digested anaerobically to release greenhouse gasses.**

A pilot project on Waiheke Island, fully funded by Auckland City Council, which focussed on reducing household food waste, noted that much of the effort to reduce food waste to landfill focuses on post waste solutions such as composting. Their findings were that a focus on **food waste reduction** is the single most important starting point for change.

12. **Develop food recycling activities with local restaurants, schools and Smart environmental.**

13. **Initiate compost making facilities at all waste collection centres.**

This can be used in parks, and schools and community garden initiatives.

14. **Initiate** a "not welcome" policy for plastic bags and branded rubbish (eg: fast food wrappers). Aim to have no usage of non-biodegradable wrappers for food by 2020.

Economy:

T3 asks TCDC/TCB to consider how local energy efficiency and solar generation, EV provision, local food production, a "Taste Coromandel" profile (or similar) and waste reduction measures will impact our national and international profile and enhance our attraction for visitors and businesses.

15. **Demonstrating how this is happening as part of a communication policy.**

This will be developed to show how community development and economic resilience can be achieved as a means towards fulfilling obligations to have clear and visible climate change planning in place.

16. **Make resilience promotion a central part of town promoter's job.**

encourage and facilitate of community resilience and positive relocalisation projects to build economic resilience and community cohesion across district. These would develop trans-sectorial, social, environmental and arts/cultural co-operation to raise awareness and achieve outcomes.

17. **Develop and promote a TCDC Buys Local policy.**

Investment in locally sourced services and goods keeps TCDC money circulating within the community. There are multiplier effect benefit calculations for the expense of paying (initially) slightly more for local contractors to fulfill contracts, rather than bringing services from elsewhere. This is one way that TCDC can easily invest in local businesses and skills.

Other:

T3 requests that TCDC commit to Heritage as being about how we attend to our past AND future.

18. **fulfill its obligation to have clear and visible climate change planning in place.**

Demonstrate NZ Government perceived maximum and minimum anticipated impacts over 15, 30, 50 and 100 years.

Commence community conversation about long term response to these issues – on the assumption that many responses can be achieved in ways that would be desirable anyway – eg: community building, etc etc.

Tangata Whenua:

T3 requests that tangata whenua be formally invited to be part of any community building projects along the lines of those described here and that proactive steps be taken to ensure that these initiatives are shared with the local tangata whenua community in ways that community leaders support.

Communication:

Expand the coverage given to TCDC activities via Hauraki Herald and online sources.



To
 Received
 - 9 APR 2015
 Thames-Coromandel District Council
 Coromandel
 File No:

9 April 2015

Thames-Coromandel District Council
 Private Bag
 Thames 3540

Coromandel-Colville Community Board - Submission to: 2015-2015 Long Term Plan

\$ Year	Activity	Submission
2016/17	Harbour	<ul style="list-style-type: none"> The Board proposes to remove \$152K identified for Hannafords Carpark Extension as the resulting benefits (2 additional carparks) does not justify the expense and will not resolve the current parking issues at the site
2015/16	Harbour	<ul style="list-style-type: none"> The Board proposes to include \$10K for Hannafords Parking Improvements. As a result of removing the carpark extension plans there is a need to undertake work to improve the parking situation at Hannafords Jetty. This should include amended parking bylaw and signage/bollards to prevent disruptive parking behaviours.
2015/16	Harbour - Fees & Charges	<ul style="list-style-type: none"> The Board proposes that Boat Launching Permits should only apply to the Ward the permit is purchased in The Activity is funded locally – users should be contributing to the facilities they are using, the fundamental premise of user pays.
2022/23	Harbour	<ul style="list-style-type: none"> The Board Proposes to include \$1.7m in the 2022/2023 financial year - the Coromandel Wharf head and retaining structures will need to be removed and replaced. The Community Board notes that if the Wharf continues to be used in the current manner it is likely that this work will need to be brought forward or the Wharf will become unusable within the next ten year timeframe. The Community Board notes that the need for these repairs could change based on decisions yet to be made in relation to the Coromandel Harbour Development Project
	Economic Development	<ul style="list-style-type: none"> Coromandel Harbour Development Project - The Board continues to support the Coromandel Harbour Development Project remaining one of Council's three anchor projects. Harbour development is a priority for the Board to reduce congestion at the Sugarloaf and Hannafords Jetty sites. The Board notes Coromandel is reliant on visitors drawn in by recreational use of the Hauraki Gulf and the Auckland Ferry service to drive its economy and the current capacity restraints at key harbour access ways is a major limiting factor

		<p>in the economic future of Coromandel.</p> <ul style="list-style-type: none"> The Board also supports retention of the aquaculture industry through provision of appropriate harbour facilities for this industry.
2015/16-2017/18	Economic Development	<ul style="list-style-type: none"> The Community Board supports the proposal to phase the funding of the Coromandel, Tairua, Pauanui and Whangamata Information Centres to local funding over the next three years.
2015/16-2017/18	Halls	<ul style="list-style-type: none"> The Board proposes to include \$20K per year for the next three years for the Coromandel Citizens Hall upgrade – this funding should be contingent on matched funding from the community either through public grants or local donations.
2015/16	Local Roding	<ul style="list-style-type: none"> The Board requests the local carpark maintenance budget be increased to include maintenance sealing of the Hauraki House Carpark. Contingent on completion of property transfers between MoE/TCDC currently under negotiation
2015/16	Local Roding	<ul style="list-style-type: none"> The Board requests \$15K be included in the local roading budget to address stormwater and roading issues at the end of Wyuna Bay Road
2015/16-2017/18	Library	<ul style="list-style-type: none"> The Board proposes to increase the Coromandel Library grant to \$10K per year for the next three years The Community Board acknowledges the benefits received by the community from this fully volunteer run service and does not wish to see this vital community service jeopardised due to a shortfall in funding
2015/16	Parks & Reserves	<ul style="list-style-type: none"> The Board requests staff include sufficient budget to meet Kauri Protection requirements resulting from Kauri dieback risks: Relocate and improve the Kauri Dieback station at Hannafords Jetty Protection in the form of physical separation of the Memorial Reserve Kauri Protection and Boardwalk around the Kauri at the Long Bay Kauri Track

The Coromandel-Colville Community Board wishes to be heard in support of its submission.

Yours faithfully

Margaret Harrison
Area Coordinator

On behalf of

Coromandel-Colville Community Board

Make Submission

Consultee	Kopu Development Group (60803)
Email Address	thamestrusses@xtra.co.nz
Address	P O Box 355 Thames 3540
Event Name	2015-2025 Long Term Plan Consultation Document
Submission by	Kopu Development Group
Submission ID	LTP15_357
Response Date	8/04/15 1:43 PM
Consultation Point	Submit on the draft 2015-2025 Long Term Plan Consultation Document (View)
Status	Processed
Submission Type	Letter
Version	0.3

We are proposing to move the funding of \$46.6M of debt on the Eastern Seaboard plants to be paid by rates rather than development. This is because some areas are growing slowly which means this debt would not be repaid until after the plant has been retired and latest capacity information shows much of the capacity of the plants is being used today.

Information relating to this question can be found on page 15 of the Consultation Document .

Do you agree with our proposal to move the funding of debt on the Eastern Seaboard wastewater plants from development to rates? Yes, I agree

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Yes, I agree that stormwater should be funded district-wide.

Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Yes, I agree that public toilets should be funded locally.

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? Yes, I agree that cemeteries should be funded locally.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Yes, I agree that Tairua, Pauanui Whangamata and Coromandel information centres should move to be locally funded over the next three years.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Yes, I agree that Bed and Breakfast operators with four or more rooms for hire should be reclassified as commercial properties.

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

We are proposing a new fee for the Hahei Park and Ride, and to extend fees for Mercury Bay boat ramps and trailer parking areas to all upgraded boat ramp areas.

Information relating to this question can be found on page 25 of the Consultation Document .

Do you agree with the proposed fees for the Hahei Park and Ride and for Mercury Bay boat ramps and trailer parking? Yes, I agree with the fees for the Hahei Park and Ride and for Mercury Bay boat ramps and trailer parking.

We are proposing that the Thames Community Board make additional investment in economic development to be funded from the targeted local rate in the Thames Community Board Area at a total cost of \$140,000. The proposal, which is for the first 3 years of the Long Term Plan includes:

- . A new position to promote Thames at a cost of \$90,000 a year
- . An additional \$50,000 per year to facilitate economic development in the area.

Information relating to this question can be found on page 26 of the Consultation Document .

Do you agree with the proposed additional investment in economic development in the Thames Community Board Area? Yes, I agree with both of the additional measures taken to support economic development in the Thames Community Board Area at a total cost of \$140,000 per year.

We are proposing that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads so that the programme is completed in years 1 and 2 of the Long Term Plan.

Information relating to this question can be found on page 26 of the Consultation Document .

Do you agree with the proposal that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads? Yes, I agree that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads to be completed in years 1 and 2 of the Long Term Plan.

We are proposing a new Wentworth Valley walkway and cycleway. This would be a project funded by Whangamata Community Board ratepayers and would support economic development.

Information relating to this question can be found on page 27 of the Consultation Document .

Do you agree with the proposed construction of a new Wentworth Valley walkway and cycleway, to be funded locally by Whangamata Community Board ratepayers? Yes, I support the construction of a new Wentworth Valley walkway and cycleway.

We are proposing a series of memorial native forests around the Coromandel Peninsula in order to commemorate the NZ soldiers who died in World War 1.

Information relating to this question can be found on page 27 of the Consultation Document .

Do you support a series of memorial native forests here in the Coromandel? Yes, I support a series of memorial native forests here in the Coromandel.

Thames - Community Spaces

Further comments on the Thames - Community Spaces activity.

Comments on the 2015-25 Long Term Plan re the Kopu Area:

1. Toilet Block - Public toilets need to be at the turning area between the two bridges (by On All Floors and Carswell Construction business). This would be visible to traffic coming off the bridge into Kopu and visitors using the railtrail.
2. Picnic/Memorial area - In the area referred to above, tables, rubbish bins, perhaps a playground, would be a great asset to Kopu area, especially if the Cook Memorial was in this area.
3. Wharf area - This needs attention, if up-graded would attract more use, boating and business for the area.
4. Footpaths - The new area footpaths are used often. A footpath is needed along the Kopu Road from On all Floors back to the wharf road.
5. Kopu Business Park Concept Plan - we agree with this proposal.

Stormwater

Further comments on the Stormwater activity.

Stormwater - we agree with the proposed plans [relating to the Kopu area].

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

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078687436

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thamestrusses@xtra.co.nz

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3788712.pdf>

Make Submission

Consultee	Colin Pepper (60813)
Address	103 Cora Place Thames 3500
Event Name	2015-2025 Long Term Plan Consultation Document
Submission by	Colin Pepper
Submission ID	LTP15_358
Response Date	8/04/15 2:24 PM
Consultation Point	Submit on the draft 2015-2025 Long Term Plan Consultation Document (View)
Status	Processed
Submission Type	Letter
Version	0.6

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

Proposed \$200 Holiday Park Economic Development Rate.

I am opposed to this proposed rate. Like all new rates its intention is plausible but in the long term gets extended to circumstances not originally intended. The basis being applying it to large B&B's is plausible, they are commercial operations, holiday homes aren't. The Council may as well apply the rate to commercial enterprises operating out of residential properties.

A tradesman such as a plumber working out of his home can claim up to 25% of the homes expenses if used as his office through the tax system.

The Inland Revenue Department has now largely restricted what holiday home owners can claim. The tradesman also has a vested interest in economic development of the area. More development, more work. Most holiday home owners did NOT buy the bach with the intention of hiring it out. In fact, most don't want the area to develop - they like their slice of paradise as it is.

As far as contributing to the area's economic development, the holiday home owner already has - probably to the tune of \$00 - \$500 thousand dollars. There is actually a better argument for giving absentee holiday home owners a form of rates relief. They do not use the amenities as permanent residents do. The fact is for about four weeks as the year they are probably lucky to not have water

restrictions in some of the holiday towns. In your own discussion document the Council gives the impression that this would encompass about 1,250 bachs for a return of \$250K. I would think if approved this number would decrease as owners would simply de-list their properties. The cost of administration and the amounts returned would also need to be taken into consideration. Also, just because a bach is listed does not mean it is letted or an income derived from it. Matter of fact, when the government changed the tax deduction clauses a few years ago it was found to be exactly this, if you had a good accountant, you listed it, got the deduction and had no intention of letting it. For the record, my wife and I own two properties, one in Thames and one in Coromandel. We like to split our time between the two homes and really enjoy our lifestyle. Neither property is ever rented, but friends and family are welcome to use them. We have worked really hard to get what we have and do not like seeing envy taxes imposed either at a national or local level, we can also see how this rate could be extended to other commercial enterprises being conducted out of a residential property.

At the end of the day someone has to make a dollar, it's not just given to you.

Do you support a series of memorial native forests here in the Coromandel? Please tell us why.

Submission on WW1 Memorial Forest - Coromandel

I agree with this proposal.

I would also like to see that families with servicemen killed in the First World War consulted on what type of tree be planted.

Of interest to our family is 12/910 Private William James Strongman from Coromandel killed in action at Gallipoli on 8/5/1915, aged 21 Hauraki Regiment.

According to the family Bill was a Kauri Bushman working at Gumtown (Coroglen) when he enlisted in 1914. We think a Kauri tree with his plaque would be appropriate.

Coromandel-Colville - Community Spaces

Further comments on the Coromandel-Colville - Community Spaces activity.

Coromandel Harbour Facilities

I support the Council's proposal for increased Coromandel Harbour Facilities.

The only real long term option is a facility incorporating a marina from the wharf to Jacks Point.

Focus must be given to all water access for the recreational user with a large parking facilities. The reality is he is being pushed out of the sugar loaf facility and this is getting taken over by Coromandel users. The economic development from the Auckland to Coromandel ferry should be seen as a

peninsula wide benefit. There has been considerable debate in Coromandel in regards to a light railway and light wharf extension to provide all water access for the ferry. I am totally opposed to this solution as it does nothing to address the other users of the towns facilities. It will not address refuelling for the mussel barges, all water rec users, or even charter operations.

Who is going to operate the train at 5 in the morning for a fishing charter, let alone transport all their gear out there.

In my lifetime this is one project in Coromandel I would like to see done properly and not hijacked by self motivated interest groups.

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3787052.pdf> <http://docs.tcdc.govt.nz/store/default/3787049.pdf>
<http://docs.tcdc.govt.nz/store/default/3787040.pdf>

From: Maria Ling [marialing@slingshot.co.nz]
Sent: Friday, April 10, 2015 12:05:17 AM
To: TCDC General Mail Address
Subject: plan 2015-2025

attn. Steve Baker.
Dear Sir,

re new rate - 179 Bluff Road Kuaotunu West.

This is in reply to your letter re proposals to the long term plan 2015-2025.

I strongly object to this proposal, as the rates I pay and have paid for the last 47 years have well contributed to any developments in the coromandel area.

For the rates paid at rings beach we certainly do not benefit or get value. Although we do have a tarsealed road along the front, we do not have street lighting, footpath, sewage, water, and while that does not bother us, there are other things more important things that do.

The road between Rings beach and Matarangi has been closed, which only leaves the road between greys beach and rings open and the big problem is that part of the road from Greys beach has been tarsealed and our half is just gravel road which is not in good condition, why?

It appears that the only benefit we get is the rubbish collection.

As a senior citizen I have occasionally let out my bach to help pay the rates but never even earn enough to cover that. It just helps to allow me to keep my head above water and keep the place for my family to enjoy.

While I am doing some objecting I wish to make a complaint Because we have baches at the bottom of the hill the drains that are taking the rain water and debris that comes down with the rain is a constant battle for a few of us. Every year we go to the council at Whitianga and complain about the contractors who clear the council drains. They clear the drains from the sea side of the road but ignore our side which is council owned. The drain comes under the road at 183 and goes down through the property to the back and out to the stream. My daughter does keep in touch with a chap from the council but the contractor completely ignores his instructions, so we end up flooding after heavy rain.

Hoping for a satisfactory outcome sincerely
M. Ling

Make Submission

Consultee	P Drijfhout (60823)
Email Address	flying.dutchman.bp@xtra.co.nz
Company / Organisation	The Pinnacle Backpackers
Address	305 Main Road Tairua 3508
Event Name	2015-2025 Long Term Plan Consultation Document
Submission by	The Pinnacle Backpackers (P Drijfhout)
Submission ID	LTP15_360
Response Date	8/04/15 2:57 PM
Consultation Point	Submit on the draft 2015-2025 Long Term Plan Consultation Document (View)
Status	Processed
Submission Type	Letter
Version	0.3

We are proposing to move the funding of \$46.6M of debt on the Eastern Seaboard plants to be paid by rates rather than development. This is because some areas are growing slowly which means this debt would not be repaid until after the plant has been retired and latest capacity information shows much of the capacity of the plants is being used today.

Information relating to this question can be found on page 15 of the Consultation Document .

Do you agree with our proposal to move the funding of debt on the Eastern Seaboard wastewater plants from development to rates? No, I do not agree.

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Yes, I agree that stormwater should be funded district-wide.

Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded?

No, I do not agree. Public toilets should remain funded through a district-wide rate.

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded?

Yes, I agree that cemeteries should be funded locally.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centres remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years?

No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers?

Yes, I agree that short term accommodation providers should be charged an annual fixed rate.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties?

Yes, I agree that Bed and Breakfast operators with four or more rooms for hire should be reclassified as commercial properties.

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?

Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less?

Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

We are proposing a new fee for the Hahei Park and Ride, and to extend fees for Mercury Bay boat ramps and trailer parking areas to all upgraded boat ramp areas.

Information relating to this question can be found on page 25 of the Consultation Document .

Do you agree with the proposed fees for the Hahei Park and Ride and for Mercury Bay boat ramps and trailer parking? I agree with the new fee for the Hahei Park and Ride but not the extended fees for the Mercury Bay boat ramps and trailer parking.

We are proposing that the Thames Community Board make additional investment in economic development to be funded from the targeted local rate in the Thames Community Board Area at a total cost of \$140,000. The proposal, which is for the first 3 years of the Long Term Plan includes:

- . A new position to promote Thames at a cost of \$90,000 a year
- . An additional \$50,000 per year to facilitate economic development in the area.

Information relating to this question can be found on page 26 of the Consultation Document .

Do you agree with the proposed additional investment in economic development in the Thames Community Board Area? No, I do not agree with either of the additional measures taken to support economic development in the Thames Community Board Area.

We are proposing that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads so that the programme is completed in years 1 and 2 of the Long Term Plan.

Information relating to this question can be found on page 26 of the Consultation Document .

Do you agree with the proposal that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads? Yes, I agree that the Whangamata Community Board accelerates their current gradual programme of footpath construction and kerbing and channel to key roads to be completed in years 1 and 2 of the Long Term Plan.

We are proposing a new Wentworth Valley walkway and cycleway. This would be a project funded by Whangamata Community Board ratepayers and would support economic development.

Information relating to this question can be found on page 27 of the Consultation Document .

Do you agree with the proposed construction of a new Wentworth Valley walkway and cycleway, to be funded locally by Whangamata Community Board ratepayers? No, I do not support the construction of a new Wentworth Valley walkway and cycleway.

We are proposing a series of memorial native forests around the Coromandel Peninsula in order to commemorate the NZ soldiers who died in World War 1.

Information relating to this question can be found on page 27 of the Consultation Document .

Do you support a series of memorial native forests here in the Coromandel? Yes, I support a series of memorial native forests here in the Coromandel.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

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<http://docs.tcdc.govt.nz/store/default/3789365.pdf>

Make Submission

Consultee	PJ Drijfhout (60826)
Email Address	tairua@elim.org.nz
Company / Organisation	Tairua Elim Church
Address	PO Box 50 Tairua 3544
Event Name	2015-2025 Long Term Plan Consultation Document
Submission by	Tairua Elim Church (PJ Drijfhout)
Submission ID	LTP15_361
Response Date	10/04/15 3:07 PM
Consultation Point	Submit on the draft 2015-2025 Long Term Plan Consultation Document (View)
Status	Processed
Submission Type	Letter
Version	0.3

We are proposing to move the funding of \$46.6M of debt on the Eastern Seaboard plants to be paid by rates rather than development. This is because some areas are growing slowly which means this debt would not be repaid until after the plant has been retired and latest capacity information shows much of the capacity of the plants is being used today.

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Do you support a series of memorial native forests here in the Coromandel? Yes, I support a series of memorial native forests here in the Coromandel.

1371

Please select the option that best describes you. I live in the Thames-Coromandel District

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<http://docs.tcdc.govt.nz/store/default/3789357.pdf>

Make Submission

Consultee	Anke Nieschmidt (60355)
Email Address	anke.nieschmidt@enviroschools.org.nz
Company / Organisation	The Enviroschools Foundation
Address	PO Box 4445 Lockwood Building Hamilton East 0000
Event Name	2015-2025 Long Term Plan Consultation Document
Submission by	The Enviroschools Foundation (Anke Nieschmidt)
Submission ID	LTP15_362
Response Date	9/04/15 3:34 PM
Consultation Point	Submit on the draft 2015-2025 Long Term Plan Consultation Document (View)
Status	Processed
Submission Type	Email
Version	0.4

Have more to tell us? Record it below.

. Grants and Remissions

Further comments on the Grants and Remissions activity.

The Enviroschools Programme has a proven track record of being an effective approach for engaging schools and communities in environmental and social action.

With the backbone support of The Enviroschools Foundation, and a network of councils around the country, the programme catalyses learning and action among thousands of young people, their families and communities from early childhood to secondary school. By connecting and coordinating resources and people, openly building and sharing knowledge across communities, widespread action is enabled on a broad scale.

As a funder, the partnership with Enviroschools provides TCDC with multiple points of leverage across the Thames- Coromandel community, extending the possible impact of its funding beyond what might be expected with a more traditional approach.

Our requests of the TCDC are that:

- 1 Current funding of \$11,000 per annum for the facilitation of your local Enviroschools is maintained in the Long Term Plan 2015- 2025.
- 2 A staff member is identified to hold the overview of the Enviroschools partnership and liaise with the Enviroschools Regional Coordinator.

[Submission provides information to recognise Council's support to the Enviroschools Programme, and provides an overview of highlights from recent programme evaluation. This is set out below.]

Recognising your support for the Enviroschools Programme

We would like to acknowledge Thames Coromandel District Council (TCDC) for supporting young people in your region to be part of the Enviroschools network since 2010.

The Enviroschools Programme is a nationwide action- based education programme where young people plan, design and implement sustainability projects and become catalysts for change in their communities. Enviroschools was originally developed in the late 1990's by councils in Waikato as a non- regulatory tool and has now been adopted by 51 councils, including most larger councils and two- thirds of the total sector.

The programme is managed nationally by The Enviroschools Foundation (a charitable trust). The Foundation has funding from the Ministry for the Environment and works closely with the Department of Conservation. Regional implementation of Enviroschools is through partnerships with Local Government and other community agencies. Nationally, this multi- sector collaboration enables nearly 1,000 schools and early childhood education (ECE) centres to be involved – representing 30% of the school sector and 5% of the large early childhood sector.

In Waikato, the Enviroschools Programme is coordinated by Waikato Regional Council, in partnership with Hamilton City Council, all district councils in the region -Waitomo, Thames-Coromandel, Waipa, Waikato, Hauraki, Matamata-Piako, South Waikato, as well as Veolia Water and Kindergartens Waikato.

Locally, two thirds of Thames- Coromandel schools are part of the Enviroschools network.

Currently the Enviroschools budget of \$11,000 per annum is within the natural heritage fund and the Enviroschools Regional Coordinator (Andrea Soanes at Waikato Regional Council) has a single point of contact in TCDC for the partnership (Lee Robkey). This funding is allocated directly to facilitation time and support for the Thames- Coromandel Enviroschools.

It is our understanding that from 1 July 2015 the budget for Enviroschools will instead be managed and allocated via the community boards.

We request that the level of current funding of \$11,000 per annum is maintained. Without secure long term funding from TCDC the Thames Coromandel district may not be able to retain the experienced locally based trained Enviroschools Facilitator.

Also, the value of the Enviroschools partnership for councils is maximised by council staff actively working with the Enviroschools team to link participating schools with council projects and priorities. We are concerned the current effective working relationship between TCDC and the Enviroschools regional team will be negatively affected by the change. **We request that TCDC identify a staff member to hold the overview of the Enviroschools partnership.**

Highlights from recent programme evaluation

The Enviroschools Foundation has been working with a team of external evaluators to quantify the beneficial outcomes of the programme. A nationwide survey of all Enviroschools was conducted as part of the evaluation process. The survey had a 73% response rate and highlights include:

- 1 *Wide participation* - Schools were equally able to participate in the Enviroschools Programme across all deciles, sectors and regions.
- 2 *All age groups (early childhood, primary and secondary) are taking environmental action* – across a wide variety of areas including waste, water, biodiversity, food production, energy and eco-building.
- 3 *Community collaboration* - Enviroschools fosters significant community collaboration, creating leadership pathways for students and real connections to families, outside agencies and communities.
- 4 *Zero Waste* - Nearly all Enviroschools have waste minimisation plans and actions in place (98%).

- 5 *Food production* - Most Enviroschools (97%) are growing and harvesting produce from their gardens/trees for cooking, selling and gifting.
- 6 *Biodiversity projects are well developed, with clear links to community* – over 90% of respondents had biodiversity projects with 86,859 trees planted in 2014 (86% of which were native trees).
- 7 *Tackling energy usage* -Two-thirds of Enviroschools are involved in energy projects, including actions for sustainable transport (47%) and energy conservation actions (34%).
- 8 *Successful water projects* - Two thirds of Enviroschools are undertaking a range of actions for water quality and conservation, including 19,264 meters of riparian planting in 2014.
- 9 *Enviroschools is contributing to a range of other outcomes* including citizenship, health, cultural understanding, motivated learners and community participation.
- 10 *Depth of practice is related to the extent of outcomes* - Results showed that the depth of practice increases with the length of time a school or ECE centre is involved in Enviroschools. Nearly two thirds of participating schools/centres report 'quite well developed' or 'deep embedded' practice. Further, the survey results show a clear link between depth of practice and the extent to which the programme is contributing to outcomes. This reinforces the value of the long- term approach of the Enviroschools Programme.

“The strength of Enviroschools lies in the collaborations and multiple relationships that have been established and continue to be nurtured through its model of facilitated, networked and distributed leadership, engaging communities, schools and other stakeholders in action aimed at creating sustainable communities.” *The evaluators, Kinnect Group*

1375

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3795239.pdf>

1376

From: judith trembath [mailto:judithtrembath@hotmail.com]

Sent: Tuesday, 14 April 2015 3:29 p.m.

To: Emma Wright

Subject: RE: Contact details for submission to the TCDC Long Term Plan

Dear Emma,

Waikato East Life Education Trust would like to make a verbal Submission to Thames Coromandel District Council Long Term Plan, to thank them for there past and future support.

Could you please advise of time, place and date.

Thank you.

Regards From

Keith Trembath Chairperson of Waikato East Life Education Trust.

Make Submission

Consultee	Mr Michael Brewerton (58463)
Email Address	mbrewerton@xtra.co.nz
Address	No address supplied No address supplied No address supplied
Event Name	Draft Revenue and Financing Policy
Submission by	Mr Michael Brewerton
Submission ID	RFIN_1
Response Date	11/03/15 8:47 AM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Email
Version	0.6

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? No, I do not agree. Stormwater should remain a locally funded activity.

Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

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Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

The Council provides district grants to community organisations to achieve a greater spread of benefits across the District.

We are proposing that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC). This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)? Yes, I agree that the grants and remissions activity should change from being funded through the general rate to being funded through a uniform annual general charge (UAGC).

We propose that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC, as all ratepayers benefit from this activity to the same degree.

This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC? Yes, I agree that the District Plan activity should change from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

I think you are forgetting that getting visitors to the Coromandel is the main objective. Bring in the people, bring in the money. Charging the people who have baches and who may rent them on book a bach to cover the rates or mortgage is short sighted and pandering to the whims of the motel owners is making a mockery of the Council (mind you Thames-Coromandel District Council has been ranked among the five worst performing Councils:

<http://www.stuff.co.nz/waikato-times/news/4970981/Hamilton-gets-budget-red-light>)

[Submitter provides a link to a 'Stuff' article dated 6/5/2011]

If the moteliere in the area want to increase the turnover they need to up the game, update decor, grounds etc. A lot of them are stuck in the *80s* and by getting the Council to charge the \$200 fee is not going to help them in the slightest to collect more clients. Ask yourself, would you stay in something that looks as if it is still 1980, or a bach that is like a home?

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties?

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<http://docs.tcdc.govt.nz/store/default/3756047.pdf>

Make Submission

Consultee	Mrs Amanda Davies (58488)
Email Address	amandaandrhy@gmail.com
Address	5 Estuary View Road Welcome Bay Tauranga 3112
Event Name	Draft Revenue and Financing Policy
Submission by	Mrs Amanda Davies
Submission ID	RFIN_2
Response Date	15/03/15 1:05 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.3

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Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

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Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded?	Yes, I agree that public toilets should be funded locally.
--	--

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers?	No, I do not agree that short term accommodation providers should be charged an annual fixed rate.
--	--

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

This would be a disincentive to property investment in the Coromandel area, why would you want to discourage people from investing in the area. Bach owners that rent out accommodation provide an important accommodation base in areas such as Hahei, where there is a lack of other accommodation options for people. If these baches were to be withdrawn from the market to avoid the fees then this would be a loss of an important accommodation source. For example as a bach owner we rent out our bach and earn enough to cover rates, insurance and taxes. If there was a \$200 fee we would most likely just withdraw our property from the rental market and consider if it was worthwhile retaining the property in the long term.

Hearing

Hearings will be scheduled for late April.

**Would you like to speak at a hearing in support of No
your submission?**

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

Make Submission

Consultee	Mrs Melissa Ramdin (58552)
Email Address	melissa@hotcreative.co.nz
Address	112 Valley Road Mt Eden Auckland 1024
Event Name	Draft Revenue and Financing Policy
Submission by	Mrs Melissa Ramdin
Submission ID	RFIN_3
Response Date	18/03/15 10:00 AM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding?	Yes, I agree that stormwater should be funded district-wide.
---	--

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Please tell us why

We all drive through districts to get to our holiday homes, we should all contribute to keeping the storm water working to a high level to help keep flooding off roads etc.

Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded?	No, I do not agree. Public toilets should remain funded through a district-wide rate.
--	---

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Please tell us why

Everyone travels to different beaches etc to enjoy them, we should all contribute towards to being able to go to a clean, well maintained loo.

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? Yes, I agree that cemeteries should be funded locally.

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? Please tell us why

Our region is 98% holiday homes. There is no cemetery in our location. These are very personal places and should be paid by the local communities that choose to use them.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Please tell us why

Information centres are used by tourists. All business benefits from them as people stop there passing through on their way to other places as well as when they are in the towns themselves.

The Council provides district grants to community organisations to achieve a greater spread of benefits across the District.

We are proposing that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC). This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)? No, I do not agree. The grants and remissions activity should remain funded by the general rate.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)? Please tell us why

Why introduce a new charge? It just adds more cost to administration. I can't see any benefit to robbing Peter to pay Paul.

We propose that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC, as all ratepayers benefit from this activity to the same degree.

This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC?

Yes, I agree that the District Plan activity should change from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC.

Do you agree with our proposal that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC? Please tell us why

Keep it simple. One payment to one place for one charge. Reduce admin costs. Keep our rates down.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers?

No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

As a bach owner, we do not rent out our bach to make money, we do it to pay the high rates bills and to cover our mortgage and costs, otherwise we could not afford to keep the bach. All bach owners that I know rent out for the same reason. The small rental return we do get just helps cover this. We are not frequently at our bach - perhaps one weekend in 8, yet we pay the same level of rates as permanent residents. We have our own waste and sewerage plant, we pay separately for rubbish collection. We feel that this is a just another way to extort money from the people who have helped build the corromandel by having holiday properties.

Yes we are very lucky to have one, but for most of us it comes at a massive cost. Most bach owners are not millionaires - we are people who worked our arse off to buy a patch of land and we then mortgaged ourselves up to the armpits to be able to put a bach on so our kids could have the experience we had as kids, running free... because the camp grounds have mostly dissapeared and are not the carefree holidays we had as kids as the ones left are so sanitised.

We support the local shop owner, lawn mower man, our local cleaner the electrician, plumber etc. These people could not survive without holiday owners. We already make a big contribution to our local communities by providing jobs and turnover in the shops through our holiday guests - this is driven by us having people being able to have a holiday by staying at our bach. We are not bed and breakfasts - we do not live at our baches. Sorry, but this is just robbery.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties?

No, I do not agree. Bed and Breakfast operators with four or more rooms for hire should not be reclassified as commercial properties.

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Please tell us why

These are private homes that let out bedrooms. If they have more than 6 rooms, they are a business. At 4, they are probably just scraping by.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

Make Submission

Consultee	Mr and Mrs Kip and Liz Marks (58535)
Email Address	kmarks@markon.co.nz
Address	8 Benbow St, St Heliers Bay Auckland 1740
Event Name	Draft Revenue and Financing Policy
Submission by	Mr and Mrs Kip and Liz Marks
Submission ID	RFIN_4
Response Date	17/03/15 12:02 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Email
Version	0.4

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding?	No, I do not agree. Stormwater should remain a locally funded activity.
---	---

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Please tell us why

There must be consistency in Council funding sources and in its allocations for spending.

Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

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Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Please tell us why

There must be consistency in Council funding sources and in its allocations for spending.

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Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? Please tell us why

There must be consistency in Council funding sources and in its allocations for spending.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years?

Yes, I agree that Tairua, Pauanui Whangamata and Coromandel information centres should move to be locally funded over the next three years.

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Please tell us why

There must be consistency in Council funding sources and in its allocations for spending.

The Council provides district grants to community organisations to achieve a greater spread of benefits across the District.

We are proposing that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC). This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)?

Yes, I agree that the grants and remissions activity should change from being funded through the general rate to being funded through a uniform annual general charge (UAGC).

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)? Please tell us why

There must be consistency in Council funding sources and in its allocations for spending.

We propose that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC, as all ratepayers benefit from this activity to the same degree.

This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC?

Yes, I agree that the District Plan activity should change from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC.

Do you agree with our proposal that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC? Please tell us why

There must be consistency in Council funding sources and in its allocations for spending.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers?

No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

Why are rental properties not included in the \$200 extra charged?. There is no difference between short and long term tenants, both are a source of income for the owner. This suggestion seems to be poorly considered. Rates are paid whether a property is occupied or not, in fact it is in Council's interests for it not to be occupied, it reduces wear in facilities.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties?

Yes, I agree that Bed and Breakfast operators with four or more rooms for hire should be reclassified as commercial properties.

1391

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3761993.pdf> , <http://docs.tcdc.govt.nz/store/default/3761992.pdf>

From: Laurna White [laurna.white@tcdc.govt.nz] on behalf of Communications
Sent: Friday, March 13, 2015 11:17:51 AM
To: TCDC General Mail Address
CC: Ben Mitchell-Allam
Subject: FW: New-style Long Term Plan consultation document out now for feedback

Hi there

I have spoken to Angela and Joy and any feedback we receive by email over our Draft LTP is to be included as "consultation."

As it needs to forward to CS who can then ECM it as a task - please take this email as feedback to the LTP.

Cheers
Laurna

From: Martin Dunn [mailto:martind@citysales.co.nz]
Sent: Tuesday, 10 March 2015 11:27 a.m.
To: Communications
Subject: RE: New-style Long Term Plan consultation document out now for feedback

Your proposed bach tax is an outrage.
Like Auckland you've lost the plot.
I'll be voting for a cleanout.
Martin Dunn

Martin Dunn / MANAGING DIRECTOR
CITY SALES LTD, LICENSED AGENT
BUS +64 9 3030 601 / MOB +64 27 4984 097 / FAX +64 9 3030 103
martind@citysales.co.nz

citysales.co.nz

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From: tcdc_noreply@tcdc.govt.nz [mailto:tcdc_noreply=tcdc.govt.nz@cmail2.com] **On Behalf Of**
tcdc_noreply@tcdc.govt.nz
Sent: Monday, 9 March 2015 4:36 p.m.
To: Martin Dunn
Subject: New-style Long Term Plan consultation document out now for feedback



Where do you see the Coromandel in ten years' time?

From today you have the chance to have input into your future in the District by making a submission to our 2015-2025 Long Term Plan (LTP) consultation document.

Our LTP consultation document lays out our priorities and where we plan to spend money over the next decade. The document is less than 40 pages and is easy to read and understand.

Our proposals are based on assumptions about the future of:

- Our economy – likely growth rates, inflation and interest rates.
- The district – population changes, land use changes.
- Services we deliver – when the renewing of assets is required, impact from recent legislation.

All these factors affect our financial situation and the rates that you pay. So, why not **take a look at the consultation document here** and give us your feedback?

A few proposals that may interest you...

There are a lot of different issues you may be interested in that could affect you. Here are a few:

Holiday home accommodation

- A new fixed rate of \$200+GST for short-stay accommodation providers - e.g. those using Bookabach or small B&Bs to contribute to economic development costs.
- Reclassifying large (four or more bedrooms for hire at any one time) Bed and Breakfast operations as "Industrial and Commercial" so that they pay the commercial economic development rate and pan charges, in the same way as moteliers.

Retirement villages

- Introducing a rates remissions for retirement village residents who own a "License to occupy" their homes. This will put them in the same position as other low-income home owners who are

able to access the central government rates rebate scheme.

Other issues

- Move \$46.6M of the debt on the Eastern Seaboard Wastewater plants to be paid through rates rather than future development.
- Change stormwater from a local rate to a district rate. Thames ratepayers will be better off because of this proposal and all ratepayers in other areas will pay more.
- Change the information centres in Tairua, Pauanui, Whangamata and Coromandel to local rates - which means slightly higher rates in each of those areas.
- Introducing an automatic 50% rates remissions for small (50 sq metres or less) second dwellings (so for small granny flats) - but note; we already allow people who don't rent these out to apply for a 100% remission; this doesn't change.
- Planting World War 1 Memorial Forests around the Coromandel at a cost of around \$450,000.

By Area

Thames and Kopu

- Maintenance of long-established infrastructure, facilities and services.
- Partnering with others on new or replacement facilities such as the multisport indoor sports facility.
- Major upgrade of southern and rural water supply, wastewater and stormwater systems.
- Funding for local economic development initiatives in response to feedback from community and business groups.
- Thames Pool funding for renewal and feasibility of sub-regional aquatic centre.

Whangamata

- Completing key footpath connections in town in a way that retains the beach character.
- Investigations into the feasibility of building a walkway and cycleway up Wentworth Valley road.
- Sealing Wentworth Valley Road.
- Community projects such as the redevelopment of Williamson Park, upgrading Aitken Road Tennis Courts, parking and disabled access to Island View Reserve, an investigation into a new Community Marae facility, and on-going commitment to development of harbour walking tracks.

Tairua-Pauanui

- Maintenance of current local facilities and improving harbour facilities.
- On-going safety improvements for the Hikuai Settlement Road and safety and bridge-widening improvements at Duck Creek.
- Progress on Council's Water Demand strategy.
- Pauanui aquifer reconfiguration project removing the need for an upgrade.
- A catchment-wide programme to manage flooding and erosion at Holland Stream.

Mercury Bay

- Whitianga Town upgrade.
- Constructing the next stage of the Mercury Bay Cemetery.
- Managing coastal erosion at Brophy's beach.
- Upgrading Hot Water Beach toilet facilities.

Coromandel-Colville

- Coromandel Harbour facilities development for growth in aquaculture, tourism, recreational opportunities and improved commuter access to and from Auckland through a fast ferry service.
- Two of the major issues signalled for further investigation in this consultation document are the Coromandel Harbour Facilities project and the Coromandel Northern By-Pass (see pages 29-30 of the consultation document).

It's great if you can make a submission if you agree or disagree on anything we're proposing. It helps our Council make a better, more informed decision if you are for or against anything signalled in the LTP.

Public meetings

You're welcome to come and talk to staff or your elected members at one of the meetings we have planned:

Monday 16 March

9am at the Thames Council Chambers
1pm at the Tairua Library

Tuesday 17 March

9am at the Coromandel-Colville Area Office
1pm at the Mercury Bay Area Office

Wednesday 18 March

1pm at the Pauanui Fire Station

Thursday 19 March

1pm at the Whangamata Area Office

Find out more through our website www.tcdc.govt.nz/ltp or take a look at the Consultation Document at our area office and district libraries.

Submissions run from 9 March until 9 April 2015.

Three additional policies out for consultation

We are also consulting on revised versions of the following three policies:

[Rates Remission Policy](#)

[Revenue and Financing Policy](#)

[Development Contributions Policy](#)

You can submit on these three policies as part of your submission to the LTP consultation document, but the individual policies have extra questions so we recommend treating any of the three separately.

Do I have to answer every question in the submission?

Not at all!

Just submit on the points you are passionate about if you wish.

Our aim is to make it as easy as possible for you to have your say without making you jump through any more hoops than required by the legislation.

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From: Spromn Holdings Ltd [spromn.holdings@gmail.com]
Sent: Monday, March 16, 2015 6:03:38 PM
To: TCDC General Mail Address
Subject: Consultation on long term plan

Dear Sir/Madam,

With regards to the proposal to apply a levy to properties providing short term rental I would appreciate submitting our response as follows:

- Please can proof be provided of the legal rights that apply to such extra fees, on top of the regional and local rates already in place.
- We strongly contest this proposal and believe it is open to interpretation. therefore open to lawsuits.
- It is perceived batches are not in direct competition to moteliers/hoteliers or B&B operators, as it functions under a different customer service structure, therefore we would request the reasoning.
- The divide in a small community may become apparent between batch owners and other accommodation service providers
- This proposal may make Whangamata batch owners increase their fees in order to cater for the increase, thus reducing the attraction for people to the town
- There is no information on the proposed financial structure and how this may be managed in terms of fees and the appropriate levels of cost management (e.g how is the dollar amount determined and kept fair, within legal boundaries).
- It isn't clearly articulated how any additional fees will be spent and benefit the residents and property owners.

Many thanks, we look forward to your response on these matters identified.

Regards
Spromn Holdings Ltd

From: fraemont@ihug.co.nz

Sent: Monday, March 16, 2015 11:18:11 AM

To: TCDC General Mail Address

Subject: Submission on Long Term Plan 2015-2025. Re: \$200 Bach Tax

Long term Plan 2015 – 2015 – Submission - \$200 Bach Tax

- We submit that the \$200 Bach Tax is unfair as it penalises small scale holiday home owners who only rent their holiday homes on average, five times a year, earning just enough to cover rates and insurances. Many Coromandel holiday home rentals fall into this category.
- These are family oriented holiday homes with often multi-generational links to the Coromandel, and whose owners and extended families love and promote the area as a holiday destination.
- There is no clear indication of how much money will be raised from this tax and how it will be spent? What accountability will Council have for this extra money? How will ALL the holiday rentals be identified? At what cost to council? (*What about Mates Rates and cash in hand operations?*) It appears that this tax is targeting Bachcare, Trade Me and Book a Bach.
- What would be the effect should dissatisfied holiday home owners decide to transfer their council voting rights from other centres to TCDC, which they are entitled to do in the next council elections?
- This proposal shows clear conflicts of interest and would make a great national media story for any of the investigative journalists who holiday in and love the Coromandel!

P and C Williams

111 Marram Place, Matarangi

We would appreciate acknowledgement of the receipt of this submission.

From: John Isaac [johnisaac@mediationarbitration.co.nz]
Sent: Monday, March 16, 2015 11:28:47 AM
To: TCDC General Mail Address
Subject:

The Mayor
TCDC

Dear Sir

I STRONGLY OBJECT to the proposal ,as it is currently worded ,to charge Pauanui ratepayers who have a holiday home(like I do) should they wish to rent it out ONLY for say up to 2 weeks a year (perhaps say over the Xmas period) .

I think it would be fairer to charge ONLY those home owners who rent their homes out for more than say two weeks a year.

Further , EVERYONE who operates ANY business from their Pauanui home should ALSO be charged IF you believe that home owners who rent should be levied e.g. Fishing Tour operators, massage services etc etc.

It is unfair to single out one business activity over another .

Visitors to Pauanui benefit greatly from all our amenities-try a bed tax on accommodation operators?

John Isaac

From: Kerry & Lindy Bingham [kerry.lindy@gmail.com]
Sent: Tuesday, March 17, 2015 8:34:13 AM
To: TCDC General Mail Address
Subject: Fwd: Short term accomodation charge proposal

----- Forwarded message -----

From: Kerry & Lindy Bingham <kerry.lindy@gmail.com>
Date: Tuesday, 17 March 2015
Subject: Short term accomodation charge proposal
To: Customer-services@tcdc.govt.nz

Dear Sir/Madam

We are writing in response to the letter we received regarding the added \$200 charge to our rates that is proposed for short term accommodation.

We strongly oppose this. As owners of a property in Tairua we already pay exorbitant rates. The money we generate for the small portion of time we rent the property, goes towards paying the rates and utilities. We do not profit, financially, from renting our house. Indeed, due to the rates you already charge, we are required to rent the house for a short period each year.

The Coromandel is a holiday destination and relies on its visitors to bring revenue into the area. We believe we assist the business owners and tourist operators by offering accomodation and bringing the very people you want to the area. We are not in competition with businesses, we merely rent our house to cover costs. The type of renters we attract are those not wanting the services of a Motel or backpackers/camping accomodation. We think it is grossly unfair to add this extra charge and wonder how you can target the likes of us. How can you discriminate against us and add this extra charge? We note that permanent residents put up tents and have caravans etc on their property at peak times and during major events, will you be driving round and presenting them with a \$200 charge as well?

Just out of interest how about you deduct a few hundred dollars from our rates bill in view of the fact that for the majority of the year our house stands empty, therefore, not utilising the services we pay for.

We trust common sense will prevail.

Yours faithfully

Kerry andLindy Bingham
25B Parker Lane
Pukekohe

2677

From: Fran Parkinson [Fran.Parkinson@mrgs.school.nz]
Sent: Tuesday, March 17, 2015 9:49:16 AM
To: TCDC General Mail Address
Subject: Charges to Home Owners

Dear Sir

We own a property at 29 Springbok Ave Whitianga.

In response to the proposed charges for the use of private homes I do have an objection to paying more fees than we do at present.

Coming from our side of the argument I make the following points.

- 1. We rent our home on average 10 to 12 times per year with no more than 6 people at any time.**
- 2. We have locked away our rubbish and recycling bin as we insist all renters take all the rubbish home with them or purchase your blue bags.**
- 3. For the majority of the year our home is empty we bought this property to look at settling in Whitianga when we retire.**
- 4. If this proposal proceeds you will have homes like ours removed from the rental pool, and common sense must tell you that will affect the number of visitors and spending dollars that your community will lose. You need to consider people who do not wish to stay in motels or hotels.**
- 5. Yes the rental pays our rates but to be honest I would feel no compunction in selling the place we have, simply put if you bend to this pressure from Motels big boys it is the wedge in the door that you will not be content with charging \$200 it will increase on a yearly basis.**

Regards

Fran & Roland Parkinson

From: di [dimike@extra.co.nz]
Sent: Tuesday, March 17, 2015 3:49:46 PM
To: TCDC General Mail Address
CC: mike@teak.co.nz
Subject: Submission : Proposed rate changes for Coromandel Bach owners

We write to you to strongly object to the proposed \$200 rate increase to Bach Owners. We own a property at 156 State Highway, Wharekaho Beach. We would like the following points taken into consideration :

1. We already pay rates on this property, we do not have sewerage or water supplied by council. we often have to pay for water fill ups over the drier months. We have been hearing promises that water and mains sewerage will be connected from Whitianga, instead the council still spends money connecting new house subdivisions to town supplies, never mind the long term ratepayers and their lack of services! We have a modern sewerage system, but many of the properties are on old sewerage tanks that are so old they are leaking into the sea. No- one is willing to pay for new sewerage tanks if town supply is eventually going to come!
2. Our tenants do not use the rubbish collection or recycling scheme, as a condition of rental they must take all their refuse with them, therefore the few weeks a year we occupy as owners are the only time we use these services, even though we pay for them for the whole year.
3. The Bach rentals in the Coromandel provide the local businesses with much needed custom. If this rate increase discourages people from renting baches, the local businesses will suffer.
4. Moves like this can discourage people from building or buying baches, again affecting many business on the Coromandel.
5. I do not feel that Bach rentals compete with Motels. I believe they attract different customers. Motels attract couples and individuals, not family groups as baches do. The increase in rates will be passed on in Bach rental rates,,therefore restricting reasonably priced family holidays.
6. Moteliers need to get more creative in their marketing, and in the services and costs they provides. The internet provides the public with access to a wider range of accomodation choices. The internet has changed many of the ways businesses operate, eg postal services have changed considerably since email appeared, trade me deliveries have saved the post office! A classic example of a business adapting to changing markets.
7. If I were a motelier I would be thinking outside the box, combining small units to become flexible 2/3 bedroom units with full kitchen facilities and outdoor areas. The ' times they are a changing' people expect more for less \$.
8. The Thames District council needs to represent the views of its residential ratepayers, not punish them for collecting a small amount of rental income! Many of us second home owners are already heavily subsidising permanent residents. Be fair!!!
Dianne Clayton and Michael Tiplady
Owners, 156 State H'way, Wharekaho Beach, Coromandel.

Sent from my iPad

J & V McLeod
1208 Kennedy Bay Road,
RD3
Coromandel

16 March 2015

Submission to TCDC Long Term Plan

We strongly object to proposed Economic Development Activity charge on our property.

We have a Land Use Consent RMA20030148 for Lot 6, DPS84023, dated 14 July 2003. A consent "to erect and operate a Travellers Accommodation Facility" on our Rural Property at Kennedy Bay.

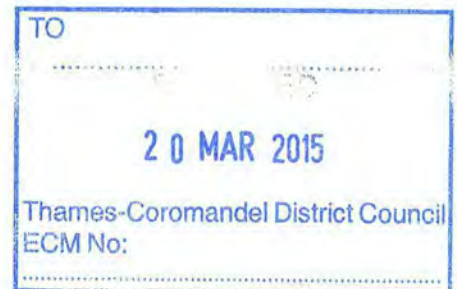
We operate this Travellers Accommodation as part of our farming business . The Land Use Consent required us to comply with all Building Consents as well as regulations for Travellers Accommodation relating to disability access, and fire.

Our property mentioned in your letter 11 March 2015 (Steve Baker), has never been a **residential property**, it is a travellers accommodation facility as stated in our Land Use Consent RMA20030148.

We do not wish to alter our Land Use Consent. Our Travellers Accommodation is operated on Rural land as part of our farming business, for which we are already rated.

Yours sincerely

John & Verona McLeod



From: Greg Trowern [trowern@xtra.co.nz]
Sent: Wednesday, March 18, 2015 10:13:10 PM
To: TCDC General Mail Address
Subject: Submission Long Term Plan

I am writing in relation to the proposed targeted rate of \$200 on short term accommodation. I am opposed to this on the following basis;

- the rate will not be economic in terms of revenue generated versus cost of collection
- it will not be practical to fully determine who is offering their accommodation for short term rental - there is no official register for example. Some people have regular contacts and do not need to advertise - how will you capture these people ?
- What will the "fine" or "penalty" be for those people who say their property is not available and they subsequently take an opportunity rental ?
- if the rate is imposed will there be a minimum rental value that applies ?
- In terms of equity, I already pay rates on a property I use for some 60 nights per year. I pay the same amount as a permanent resident and yet I only use a partial amount of the services.
- Instead of putting an additional charge on owners of baches it would be more equitable to discount their current rates and charge permanent residents the true cost of the services they consume.
- Visitors to the peninsula should also pay their share....not all will stay over night
- If the council is serious about raising more funds it should target the user of the service - such as DOC does when it charges for huts. Levying an additional tax on people who are generally "non resident" is not equitable in my view.
- The proposed tax appears to be appeasing a minority group of motel owners who have decided to go into business as a matter of choice. Adding a tax in an attempt to create a level playing field will make little difference to the number of people staying in motels.

Regards
Greg Trowern
45 Vista Paku
Pauanui

From: ed@arron.co.nz
Sent: Monday, March 16, 2015 4:42:54 PM
To: TCDC General Mail Address
Subject: Submission on Short-term accomodation

Dear TCDC,

Try as I might, I could not find your on-line submission form so please see below for my submission on the proposed \$200 fee for shrot-term accommodation.

My name is Ed Arron and my house is at 133 Albert Street, Whitianga.

I currently live in the United States and must let my house out in order to meet the costs of TCDC rates, Regional Council rates, insurance, maintenance and grounds upkeep.

I use the house for just a few weeks each year and let it out for perhaps a total of six weeks in a full year. Thus the house is occupied for just two months of the year and empty for 10 months.

The TCDC services that I use are therefore minimal (less than 17% than when I lived here full time (I will be back)). My submission is that the TCDC can apply a small portion of the huge savings being made by my non utilisation of services to the Economic Development Activity. Adding yet another fee to a property that is already a financial burden to keep is unjust.

Regards

Ed Arron

133 Albert Street

Whitianga

Make Submission

Consultee	Ms Angela Sutton (58659)
Email Address	Angela.Sutton@xtra.co.nz
Address	PO Box 82 291 Highland Park Auckland 2143
Event Name	Draft Revenue and Financing Policy
Submission by	Ms Angela Sutton
Submission ID	RFIN_15
Response Date	23/03/15 1:02 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Please tell us why

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

This is just another method of generating revenue for the entire TCDC area without any targeted benefit accruing to the local area concerned. I have a bach at Whangapoua and pay very high rates (bordering on exorbitant in my view) for the privilege of owning this property.

I believe the ratepayers at Whangapoua are already being penalised through unjustifiably rates - without adding this proposed new charge to the list. In particular, I continue to be utterly disappointed by the relative dearth of services and benefits I receive in return for the rates I do pay and have been paying for years now. I use tank water (no town supply provided by council). I have a septic tank (no sewerage service provided by council). I don't avail myself of the household rubbish service - though on the very odd occasion I may have a guest who might put their rubbish out on the roadside in a blue

bag to be collected. (NB: I have never even been provided a container to put my recyclable bottles in by council!) The ratepayers who have beachfront baches have to contribute 1,000s each to get the sand restored after storms. So, apart from local roading works which are undertaken periodically, the emptying of public rubbish bins and the cleaning and maintaining of our public toilets, where does the all rate money generated from our area go??????

Seriously, I would dearly love to learn how much \$\$ the TCDC generates in rates from our area and where and how it is applied - and how much of this \$\$ actually benefits the ratepayers of the area. I challenge you to do that - to be transparent around this. it could be an interesting exercise for all - and identifying the wastage too.

As far as the proposed \$200 pa charge is concerned - bach owners who let baches out for short term stays already generate significant revenue for the local area. People come to the area and stay here because they have secured accommodation that they prefer i.e. over motels and/or B & Bs and similar.

I am opposed to this extra method of revenue collecting on so many levels. It is simply not fair nor justified. Moreover, the cost of setting up, implementing and enforcing this type of collection is likely to be very expensive (and a further and unscrupulous cost to be borne by ratepayers). It is also likely to be boycotted en mass because the very idea of it already leaves a bitter taste in our mouths. The TCDC clearly wants to have its cake and eat it to.

What direct benefit would accrue to me as a local ratepayer for this proposed new charge - when I get very little already for what I pay in rates every year? Honestly?!! It's another case of robbing Peter to pay Paul in my view. Please find a more equitable and palatable way.

You will alienate your ratepayers further if you seek to implement this proposed fixed rate charge.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

Make Submission

Consultee	Bill Short Fiona Kelly (58676)
Email Address	shortkelly99@gmail.com
Address	106 Takahe Road Titirangi Auckland 0604
Event Name	Draft Revenue and Financing Policy
Submission by	Bill Short Fiona Kelly
Submission ID	RFIN_16
Response Date	18/03/15 2:35 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Email
Version	0.3

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding?	Yes, I agree that stormwater should be funded district-wide.
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Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded?	Yes, I agree that public toilets should be funded locally.
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Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded?	No, I do not agree. Cemeteries should remain funded through a district-wide rate.
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All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

The Council provides district grants to community organisations to achieve a greater spread of benefits across the District.

We are proposing that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC). This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)? Yes, I agree that the grants and remissions activity should change from being funded through the general rate to being funded through a uniform annual general charge (UAGC).

We propose that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC, as all ratepayers benefit from this activity to the same degree.

This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC? Yes, I agree that the District Plan activity should change from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

We believe this to be unfair and unjustified for the following reasons:

- a) In our opinion, funding for 'economic developments' ought to be provided from a national budget as any economic development benefits the whole country, not just the local region.
- b) Resident ratepayers benefit from these 'developments; and won't pay extra in the current system = unfair.
- c) Visitors to these resident ratepayers benefit from the services and 'developments' and won't pay extra in the current system = unfair.
- d) Non-resident ratepayers underutilise the 'developments' and services that are available to them and should not have to pay extra simply because they choose to rent out their properties from time to time to help cover the cost of their rates. Generally speaking 'short term accommodation' rental does not turn a profit - it barely covers the costs of having a holiday home.

e) Transient visitors utilise these services and pay nothing = unfair.

f) Many property owners rent privately and do not advertise this fact = unfair on those that are upfront and advertise.

g) It will be expensive and nearly impossible to manage and police = you won't be able to justify the expense v the proposed fee.

Suggestion:

Target more directly the people using the services and developments by introducing a small (affordable) flat fee for anyone using the rail trails, walking tracks etc.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties?

No, I do not agree. Bed and Breakfast operators with four or more rooms for hire should not be reclassified as commercial properties.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3766982.pdf>

From: Robin Reid [robinreid@farmside.co.nz]
Sent: Thursday, March 19, 2015 11:04:17 PM
To: TCDC General Mail Address
Subject: SUBMISSION. Re. Economic Development Activity.

Steve Baker.

First and foremost I must inform you that we provide a service for visitors wanting to visit Whangamata for special events. We get approached by people who otherwise cannot find authorised accommodation. There is insufficient public accommodation provided. This begs the question "By making our place available we are encouraging visitors to spend locally." This benefits the retail sector and we should be applauded for it.

Currently TCDC rates are horrendous. They are out of control compared with other Authorities.

Yes, we have a beach house. We elect to spend a few weeks there each year. We pay for water, sewerage and rubbish each year and make little demand on the service.

Because there is another dwelling on the property which we own, we have to pay for that as well.

We have no footpath but then again we manage without one.

We provide rental accommodation for local people who work and spend locally

. The ability to pay is a nonsense compared to the degree of benefit we receive.

TCDC's rating system is out of control and needs a desperate overhaul! We cannot continue to be rated out of existence !

We totally oppose your proposed "targeted rate of \$200pa. for your Economic Development Activity.

Further we would have to say, that if the proposed rate proceeds then we would seriously have to consider going to Appeal.

Yours faithfully.

Reid Family.

Robin Reid.

211 Tuck Rd.

ph. (07) 8846643

mob. 0220851799

Sent from my iPad

Proposed Targeted \$200 Rate for Short Term Accommodation

While appreciating that Councils would always like to increase their avenues for funding and that the “concerns” of the motel proprietors in the area have given you an opportunity to pursue a new source, we wonder how well you have researched this proposal.

Our family has had a couple of adjoining properties on the Thames coast for 60 odd years. One has a decent holiday house on it while the other has a tidy but very small “studio” bach. In recent years we have begun to let these via an appropriate website as this helps to defray the rates and other costs of ownership. The statistics, as below, for the two, are quite different.

Ngarimu Bay address	Average rent charged per night	Nights rented in 2014-15 tax year	Effect on per night rental of \$200/year	
			\$	%
1 Patui Ave	\$90	69	\$3	3.3%
230 Thames Coast Rd	\$65	25	\$8	12.3%

We would wonder if the difference between residential and commercial rates paid by moteliers amounts to \$8 per occupied unit per night – or even \$3. It may be informative to collect such data from various accommodation providers and bach owners.

Should a significant number of private accommodation providers withdraw from the market, the moteliers in the district may be advantaged but the proprietors of other businesses may not be so pleased with a reduction of business.

You argue that short term visitors benefit from your Council economic activities. While that may well be true of people staying in Motels, to the best of my knowledge it has not been true of those staying in our baches. They tend to be a somewhat different clientele from typical tourists. They are usually people who are familiar with the area and are coming to visit aunty – or go to a family wedding – or take a break and do nothing – or, often, just go fishing.

To the extent that people “use up” facilities in the Thames Coromandel District Council area, both we and our tenants together, will presumably use them up less than will permanent residents (i.e. people at properties with 100 % occupancies). Thus one could make as good a case for rates rebates for properties that are not occupied continuously as the case you are making for higher rates for those properties. (I appreciate, however, that that would not suit the council’s objective of finding more revenue streams.)

Thank-you for the opportunity to provide feedback.

Regards,

Lindsey & Marion Roke

For 1 Patui Avenue and 230 Thames Coast Road

22 Wanaka Place

Pakuranga Heights

Manukau 2010

Ph (+64) 9 576 7142

Mob (+64)21 322 610

e-mail Lindsey@Roke.co.nz

From: Nicky Sharkey [nick_shark@hotmail.co.nz]

Sent: Sunday, March 22, 2015 6:14:27 PM

To: TCDC General Mail Address

Subject: Long Term plan 2015-2025

To whom it may concern

I am writing in regards to the Long Term Plan 2015-2025. I object to the proposed \$200 rate rise to short term rental properties. I strongly believe the whole Coromandel region benefits from tourism. It generates income and supports business that permanent residents also benefit from. If it weren't for tourism, many of these residents would not have jobs, or would not generate the level of current income.

I feel targeting short term rental properties is unbalanced. The Council should recognise the whole community benefits from tourism, and share development costs equally. Most bach rentals run at a **business loss**, they do not tend to be profit making businesses. Targeting these properties is misguided. They assist in generating business for locals, and yet are unlikely to turn a profit in themselves.

I believe any rates rise should be equitably shared across all TCDC properties, as everyone benefits from tourism.

Regards

Nicky Sharkey

Make Submission

Consultee	Clive Couldwell (58769)
Email Address	couldwell@xtra.co.nz
Address	PO Box 128-110 Auckland 1541
Event Name	Draft Revenue and Financing Policy
Submission by	Clive Couldwell
Submission ID	RFIN_23
Response Date	25/03/15 11:32 AM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Letter
Version	0.3

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding?	Yes, I agree that stormwater should be funded district-wide.
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Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded?	No, I do not agree. Public toilets should remain funded through a district-wide rate.
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All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

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We propose that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC, as all ratepayers benefit from this activity to the same degree.

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We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

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Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

Our beach house at Onemana is occupied by and large by our family (5 children and their children) and ourselves. They make a financial contribution to cover electricity used and a small contribution towards rates and insurance. Our visitors are not attracted to economic developments in the area but the opportunity to escape from Auckland for a few days at minimal cost. In doing so they enhance the existing economic developments such as coffee at a cafe, food from the supermarket, fuel from the service station and so on. Therefore any economic development levy should be borne by the wider commercial sector.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

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<http://docs.tcdc.govt.nz/store/default/3771699.pdf>

From: Andrew Haworth [andrew@uth.co.nz]
Sent: Tuesday, March 24, 2015 2:52:38 PM
To: TCDC General Mail Address
Subject: Long Term Plan 2015 -- 2025.

Submissions.

Our property is marketed through Bachcare as a short term holiday rental. As stated this review was prompted by a concern between moteliers and others in this sector. At Cooks Beach where our property is based there is only one Motel at Ferry Landing , so there is a real shortage of holiday accommodation other than the two campgrounds. Every residential property on the Coromandel has the potential of been a holiday home. In fairness to the scheme you are proposing, you would have to charge every single property on the whole peninsula, not a select few, otherwise to police this would be almost impossible. We have rented our property for the last fifteen years through a Real Estate office and Bachcare , the only bookings come through are during the Christmas break and the odd school holidays, to date no bookings have been generated by any special events in the area. I can not see that trend changing , especially in Cooks Beach. I am for new economic development as long it is sustainable and the costs are shared with everyone. The fee of \$200.00 you are proposing , I do question how long this figure will remain current , are we expecting this figure to keep increasing so that in a few years it could be \$500.00 or more . -There does not seem to be a cap on this. My view, unless you can charge every property on the Coromandel Peninsula for this proposed \$200.00 development charge –then I am against this proposal.

Regards.

Andrew Haworth

Senior Travel Consultant
United Travel Hamilton at The Base.
Located Between Briscoes and Rebel Sport.
The Base , Hamilton 3241.

P: 07 8492268
E: andrew@uth.co.nz
W: www.unitedtravel.co.nz/hamilton

United Travel gives you Flybuys

Make Submission

Consultee	Mrs Helen Clark (58825)
Email Address	helen_m@ihug.co.nz
Address	46 Ambury Rd Auckland 2022
Event Name	Draft Revenue and Financing Policy
Submission by	Mrs Helen Clark
Submission ID	RFIN_25
Response Date	26/03/15 1:11 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.3

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Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding?	Yes, I agree that stormwater should be funded district-wide.
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Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded?	Yes, I agree that public toilets should be funded locally.
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Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Please tell us why

Own community should pay - some have many public toilets.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers

remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

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Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

Rentals are for a usually popular for a short period only e.g. two weeks over Christmas, rest of year not much activity or income. Already pay for advertising & additional charge may make this unfeasible, reducing available properties for visitors.

Adding this rate may increase accomodation booking costs & reduce visitors.

What does the law abiding accomodation provider get for this payment? A certificate to show guests they are staying in a Council approved facility? How will it be policed? Will there be a penalty system? Who will maintain a database of current rental properties?

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Yes, I agree that Bed and Breakfast operators with four or more rooms for hire should be reclassified as commercial properties.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

From: Jerome Cudmore [jcudmore@xtra.co.nz]
Sent: Friday, March 20, 2015 2:41:28 PM
To: TCDC General Mail Address
Subject: Proposed levy for renting holiday houses

We are property owners in Paunau.

I am writing to voice my opposition to the proposed \$200 fee for Coromandel property owners who rent their properties out. To be frank, this proposal is a downright disgrace, as we property owners pay very high rates in the Coromandel relative to Auckland rates and those of us whose properties are holiday houses, as is our case, put very little pressure on the infrastructure and essential services, as we are hardly at our properties.

We rent out our property for a maximum of two weeks every year to assist with our running costs associated with the property and this proposed \$200 is nothing more than a money grabbing exercise. All your council will see is letting agents, such as Bookabach and BachCare go out of business with property owners finding creative ways to circumvent this payment.

Holiday makers who rent properties actually bring far more cash into the region than property owners and renting of property should actually be encouraged to ensure that local businesses are supported, which in turn means more rates for the council.

This is petty and nit picking in the extreme and will add minimal money to the greedy council's coffers. We have just recently fought and won the battle for adequate river access for boaties and now this! Time we elected a new council.

Jerome Cudmore

From: Sherree [sherree@mgl.co.nz]
Sent: Monday, March 23, 2015 2:40:47 PM
To: TCDC General Mail Address
Subject: FW: 93 Grange Road, Hahei Sherree and Christian Masset-Glencross

From: smg1 [mailto:smg1@xtra.co.nz]
Sent: Monday, 23 March 2015 2:40 p.m.
To: Sherree Mgl
Subject: 93 Grange Road, Hahei Sherree and Christian Masset-Glencross

My husband and I would like to object to this charge of \$200 to be paid by ourselves because we are a short term accommodation provider. The fact is that not fully residing at the above address should actually entitle us to some sort of refund from our rates as we are not using facilities fully, even if any guests that may stay in our bach are included in time spent.

I also take this opportunity to complain about the council's decision of allowing 'freedom campers'. As far as we are concerned these visitors take gross advantage of our facilities. We clean up after them ie, rubbish left in our bins and not in the appropriate bags either. Rubbish left at the top of the look-out and thrown into the vegetation. Possibly not all from the freedom campers but certainly from 'visitors'. As locals albeit currently part time one's, we pick up after these people yet the council don't appear to impose any fines or fees on the offenders. Charge the tourist and visitors would be a start to a fairer system rather than continually relying on the rate payer and small accommodation supplier.
Sherree and Christian Masset
skype:sherree.masset-glencross

From: Paul Reid [preid@comstar.com.au]
Sent: Monday, March 23, 2015 9:05:35 PM
To: TCDC General Mail Address
Subject: TCDC Proposed Holiday Home Levy.

Please accept our submission opposing the TCDC Proposal to introduce a Home Holiday Levy.

1. The \$200.00 levy being proposed by the TCDC will never achieve the purpose for which it has been promoted. One Industry cannot be made more viable/profitable by arbitrarily imposing a tax on another section of the community or a competing industry. (There are plenty of examples to show how governments have tried to arrange this and failed.) On the face of the proposal it is very difficult to see how taxing some home owners would somehow increase the viability of the Motel Industry, and after all that is what this is about. In this proposal there is an absence of detail, and it appears to be inherently unfair. Most bach owners have no regular or intentional income from private renting and the proposed tax regimen means that even having a single night's income in a year would place them in the taxable category. Owners of the holiday bachs do not purchase their bach for profit. Many do not rent their bach out at all, and if they do it is often to family, friends or historical paying cliental and hence would remain "below the radar." How would the TCDC administer this tax, and would the cost of collecting and administrating this tax consume an ever increasing percentage of the amount collected? What happens then? Inevitably the \$200.00 plus GST charge would increase, no doubt significantly if recent Local Body charges around the country are any guide. Many bach owners struggle already to finance the cost of their property and a quick look at the "Properties for Sale" in the Coromandel is testament to that. The effect of a new tax would exacerbate an already tight monetary situation for most owners.

2. It is unfair and illogical to compare holiday makers resource and service use with commercial facilities such as motels and hotels. Bachs and holidays homes existed on the Coromandel long before the arrival of the motel industry. Their guests are more restricted to the premises and are more self contained within the premises than other holiday makers at other types of accommodation. They do not expect nor receive a commercial level of service (ie meals, mini bar etc) but live as they would in their own homes. Indeed many schemes are based on reciprocal arrangement so people effectively swap houses for their holiday. The notion that a tax of \$200.00pa can somehow help lessen the costs that moteliers and others face when they were set up to operate on a commercial model is without foundation, proper research and a consideration of the wider costs and effects on the community.

3. As a small businessman of 30 plus years in the petrol retail industry, (an industry which has seen much change over that time) I have learnt that for a business to survive it must change to accommodate the market, not rely on Local Body, Government or any other outside body for a handout.

Can you please confirm receipt of our submissions.

Yours faithfully
Paul Reid
Cathy Ferguson

Owners Chalet 1,
Onemana Beach Chalets
4 The Grove Onemana.

From: mark savelkouls [marksavs68@gmail.com]
Sent: Wednesday, March 25, 2015 6:38:22 PM
To: TCDC General Mail Address
Subject: Economic Development Activity

25/3/15

I am a property owner in Whangapoua and strongly object to the \$200 per year fee for short term rental accomodation. Whangapoua has no commercial accomodation for people who visit the area, any one wanting to stay in the immediate area is reliant on private accomodation. This private accomodation generates income into the area, people that stay at our bach, support local business including the general store, and surrounding businesses in the greater area, for many weeks more than we can stay at our property. By imposing this fee when there is no commercial accomodation is absurd, we can stop renting our accomodation that will result in less visitors and tourism to the area, whom support local business. Please think before you action this dumb idea.

Mark Savelkouls

Make Submission

Consultee	Carole McDowall (58840)
Email Address	2finnix@gmail.com
Address	123 Waihirere Drive Tuataewa Coromandel 3585
Event Name	Draft Revenue and Financing Policy
Submission by	Carole McDowall
Submission ID	RFIN_30
Response Date	26/03/15 5:19 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding?	No, I do not agree. Stormwater should remain a locally funded activity.
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Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Please tell us why

Not every community board area has access to stormwater removal. If we do not have the service, why should we pay for it.

Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded?	Yes, I agree that public toilets should be funded locally.
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Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Please tell us why

All public toilets in the district are of a differing standard. The one in our area is a "long drop" type and therefore is cheaper to maintain.

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? No, I do not agree. Cemeteries should remain funded through a district-wide rate.

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? Please tell us why

People may not necessarily want to be buried in the area in which they are living. Someone living in a Thames Aged facility, may want to be buried in Coromandel for example. I am happy for this funding to remain district wide.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Please tell us why

Either all information centres should be district funded, or all should be locally funded, including Thames and Whitianga. I do not see them as being special. Some visitors to the Coromandel Peninsula travel by ferry directly to Coromandel and do not go anywhere near Thames or Whitianga.

The Council provides district grants to community organisations to achieve a greater spread of benefits across the District.

We are proposing that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC). This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)? No, I do not agree. The grants and remissions activity should remain funded by the general rate.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)? Please tell us why

All Rates should be based on the value of the property. A property of less value, should pay less. It seems to me, that these proposals are for the benefit of more wealthy properties in our district. Grant

money looks to being spent in Thames and Whitianga on Sports centres, that will be a direct benefit to these areas.

We propose that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC, as all ratepayers benefit from this activity to the same degree.

This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC? No, I do not agree. The District Plan activity should remain being funded by a mix of uniform annual general change (UAGC).

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

ABSOLUTELY NOT!!!!!!

All property owners pay rates based on the value of their properties, regardless of whether they are permanent residence or not. This means that property owners of very affluent properties pay a premium, and some of them use their place as a holiday home only. This means that they do not use sewerage, rubbish collection, recycling and other services on a regular basis. If they can off-set the cost of the rates on their properties for these services by letting their 'bach', why should Council make even more money from them. I see this as a pure money-making scheme by the Council and not a fair charge at all.

Also, what if owners let their places by means other than "Book a Bach"? What about owners that let their "bach" on a long term basis? They would not be charged, so you would only be targetting one set of owners. Small Bed and Breakfast operators should also not be charged a "fee" from the council for using spare rooms they have in their house. They already pay rates for the size and value of their property.

I was outraged to read of this proposal by the council, and see it as a pure 'money raking' proposal.

It should be noted that we do not own a bed and breakfast, nor do we let our bach, and are not likely to do so in the future, so I am not protecting my own interest, but the interests of everyone in our community.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Yes, I agree that Bed and Breakfast operators with four or more rooms for hire should be reclassified as commercial properties.

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Please tell us why

This looks a far more logical move to me than charging small bed and breakfast and people who let their baches. So long as the accomodations are at least five room properties as one room should be classed as owner occupied.

. Other

Further comments.

It is our intention to eventually move to TCDC so this plan will affect us in the future.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

1434

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

From: Vicki Miller [seven.broakes@xtra.co.nz]
Sent: Monday, March 23, 2015 3:54:23 PM
To: TCDC General Mail Address
Subject: Bed & Breakfast reclassification proposal

Attention : Wendy Molloy

Hi Wendy

We spoke last week with regard to the reclassification proposal for Bed & Breakfasts. I own/run Absolute Beachview BnB at 72 Buffalo Beach Road here in Whitianga and received the letter pertaining to the proposal. I contacted the office as it stated that as I show 4 rooms on my website, I would be construed as being a large scale BnB and would thereby not be eligible for the \$200 fee but would fall under the commercial & industrial rates plan. We spoke at length and you suggested that I might like to enter a submission on the Long Term Plan to the council, which I have just gone online and done, and to put my explanation in writing to you on why I feel you have my classification wrong.

In 2011 we renovated the ground floor of our house into a bed and breakfast and if you view my website, you will see that I have four rooms available for rent but as there is only 1 bathroom and 1 room with a full ensuite, I only usually rent out 2 rooms at any given time. Very occasionally I will have a couple with children or a couple travelling with a parent/s and they don't mind sharing the bathroom so I may have 3 rooms in use but that is very rare. 98% of my bookings are done through a website called booking.com and if you go online and look my listing up, you will see that I only show availability for 2 rooms, guaranteeing sole use of a bathroom with each room. Under this criteria, I would surely fall under the flat rate scheme?

I would ask that you revisit any paperwork that you may already have done with regard to my property so that if these charges do get passed, that I am not being unduly punished for listing options that people have as against what is actually rented out.

Your thoughts on this would be greatly appreciated.

Regards

Vicki Miller

Make Submission

Consultee	Deborah Webster (58901)
Email Address	webster.khda@xtra.co.nz
Address	115 Saddleton Rd Waiau Pa Pukekohe 2679
Event Name	Draft Revenue and Financing Policy
Submission by	Deborah Webster
Submission ID	RFIN_32
Response Date	28/03/15 12:20 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.3

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Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? No, I do not agree. Public toilets should remain funded through a district-wide rate.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

A lot of these properties are only used for a small period of time during the year and therefore only use a small part of council resources etc so are already subsidising permanent residents in the area. The holiday renters bring extra money into the local economy and this should be encouraged rather than discouraging by charging extra rates. This would also be extremely difficult to police and the council would inevitably spend more money policing such a ridiculous charge than they would gain from it.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

1438

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

From: Stephen & Val [steval@ihug.co.nz]
Sent: Monday, March 23, 2015 6:08:36 PM
To: TCDC General Mail Address
Subject: submission applying rental rate short term accommodation

We are concerned that the Economic Development long-term plan is going to affect FUTURE Job growth and the development of the eastern seaboard.

The question is why?

Council is becoming a political.

Do you understand the first principal of supply and demand, I do not think so!

Certain periods of the year, we can safely say there is not enough accommodation.

What happens when the average person decides they cannot find a place to stay?

Simple they go to another province and there are plenty to choose from.

People have a choice and this can be our loss.

Ask the question why?

Decide to sell suddenly house prices fall.

Oversupply of property on the market, what gives the price.

Just a thought rates have to come down.

Question how do you pay for the new infrastructure that you have promised.

I know put up rates and this is what the problem is in the first place.

Council do not understand the market.

Don't take this personal.

If you do, you have helped create another problem.

What is this again you may ask, you are becoming political.

Rates can not to be determined by a group of people lobbying Councillor's.

Charging Bed Breakfast, four or more rooms this may be there only lively hood they pay tax.

Is this worth my time an effort for little reward, one would have to ask oneself.

I know what I would do I would defiantly close the doors.

What is happening to all the people? you say you are helping with Economic Development

All the little people have gone

Tourism is going to slow down and retail is hard enough in winter without making it more difficult over the summer period.

Business slows down we could say we are going to back to the gold days boom or bust, no long term strategy.

Council this is bullshit.

Thank you for your time and I hope you have a great day. Please do not implement stupid thoughts as it takes a long time to realise a mistake.

Stephen Enger

From: Warwick Milbank [wjhdmilbank@gmail.com]
Sent: Thursday, March 26, 2015 1:47:15 PM
To: TCDC General Mail Address
Subject: Long Term Plan - \$200 targeted rate

Dear Sir/Madam

Re: Proposed targeted rate of \$200 per year applying to residential properties providing short term accommodation.

We are not in favour of this proposal for the following reasons:

1. We have often rented our bach over the Christmas/ New Year period because a) we normally don't like being there ourselves at that time as it is too busy and we think we might as well let someone else use it and b) the money comes in handy.
At this very busy time of the year we are obviously not taking any custom away from the motels. We have never rented our bach at any other time, except once for the Beach Hop. However, over the last couple of years we have not been happy with various aspects of renting, i.e. the return after tax and expenses not worth the trouble we go to prepare the property and restore it again after the tenants have left. An added cost of \$200 would just cement our decision.
2. How difficult would it be to collect this levy? We are sure that some bach owners would find a way not to pay it, and the honest ones would be disadvantaged.

Perhaps if you do decide to go ahead with the proposal, maybe apply it only to those who rented their property for more than 6 weeks in a 12 month period and outside the busy periods of January and special events in the town.

Well it won't affect us anyway, but it will be interesting to see if the proposal goes ahead.

Regards

Warwick and Helen Milbank

Home: +64 9 534 3537
Mobile: +64 21 221 1619

From: Tony Parsons [tandm@clear.net.nz]

Sent: Sunday, March 29, 2015 12:15:24 PM

To: TCDC General Mail Address

Subject: Submission re proposal to introduce a special rate on temporarily tenanted holiday homes.

We are Helen Mary Parsons and Anthony John Parsons Trustees of Homebrook Trust. Our property at 208 Bellona Road Whangamata has recently been transferred back to our family trust from Mary's ownership. The property has been in our family for 48 years.

We have tried to register on line and to find the objection form but can't so trust this email will be lodged as per your note dated 11th March.

We wish to strongly protest at your proposal to impose a special rate of \$200 per annum on our property because it is registered with Bachcare.

We let it through them for no more than three weeks per year, at an average rent of about \$200 per night, using it for family the rest of the time. Once Bachcare's fees, cleaning costs etc are deducted the net income does not even cover rates. If you impose your proposed fee we are most likely to withdraw it from Bachcare and not let it at all, which is likely to result in less visitors to Whangamata and reduced spending in the town. We think this is a very poorly thought out and ill judged proposal indeed.

While we think the Council has done a good job of improving facilities in Whangamata, our view, as pensioners, is that the priority for you is to reduce unnecessary expenditure, continue to maintain the status quo well limit capex to must haves not nice to haves and keep rates fixed .

We own a property in Auckland (our family home) which is valued at three times our Whangamata property, yet the rates in Auckland are not much more than your rates on our property. The inevitable result of this will be that we will be forced to sell in Whangamata, thus depriving our family of the ability to holiday in the Coromandel, which has been a family tradition.

One thing which we think falls outside the ambit of Councils is expenditure on so called economic development activities. Economies will grow because the private sector will see and drive economic opportunity. If the opportunity is not real then no amount of subsidy or support will make it work in the long term. We detest this sort of waste by Councils (not only yours-Auckland is far worse.)

Accordingly our objection is based on two grounds:

1. The surcharge is not warranted for properties where rental income is very spasmodic and amounts to less than the current annual rate bill, the property is primarily for personal and family use and is definitely not in competition with commercial accommodation (in fact it provides for overflow where motels etc are full)
2. We object to the Council spending money on extraneous activities such as economic development which should be left to the private sector and, therefore, philosophically object to the logic behind this surcharge.

Yours sincerely,

Tony & Mary Parsons

3/27 Victoria Avenue, Remuera, Auckland, 1050

Tel. 09 5221047; 0274 473737

From: Steve Richards [Steve.Richards@inghamprestige.com]
Sent: Sunday, March 29, 2015 12:54:00 PM
To: TCDC General Mail Address
Subject: Totally Opposed to the proposed tax on bach owners in the Thames Coromandel district council area

Hi,

I am **Totally Opposed** to the proposed tax on bach owners to fund Economic Development Activity

I have been a bach owner in Whangamata for over 40 years, and we **are totally Opposed** to the proposed tax on bach owners to fund Economic Development Activity, as this appears to be yet another grubby little District Council money grab.

We already contribute to growth in the area, both in financial terms, tourists and investment in our properties, and you want us to pay yet another tax Just because you can't manage your budgets and live within your means, you want to slap another tax on bach owners. LEARN TO LIVE within your means.

As a council you might be best looking at ways of generating revenues in a positive manner (not just taxing people) and maybe charging a fee to those that want to use the cycle ways, use the walk ways, or just LEARN TO LIVE WITHIN YOUR MEANS.

I don't see the District Council looking to give bach owners a REBATE because they only use their bach 3 months of the year.

Come on Council you must have BETTER things to do than putting another tax out there.

I don't buy into the "perceived inequity" argument that some put up, as the bach owners that let their properties over peak periods, you will find NO COMMERCIAL accommodation available anyway.

STOP PISSING YOUR RATE PAYERS OFF..... learn to budget, and work within what you have, HANDS OFF OUR MONEY

Regards

Steve Richards
0274 941 675
BACH OWNER for 40 years

From: norma howe [nml@hotmail.co.nz]
Sent: Sunday, March 29, 2015 6:57:06 PM
To: TCDC General Mail Address
Subject: long term plan

Replying to your letter re a proposed \$200 increase in my rates - my family and self use our bach at all holiday times - NO ONE PAYS!!

I had one booking in the last year and by the time the Letting Agency took their 20%, increased power charge and providing essentials, there was very little left towards helping pay your already substantial rates. I cannot think it would have adversely affected the one motel and two camping grounds in the Cooks Beach area.

Therefore if this money grabbing exercise goes ahead, please take me off your hit list as my property will not be available for any rentals.

Yours faithfully, Norma Howe

From: Ginny Stainton [G.Stainton@takapuna.school.nz]
Sent: Monday, March 30, 2015 12:09:15 PM
To: TCDC General Mail Address
Subject: submission

After spending some hours on the complex TCDC website, the webpage for submissions due in to Council by April 9th is not available to me.

Could you please forward this to and include this with other Submissions to Council on the proposal to charge \$200 to home owners who accept short term rentals.

Subject: submission on the proposal to introduce a targeted fixed rate of \$200per property for those who make their homes available on a short term basis for holiday rental.

Desired outcome: that Council do not implement this idea.

Reasons:

1. The Council has no legal right to make such a levy
2. The Council has no role in trying to adjust commercial equity or in interfering with commercial competition in a free market.

If fair competition ever becomes a Council issue then the charge should be made of anyone doing any business from their homes.

3. The Council could assist moteliers by dropping the commercial rates thereby avoiding the obvious accusation that they are looking to increase their tax intake.

4. There will be considerable expense borne by all rate payers in administering and policing a possibly unenforceable charge, so effectively the entire community will be subsidizing moteliers. That's an inequity.

5. For many home owners occasional short term rental is the only way they can afford to keep a holiday bach because of the very high Coromandel rates and the high maintenance necessity on seaside properties. A further inequity: only the rich can maintain a holiday bach because they can afford to keep it for their use alone.

6. It is a commercial positive for the local shops and restaurants when baches are occupied. There are holiday periods when circumstances mean some owners cannot use their bach but if bach owners are forced to lend their property to friends and relatives for free or forfeit \$200 to Council they are likely to opt for keeping the property empty rather than take the risk inherent when anyone else uses a house that they do not own.

Ginny Stainton
ph 0274912036
Address: 106 Paku Drive Tairua

From: Janet Stevenson [lucy.isla.stevenson@gmail.com]
Sent: Monday, March 30, 2015 2:56:42 PM
To: TCDC General Mail Address
Subject: Holiday home charge of \$200

Dear council,

I have been advised that you are planning on charging people in your area who rent out holiday homes, an additional \$200 per year. I sincerely hope that you reverse this proposal and do not charge them extra. People who have holiday homes that they only use occasionally and never rent them out, are doing nothing for the tourism and economy of your area. People who do rent them out at a reasonable rate are encouraging people. I have recently rented accommodation in the Coromandel area and as a result, money was spent in local businesses. I have also been actively planning to take my family for weekends in other parts of the peninsular to visit various tourist attractions but will go elsewhere if the cost becomes less attractive.

Please encourage tourism in your area which will benefit many businesses and promote a thriving environment – the Coromandel is a lovely area. Do not incur charges which will drive us away and have a negative long term affect. It is likely that your actions will cause some people to stop renting out their properties which will not benefit your council.

Regards
Janet Stevenson
Howick

From: ann bymolt [annbymolt@hotmail.com]
Sent: Monday, March 30, 2015 9:19:21 PM
To: TCDC General Mail Address
Subject:

Dear Steve,

This is in reply to your letter re proposals to the Long Term Plan 2015-2025.

I strongly object to this proposal, as the rates I pay contribute towards any Developments in the Coromandel area.

Any monies that I receive from rentals, simply goes to the rates required and upkeep of the property. There is no surplus at the end of each year.

For the rates paid at Rings beach we certainly do not get value for money. There are no street lights, no footpaths, no sewage, the tarsealed road stops partway along Bluff Road from Greys Beach and does not connect up to Rings Beach, so there is at least a kilometre of gravel road to travel. Formal complaints are lodged every year by myself to get the council to clear the drains to avoid flooding when raining.

Whilst the majority of bach owners do not have any issues re the lack of lights, footpaths and sewage, for what we receive for our rates and then be told that there is a possibility that another surcharge is being considered, is absolutely ludicrous.

As an 84 yr old pensioner, I have struggled to retain a holiday haven for myself and my family. If renting my bach out, allows me to keep my head above water to keep the place maintained, then that is my only goal.

Moteliars and B & B's etc are in the business to make a living and to make a profit, I on the other hand am simply trying to keep the bach a viable proposition.

I would also like to know how legal this proposition is.

For the lack of services we at Rings Beach actually get, our rates can contribute to this proposed ridiculous plan.

Make Submission

Consultee	Mr Phil Rolle (59259)
Email Address	phil@clear.net.nz
Address	7 Pitkethley Circle Pauanui 3579
Event Name	Draft Revenue and Financing Policy
Submission by	Mr Phil Rolle
Submission ID	RFIN_41
Response Date	6/04/15 4:42 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Please tell us why

The information centres are for all the community not just the locals. In fact, it is the people from out of the area that will use them most.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

This is not fair on owners who lease out their properties only at the busiest time of the year when other accommodation is full anyway.

If this must be levied then perhaps it is limited to those leased more than one month a year.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties?

Yes, I agree that Bed and Breakfast operators with four or more rooms for hire should be reclassified as commercial properties.

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

Make Submission

Consultee	Mr Alastair Clement (59244)
Email Address	aclement@ihug.co.nz
Address	1 Country Lane RD8 Hamilton 3288
Event Name	Draft Revenue and Financing Policy
Submission by	Mr Alastair Clement
Submission ID	RFIN_42
Response Date	7/04/15 6:52 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

The stated reason for the change in policy is to remove inequity. However, I suspect that its main purpose is to generate revenue and as a response to the self-interest of motel owners who feel that holiday homes are a competitor.

The inequity argument

There are a significant number of inequities that people who occasionally rent out their property have to endure.

Rubbish.

Those properties that are rented out are not must, by definition, be not lived in permanently. Therefore, the amount of rubbish generated is not at the same level as those that live in their homes permanently. Nor would it be at the level of motels, whose aim is to have 85% occupancy. Yet these properties are rated for rubbish as though they were permanently lived in.

Community services like libraries.

These services are almost always used by permanent residents – not by seasonal holiday-makers. Granted, this usage (borrowing books) is of choice, but those renting the property do not have that choice. To remove the inequity a scheme would have to be implemented whereby renters could borrow books.

Water and wastewater.

See above under rubbish for a similar argument

Logically following the inequity argument, there would have to be a reduction in rates based on usage or allow all users access to the same services.

The numbers

Currently I am paying \$1,444.86 for waste water and rubbish. (I have excluded any charges for library as that is difficult to evaluate.) If I was to generously estimate that an average property was rented 20% of the time, for me my rates should reduce by \$1,155.89. Then add this extra charge and the reduction would be \$955.89.

The practicality

Administration of this charge would be far higher than any income generated. Council would have to identify those properties being rented and those not being rented. All property owners would claim that their property was not rented. Simply listing on Book-a-Bach (or the like) is not an indication of successful renting.

Council would have to prove that it was being rented – by renting the property for a night. Even acceptance of a booking is not proof of a rental – money would have to change hands. This would likely be in the form of a night's rental plus bond of a night's rental. Failure to complete would result in forfeiture of all money.

The nett effect would be that council would pay more than \$200 to collect \$200, let alone the cost of council staff time.

Couple this with the reputation that TCDC properties would get as being difficult to rent and it would have exactly the opposite effect to tourism that the council is trying to have with things like Destination Coromandel. Possibly the only beneficiaries would be motel owners, which is where I assume the pressure is coming from. Their self-interest may have an injurious effect on not only the region as a whole but on their own businesses.

Holiday homes were in the Coromandel long before any motels were in the region. It is only once the region became popular through use (personal and rented holiday homes) that it became economically viable for them to build and operate motels. So it is the motels that are capitalising on the benefits wrought by the holiday homes.

Renting out holiday homes is not a new phenomenon. Any motel owner who has made a purchase of an existing business would have made that decision on the basis of an existing competitive set. It was, clearly, a viable proposition. Nothing has changed apart from motel owners wishing to enhance their own income by reducing the competition and council mistakenly believing that they can generate a new revenue stream.

If one reads management books, particularly Tom Peters and Michael Porter it becomes evident that the focus should be on using whatever means possible to make it easy for people to visit. This will have a beneficial impact on all – holiday home owners should be encouraged to rent their properties. It will bring more people to the area, who will recommend it to more people who in turn will come to the area and spend their money. Some of the increased money will be in motels, as well as shops, bars, restaurants cafés etc.

Introducing this charge is impractical. It does not relieve the significant inequity in rates that holiday home owners face but rather, exacerbates it. It will be extremely difficult to administer and the costs would exceed the income. It will have a net effect of negatively impacting the economics of the region.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

Make Submission

Consultee	Robin Munch (58359)
Email Address	info@jacarandalodge.co.nz
Address	3195 Tiki Rd Coromandel RD1 3581
Event Name	Draft Revenue and Financing Policy
Submission by	Robin Munch
Submission ID	RFIN_43
Response Date	7/04/15 7:57 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.4

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Yes, I agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

It is reasonable for people who earn revenue from their properties to pay a levy. However, if this new charge is applied, it should also apply to people who sell other goods such as produce and art..

In principle, I would not object to a \$200 levy in recognition that I am earning income from my property.

If you do go ahead with your proposals, are you including Airbnb in your lists of advertising channels?

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? No, I do not agree. Bed and Breakfast operators with four or more rooms for hire should not be reclassified as commercial properties.

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Please tell us why

I don't think it is workable to reclassify B&B's as Industrial and Commercial so that they pay the commercial economic development rate and pan charges in the same way as moteliers.

I have a B&B with 5 double guest rooms and 1 single guest room. I have a number of comments to make on the fairness and feasibility of your proposal.

- 1 Motel owners don't usually live in their motel units. I live in my B&B. Inland Revenue acknowledges that 30% of my property is personal and that part of my property is not included in GST calculations. How are you going to calculate the portion that is a home? We have to live somewhere and I think it extremely unfair if you plan to charge commercial rates on our living quarters.
- 2 Motel units can accommodate multiple guests. B&B's usually sleep a maximum of two people per room so basing your calculations on the number of rooms is not as logical as basing it on the potential number of guests or even better, net income.
- 1 Depending on the number of beds, the location (e.g beachfront) and the number of days that is available for renting, a bach may well generate as much income as a B&B, Baches and homes for rent often sleep multiple people in each room. My B&B sleeps only 2 per room. I have hardly any guests between May and October and often close during that period so why would I be classed as different from a bach?
- 1 I will most definitely downsize my B&B to avoid commercial rates, as my income is not enough to sustain them. Your proposal is punishing and discouraging to small business owners like me and as a result it will end up reducing the number of beds that the Coromandel can offer in hosted accommodation – not very supportive of quality tourism.
- 1 I am one of the only B&B's in Coromandel Town who complies with Council requirements/resource consent for hosting more than 6 people. I obtained resource consent at some considerable cost and now pay monthly fees for fire alarm inspections and annual fees for a BWOFF and associated fire system checks. Other accommodation providers that I know of avoid these costs (including the initial outlay for installing the system) even though they sleep more than 6 guests and will also avoid commercial rates by hiding their activities.
- 1 Is it fair to impose commercial rates on B&B's and not on operators who sell produce from their homes or artists who work and sell from home?
- 1 Has anyone thought of charging a levy according to income or even net profit rather than size? That's the way Inland Revenue works and it is transparent as we have to keep books.
- 1 How are you going to check up on the number of rooms? Some operators advertise three rooms and take extra guests off the street without advertising the space.

The number of rooms is not indicative of the number of guests. I currently let 6 rooms with a maximum of 12 guests permitted by my resource consent. I can reduce to 4 rooms and add beds to those rooms so that I can still sleep up to 12 guests. Where is the logic in the proposal?

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone 0212526892

Email

Email info@jacarandalodge.co.nz

Please select the option that best describes you. I live in the Thames-Coromandel District

Make Submission

Consultee	Mr Iain McDonald (59473)
Email Address	iain@moston.co.nz
Address	19 Paku Drive Tairua 3508
Event Name	Draft Revenue and Financing Policy
Submission by	Mr Iain McDonald
Submission ID	RFIN_44
Response Date	8/04/15 5:02 AM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.3

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

There is no rates relief for bach owners who only use their baches for a small percentage of the year. Were it that rates are pro-rated on the basis of actual use, i.e. user pays, then most bach owners would not be in the position of needing to rent out their bach in order to defray the exorbitant annual rates bills that they are charged which subsidise full time residents

If there was a qualifying number of days that the bach is rented out each year, in order for this proposal to come into effect, then I would not be opposed to it. For example, if the bach was rented out for more than 60 days per annum then the contribution towards economic development expenditure applies. For 60 days or less, then it does not.

The Taxation (Livestock Valuation, Assets Expenditure, and Remedial Matters) Act 2013 has already removed the ability for most bach owners to offset any losses from renting their baches against any other income, so this just amounts to a vulgar twist of the knife by local government, if applied to all baches that are available to be rented.

I think that there needs to be an appreciation, and a definition, of the difference between a business operation and an attempt to offset charges for services that are not being used.

Under the current proposal, it would appear that if a bach was rented out beyond the definition of short term, then the accommodation provider would not be requested to contribute towards economic development expenditure. Seriously?

[In addition to their own submission, submitter has submitted jointly and severally with Bachcare owners. Refer to Bachcare's full submission.]

Bachcare and its owners do not agree. We recommend Council do not proceed with this proposal and fund Economic Development through a small UAGC increase.

The Submitters believe the proposed \$200 bach tax has no validity and should not be endorsed.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? No, I do not agree. Bed and Breakfast operators with four or more rooms for hire should not be reclassified as commercial properties.

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Please tell us why

Because it is ludicrous to even suggest that the number of rooms is a determining factor in whether a commercial operation is deemed to be conducted on a commercial property.

Surely it is a question of when the operation becomes a commercial operation regardless of the property that it is operated from? For example; operator 1 has 5 bedrooms of which never more than 2 are rented out at one time; operator 2 has 3 bedrooms which are all rented out continuously.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live internationally

. Submission is jointly and severally submitted with Bachcare and Bachcare owners

Make Submission

Consultee	Mr Evans Young (59331)
Email Address	evans@hoppers.co.nz
Company / Organisation	Hopper Developments Ltd
Address	PO Box 110 OREWA 0942
Event Name	Draft Revenue and Financing Policy
Submission by	Hopper Developments Ltd (Mr Evans Young)
Submission ID	RFIN_45
Response Date	8/04/15 10:04 AM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

This policy is shortsighted and discriminatory.

Most short term rentals are owned by absentee ratepayers who make minimal demand on Council services and thus are subsidising existing permanent residents and/or ratepayers.

There is no or minimal difference between a short term rental and a long term rental, surely to be consistent all long term rentals should be treated as "Commercial" for the purpose of rating?

The method of determining which properties are being rented is haphazard, it will lead to a climate of 'anonymous' tipoffs and accusations, causing staff to investigate and determine - The cost of enforcement will exceed the revenue generated.

If short term rental properties are to be surcharged, will absentee, non rented properties receive a discount or rebate to recognise the lesser demand they generate.

Short term rentals fill a gap in the market at times of peak demand, thus providing a service to the benefit of the existing commercial operators in the district.

Short term renters are usually higher spend customers who inject significantly into the local economy.

By targeting the smaller "home" occupations, Council risks throwing the baby out with the bathwater - The Coromandel is not over endowed with accommodation providers, and by making it less attractive to bach owners to recoup their rates and/or insurances, there will be a nett decrease rather than an increase in available beds.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties?

No, I do not agree. Bed and Breakfast operators with four or more rooms for hire should not be reclassified as commercial properties.

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Please tell us why

If Council is going to re classify residential property as "Commercial" for rating purposes, it opens the opportunity for the property to be redeveloped under the Commercial provisions of the District Plan without scrutiny of the Plan Change process having been applied.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone 0212299912

Email

Email evans@hoppers.co.nz

Please select the option that best describes you. I am submitting on behalf of an organisation/company which is based in the Thames-Coromandel District

Make Submission

Consultee	Mrs Michele Walker (59498)
Email Address	w.m.walker@xtra.co.nz
Address	28 Colville Road Coromandel 3506
Event Name	Draft Revenue and Financing Policy
Submission by	Mrs Michele Walker
Submission ID	RFIN_46
Response Date	8/04/15 11:39 AM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding?	Yes, I agree that stormwater should be funded district-wide.
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Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded?	No, I do not agree. Public toilets should remain funded through a district-wide rate.
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Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Please tell us why

Toilets are one of the most important issues for our Council when it is considering tourism. There needs to be a consistent standard and accessibility of toilets throughout the Region. Due to our business I travel throughout New Zealand 3 - 4 times per year and this region is one of the worst served.

I recall a trip to Malaysia about 7 years ago when the Tourism Board did a survey of visitors asking them about what was important, toilets were an issue at that time. Returning exactly 2 years later and the leader of the Central Government and made a speech in their Parliament and said Tourism was an

essential part of the Countries Economy and Toilets were a nations issue and responsibility. What a difference it makes to peoples experiences.

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded?

No, I do not agree. Cemeteries should remain funded through a district-wide rate.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years?

No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Please tell us why

No Coromandel is a gateway to this region via the Ferry and this will increase. The weight of this should not be on just our small local community when other areas benefit. This service is particularly used by people venturing to Matarangi/Whitianga/Hot Water Beach etc.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers?

No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

1. It must be everyone or no one. How can you possibly set up a system whereby you capture all those letting out a room or two. Time consuming and costly. You will pick up those advertising on websites but not all. If you are going this far why not charge those people who are renting out a room to let on a longer term basis. In fact, why not those who are renting out a house for a rental property, they are making more of an income, than most private short term renters.
2. I have one room available in Coromandel Town and this town would suffer if there were not private rooms to rent, as during holiday times all motels are full. If we did not have private rooms available visitor numbers would suffer.
3. It should not be an issue what Moteliers are lobbying you. I know for a fact that people who stay at our property would not stay in our town for the time they do at a Motel. They are a different type and offer very different options, I do not see that we are in competition. If people could not stay in our orchard, with fruit, space and stream do you honestly think they would stay in a duplex Motel unit. I think not.
4. I do not accept that it is just the Council that is bringing people to our Town. We are, because of what we offer. I hear all the time, indeed before people have even left our property that they have told

friends to come and stay. Also people return because of the nature of what we offer. And this is the same for other properties here in Coromandel. There is no comparison with Motels. So I too am bring people to the district, can I counter charge; I think not, it is a joint effort that we are all making.

5. If you are considering perhaps the use our visitors make of facilities. That does not equate either. We are a couple living on 1.5 acres and we have one couple at a time, so 4 people ; a normal family size. People staying in their holiday homes have visitors too, sometimes 10 or 20 at a time. We have sen this as we owned a property at Matarangi and know what happens in summer. Also we have our own water and sewage system, so Counsil does not get involved with thos extra couple of people.

6. It also worries me once a 'tax' is put in place, you may consider at a reasonable rate, it is there forever and in place for future increases.

In summary totally unreasonable to try to single out some of a section of people prooviding an essential service to our Tourism Industry.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties?

Yes, I agree that Bed and Breakfast operators with four or more rooms for hire should be reclassified as commercial properties.

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Please tell us why

Yes 4 or more rooms is a business, however, you may end up by reducing the number of beds on offer.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

Make Submission

Consultee	Ms Bobbie Wisneski (59590)
Email Address	gransestate@gmail.com
Address	55 Davison Rd Newstead Hamilton 3286
Event Name	Draft Revenue and Financing Policy
Submission by	Ms Bobbie Wisneski
Submission ID	RFIN_47
Response Date	8/04/15 5:34 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? No, I do not agree. Stormwater should remain a locally funded activity.

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Please tell us why

I am charged for this but I do not have any stormwater connection on my property so I do not want to pay a higher district rate for a service I do not receive.

Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? No, I do not agree. Public toilets should remain funded through a district-wide rate.

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Please tell us why

Public toilets are generally used by VISITORS to the district not residents/property owners. Tourists visiting the Coromandel generally go to more than one town and contribute to the district as a whole. It also means that public toilets can remain at a consistent standard over the entire district rather than smaller or less wealthy areas cost cutting and down grading facilities.

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? No, I do not agree. Cemeteries should remain funded through a district-wide rate.

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? Please tell us why

Considering that 71% of TCDC ratepayers live outside the area and most likely will not use the cemeteries an equal rate is more fair as some communities don't have cemeteries so don't get charged and places that do charge none resident ratepayers in those communities who are required to pay for something they don't/won't use.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Please tell us why

These centers play a significant role in the Coromandel and do not just provide information on the town they are. Frequently visitors want information on other places and I have always been able to get information from the Whangamata Info Center. Revenue from visitors to these towns contributes to the entire district.

The Council provides district grants to community organisations to achieve a greater spread of benefits across the District.

We are proposing that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC). This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)? No, I do not agree. The grants and remissions activity should remain funded by the general rate.

We propose that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC, as all ratepayers benefit from this activity to the same degree.

This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC? No, I do not agree. The District Plan activity should remain being funded by a mix of uniform annual general change (UAGC).

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

Coromandel relies on the tourist industry. Most business know they have to make all their profit between October and Easter. Bach owners renting out their baches when not in use are a mainstay to this. Events such as BEACHHOP could not occur if baches were not available. As opposed to a commercial operator/B&B the renting of a bach does not put any more pressure on infrastructure. The owner/operator of a motel or B&B is usually in residence plus the guest so the use of infrastructure increases whereas a bach owner renting out their place is usually not there so the use of infrastructure remains the same.

Business owners could suffer significantly (and by default TCDC) if baches are no longer available. There are plenty of other places for people to go and stay for their holidays - Northland, Tauranga, Ohope and they don't have these charges so the rents won't be put up.

Also I would question the charging of GST on this charge (as the wording is \$200 + GST) as this is neither a good nor a service so the charging of GST would be questionable.

The \$200 + GST charge to Bach owners is flat out money grabbing. TCDC relies on the tourist industry so this charge is short sighted, will probably cost more to implement than it will earn and will cause acrimony with accusations of renting and have to prove/disprove.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Yes, I agree that Bed and Breakfast operators with four or more rooms for hire should be reclassified as commercial properties.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

Make Submission

Consultee	Mr John Fryer (59640)
Email Address	theknifeman1@gmail.com
Address	32 louvain ave Mt Roskill Auckland 1041
Event Name	Draft Revenue and Financing Policy
Submission by	Mr John Fryer
Submission ID	RFIN_48
Response Date	8/04/15 9:18 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding?	No, I do not agree. Stormwater should remain a locally funded activity.
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Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Please tell us why

We have very little control outside our area and cannot control those activities likely to be the problem.

Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded?	No, I do not agree. Public toilets should remain funded through a district-wide rate.
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Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Please tell us why

We all use the toilets no matter where we are on Coromandel.

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded?

No, I do not agree. Cemeteries should remain funded through a district-wide rate.

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? Please tell us why

Some areas don't have a cemetery and why should these people get a free ride.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centres remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years?

No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Please tell us why

This activity is NOT a council activity and should not be included in rates at ALL.

The Council provides district grants to community organisations to achieve a greater spread of benefits across the District.

We are proposing that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC). This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)?

No, I do not agree. The grants and remissions activity should remain funded by the general rate.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)? Please tell us why

My no is also not to be making grants...our rates should only be used on core services. Depending on circumstances of remissions, that should be Coromandel wide.

We propose that the District Plan activity changes from being funded by a mix of uniform annual general charge (UAGC) and general rate, to solely a UAGC, as all ratepayers benefit from this activity to the same degree.

This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC?

Yes, I agree that the District Plan activity should change from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers?

No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

Please see my submission to 10 year plan...I have not yet had the opportunity to speak to and find this proposal smacks of ignoring submissions still to be heard.

There has been some publicity over the real reasons for the purposed restrictions as one coming from motel /accommodation providers who would have vested interest.

If it is noise control, sufficient powers already exist to enforce those.

We need easier access to those that can control the noise... not a lengthy integration over the phone by call centre staff.

As for accommodation providers are concerned it maybe competition and by stealth they are trying to lessen competition...THIS IS NOT ALLOWED in the plan see page about Public notification.

“ Submission does not relate to trade competition or effects of trade competition”

I see this restriction for average persons, as restriction for trade only.

It has also been stated that the private person renting their home, don't face same costs as commercial operators.

Perhaps this is a case for council and governments to review their own operations and fees they impose to make it easier and cheaper to be in business...not treat businesses as de facto cash cows and welfare workers.

Whether private or commercial we are all paying high land taxes, water, waste, water discharge, road taxes ,insurance etc.

In case of private person it is for one rating unit and normally a house and accommodation provider for each motel as if it is a house, so each can accommodate about same number of people per unit of accommodation.

Is it that a 10 unit Motel pays 10x more rates than we do?? I think not. All the running costs of a business are tax deductible... not for a private person.

You need to see the MANZ newsletters to see real reasons.

I ask the question, if you pander to motel and commercial accommodation providers, why not pander to all commercial businesses on the Peninsular and help them.

I sight the problems facing us all that have fixed sites from which we do our business and problems with people buying on the internet, especially from overseas and not paying some of the costs forced on local operators.

I can confirm for each parcel ,regardless of value, that we import, we have fixed costs in the vicinity of \$120 to \$150 an Entry, added to that is GST , duty(if any) , some flexible costs that are levied on volume and or value.

Would it not be good to add a FEE in district plan on all parcels crossing the KOPU bridge ,and Junction 25a and 25, and the road into Whangamata(otherwise all entry points to Coromandel), that have originated overseas.

This would place a restriction to benefit a section of our taxpayers (ratepayers).

Again it appears a back door policy change to appease a section of Trade /Commercial community that may be a benefit to their businesses.

This is not allowed under public Notification that opened on 13 th December 2013

“ The submission does not relate to or have effect on trade competition”

I would expect to be advised of results, unlike my other submission that appears to have disappeared into a deep hole, somewhere over the rainbow.

I don't believe council should be funding commercial activities and getting their core business in order. If the \$200 tax goes ahead this should not be used for promotion of Coromandel as this is not a core activity of council and is helping to promote one section of the commercial operators.....not all operators evenly.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties?

No, I do not agree. Bed and Breakfast operators with four or more rooms for hire should not be reclassified as commercial properties.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone 0274965890

Email

Email theknifeman12gmail.com

Hearing requirements:

I would like at some stage to speak at length on my thoughts as writing them down is a challenge to someone with a head injury.

I don't want to waste my time with a 10 minute slot for all the fatigue this submission has caused me.

I will be away at Gallipoli (representing New Zealand at 100 year celebrations) for most of April and returning to NZ during week of 11th May.

I will not have my cell phone operational on my NZ number while in turkey... costs around \$8.00/min.

Please select the option that best describes you. None of these options describe me

Make Submission

Consultee	Mr Robert Voulk (59647)
Email Address	barbara.voulk@gmail.com
Address	141 Bleakhouse Rd Howick Auckland 0000
Event Name	Draft Revenue and Financing Policy
Submission by	Mr Robert Voulk
Submission ID	RFIN_49
Response Date	9/04/15 7:32 AM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding?	Yes, I agree that stormwater should be funded district-wide.
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We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers?	No, I do not agree that short term accommodation providers should be charged an annual fixed rate.
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Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

Whangamata has a shortage of accommodation during holiday periods and special events such as Beach Hop. This targeted rate discourages short term accommodation and sends the wrong message. It is also divisive among residential ratepayers and will require policing by Council officers with potential conflicts.

A better result would be achieved by granting rates remissions to motels to give them the equity they seek and either impose a new annual fixed charge for economic development expenditure on all properties on the basis everyone benefits from economic development expenditure or simply increase the total rates take to allow for an economic development expenditure budget.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

Make Submission

Consultee	Mrs Judy Seay (59699)
Email Address	judy@seayearthmovers.co.nz
Address	41 Heathcote Street Taupo 3330
Event Name	Draft Revenue and Financing Policy
Submission by	Mrs Judy Seay
Submission ID	RFIN_50
Response Date	9/04/15 11:35 AM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

I write to register my objection to the proposed levy of \$200 plus GST per year for holiday homes offering short term accommodation. We offer accommodation and amenities suited to families who wish to visit the Thames/Coromandel area. Our property is not widely available and is predominantly available to our family. When our property is available we do our best to promote the region, local tourism and business operators. The rentals we receive are usually through peak times and would not put local moteliors or camp ground operators at risk of losing customers, rather help at times of the year when these facilities are full. Any rental income is used to maintain our property and therefore we believe that any levy would be unfair, therefore I strongly disagree with this proposal.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

Make Submission

Consultee	Mrs Cynthia O'Neill (59713)
Email Address	cynsteve98@gmail.com
Address	18 Tudor Park Drive Whitford Auckland 2571
Event Name	Draft Revenue and Financing Policy
Submission by	Mrs Cynthia O'Neill
Submission ID	RFIN_51
Response Date	9/04/15 1:19 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

People with holiday homes generally use them infrequently so they are already subsidising permanent residents by paying equivalent rates but not placing the same burden on infrastructure or visitor facilities. Even rented holiday homes do not place the equivalent burden on infrastructure as despite being available for rent 365 days a year they are generally only rented for a few weeks over Christmas, a few weekends and almost nothing over winter. Also those who rent in Matarangi generally base themselves in Matarangi and use the house and the beach as permanent residents would. Very few would use visitor facilities or attractions as most of these are too far away from Matarangi. We have been renting our property but have decided to stop as we are tired of renters not looking after our property. This makes our view a relatively unbiased one. Also, based on your proposed argument a credit should be given to owners of holiday homes who do not rent their properties and they provide minimal impact on infrastructure and visitor facilities.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

Make Submission

Consultee	Mr Scott Parker (59834)
Email Address	sbiparker@hotmail.com
Address	1219 Hikuai Settlement Road Pauanui 3579
Event Name	Draft Revenue and Financing Policy
Submission by	Mr Scott Parker
Submission ID	RFIN_52
Response Date	9/04/15 2:30 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

A couple of reasons. Holiday makers have a choice to rent different types of accommodation depending on their specific requirements during a visit to a region. People who market their homes via Book a Bach are catering to a specific audience who are aware of the type of facilities they will have access to.

Home owners who choose to rent out their places to other people have to pay other costs such as property management, cleaning, maintenance, marketing for Holiday Home websites.

Also, I personally have marketed my home via Book a Bach in the past but have recently taken it off-line. This is because I will be using it more myself and wish to make some renovations. It is not clear to me how you would choose to identify a property as available to rent, how you would track it's availability (or not) over the course of a year and what your source of information would be.

For this proposal to be accepted, I would need to know a lot more about your process for identifying and classifying this type of property.

Also, people who have holiday homes are unlikely to be present in them 100% of the time, yet are still expected to pay 100% of the annual rates.

Due to it's nature, the Coromandel is a place which needs to appeal to second home owners to contribute to the local economy, however, it appears people wishing to have a home there are being penalised from a rates perspective. This additional \$200 is an example of that and from what I have read, there is nothing that explains to me the reasons for the charge and provides a compelling enough argument for this charge to go ahead.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

Make Submission

Consultee	Mrs Paulette Hoyland (58217)
Email Address	hoylands@clear.net.nz
Address	18 Tironui Place Whitianga 3510
Event Name	Draft Revenue and Financing Policy
Submission by	Mrs Paulette Hoyland
Submission ID	RFIN_53
Response Date	9/04/15 2:37 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

We on occasion rent our place once or twice a year for a short period i.e. one week to offset our rates costs. We feel such a charge for the minimal time we rent to be ludicrous and would deter us offering this.

I am concerned that Council is looking to penalise the particular area due to an issue they have with moteliers.

Would it not be better to reduce the motelier contribution. How would this be monitored it would seem the cost to monitor would out weigh the expenditure received.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

Make Submission

Consultee	Miss Tracey Bell (59856)
Email Address	tracey@mercurial.co.nz
Address	211 Buffalo Beach Road Whitianga 3542
Event Name	Draft Revenue and Financing Policy
Submission by	Miss Tracey Bell
Submission ID	RFIN_55
Response Date	9/04/15 3:18 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Yes, I agree that stormwater should be funded district-wide.

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Please tell us why

Stormwater, sewerage and fresh water are commodities necessary to all of our community and visitors. They are a common good and as such the burden of them is whole of community responsibility.

Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Yes, I agree that public toilets should be funded locally.

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Please tell us why

Stormwater, sewerage and fresh water are commodities necessary to all of our community and visitors. They are a common good and as such the burden of them is whole of community responsibility.

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? No, I do not agree. Cemeteries should remain funded through a district-wide rate.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Please tell us why

Facilities such as the i-site provide a much needed service for our visitors/customers. They add value for our customers by making doing business with us "easy".

Enhancing our customer's experience and facilitating their enjoyment of our region should be a primary goal our district as a whole. Having the i-sites available broadly across our district contributes to that positive customer experience, and therefore should remain open and district funded.

The Council provides district grants to community organisations to achieve a greater spread of benefits across the District.

We are proposing that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC). This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)? No, I do not agree. The grants and remissions activity should remain funded by the general rate.

We propose that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC, as all ratepayers benefit from this activity to the same degree.

This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC? No, I do not agree. The District Plan activity should remain being funded by a mix of uniform annual general change (UAGC).

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers?

No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

I am disappointed at the lack of explanation for the validity of such a charge - i.e. what the justification would be.

Happily raising funds is not a validation in itself. In our experience, short term accommodation guests are utilising facilities paid for by standard rates when the rate payer is not in residence, placing no greater burden on those facilities than if the rate payer was in residence. It is not therefore fair or reasonable to levy a charge when there is no discernable increase in service demand or burden to the community.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties?

Yes, I agree that Bed and Breakfast operators with four or more rooms for hire should be reclassified as commercial properties.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

Make Submission

Consultee	Mrs Judith Hills (59860)
Email Address	janddhills@xtra.co.nz
Address	18 Moyrus Crescent Dannemora Manukau 2016
Event Name	Draft Revenue and Financing Policy
Submission by	Mrs Judith Hills
Submission ID	RFIN_56
Response Date	9/04/15 3:59 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

Just because a property is listed on Book a Bach doesn't mean it is rented out on a regular basis and it is unfair to classify all properties on Book a Bach as being in the same category as say a 'commercial' bed and breakfast or motel - ours is a private bach rented on rare occasion despite being advertised on Book a Bach! As it is we do not get much benefit from the rates we pay to TCDC as we are not permanent residents of Pauanui so increasing our rates bill seems grossly unfair!

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

Make Submission

Consultee	Joycelyn Ollington (59950)
Address	3 Alpine Grove Upper Vogeltown New Plymouth 4310
Event Name	Draft Revenue and Financing Policy
Submission by	Joycelyn Ollington
Submission ID	RFIN_57
Response Date	26/03/15 11:44 AM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Letter
Version	0.6

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

While there are several levels of rental properties available in Whangamata our bach is considered to be a basic kiwi bach and a full section. Back yard cricket is one of the favourite activities but if played within the confinements of a motel complex would surely become a health and safety issue. When I stay at a motel I desire peace and quiet not noise and laughter from children at play or numbers of people.

During the Beach Hop patrons at night prefer to have their beautiful cars safe and secure with access limited. I provide a garage on a secure section for this.

Kiwi families who rent our kiwi bach also contribute by donation to the Whangamata community programmes e.g. Surf Life Saving which suits them and their family. If I pass on the new proposal than they may decide to holiday elsewhere. The targeted rate of \$200.00 per residential properties is a fiasco as is the present long term plan. Please don't forget the Waikato Environmental Plan. We have been paying this extra rate for years. Some of this goes to clean up Lake Taupo when there is plenty to do to improve Whangamata as a holiday resort.

Roads and Footpaths

Further comments on the Roads and Footpaths activity.

We still have no kerbs, paths or driveways. Our street lighting is a disaster with one light at each end of Tui Road and one in the middle for over 100 houses.

My husband and I secured our property at 225 Tui Road Whangamata in 1976 and have paid our rates for the following 39 years. During this period little improvement has been made in Tui Road which leads to another health and safety issue.

It is quite evident this is just another cost for the ratepayers of Whangamata with no evidence for improvements for the residents.

Rates/Debt

Further comments on Rates/Debt.

I pay less rates in New Plymouth but get more value for my money.

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3772879.pdf>

From: John Suisted (Winstone Aggregates) [John.Suisted@winstoneaggregates.co.nz]
Sent: Friday, March 27, 2015 4:32:23 PM
To: TCDC General Mail Address
Subject: Re Letter advising of proposed New Rate -Response from 205A Ocean Rd Whangamata

Dear Sir,

In response to your letter dated 11 March, I would like to make the following comments in response to the proposal to add \$200 to the rates of holiday home owners who rent their properties out:

As the owner of a holiday home in Whangamata, these comments are based on the Whangamata community.

- Whangamata is obviously a holiday town. I would estimate that >50% of the homes in Whangamata are holiday homes, owned by people outside of the town, and not permanently occupied.
- These holiday house owners are all paying rates for their properties at the same level as the permanent residents. However these houses are only occupied for small percentage (10-50%) of the year, and so are only using 10-50% of their share of the services provided by TCDC (Water, sewerage, rubbish collection & recycling, library, road wear etc) compared to the permanent residents. So the holiday home owners are effectively already subsidising the permanent residents by paying for an equal share of these services, even though they are not using them. Rates should be levied on a 'user pays' basis, so the component of holiday home owners rates that is not used due to lack of occupancy could be channelled towards the Economic Development Activity if this is needed.
- As there is no major industry in the region apart from tourism, the majority of permanent residents in the town would be either retired people, or those employed servicing the needs of the community, which includes the holiday population. I understand that the permanent residents number approx. 5000, and this grows to over 70,000 during the peak holiday periods.
- There are fewer than 10 motels in Whangamata, which could collectively cater for much less than 1000 guests. The vast majority the visitors to the town are hosted by renting holiday homes, and some by camping grounds. The functioning of the community as a holiday town, and the employment of a large number of the permanent employees in the tourist service industry, is very dependent on holiday home owners renting their properties to provide accommodation for the visitors.
- I believe it is very short sighted of the TCDC to not give credence to this service to the community by holiday home owners, and proposing that they pay a \$200 higher rate than the permanent residents. If all the holiday home owners choose to respond by not making their properties available for rental, there would be a significant number of local permanent residents who be adversely affected, some would go out of business and others could no longer afford to stay in the town.
- Your letter states that "*the new rate is so that short term accommodation providers make a contribution towards the costs of economic development because they benefit from the visitors this activity attracts.*" This argument is flawed in that:
 - Short term accommodation providers are already making the same contribution via their rates to economic development as permanent residents (possibly greater – refer second bullet point above)
 - Whangamata already has sufficient of its own natural resources to attraction holiday visitors to the town, with accommodation at a premium during holiday periods and for major events. It is very questionable if the development of

“walkways and cycleways” will bring any benefit to short term accommodation providers. The greater benefit will be to the permanent residents engaged in the tourist industry, so this is the group (if any) that should be targeted for funding.

- The permanent residents are actually the minority group in the town, and council as the elected representatives of the community need to be basing their decisions on what is best for the majority of the community, and not just the group of permanent residents from whom they are selected.

Yours sincerely,

John Suisted
Suisted Investments Ltd
27 Bryce St Cambridge.

Make Submission

Consultee	R Onemana (59992)
Address	Address not provided Address not provided Address not provided
Event Name	Draft Revenue and Financing Policy
Submission by	R Onemana
Submission ID	RFIN_59
Response Date	2/04/15 2:49 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

We would like to suggest that perhaps TCDC have not put a lot of thought into the above idea.

We have a small one bedroom flat that we rent short term to substitute the cost of our rates (no more!)

We feel that if it wasn't for "short term rentals" around Coromandel not so many people would be attracted to this area for festivals and attractions that the Coromandel provides i.e. Beach Hop, Brits at the Beach etc. as the "commercial accommodation" would not be able to cope with the influx of visitors for these events!!.

We think TCDC should take this into serious consideration so the visitors who wish to come to the Coromandel can all be accommodated!! It must certainly be a bonus for all businesses in this area also!

Please don't shut these visitors out at our expense.

1498

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3782337.pdf>

From: unfoldingcreativity@gmail.com on behalf of Kadira
Sent: Thursday, April 02, 2015 10:49:07 AM
To: TCDC General Mail Address
Subject: Proposed \$200 holiday home tax

Hi,

I recently was advised of the proposal to charge home owners of rental batches a \$200 a year fee. While that might be alright for some owners, people like myself are going to experience hardship from such an action.

The reason we rent out our batch is to cover the cost of rates we are already paying - both rates for the TDC and the Waikato Rates we have to also pay. Our rental barely covers the cost of up keep and the rates and certainly is not stretching to a profit.

If we didnt have all these rates to pay, we probably wouldnt have to rent our place out. I live in Australia and my batch is my little piece of Kiwi land that keeps me sane. Please reconsider this unfair extra tax. Perhaps it should be motels that are taxed at a higher rate.

Thank you for your consideration

Kadira Jennings

Owner - 6 Woods Rd South , Waitete Bay

--

Have you shared your Creative Genius with the world today?

Kadira Jennings
Ph: 61243112966
Mb: 0414438121
[em: kadira@unfoldingcreativity.com](mailto:kadira@unfoldingcreativity.com)
Web: <http://kadirajennings.com>
Classes: <http://artclassescentralcoast.com>
Blog: <http://unfoldingcreativity.com>
Facebook: <http://on.fb.me/i4KTYQ>
Instagram: @kadiraj
Twitter: <http://twitter.com/KadiraJennings>
LinkedIn: <http://au.linkedin.com/in/unfoldingcreativity>

From: David Innes [dbinnes@yahoo.co.nz]
Sent: Thursday, April 02, 2015 11:47:02 AM
To: TCDC General Mail Address
Subject: CONSULTATION ON LONG TERM PLAN

PROPOSAL FOR TARGETED RATE ON RESIDENTIAL PROPERTIES
PROVIDING SHORT TERM ACCOMODATION

I wish to record that I oppose the proposal on the following grounds:---

1. The collection costs of the rate will be high relative to the modest \$250,000 per annum expected to be collected.
2. The Councils Economic Development activity , such as promoting Coromandel Great Walks, Hauraki Rail Trail and funding Destination Coromandel and the I sites have no influence at all on our occupancy rates , and we already contribute to these activities by paying General Rates.

David and Anne Innes,
112 Rangihau Rd.,
R. D. 1
WHITIANGA

65 Totara Valley Road
Thames RD1

Thames Coromandel District Council
515 Mackay St
Private Bag
Thames 3540

NEW RATE

Thank you for your letter of 11th March 2015

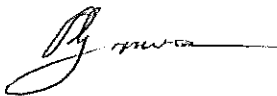
We wish to comment as follows: -

- 1 We have bought the premises at 65 Totara Valley Rd Thames.
- 2 Until our purchase the previous owners used the premises as a Bed and Breakfast on a part time basis i.e. they sometimes accepted bookings but other times did not as they were busy with other activities and personal travel, it was not simply a seasonal accommodation, rather a little extra income when they were home.
- 3 The premises has two bedrooms that were let as B&B accommodation but the arrangement of the rooms is such that it is most suitable and convenient for a single family to stay for a night or several.
- 4 We do not live there on a permanent basis, being occupied with study and work outside Thames
- 5 We will not be used as a bed and breakfast for the forthcoming year.
- 6 Probably about a year off we anticipate regular occupation of the property as residents.
- 7 When regular residing on the premises we could occasionally consider using rooms for B&B guests.
- 8 It is hardly likely that it will be an income stream - rather an occasional hire age, maybe more like a flat for rent for a day or two.
- 9 An additional council charge would probably make renting untenable for short term rental.
- 10 I am also unaware of such a charge elsewhere at similar holiday and tourist locations. It would be foolish to provide a charge that would discourage tourism (due to lack of suitable accommodation - see 12 below).
- 11 It has been suggested that B&B accommodation competes against Batches, Motels and Hotels. This is surely not the case as motels are a commercial business and most (but probably not all B&Bs) are just an extension of a family home, or part thereof.
- 12 Also my own experience is that different clientele use the different types of accommodation.

- a Generally families and others who use batches don't use motels because motels would not provide similar usable facilities (a families "play" items) for the duration of the stay, items could not be easily stored on site and finally folk probably couldn't afford or were not willing to pay the daily motel rate for a week.
 - b Equally common is the second reason that people use batches - the best option of Holiday Parks are usually booked out at the time when families or groups of people are looking for holiday park accommodation - at least that has always been my experience.
 - c B&Bs are popular with particularly European travellers who's money goes a lot further and they are interested in getting more individual contact with "locals" i.e. they are looking for a different type of accommodation and from it seems from the contacts I have had with Europeans, they would even go to another tourist attraction elsewhere rather than use other types of accommodation.
 - d B&Bs are usually more expensive than motels and I personally stay in a motel unless there is not one available or it is full.
- 12 Ever think of doing a survey of tourist accommodation preference? I suspect it has been done by some tourist accommodation organisation or perhaps even on line booking sites.
- 13 If you must charge B&Bs we suggest two considerations
- a that you distinguish between commercial B&B ventures and occasional rentals, providing the development charge on commercial premises only
 - b instead of charging a flat rate to everyone, you provide a cut off based on an income before your development charge kicks in. Perhaps the equivalent of more than a month's rental per year could be a reasonable cut off point.

Many thanks

Regards



Phil Grieve



11 March 2015

P G Grieve and Y J Thurlby
65 Totara Valley Road
RD 1
Thames 3578

Dear Sir/Madam

New rate - 65 Totara Valley Road Thames

We are writing to you because we are consulting on proposals to our Long Term Plan 2015-2025. One of these proposals could directly affect your property.

In order to help fund the costs of our Economic Development Activity, we are proposing a new targeted rate of \$200 per year applying to residential properties providing short-term accommodation. "Short-term accommodation" is defined as residential properties that are available for rental to visitors, except where these are already paying commercial rates.

This rate will apply to all properties providing short-term accommodation including:

- properties marketed privately,
- properties marketed through letting groups such as Book-a-Bach, Bachcare or Real Estate agents, and
- Bed and Breakfast operators offering less than four bedrooms per residence.

It is proposed that Bed and Breakfast operators offering four or more bedrooms will be classified as a commercial property so commercial rates, which include an economic development component, will apply to these properties.

We also signalled in our 2014/2015 Annual Plan that we would be reviewing the funding structure of our Economic Development Activity for those in the short-term accommodation sector. This review was prompted by a concern that there was an inequity between moteliers, who are subject to commercial rates, and others in this sector.

Our Council's Economic Development Activity has many elements that support the tourism sector. Economic development includes contributions to the Coromandel Great Walks project and the Hauraki Rail Trail, funding Destination Coromandel and i-SITES and funding for major events. The new rate is so that short-term accommodation providers make a contribution towards the costs of economic development because they benefit from the visitors this activity attracts.

Please note that this is just a proposal and submissions will help us make an informed decision.

If you would like more information about this proposal or other proposals in the Long Term Plan, go to www.tcdc.govt.nz/ltp and look at the consultation document or call us for a copy at (07) 868 0200.

If you wish to make a submission about this proposal, or any of the other proposals in the Long Term Plan 2015-2025, you may do so by:

- Completing the on-line submission form at www.tcdc.govt.nz/ltp
- Sending us an email to customer.services@tcdc.govt.nz
- Writing to us at Private Bag, Thames 3540
- Faxing us on (07) 868 9737

Consultation on the Long Term Plan is open until 4pm, Thursday 9 April 2015. There will be hearings on the Long Term Plan late April. If you wish to speak at a hearing, please make sure you include your contact details in your submission.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steve Baker', with a small dash at the end.

Steve Baker
Chief Financial Officer
Thames-Coromandel District Council

From: David M H [xrdave1@gmail.com]
Sent: Wednesday, April 08, 2015 12:37:11 PM
To: TCDC General Mail Address
Subject: Submission Long Term Plan 2015-25: \$200 levy for residential rentals

re: Plan to charge owners \$200 if their property is used for short term rentals

Dear TCDC

I wish to make a submission expressing opposition to this plan.
I am an owner at 27 Banks Street, Cooks Beach.

This is an unreasonable and unfair burden on property owners who chose to provide short term rentals. The imposition of this levy will discourage owners from having short term rentals, and a loss of short term rentals will have a negative economic impact on the region.

The majority off holiday homes are used only a few weeks a year by their owners. Short term rentals allow a much greater number of visitors to come to the region, and spend money at local businesses. WWithout these visitors, local businesses would suffer. It is reasonable then to argue that short term rentals provide a tremendous economic benefit to the region. Any action by the TCDC that discourages short term rentals, such as imposing an annual penalty levy, will be of long term detriment to the Coromandel region.

The typical visitor to a short term holiday rental home would not stay at a local motel or hotel if the holiday rental were not available. Motels tend to be fully booked at peak season, and do not offer enough space for a typical family; in addition their prices tend to be much higher. Visitors would chose to rent holiday homes in other resort areas, and would spend their holiday money in other parts of the country rather than stay in a motel.

Respectfully submitted

David Hough

M. Goldstine
38a Ronaki Rd
Mission Bay
Auckland, 1071



27th March 2015

Thames Coromandel District Council
Private Bag
Thames 3540

**Re: Consultation on the Long Term Plan 20154-2025
- Proposed targeted rate for " Short term accommodation "**

I wish to **strongly object** to any additional **proposed targeted rate of \$200 per year** above those already being levied because we **may** be lucky enough to get one or two weeks rental and a couple of weekends rental per annum.

Firstly being Auckland based we probably get to utilise our bach at 326 Mary Rd less than a total of **six weeks per annum**. We are paying current rates of \$2,518.20 per annum and yet we would be utilising the Whangamata and local district amenities that our rates contribute towards less than 12% of any given year. We are not full time residents and yet we pay rates as if we were. That is our choice to have a holiday property on the beautiful Coromandel and while we don't object to paying rates we do strongly object to being further penalised just because we may get a couple of weeks rental per annum if we are lucky. Our property would never be rented out for more than a few weeks per annum because most of the times when there is a high rental demand are the same times that we want to utilise the bach. I.e. At christmas, easter and other public holiday long weekends. The bach is not being rented out for 1, 2 or 6 months per year...

To be honest any rental we may get only goes part towards paying for the high level of rates and operating costs we already pay. By no means is there any profit from this rental. It is only a contribution towards running costs so we can afford to keep the property and enjoy the time we are able to be there.

Also you say this proposal is brought about by a concern there was an inequity between moteliers, who are subject to commercial rates, and others you see in the sector. I am sure **motels are operating at more than 12-15% occupancy**. They are **commercial entities** and rental accommodation is their **fulltime business 52 weeks of the year**.

In summary again I strongly disagree we should be penalised with an additional targeted rate for all these reasons -

1. We occupy the bach less than 12% of any given year and accordingly only utilise local district facilities for the same short period
2. Any income we may generate will only contribute towards high rate levels we are already levied
3. Motels are commercial businesses 52 weeks per year and I am imagine they have a significantly higher occupancy rate.

\$200 is a further burden we should not be targeted for. It is just another excuse for Council to legitimise extra charges to bach owners and I cannot see how in any way this will benefit moteliers or add to their bottom line. They are not going to enjoy any additional income from this. Council are the only winners here.

If you require any further clarification of my position I can be contacted by mobile 0275 595375 or email to mark@missionbaycafe.co.nz

Yours sincerely


Mark Goldstine

From: Sue & Brent [sbmealing@xtra.co.nz]

Sent: Wednesday, April 08, 2015 12:31:36 PM

To: TCDC General Mail Address

Subject: Long Term Plan Proposal-Submission regarding additional rates for short term rental

In reply to your letter dated 11th March 2015, regarding a proposed rate addition for residential properties available for short term accommodation, I offer the following comments.

When we bought the property 11 years ago, it was supported by four couples covering the outgoings, including my wife and myself, at that time both fully employed, and our three adult offspring and their partners. Since then, two of the couples have pulled out of the partnership due to financial hardship, leaving ourselves and one daughter and her husband, to carry on with keeping up payments. We are now pensioners.

The partnership was also now struggling with the outgoings and we were considering the unfortunate prospect of having to sell up. Other family members were occasionally renting out their bach through the Bookabach system and suggested we look at the scheme. We have been occasionally renting the place for approximately a year. The income being used to help cover the relatively high rates, mortgage repayments and incidental maintenance costs.

We are not in any way making a "profit", or adding to personal income, as is the case with campgrounds or motel operators, which are of course income earning businesses. In our particular case at Cooks Beach, there are no motels where we could be considered to "stealing customers".

We therefore consider it unfair to be lumbered with any addition to the high rates required for a non- primary residence. In most cases the number of people occupying the bach are a couple or small family of about four. As for any effect on permanent residences, currently there is only one couple living near us, within five or six properties either side, on both sides of the road.

Brent Mealing
68 Riverview Road
Cooks Beach

From: Nina Hammond [nina.hammond07@gmail.com]
Sent: Monday, April 06, 2015 1:23:07 PM
To: TCDC General Mail Address
Subject: EDA \$200 + GST New proposed rate

WOW!! THERE IS ALWAYS SOMETHING!

I PUT MY NECK OUT TO GET A MORTGAGE TO BUY A PROPERTY FOR MORE SECURITY IN MY LATER LIFE, THEN RENT IT TO HELP PAY EXPENSES, AND I FEEL LIKE I AM BEING PENALIZED.

IT ALWAYS SEEMS THERE IS SOMEONE WITH THEIR HAND OUT (ESPECIALLY A GOVERNMENT DEPARTMENT) \$200 + GST PLEASE.

I DON'T FEEL I WOULD BE GETTING ANY VALUE FOR THE \$200. I AM ACTUALLY PROVIDING A SERVICE FOR VISITORS TO THE PENINSULAR AS THERE ARE NO MOTELS IN THIS AREA AND NOT NOT MANY CAMPS. THAT'S WHY I DON'T UNDERSTAND WHY THE MOTEL OWNERS ARE GETTING UPSET ABOUT US RENTING OUR HOMES, THEY COULDN'T COPE WITH THE AMOUNT OF PEOPLE THAT WANT TO RENT OVER THE BUSY TIME. ALSO ALL THE BUSINESSES IN THE AREA WOULD BE BENEFITING FROM THE EDA, SO DO THEY PAY EXTRA? I ALSO FEEL I PAY ENOUGH RATES TO COVER THIS SORT OF THING.

IT'S ALSO A REALLY AFFORDABLE WAY FOR KIWI FAMILIES TO HAVE A HOLIDAY, ESPECIALLY NOW THAT A LOT OF CAMPS HAVE BEEN CUT UP AND SOLD. IT WOULD BE A SHAME IF A LOT OF BACH OWNERS STOPPED RENTING THEIR HOLIDAY HOMES.

I FEEL THIS IS JOB CREATION, I AM SO TIRED OF FEELING CONSTANTLY BEING SHAFTED WHEN YOU WANT TO TRY TO GET AHEAD ON YOUR OWN MERITS WITHOUT GETTING GOVERNMENT HANDOUTS.

I REALLY DON'T FEEL THIS CHARGE IS JUSTIFIED.

THANK YOU

NINA HAMMOND
KUAOTUNU

Make Submission

Consultee	Max Snowball (60132)
Email Address	m.snowball@xtra.co.nz
Address	PO Box 33859 Takapuna 0740
Event Name	Draft Revenue and Financing Policy
Submission by	Max Snowball
Submission ID	RFIN_67
Response Date	5/04/15 3:50 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? No, I do not agree. Stormwater should remain a locally funded activity.

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Please tell us why

Essential Council services - Stormwater, Public Toilets, Cemeteries, Information Centres, Grants and Remissions - should be funded by District not locally. Benefit is District wide.

Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? No, I do not agree. Public toilets should remain funded through a district-wide rate.

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Please tell us why

Essential Council services - Stormwater, Public Toilets, Cemeteries, Information Centres, Grants and Remissions - should be funded by District not locally. Benefit is District wide.

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? No, I do not agree. Cemeteries should remain funded through a district-wide rate.

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded? Please tell us why

Essential Council services - Stormwater, Public Toilets, Cemeteries, Information Centres, Grants and Remissions - should be funded by District not locally. Benefit is District wide.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Please tell us why

Essential Council services - Stormwater, Public Toilets, Cemeteries, Information Centres, Grants and Remissions - should be funded by District not locally. Benefit is District wide.

The Council provides district grants to community organisations to achieve a greater spread of benefits across the District.

We are proposing that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC). This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)? No, I do not agree. The grants and remissions activity should remain funded by the general rate.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)? Please tell us why

Essential Council services - Stormwater, Public Toilets, Cemeteries, Information Centres, Grants and Remissions - should be funded by District not locally. Benefit is District wide.

We propose that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC, as all ratepayers benefit from this activity to the same degree.

This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC?

Yes, I agree that the District Plan activity should change from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers?

No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

Bed and Breakfast operators, without these owners the holiday visitor would not be able to stay on Coromandel and in many instances this group is only covering some costs and not making a profit. So singling them out for more cost is counterproductive to the wishes of Council for Economic Development. Council should encourage activity as healthy business in the area.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties?

No, I do not agree. Bed and Breakfast operators with four or more rooms for hire should not be reclassified as commercial properties.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784506.pdf>

From: Peter B [peter_biland@hotmail.com]
Sent: Wednesday, April 08, 2015 10:51:02 AM
To: TCDC General Mail Address
Subject: Long Term Plan 2015 - 2025

SUBMISSION Holiday Homes and B & B.

“Proposal relating to short-stay accommodation providers- a targeted rate of \$200 + GST per annum”.

The draft available for study is significantly short on detail, particularly in relation to the number of days of rental before the targeted rate applies.

By default, if the property is rented for one(1) day, the charge will apply. **This is outrageous and is not acceptable.**

The concept of making this charge to contribute to economic development could be seen as reasonable, provided motel owners and large B&B make a similar contribution, is actually used for such.

However detail of its implementation is woefully inadequate.

- **On the basis of the information available, the proposal is not agreed and is rejected.**

The draft suggests that if the property is made available through some booking agent, the property will attract the rate.

But the draft continues with- *“This targeted rate will not apply to your property”*.

This seems to conflict with the intent.

- **On the basis of this inconsistency, the proposal is not agreed and is rejected.**

The draft also seems to suggest that the mere act of listing with some marketing agent will attract the rate.

If however no renters are attracted, there will be no use of existing economic facilities and therefor no rate should be applied.

- **On the basis of the information available, the proposal is not agreed and is rejected.**

The draft suggests that the rate will apply only if there is a listing through an agent such as Trade Me or Bookabach.

It is difficult to grasp how renters attracted by means other than an agent, will not be using economic facilities.

To meet Council’s proposal, should not they too contribute to economic facilities?

- **On the basis of the information given, the proposal is not agreed and is rejected.**

Thank you.
P. J. & M. A. Biland.

3 April 2015

Simon Wathen
27 Te Hono St
Tauranga

Steve Baker
Chief Financial Officer
Thames Coromandel District Council
Private Bag
Thames

Dear Sir/Madam

New Rate 304 Harbour View Road Whangamata

I wish to make a submission opposing the introduction of a new rate targeting Short-term accommodation providers.

I oppose this new rate because, as bach owners, we are already providing a huge contribution to the growth and prosperity of Whangamata solely by being prepared to allow tourists, visitors and holiday makers access to private property and homes.

Without the availability of homes such as ours, Whangamata would be unable to accommodate the large numbers of visitors for key events such as the Beach Hop and holiday seasons. There is not enough Motel beds and camping grounds in town.

We already contribute to the Economic Development Plan because our properties are attractive, valuable, well looked after and people are prepared to pay to use them.

There is also significant difference between Short-term accommodation being occasionally rented to cover costs such as rates, electricity and maintenance and moteliers who are running as a business.

I would like to speak on behalf of the Wathen Family Trust, at the hearing on the Long Term Plan in late April and enclose my contact details.

Yours Sincerely,

Simon Russell Wathen
07 544 5431
027 267 2167
simonwathen@hotmail.com

Make Submission

Consultee	Ms Leslie Preston (59509)
Email Address	leslie@bachcare.co.nz
Company / Organisation	Bachcare Ltd
Address	5 Akaroa St Parnell Auckland 1052
Event Name	Draft Revenue and Financing Policy
Submission by	Bachcare Ltd (Ms Leslie Preston)
Submission ID	RFIN_70
Response Date	9/04/15 3:45 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Email
Version	0.5

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

[Summary of submission]

Bachcare and its owners do not agree. We recommend Council do not proceed with this proposal and fund Economic Development through a small UAGC increase.

The Submitters believe the proposed \$200 bach tax has no validity and should not be endorsed.

We do commend TCDC on the Economic Development objectives in improving the prosperity of the region. However, there is no proven connection with the goals of the LTP or Economic Development and the proposed \$200 bach tax.

The proposed \$200 bach tax is not earmarked for any new or specific economic development, does not resolve any perceived issues of equity and nor can it be proven to lead to a quality accommodation sector.

1. Economic Development

1.1 The \$200 bach tax is not being used for any specific economic development activities to bring more visitors to the Coromandel, but merely as a way to decrease the UAGC to all ratepayers.

The LTP Consultation document provides no specific programmes as a result of the proposed bach tax. There will be no reduction in the economic development activities in the region if the proposed bach tax does not proceed. In fact, the only benefit of the proposed \$200 bach tax is an \$8.91 reduction to all ratepayers through the UAGC.

There is no valid rationale for rented holiday home owners to be subsidizing all 25,000+ ratepayers across the region, when in fact there is no new economic development to be funded by the proposed bach tax.

1.2 Holiday homes already fairly and fully contribute to initiatives that benefit rented holiday home owners

Council has indicated that holiday home owners who rent their homes do not contribute to the economic development initiatives in the region. This is not true at all.

It is our understanding that the Economic Development budget is funded approximately 55% by the UAGC and 45% by the Commercial segment. Of the 55% funded through the UAGC, 55% of this base is actually out of town holiday home owners. Holiday home owners who infrequently use their holiday homes, whether they rent the home or not, actually pay for 30% of the entire Economic Development budget. Yet, this budget funds initiatives across not just Destination Coromandel but also [other economic development fora]. It would appear if holiday homes are funding at least 30% of the current Economic Development budget, holiday homes are paying more than their fair share of relevant economic development.

2. Equity

Council has indicated that there is inequity between what motel operators pay in rates relative to what holiday homes owners pay in rates. This is based on the “commercial accommodation sector” pointing this out to Council.

We have not seen any factual evidence by Council to prove this perceived inequity. Nor do we believe that addressing inequities in one segment of the ratepayer base through another segment of the ratepayer base is permissible or justified. Our analysis indicates moteliere are underpaying rates.

2.1 Council should not be involved in regulations purely to benefit one segment of the economy

It is our understanding that rates are generally based on property zoning, such as farming, business, residential, etc. At this stage, we are unsure as to the legality for a specific rate to be applied to specific activities within a specific zone.

Why should a residential house pay a different rate because it is occupied permanently vs. rented long term vs. used as a holiday home vs. used as a holiday home but rented occasionally? There is no justification or basis to charge a different rate based on type of activity. In fact, if rates were to be based on usage, then a permanent resident should pay higher rates followed by long-term rentals and then holiday home owners, whether used only by themselves or rented out.

We question why Council feels an obligation to engage in what is a business matter by suggesting regulation to favour one segment of the market versus another segment. We do not believe Council has any legal authority or mandate to “re-level” the playing field on behalf of one very small commercial sector in the economy.

2.2 Bachcare’s analysis indicates moteliere are underpaying on rates and holiday homes are overpaying rates

We also find the moteliere and Council’s arguments of inequity in rates to moteliere unjustified. Bachcare’s analysis of publicly available data categorically demonstrates that moteliere are not over-paying rates, and that indeed there is no real inequity in rates. In fact, moteliere are underpaying in rates. Bachcare reviewed the rates paid by 11 commercial accommodation providers in Pauanui, Tairua, Whangamata and Whitianga and compared this to the maximum persons allowed to sleep at each motel to come up with an average rate per guest allowed overnight. Bachcare then reviewed rates of 17 holiday home owners across Bachcare, Bookabach and TradeMe’s holidayhouses.co.nz

and compared this to the maximum persons allowed to sleep at the rented holiday home to come up with an average rate per guest allowed.

The Bachcare analysis indicates moteliere pay on average of \$226 per person allowed onsite to sleep vs. \$409 per person at a holiday home. Thus, holiday home owners are paying 80% more in rates on a per person basis. This overpayment would be far higher if true occupancy on a holiday house compared to a motel was taken into account. Holiday homes, regardless of their use, place significantly less year round burden on Council resources than a motel, yet are paying more in rates than a motel on a per person basis.

See Appendix 2 for the detailed analysis.

3. Quality accommodation sector

As mentioned above, we are unclear as to the “pricing incentives” and the “unfair competition” that Council is referring.

3.1 There is no evidence to suggest a \$200 bach tax will lead to a quality accommodation sector

It would appear that TCDC is implying that moteliere are not investing in the upgrade of their accommodation as they feel they pay too much in rates and are at a competitive disadvantage as a result. The Bachcare rates analysis clearly shows that motels are getting a favourable deal from Council in relation to the rates they pay. There is no issue with pricing incentives as being driven by Council rates and inequity against holiday home owners. In fact, the price disadvantage is clearly that of the holiday home owner who is burdened with very high rates and outgoing costs for minimal year round occupancy of the holiday home.

3.2 Market forces will drive quality in the accommodation sector

We are unsure why Council has an obligation to less than 50 motels that pay a very small portion of the overall rates bill of Council. In fact, over 55% of rates are paid by holiday home owners, and no discussion is being held by Council over the inequities in high rates considering the houses sit empty most of the year.

It is not Council's mandate or role to interfere in commercial matters. Motels losing market share has nothing to do with perceived unfair rates or lack of price equality. Companies lose market share when they no longer meet a market demand. Companies gain market share when they invest in their businesses and meet the demands of the market.

Council regulation by lowering of rates to motels or putting a \$200 bach tax on holiday homes will not alter the fundamental product a guest receives.

There are market forces in every industry. Holiday homes came into existence 10 – 15 years ago as an industry. Now, sharing services like AirBnB and online travel services like Expedia.com and Booking.com are changing the way international travellers visit. These are global forces that we cannot change. Businesses will only thrive against these new dynamics if their businesses continue to innovate, invest, and meet the market needs. The quality of the accommodation sector will not be affected by a \$200 bach tax.

[Submitter has submitted jointly and severally with Bachcare owners.]

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone 093071550

Email

Email leslie@bachcare.co.nz

Hearing requirements:

This submission is made on behalf of Bachcare and its holiday home owners listed in Attachment 1, jointly and severally.

Each party reserves the right to pursue its interests individually as well as jointly in regards to this LTP submission.

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3790367.pdf>, <http://docs.tcdc.govt.nz/store/default/3790368.pdf>,
<http://docs.tcdc.govt.nz/store/default/3790366.pdf>

**Bachcare Ltd submission on the TCDC Long Term Plan
in relation to the proposed \$200 bach tax
on behalf of Bachcare and its holiday home owners
9 March 2015**

TCDC proposal:

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers as a contribution towards economic development expenditure.

Bachcare and its owners do not agree. We recommend Council do not proceed with this proposal and fund Economic Development through a small UAGC increase.

This submission is made on behalf of Bachcare and its holiday home owners listed in Attachment 1, jointly and severally. Each party reserves the right to pursue its interests individually as well as jointly in regards to this LTP Submission.

Background

The Long Term Plan Consultation document for Thames-Coromandel District Council March 2015 opens with the view that the ten year plan is about initiatives that “all build on our natural and heritage assets to make Coromandel the area people will aspire to live in, work in and visit.”

This Consultation document further goes on to explain the role of Economic Development as approved in the 2014-2015 Annual Plan.

The “FutureCoromandel: Thames-Coromandel District Economic Development Action Plan 2014-2018” indicates

“The economic development plan is about unlocking the Coromandel’s unique economic strengths and opportunities to create real growth, real jobs and real wealth for all who call this wonderful place home.”

The Council Economic Development action plans are based on clusters of DestinationCoromandel, ExportCoromandel, InnovationCoromandel, BusinessCoromandel, TeamCoromandel and InfrastructureCoromandel. In proposing the \$200 bach tax to all rented holiday homes, Council have stated there are three reasons for the proposed holiday home rental bach tax:

1. Economic Development

“The Coromandel has a large economic development programme of which new walkways, cycleways, and events that attract visitors are a big part. All accommodation providers benefit from our investments, but a large part of the sector does not contribute toward this programme. For example, the Whangamata Beach Hop (24-29 March) is the biggest single event in NZ with around 120,000 people in Whangamata for Beach Hop week. Our Council funding supports this and other major events on the Coromandel.”

2. Equity

“For many years, the Coromandel's accommodation sector has pointed out to Council that although motel accommodation is charged full commercial rates and has to comply with fire and other regulations (which drive up their costs), a massive part of the accommodation sector which markets accommodation for profit is not paying these costs.”

3. Quality accommodation sector

“It is hard to increase the quality of the Coromandel's accommodation sector when the pricing incentives to do this are all unfavourable due to unequal competition.”

The Submitters believe the proposed \$200 bach tax has no validity and should not be endorsed.

We do commend TCDC on the Economic Development objectives in improving the prosperity of the region. However, there is no proven connection with the goals of the LTP or Economic Development and the proposed \$200 bach tax.

The proposed \$200 bach tax is not earmarked for any new or specific economic development, does not resolve any perceived issues of equity and nor can it be proven to lead to a quality accommodation sector.

1. Economic Development

1.1 The \$200 bach tax is not being used for any specific economic development activities to bring more visitors to the Coromandel, but merely as a way to decrease the UAGC to all ratepayers.

As indicated in the Economic Development Action Plan 2014-2018”, tourism related economic development initiatives form only a part of the overall economic development initiatives across DestinationCoromandel, ExportCoromandel, InnovationCoromandel, BusinessCoromandel, TeamCoromandel and InfrastructureCoromandel.

The LTP Consultation document provides no specific programmes as a result of the proposed bach tax. There will be no reduction in the economic development activities in the region if the proposed bach tax does not proceed. In fact, the only benefit of the proposed \$200 bach tax is an \$8.91 reduction to all ratepayers through the UAGC.

There is no valid rationale for rented holiday home owners to be subsidizing all 25,000+ ratepayers across the region, when in fact there is no new economic development to be funded by the proposed bach tax.

1.2 Holiday homes already fairly and fully contribute to initiatives that benefit rented holiday home owners

Council has indicated that holiday home owners who rent their homes do not contribute to the economic development initiatives in the region. This is not true at all.

It is our understanding that the Economic Development budget is funded approximately 55% by the UAGC and 45% by the Commercial segment. Of the 55% funded through the UAGC, 55% of this base is actually out of town holiday home owners. Holiday home owners who infrequently use their holiday homes, whether they rent the home or not, actually pay for 30% of the entire Economic Development budget. Yet, this budget funds initiatives across not just Destination Coromandel but also ExportCoromandel, InnovationCoromandel, BusinessCoromandel, TeamCoromandel and InfrastructureCoromandel.

It would appear if holiday homes are funding at least 30% of the current Economic Development budget, holiday homes are paying more than their fair share of relevant economic development.

TCDC has indicated that holiday home owners who rent their homes, are not fairly contributing to events such as Beach Hop, which brings in over 120,000 visitors.

If Beach Hop brings in 120,000 persons as per TCDC, the rented holiday home industry is only benefiting in a minor way. At a stretch, there are 500 holiday homes rented across the region for Beach Hop. If each home had 8 persons, that means rented holiday homes only account for 4,000 of the 120,000 visitors, or 3%. Yet, holiday home owners that rent fund 30% of the economic development budget already, with no need for further funding relative to the value received.

Economic Development Summary

Thus, the \$200 bach tax to fund economic development is nothing but a proposed subsidy by Rental Holiday Home Owners to all ratepayers through a reduction in the UGAC. There is no justification for Council to mandate that one small section of the ratepayer base subsidises all ratepayers for no new services provided by Council.

2. Equity

Council has indicated that there is inequity between what motel operators pay in rates relative to what holiday homes owners pay in rates. This is based on the “commercial accommodation sector” pointing this out to Council.

We have not seen any factual evidence by Council to prove this perceived inequity. Nor do we believe that addressing inequities in one segment of the ratepayer base through another segment of the ratepayer base is permissible or justified.

Our analysis indicates moteliers are underpaying rates.

2.1 Council should not be involved in regulations purely to benefit one segment of the economy

It is our understanding that rates are generally based on property zoning, such as farming, business, residential, etc. At this stage, we are unsure as to the legality for a specific rate to be applied to specific activities within a specific zone.

For example, Council does not say a Chemist should be charged higher rates than a Medical Practice because doctors fix people but chemists give out drugs. A judgement like that would be in accordance with the Council's own moral and social perceptions.

Likewise, why should a residential house pay a different rate because it is occupied permanently vs. rented long term vs. used as a holiday home vs. used as a holiday home but rented occasionally? There is no justification or basis to charge a different rate based on type of activity.

In fact, if rates were to be based on usage, then a permanent resident should pay higher rates followed by long-term rentals and then holiday home owners, whether used only by themselves or rented out.

We question why Council feels an obligation to engage in what is a business matter by suggesting regulation to favour one segment of the market versus another segment. We do not believe Council has any legal authority or mandate to "re-level" the playing field on behalf of one very small commercial sector in the economy.

Will Council start to regulate other segments of the market that feel they too have unfair competition?

2.2 Bachcare's analysis indicates moteliers are underpaying on rates and holiday homes are overpaying rates

We also find the moteliers and Council's arguments of inequity in rates to moteliers unjustified.

Bachcare's analysis of publicly available data categorically demonstrates that moteliers are not over-paying rates, and that indeed there is no real inequity in rates. In fact, moteliers are underpaying in rates.

Bachcare reviewed the rates paid by 11 commercial accommodation providers in Pauanui, Tairua, Whangamata and Whitianga and compared this to the maximum persons allowed to sleep at each motel to come up with an average rate per guest allowed overnight.

Bachcare then reviewed rates of 17 holiday home owners across Bachcare, Bookabach and TradeMe's holidayhouses.co.nz and compared this to the

maximum persons allowed to sleep at the rented holiday home to come up with an average rate per guest allowed.

The Bachcare analysis indicates moteliere pay on average of \$226 per person allowed onsite to sleep vs. \$409 per person at a holiday home.

Thus, holiday home owners are paying 80% more in rates on a per person basis. This overpayment would be far higher if true occupancy on a holiday house compared to a motel was taken into account. Holiday homes, regardless of their use, place significantly less year round burden on Council resources than a motel, yet are paying more in rates than a motel on a per person basis.

See Appendix 2 for the detailed analysis.

There is no justification on an equity basis for Council to be imposing the proposed \$200 bach tax, either from a factual base or a Council mandate perspective.

3. Quality accommodation sector

As mentioned above, we are unclear as to the “pricing incentives” and the “unfair competition” that Council is referring.

3.1 There is no evidence to suggest a \$200 bach tax will lead to a quality accommodation sector

It would appear that TCDC is implying that moteliere are not investing in the upgrade of their accommodation as they feel they pay too much in rates and are at a competitive disadvantage as a result.

The Bachcare rates analysis clearly shows that motels are getting a favourable deal from Council in relation to the rates they pay. There is no issue with pricing incentives as being driven by Council rates and inequity against holiday home owners. In fact, the price disadvantage is clearly that of the holiday home owner who is burdened with very high rates and outgoing costs for minimal year round occupancy of the holiday home.

3.2 Market forces will drive quality in the accommodation sector

We are unsure why Council has an obligation to less than 50 motels that pay a very small portion of the overall rates bill of Council. In fact, over 55% of rates are paid by holiday home owners, and no discussion is being held by Council over the inequities in high rates considering the houses sit empty most of the year.

It is not Council’s mandate or role to interfere in commercial matters. Motels losing market share has nothing to do with perceived unfair rates or lack of price equality. Companies lose market share when they no longer

meet a market demand. Companies gain market share when they invest in their businesses and meet the demands of the market.

Holiday homes are an important part of the visitor accommodation mix. With an ever-increasing family and group travel market, accommodation providers need to meet the desires of their customer segments. Council regulation by lowering of rates to motels or putting a \$200 bach tax on holiday homes will not alter the fundamental product a guest receives.

There are market forces in every industry. Holiday homes came into existence 10 – 15 years ago as an industry. Now, sharing services like AirBnB and online travel services like Expedia.com and Booking.com are changing the way international travellers visit. These are global forces that we can not change. Businesses will only thrive against these new dynamics if their businesses continue to innovate, invest, and meet the market needs.

The quality of the accommodation sector will not be affected by a \$200 bach tax.

In Summary

We commend Council for its focus on its goal that Coromandel will be New Zealand's most desirable place to live, work and visit. We commend Council on its wide range of economic development initiatives targeting those that live, work and visit the region. We suggest a balanced approach also be taken in relation to holiday home owners who already fund 55% of the rate base yet use a fraction of Council services compared to other ratepayers.

Holiday home owners who rent their houses would see the most benefit from increases in new visitors to the Coromandel. Holiday home owners already fund 30% of the economic development budget.

There will be no new economic development funded by the \$200 bach tax. In fact, the \$200 tax is merely a proposed redistribution and subsidy provided by holiday home owners to all ratepayers. There is no basis for holiday home owners to subsidise the region.

There is no factual basis for inequity in rates paid by moteliors relative to holiday homes. In fact, the inequity is that of the holiday home owners who over pay both in relation to permanent use of a home as well as the commercial accommodation sector.

We do not believe there is any legal or moral mandate to regulate one segment of the rate base on behalf of another segment. This in fact may be selective discrimination, which would not be sustainable nor appropriate. There is no proof or justification to indicate a \$200 bach tax would improve the quality of the accommodation sector.

We implore TCDC to embrace it's own objectives to make "the area people will aspire to live in, work in and visit" rather than an area known for acting

against the best interests of 55% of its rate base being its very valued holiday home owners.

For all of these reasons, on behalf of Bachcare and all the holiday home owners jointly and severally participating in this submission, we strongly urge Council to drop the proposed \$200 bach tax and fund its economic development budget through a very small increase of \$8.91 in it's UAGC

Attachment 1: List of Bachcare Holiday Home Owners joining this submission

Please note that the names provided below are existing Bachcare owners who have requested to join the Bachcare submission, both jointly and severally.

Each owner reserves the right to join with Bachcare, but also to be heard individually.

Holiday Home Owner Name	Email	Location of Holiday Home
Mark Bedford	mark@unichemmount.co.nz	Matarangi
Craig Fraser	craigfraser@xtra.co.nz	Pauanui
Brett Kelly	brett.kelly@downer.co.nz	Whitianga
Patrick Gonthier	patrick@villagerentals.co.nz	Whitianga
Elizabeth and John Evans	er.evans@auckland.ac.nz	Hahei
Christine Thomas and Shane Hussey	thomascj@vodafone.co.nz	Matarangi
Brendan Gray	drbmgray@gmail.com	Whitianga
Pam and Gary Broughton	broughtons@farmside.co.nz	Pauanui
Jarrod and Sarah Beaman	sbeaman@strategicreality.com	Wharekaho
Sue and Mike Waterhouse	onallfloors@xtra.co.nz	Tairua
Paul and Glenda Degedin	trufix@xtra.co.nz	Cooks Beach
Alan and Yvonne Hart	ayh@xtra.co.nz	Pauanui
Iain McDonald	iain@moston.co.nz	Tairua
Jane Miller	gedhulme@btinternet.com	Cooks Beach
Stephen and Lyndley Howe	kiwiangell@hotmail.com	Whangamata
Mark and Jocelyn Scott	markscotty1@gmail.com	Tairua
Rosemary Kirk	rock@wideband.net.au	Cooks Beach
Chris and Vince O'Loughlin	loch.ness@xtra.co.nz	Hahei
Liz and John Russell	lizr@johnpage.co.nz	Whangapoua
Genaya and Jason Macklow	sweetnlow@xtra.co.nz	Tairua
Laurie and Shirlene Holyoake	lholyoake@xtra.co.nz	Hahei
Kirsten and Peter Moore	moorek.p@xtra.co.nz	Tairua
James Mutch	jamest.mutch@xtra.co.nz	Whitianga
Brett Arhtur	brett@bcaconsulting.co.nz	Onemana
Everit and Sheryl Payne	esapayne@gmail.com	Hahei
Stephen and Christina Opie	saopie@xtra.co.nz	Pauanui

Jodie Kelly	jodeshunty@yahoo.co.uk	Cooks Beach
Scott Spence	scottkspence@hotmail.com	Cooks Beach
Kathy Jeans	jeans01@hotmail.com	Kuaotunu
Wilhelmina and George Tuheke	gwtuheke@farmside.co.nz	Whitianga
Brian Lawrence	brianlawrence1@xtra.co.nz	Pauanui
Helen and John Savage	louijean@xtra.co.nz	Whitianga
Penelope Mahar	penelopemahar@me.com	Simpsons Beach
Dawn Elley	dawnelley@slingshot.co.nz	Hahei
Jacque Lloyd	jacque.jamie@xtra.co.nz	Opito Bay
Kirsty and Steve Hood	steve.kirstyh@xtra.co.nz	Hahei
Kim Backler	tasty.bits@hotmail.com	Whitianga
Carl Burr	carl@burrmechanical.co.nz	Whitianga
Mary Bright	mbright@inet.net.au	Matarangi
Sandra Lea	sandra@lea-scot.freeserve.co.uk	Cooks Beach
Christine Myers	christinemyers333@hotmail.com	Whangamata
Matt Cammell	mcammell@gmail.com	Cooks Beach
Chris and David Warrick	warrix@xtra.co.nz	Paunau
Colleen Williams	fraemont@ihug.co.nz	Matarangi
David Hough	xrdave1@gmail.com	Cooks Beach
Katrina Glazebrook	xrdave2@gmail.com	Cooks Beach
Carol and Donald Davidson	davidco2012@gmail.com	Coromandel Town
Brian Childs	brianchilds64@gmail.com	Pauanui
Glenis Percy	glenisp@xtra.co.nz	Pauanui
Jonathan Poor	poorj@xtra.co.nz	Hahei
Michael and Marianne Bagnall	mariannebagnall@hotmail.com	Hahei
Lynette Torstonson	tortyville@xtra.co.nz	Cooks Beach
Bryan and Julie Ingram	ingrams@xtra.co.nz	Matarangi
Richard Hoskins	richard.hoskins@xtra.co.nz	Kuaotunu
Andrea and Phil Mckay	pmckay@xtra.co.nz	Matarangi
Lindsay Hill	lindsay.hill@xtra.co.nz	Whangamata
Don Wilson	don_wilson@xtra.co.nz	Cooks Beach
Allan and Lee Austen	allan@ascensionhomes.co.nz	Whitianga
Mabel Keiser	mabelkeiser@xtra.co.nz	Wharekaho
Jan Taylor	jan@vistapak.co.nz	Whangamata
Ken Crosson	ken@ccca.co.nz	Otama Beach

Sandy Philips	sandyphilips@xtra.co.nz	Whitianga
Richard Loughnan	richard@rpg.co.nz	Cooks Beach
Mark and Heather Holland	markandheather@xtra.co.nz	Whitianga
Linda Lay	freedomtraveller56@gmail.com	Hahei
Jim and Jenny Lucy	jennyglucy@gmail.com	Tairua
Paddy Rice	paddyrice@clear.net.nz	Cooks Beach
Kahn and Janelle Jowsey	kahn.jowsey@delegat.com	Matarangi
Angela and Robert Brooker	angela_brooker@hotmail.com	Whitianga
Peter Adams	pjandsmadams@xtra.co.nz	Waiheke
Darryl Prendergast	Darryl.Prendergast@gmail.com	Paunani
Angela Greenhalgh	angie.greenhalgh@xtra.co.nz	Whitianga
Jennifer Nickel	jenny.nickel@xtra.co.nz	Simpsons Beach
Ewen Skinner	eandlskinner@vodafone.co.nz	Hahei
Ron Ripley	rippers47@hotmail.com	Matarangi
Denise Gundry	denise.gundry@printing.com	Matarangi
Steve and Joanne Fredrison	stephen.fredricson@kuehne-nagel.com	Matarangi
Grant Clark	g.clark@kingscollege.school.nz	Pauanui
Gary and Maree Jamieson	gary@insplus.co.nz	Tairua
Peter Avison	p.avison@xtra.co.nz	Matarangi
Peter Anderson	peterjanderson1952@gmail.com	Hahei
Marian Taylor	mariansusantaylor@gmail.com	Tairua
Craig and Lynn Lawson	craigl@scoresportswear.co.nz	Matarangi
Brian Waters	bwaters@nz.westfield.com	Kuaotunu
Peter and Jan McAdam	mcadam@ihug.co.nz	Hahei
Annette Bassett	pinsapoa@yahoo.com	Kuaotunu
Margaret McLaren	otamadolphin@gmail.com	Otama Beach
Ivan and Kae Petch	paeroavets@xtra.co.nz	Whitianga
Cushla and Ray Jarvis	bruges@xtra.co.nz	Whangamata
Helen Johnson	helenruss2120@gmail.com	Whitianga
Colin and Jeanette Dovey	doveyfamily@xtra.co.nz	Opito Bay
Margaret and Greg Brownson	margs4u@hotmail.com	Opito Bay

Appendix 2: Bachcare Analysis of Rates paid by Moteliers vs. Holiday Homes

Both TCDC and moteliers claim that there is inequity in rates that moteliers pay. However, not factual proof has been provided. Bachcare has conducted such an analysis, which shows that moteliers are underpaying their rates based on a rate per person basis.

Bachcare conducted an analysis as follows:

Rates paid by motels

- Selected 11 motels in Pauanui, Tairua, Whangamata and Whitianga
- Looked up the annual rates paid to TCDC for the 2014/2015 year, as per the TCDC website
- Reviewed each motel website as well as other tourism websites where these motels were listed to understand number of units and number of persons per unit, thereby calculating maximum persons allowed per night
- Calculated the effective TCDC rate per person

Rates paid by motels

- Selected 17 holiday homes in Pauanui, Tairua, Whangamata and Whitianga listed on Bachcare, Book Bach and TradeMe's holidayhouses.co.nz.
- Looked up the annual rates paid to TCDC for the 2014/2015 year, as per the TCDC website
- Reviewed each listing on their respective website for maximum persons allowed
- Calculated the effective TCDC rate per person

Motels pay on average \$226 per person while holiday homes pay on average \$409 per person.

See details below:

TCDC Rates paid by Motels

<u>Location</u>	<u>Commercial Accommodation Provider</u>	<u>Rates</u>	<u># Units</u>	<u>Sleeps Max</u>	<u>ate per person</u>	<u>UAGC Increments</u>	<u>UAGC Charges</u>
Pauanui	Pauanui Pines Motor Lodge	\$ 14,225.58	18	54	\$ 263.44	1	\$ 338.14
Tairua	Blue Water Motel	\$ 7,924.76	7	25	\$ 316.99	1	\$ 338.14
Tairua	Tairua Shores	\$ 6,819.10	9	34	\$ 200.56	1	\$ 338.14
Whangamata	Breakers Motel	\$ 16,983.92	22	68	\$ 249.76	2	\$ 676.28
Whangamata	South Pacific Motel and Conference Centre	\$ 8,807.42	12	28	\$ 314.55	1	\$ 338.14
Whangamata	Blake Court Motel	\$ 8,081.53	11	38	\$ 212.67	1	\$ 338.14
Whitianga	Aotearoa Lodge	\$ 4,236.59	12	44	\$ 96.29	1	\$ 338.14
Whitianga	Albert Number 6	\$ 10,034.64	16	36	\$ 278.74	1	\$ 338.14
Whitianga	Beachfront Resort	\$ 6,515.52	8	32	\$ 203.61	1	\$ 338.14
Whitianga	Mana-Nui	\$ 3,489.18	12	36	\$ 96.92	0	\$
Whitianga	Oceanside Motel	\$ 8,190.00	9	26	\$ 315.00	1	\$ 338.14
		\$ 95,308.24	136	421	\$ 226.39		1531

TCDC Rates paid by Rented Holiday Homes

<u>Location</u>	<u>Commercial Accommodation Provider</u>	<u>Rates</u>	<u>Sleeps Max</u>	<u>Rate per person</u>	<u>UAGC Increments</u>	<u>UAGC Charges</u>
Pauanui	16 Dunlop Drive	\$ 3,511.65	10	\$ 351.17	2	\$ 676.28
Pauanui	3 The Dunes	\$ 2,490.58	8	\$ 311.32	1	\$ 338.14
Pauanui	54A Pauanui Beach Road	\$ 2,182.81	4	\$ 545.70	1	\$ 338.14
Pauanui	53A Pauanui Beach Road	\$ 2,195.32	6	\$ 365.89	1	\$ 338.14
Tairua	66A Ocean Beach Road	\$ 2,414.02	5	\$ 482.80	1	\$ 338.14
Tairua	33 Tairua Terrace	\$ 3,009.34	8	\$ 376.17	1	\$ 338.14
Tairua	179 Paku Drive	\$ 2,673.41	4	\$ 668.35	1	\$ 338.14
Tairua	13 Manaia Road	\$ 3,440.65	6	\$ 573.44	1	\$ 338.14
Whangamata	125B Bruce Wallace Place	\$ 2,326.15	5	\$ 465.23	1	\$ 338.14
Whangamata	300A Rangī Avenue	\$ 2,747.68	8	\$ 343.46	1	\$ 338.14
Whangamata	805B Port Road	\$ 2,584.54	7	\$ 369.22	1	\$ 338.14
Whangamata	Beverley Terrae	\$ 3,128.48	7	\$ 446.93	1	\$ 338.14
Whangamata	106A Tui Road	\$ 2,358.88	6	\$ 393.15	1	\$ 338.14
Whitainga	12 Pipi Dune	\$ 2,420.25	6	\$ 403.38	1	\$ 338.14
Whitainga	8 Hei Esplanade	\$ 3,152.09	7	\$ 450.30	1	\$ 338.14
Whitianga	29 Springbok Ave	\$ 2,405.98	6	\$ 401.00	1	\$ 338.14
Whitianga	18 Wells Place	\$ 2,398.69	8	\$ 299.84	1	\$ 338.14
		\$ 45,440.52	111	\$ 409.37		

Make Submission

Consultee	Grant Price (59968)
Email Address	grant@johnguest.co.nz
Address	14 Marquet Place Tairua 3508
Event Name	Draft Revenue and Financing Policy
Submission by	Grant Price
Submission ID	RFIN_161
Response Date	8/04/15 7:20 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Letter
Version	0.3

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding?	Yes, I agree that stormwater should be funded district-wide.
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Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded?	Yes, I agree that public toilets should be funded locally.
--	--

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded?	Yes, I agree that cemeteries should be funded locally.
--	--

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

The Council provides district grants to community organisations to achieve a greater spread of benefits across the District.

We are proposing that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC). This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)? Yes, I agree that the grants and remissions activity should change from being funded through the general rate to being funded through a uniform annual general charge (UAGC).

We propose that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC, as all ratepayers benefit from this activity to the same degree.

This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC? Yes, I agree that the District Plan activity should change from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

My family owns a holiday home at the above address which we occupy for four weeks per year and rent to holiday makers for two weeks per year. It is fair to say we enjoy far less from our rates than residents. An additional rates levy of \$200 would be very unfair and detrimental as frankly we and many others would simply remove our properties for rent thus reducing visitor numbers to the Coromandel. Does your proposal extend to all private rentals - no of course not. Can this idea please.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties?

No, I do not agree. Bed and Breakfast operators with four or more rooms for hire should not be reclassified as commercial properties.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3786775.pdf>

From: brett cynthia [brettandcyn@gmail.com]
Sent: Wednesday, April 08, 2015 8:20:47 PM
To: TCDC General Mail Address
Subject: Submission to Long term Plan 2015-2025

Dear Sir/Madam

We wish to make a submission against the proposed \$200 levy on those providing short term accommodation. There as been a few times when we have had to rent our home for short term to gain extra cash. We are elderly these days and have have needed the cash to pay for health needs if the council weren't so greedy and charge over the top rates we probably would be forced into this. We have relatives in central Auckland who pay less in rates for homes of 4 times the value of ours in Pauanui. Our property has actually gone down in value over the last few years and yet the council keeps pushing the rates up.

So we are against yet another tax from the council maybe they should try and be more thirfty like the rest of us that have to, to survive these days.

Regards

B.A. Senior

From: Andrew Waterhouse [b_free@xtra.co.nz]
Sent: Wednesday, April 08, 2015 10:03:26 PM
To: TCDC General Mail Address
Subject: Long Term Plan: Objection

To Steve Baker
Chief Financial Officer
Thames Coromandel District Council

New Rate-119 Main Road, SH25, Tairua

We would like to submit our objection to the proposed targeted rate of \$200 per year, applying to residential properties providing short-term accommodation, for the following reasons:

1. Our property is a holiday home which is used mostly by us for a weekend each month.
2. The rates are already substantially high.
3. We already subsidise permanent residents outside of holiday times to enjoy living in the area i.e. water, rubbish. Why should we also subsidise the Council's economic development activity?
4. We do not treat the renting of our holiday home as a business, it simply goes towards carry the costs of having a holiday home.
5. The fact that we have short term tenants does not mean that they have been enticed to the area because of the Council's economic development activity, or are going to use the facilities.
6. Renting at peak holiday times gives many local businesses the opportunity to gain extra income at times where we do not enjoy being there.
7. We believe the moteliere should not have any issues with vacancies at peak holiday times and we very rarely rent our house outside of peak holiday times. This is when we prefer to use it for ourselves to get away.
8. With further costs on top of accountants fees, tax, insurance, agent fees at 20%, repairs and maintenance we would have to consider is it really worth it. If we no longer rent the property it will mean a loss of revenue for the agents, cleaners and local businesses .
9. The council would have to carry the extra administration costs of reducing rates when homes are no longer being rented out.
10. These extra rates are not being added anywhere else in NZ. Why here?
11. The Coromandel is a place of childhood memories for us, it is where our parents lived and their memories are. We are helping keep these memories alive for our children at our costs.
12. We believe all rate payers should be paying improvement costs and the council must then justify each project to all. It is the people that live and have businesses there that are receiving the benefit.

We are disappointed with council's views on this matter.

Andrew, Tracie & Ava Waterhouse

From: peter mckenzie [petermckenziecoro@gmail.com]
Sent: Thursday, April 09, 2015 7:04:15 AM
To: TCDC General Mail Address
Subject: LTP Bookabach

I do not agree with No.6 re \$200 annual rate for short term accommodation providers.

* If Bookabach were stopped the council wouldn't notice the sudden drop in the cost of running the district, because many Bookabach run @ approximately 20% or less occupancy. So how could that possibly be more expensive to run than a house with 100% occupancy?

* I would be more than happy to pay an extra \$200 per year on my rates as a ratepayer but not as a Bookabach owner if it was needed, if going to be put to some constructive use.

* The revenue gained from charging all ratepayers would be huge compared to taxing a very small % of ratepayers and could probably be reduced to approx. \$10 per property on rate.

* Another way of gaining more revenue for council would be to introduce a cat tax as you already have a dog tax, with compulsory microchipping, as wild cats are doing far more damage to the economy & ecology than Bookabach owners (just ask DOC).

* If you are talking user pays economy put a toll on the new Cathedral Cove Walkway so that users pay for it, rather than ratepayers who won't be using it.

I would like to speak in support of my submission, thankyou.
Peter McKenzie, 1480 Kennedy Bay Road, R D 3, Coromandel 3583
866 8126 / 0274282777
petermckenziecoro@gmail.com

Make Submission

Consultee	Anna Horne (60269)
Email Address	anna.horne@callplus.net.nz
Address	44 Robinson Road Whitianga 3510
Event Name	Draft Revenue and Financing Policy
Submission by	Anna Horne
Submission ID	RFIN_165
Response Date	9/04/15 10:34 AM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Letter
Version	0.3

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Yes, I agree that stormwater should be funded district-wide.

Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? No, I do not agree. Public toilets should remain funded through a district-wide rate.

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Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)? Please tell us why

For Q5 and Q6: I dont see enough background material to make an informed decision. My inclination is to support these proposals but my concern is the impact on the large number of people in our District who live on a fixed income. I sense those people are being asked to carry an unreasonable proportion of the costs.

Do you agree with our proposal that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC? Please tell us why

For Q5 and Q6: I dont see enough background material to make an informed decision. My inclination is to support these proposals but my concern is the impact on the large number of people in our District who live on a fixed income. I sense those people are being asked to carry an unreasonable proportion of the costs.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Yes, I agree that short term accommodation providers should be charged an annual fixed rate.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Yes, I agree that Bed and Breakfast operators with four or more rooms for hire should be reclassified as commercial properties.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone 078664637

Email

Email anna.horne@callplus.net.nz

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3790854.pdf>

Make Submission

Consultee	Mr David Lindsay (59573)
Email Address	davejo1@xtra.co.nz
Address	3 Uzailla Court Pauanui 3579
Event Name	Draft Revenue and Financing Policy
Submission by	Mr David Lindsay
Submission ID	RFIN_166
Response Date	9/04/15 11:10 AM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Email
Version	0.5

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

Please accept this submission as an objection to the proposed \$200 new "bach tax" to be included in rates for baches which are rent through bachcare / bookabach or other means Reasons for objections are as follows:1) Current bach in Pauanui is used approximately a maximum 1 - 2 months per annum by owners & family , with funds received from renters going toward payment of rates (ironically), insurance and maintenance of the property. 2) Continuing to provide affordable bach rental options (such as bachcare) surely provides additional tourism to the area which surely adds to the local Thames / Coromandel economy ? ie these are often rented by people who have baches in other areas and possibly prospective investors / buyers in the area ? If in the event that the decision is to proceed with the proposed "bach tax" can you please consider whether there are plans to introduce a "rates credit" for user pays rates - based on the number of nights spent in peoples baches - for example rubbish collection is not required 10 months of the year for us. In addition to the above, as you will be aware bach rentals are generally taxable, however with limited deductions available against the rental income

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3787601.pdf>

From: Chartre`Manor Bed & Breakfast [chartremanor@gmail.com]
Sent: Thursday, April 09, 2015 10:21:20 AM
To: TCDC General Mail Address
Subject: Bed & Breakfast Reclassification Proposal

Attention Steve Baker

Dear Sir,

Thank you for your letter of proposal of 11 March 2015. To date we have been busy caring for guests, visiting family, an unwell mother and work commitments to reply.

We own a large home which was built to accommodate a growing family and grandparents. After we bought the property our five children left for overseas travel and university. In recent years our family have grown from 5 children, to include 4 in-laws and 3 grandchildren.

With two of us left using the big home we saw there was a need for accommodation in the Thames area, so we converted three rooms (6 persons) and guest areas to fulfill the growing need. If our family lived with us we would be accommodating fifteen persons inclusive of a mother who is frail. We hardly think a maximum of an infrequent eight would be a strain.

We pay substantial TCDC rates as it is; and do not see why this should be increased because we are sharing our home fulfilling a great need for our town.

You write of the Economic Development Activity in the 2014/2015 Annual Plan. 64% of rate payers are non resident and put huge pressure on the infrastructure across the Coromandel Peninsula. Our "council" have spent millions on waste water and sewerage on the east coast "well over budget" and now we feel, we are required to help pay for it. The Hauraki Rail Trail has been funded by the rate and tax payers. This identity needs to be giving back to the community by paying its way. We have had approximately four guests stay to use the Hauraki Rail Trail. 99% of our guests are international travellers who wish to experience the beauty of our region.

We had to pay for our family home ourselves, like the business owners in the area without help from the Council or Government. We pay residential rates without footpaths to our gate. We service our own septic tank and waste water. We have also had the extra cost of installing a pump to get the inadequate water supply to our house.

Motels have been purpose built for guests and do not normally use their personal space to accommodate them. We as bed and breakfasts open our home to strangers and entertain them as friends coming to stay. They leave with a great experience of the area.

In recent years we have heard of murmurings by moteliers. They are more than happy to refer guests to us if they are full. If they too open their homes to staying guests, then we could understand. We were paying members of the Thames I-site who also charged commission. We have since resigned as we thought this nonviable and found visitors were always directed to the Motels first. They seem to have priority. We have had to work hard to promote our accommodation through other avenues and pay for it. Our season is normally from December through to Easter.

If we have extra charges imposed on us, we would have no alternative than to close up and seek employment to cover our costs.

We have hosted overseas dignitaries and the Prime Minister John Key as a preferred choice. Who of the motels would be able to do this, and if so, why was the request made to us and not them?

We would be pleased if you consider this factor of a home based service opening our home to strangers, who incidentally leave as friends. We are fulfilling a need in Thames, which is a growing destination. We feel it would be the beginning of very disgruntled rate payers and may cause closures of a demand service.

Yours faithfully,
Pauline Trebilcock-Charteris &
Dennis Trebilcock



**SUBMISSION ON THE PROPOSED LEVIES ON HOLIDAY HOMES
and B & B PROPERTIES.**

What are the attractions that bring overseas tourists to this area and create revenue for not only accommodation providers but all other businesses and artisans? Yes, in the main it is the natural beauty, vistas, beaches and attractions like Cathedral Cove, Hot Water Beach and New Chums Beach to name a few. Many events held on the Coromandel Peninsula which are funded by the economic development fund, are designed to attract New Zealanders and locals, not overseas visitors. Consequently they provide far less revenue for bed & breakfasts and local businesses. Some events funded are also questionable like the grant to fund the privately run Leadfoot festival and the Coromandel lights festival. If these levies are put in place I believe the money would be better used to upgrade infrastructure which is no longer coping with the visitor numbers at peak times.

Currently there is a shortage of accommodation of all types in our region and imposing a levy on smaller operators and commercial rating on the larger ones will simply mean operators will cease business or reduce in size aggravating this problem. Council state they are trying to be fair and make a level playing field but if this is the case shouldn't all the artisans in the region also be levied as they operate from home and rely on tourists for the bulk of their revenue income. Then there are the tradesmen, hairdressers, upholsterers and so on working from home whom benefit financially in an indirect way from tourists. I feel if all those who operate from residential properties and earn income from tourism were levied most of those renting accommodation would be happy with the new levy proposal.

Regarding the larger B&B operators, who, it is proposed will be subject to the proposal to pay commercial rates with all the extra charges involved, there is a huge difference between them and a motel. Motels are open all year round and cater for more regular clientele such as traveling salesmen and domestic and Australian travellers.

B&B's are usually existing homes in residential areas which would otherwise house residents and families all year if not run as a B&B. B&B's are not commercial entities in highly visible main street locations and in the main rely on overseas tourists with only a very small percentage of domestic guests so the argument that is raised by moteliars that B&B's steal their guests is false. Because tourists only visit our region mainly in the summer B&B clientele is seasonal and dries up in the winter months. These people wish to stay in our type of accommodation because they want to meet locals, have time to discuss their interests with their hosts and eat the type of food we provide. If the number of B&B's diminishes these guests won't start staying in motels they will simply avoid the region. Several of the larger B&B's have already contacted me advising they will simply close rooms reducing to a size that will not make them liable for the commercial charge.

Similarly it can be argued that those who rent holiday homes are generally families with a number of children who would find motels expensive, would limit the children being able to play on site and prefer to cater for their families with meals rather than going to restaurants. These home owners, who in the main only wish to make enough from renting out their properties to cover their annual rates bills and other

overheads, will in some cases withdraw from having their properties available for rent again aggravating the shortage of accommodation.

To summarise I feel that council should forget turning the handful of larger B&B's into commercial rated properties and if they do wish to propose the annual \$200 levy on smaller B&B's should look at levying all those who operate businesses from residential properties as this would make the levy more FAIR & EQUITABLE. I would also question the funds being used for economic development, advancing the provision of necessary infrastructure would probably be far better received by those subject to the levy.

Trevor Knight,
Chairperson Hot Water Beach Ratepayers Association.

Registered on TCDC Consultation website.

Address 48 Pye Place, Hot Water Beach.



7/4/15

From: Karen Mercer [kazmercer@gmail.com]

Sent: Sunday, April 12, 2015 9:19:26 AM

To: TCDC General Mail Address

Subject: Re proposals to Long Term Plan 2015-2025:-Targeted Rate increase

Dear Sir,

I am writing to express our strong opposition to your targeted rate increase of \$200 per year.

As an owner of a bach in Matarangi who makes minimum use of the property (approximately 8-10 weeks per year-including short term rental) we barely get to utilise any of the amenities our rates currently cover. That is we put out curbside rubbish 5 - 6 times per year; never use the recycling bin. In addition to this we would visit the dump with our recycling 3 - 4 times per year. We appreciate that there are other costs:- water, roads, footpaths, etc however with rates that are currently equivalent or exceeding other major cities, where property values are 3-4 times more, we believe that our existing rates more than covers our share of ammenities provided by council. Furthermore I feel rather agrieved when we barely use the amenities, eg 20% of the year compared to those who live full time in their properties.

We find it hard to understand why you require any increase in rates but if you do surely you should be increasing rates on a per night/days of use rather than your current proposal.

Yours sincerely

Karen and Anthony Mercer
Owners of 100 Marram Place; Matarangi

--

Karen Mercer
Mob 027 22 74599
Hm 03 768 5405

ITEM 6

TCDC LONG TERM PLAN SUBMISSION 2015-2025

1550

From: wssfreebairn BOWERBRAE@WAVE.CO.NZ
Subject: TCDC 2015- 2025 Long Term Plan
Date: 9 April 2015 2:40 pm
To: wssfreebairn bowerbrae@wave.co.nz



To Thames Coromandel District Council

From WSS Freebairn & CM Freebairn
113 Ngati Porou Place
Whangamata

We submit our objection to the proposal of TCDC applying a new annual fixed rate of \$200 for all short term accommodation providers (e.g..Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure. We fully support the submission made by Bookabach Ltd. objecting to the introduction of this levy as we believe the points raised are factual and relevant to the basis of our own objection.

There are issues that we add to the Bookabach submission-

1. For most residents affected by the introduction of such a fixed rate the cost would be \$230 (not \$200) as GST is payable on the charge and most residents will not be registered to recover the GST as a "business expense" .
2. We cannot see the legal justification for such a levy to be imposed on a section of the ratepayers when others are providing services for which they are paid by other people(e.g.. lawn-mowing of holiday sections) and are not viewed as a business and are not levied by TCDC.
3. It would appear that TCDC have taken this action in response to the submission of Moteliers etc whose business is full-time accommodation providers and who have all the benefits as well of business allowances (which are not shared by other residents) This would appear to be contrary to Local Government Law which requires Local Bodies to be fair and impartial and not take a supporting role for any sector over the interests of any other sector with a different opinion and position.
4. The fundamental reason for by far the majority of these baches is as holiday homes for owners, their families and their friends , not businesses for financial profit other than to alleviate the increasing costs of rates, insurance ,& maintenance as many (if not most) owners are not a position to continue to have this "Kiwi dream of a holiday home " within their usual incomes. This move does not affect the rich sector in our society .
5. How does TCDC intend to deal with those owners who have a holiday home which is occupied by friends who willing pay a contribution to the costs of maintaining a bach (electric power, upkeep or repairs of wear or accidents?) -treat this as income ? Most Kiwis would not think of using a friend's place without some payment - how can TCDC differentiate between the situations ?
5. In our opinion, this proposal is contrary to the role of TCDC as a local body and appears to add to the bureaucracy rather than the reason for existence of TCDC. and , rather than improving the image of our area, it has cast an unpleasant shadow over the future.

This submission, we reiterate, is supportive and in addition to the Bookabach submission on the proposed \$200 +GST proposal.

Yours sincerely

WSS & CM Freebairn
Whangamata
9th. April 2015

[Handwritten signature] W.S.S. FREEBAIRN
[Handwritten signature] C.M. Freebairn

email - bowerbrae@wave.co.nz

ph. 078658690

Funding Economic Development Activities **Submission**

Extra Tax Applied to Residences Providing Short Term Accommodation to Holiday Makers

On The Coromandel Peninsula

We oppose the above proposal for the following reasons

1. The mere fact of having family accommodation such as private homes, baches or other multiple bedding situations available to family people and groups holidaying on The Coromandel injects money in to our peninsula's economy. Such people are not interested in motel, apartment or unit type accommodation because of the restriction of such places on the style of holiday that is wanted. Our visitors desire the family togetherness that comes from holidaying together under one roof.

In other words ,if the type of accommodation offered was not available, or increased in price because of the new tax, this large group of holidaying people would go to another location which offers what they desire at a satisfactory rate.

2. There is not one property that we know of in our area that does not provide accommodation or services for holiday makers and visiting family at some time or other. Why not slap an extra levy on anyone who owns accommodation in holiday locations anywhere on the Coromandel, or for that matter any building on the Coromandel. The more visitors we have the more we all benefit.

3. What is a "Commercial Rate"? Do the 2 or 3 bookings we have in a summer added to the use our extended family make of our home as their holiday place warrant us being charged extra for providing a service?

4 In our situation we are already being taxed at a higher rate than standard because of our building's design and on top of that we are required to provide our own water supply and sewage system and we do not even have footpaths, and now you are hitting us again.

5 When the two or three holidaying families stay with us in the summer we do our best to provide them with helpful information about our beautiful area thus encouraging them to spend more money on the Peninsula. How are you going to differentiate between family and non family vacationers ?

The proposed extra tax or levy as you call it is very selective yet the whole population of The Peninsula may benefit should it be established .

To us TheScheme is BITING the HAND THAT FEEDS IT and will create much ill feeling.

Some Questions

1 Why not levy the users of the various tourist attractions ; the walking and cycling paths and other attractions.

2 Are you going to check out each property on the coastline for use as a possible rental ? To be fair to us you are bound to examine all the properties in Wharekaho.

3 Are you going to levy all property owners say in Mercury Bay who have a sleepout or a spare room or two that could be used as visitor accommodation ?

4 Have you got the staff and the expertise to cope with the type of work involved in setting up this tax and be able to make a worthwhile contribution to the aim.

Some points Regarding Our Property

The accommodation we offer sleeps five. We adhere very closely to this figure for no other reason other than the capacity of our septic tank and water supply.

The upstairs area of our home has two bedrooms but is never available to anyone other than family.

We already pay an extra rate and have an extra rubbish bin (which we don't use or need) to show for it.

Conclusion

We have no objection to paying more tax if the money is going to develop better or more facilities on the Coromandel because we believe that more holidaying people create more jobs therefore increasing the prosperity of our community. But to be fair every ratepayer should be asked to help with this development, not just a select group of hard workers.

With sincerity and respect

Kevin and Jenny Edwards

Target Property ::: 91 Wharekaho Road

RD2

Whitianga 3592

Submission – Holiday Homes Rental Target Rate - **Disagree**

Thank you for the opportunity of submitting a submission on the Council's Targeted Rental Rate.

As a holiday home owner of a small and modest property at Whangamata, we have noted with considerable concern the Council's draft proposal to charge a targeted fixed rate of \$200 plus GST for short-term holiday rental properties and the possibility of a compulsory resource consent application if more there are more than six paying guests at any one time. We understand this has been brought about through the lobbying by moteliers.

Most bach owners only rent their property to assist with the rates demand, which in many cases assists them to continue to keep their bach properties. The majority of baches are rented out only on these peak times and **not** throughout the year. Private residential properties **are not run has a business or for profit**.

The motel owners are fully booked at these times and private rentals do not in any way impinge on their commercial business.

Note: Rental of private properties do not use any additional facilities that the owners would normally use. Most private properties remain unattended for the majority of the year. Many people choose to rent private properties over motels even if they were available – that is their choice.

Please note concerns and issues below:

- **Moteliers are a business and operate for profit.** As a business they are subject to different scales of rates and taxes just like any other business nationwide.
- **There is no justification for treating private properties as a business.** .
- Your proposal of a flat rate is not proportional and will immediately eliminate small properties available for rent.

Consequences of the targeted funding if approved:

- Many bach owners will choose not to rental their properties as the funds generated after fees and the targeted funding will not outweigh the risks and inconvenience of renting a private holiday .
- The resulting lack of accommodation for rent at major events will result in less numbers attending these key events.
- Less attendance will mean less business for the retailers.
- Risk of the loss of major events to Whangamata due to the necessity of moving them to other areas where there is sufficient accommodation available.
- Potential job losses in the rental real estate due to lack of available rental properties.

If the Council is taking this proposal to all of its districts then it is highly likely many major events will be moved out of the area. This has happened to other major events in other areas when Councils have imposed high charges.

Recommendation: The Council does not proceed with this proposal because of the negative impact it will have on the area and will in fact reverse what the Council is trying to achieve in the way of funding for the area.

LTP – Revenue and Financing Policy

This is a submission on Council's Long Term Plan under its Revenue and Financing Policy, specifically the proposal to impose a \$200 charge on holiday home rentals.

We disagree with this policy and we support submissions Council has received on the policy from Bookabach, Trademe and Bachcare.

We note that in the submissions from those companies, concerns are expressed over the effect of the proposed new charge on casual, short-term rentals and we wholeheartedly agree with those concerns. We believe imposing this charge will discourage short-term rental accommodation with the result that, actually, Council's coffers will be worse off, not better.

We oppose this charge for the following reasons:

1. We provide very financially-modest holiday rental over summer, unlike commercial operators, we couldn't possibly make a living from providing accommodation but the contribution by our guests to the local economy is significant – they buy groceries, eat out, visit tourism spots, buy petrol, hire kayaks etc.
2. We use every cent of money raised through holiday accommodation to maintain our property which is 7.6ha. Over the past month alone that has included \$4700 on driveway maintenance. This work is provided by local tradesmen so the rental also contributes to the local economy in terms of business and employment.
3. Commercial operators have a number of ways to recoup expenses that are not available to casual, short-term rental providers.
4. We believe Council has been captured by the moteliers and hoteliers lobby, a powerful one in the district. They are used to getting their own way but we would warn Council against regarding casual accommodation providers as a small and soft target for revenue-gathering. Should we form a group, it is likely we would outnumber commercial operators (although obviously we don't make anywhere near the same amount of money).
5. We regard providing accommodation as more of a service than money-raising exercise and believe Council should be grateful for the extra numbers of guests and tourists coming to Coromandel as a result of the service we provide at our own expense.
6. We understand that Council faces severe financial challenges. What we don't understand is how Council can possibly justify this charge when it is spending tens of thousands of dollars on removing private property rights under the Proposed District Plan. Council is currently employing staff, at great expense, to manage the Landscapes sections of the PDP including map specialists, any number of planners and special consultants to produce reports that weren't done properly the first time round (and should never have been done at all). Council will get no goodwill from ratepayers on attempts to raise further revenue when it is mis-spending ratepayer money and in fact is spending money AGAINST the wishes of a large group of landowners in the district.

Signed: Anne Beston
304 Colville Rd,
Coromandel 3584
Ph 027 325 8310

I do not wish to be heard in support of this submission.

Make Submission

Consultee	Mark and Shelley Osborne (60359)
Email Address	osborne.hahei@gmail.com
Address	39 Grange Road Hahei Whitianga -
Event Name	Draft Revenue and Financing Policy
Submission by	Mark and Shelley Osborne
Submission ID	RFIN_174
Response Date	9/04/15 2:31 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Email
Version	0.4

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding?	Yes, I agree that stormwater should be funded district-wide.
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Public toilets are currently paid for by a district wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as they are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded?	No, I do not agree. Public toilets should remain funded through a district-wide rate.
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Do you agree with our proposal that we move public toilets from being funded district-wide to being locally funded? Please tell us why

Do not agree. Once again the local ratepayers in the areas that are being promoted internationally and nationally are having to pay for upgrading and maintaining facilities that are used by the tourists. This should remain a district wide rate.

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

Do you agree with our proposal that we move cemeteries from being funded district-wide to being locally funded?

Yes, I agree that cemeteries should be funded locally.

All information centres are currently funded through a district-wide rate. We are proposing over the next three years that the funding for the Tairua, Pauanui, Whangamata and Coromandel information centres be funded locally by ratepayers in those community board areas and that the Thames and Whitianga information centers remain funded at a district-wide level as they are key visitor information locations for the whole of the Coromandel Peninsula.

Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years?

No, I do not agree. Tairua, Pauanui Whangamata and Coromandel information centres should remain district funded.

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Please tell us why

Do not agree The information centres should be funded through a district wide rate. We should as a district be striving to make ALL our information centres key visitor centres for the whole of the Coromandel Peninsula. Once again the ratepayers in the "local" areas are being asked to fund facilities used mainly by the tourists.

The Council provides district grants to community organisations to achieve a greater spread of benefits across the District.

We are proposing that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC). This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the grants and remissions activity changes from being funded through the general rate to being funded through a uniform annual general charge (UAGC)?

Yes, I agree that the grants and remissions activity should change from being funded through the general rate to being funded through a uniform annual general charge (UAGC).

We propose that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC, as all ratepayers benefit from this activity to the same degree.

This means that going forward all ratepayers across the district will pay the same amount to this activity regardless of the value of their property.

Do you agree with our proposal that the District Plan activity changes from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC?

Yes, I agree that the District Plan activity should change from being funded by a mix of uniform annual general change (UAGC) and general rate, to solely a UAGC.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers?

No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

Short term accommodation providers across the region are providing a service to the tourism industry that could not be satisfied in any other way- unless the very essence of the Coromandel is changed. Our guests love the place because of its bachy holiday feel. They love the low rise buildings and the lack of commercialisation compared with resort type developments elsewhere and overseas. So many of them say "please don't change it". The ability to stay in a "home" as opposed to a unit or resort apartment is part of the charm of coming to this area. Providers of this type of accommodation are already contributing to the council coffers by accommodating people who are going to stay a while and spend money in the area. These accommodation providers are essentially providing a service to the tourism industry, so why should they pay for it. And for many of them it actually does not return "big bucks" across 12 months of the year.

We are proposing that Bed and Breakfast operators with four or more rooms for hire be reclassified as commercial properties.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? No, I do not agree. Bed and Breakfast operators with four or more rooms for hire should not be reclassified as commercial properties.

Do you agree with our proposal to reclassify Bed and Breakfast operators with four or more rooms for hire as commercial properties? Please tell us why

Short term accommodation providers across the region are providing a service to the tourism industry that could not be satisfied in any other way- unless the very essence of the Coromandel is changed. Our guests love the place because of its bachy holiday feel. They love the low rise buildings and the lack of commercialisation compared with resort type developments elsewhere and overseas. So many of them say "please don't change it". The ability to stay in a "home" as opposed to a unit or resort apartment is part of the charm of coming to this area. Providers of this type of accommodation are already contributing to the council coffers by accommodating people who are going to stay a while and spend money in the area. These accommodation providers are essentially providing a service to the tourism industry, so why should they pay for it. And for many of them it actually does not return "big bucks" across 12 months of the year.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone 0274739836

Email

Email osborne.hahei@gmail.com

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3788388.pdf>

Make Submission

Consultee	Mr Herwi Scheltus (60370)
Email Address	herwi@ihug.co.nz
Address	131 Tamamutu Street Taupo 3330
Event Name	Draft Revenue and Financing Policy
Submission by	Mr Herwi Scheltus
Submission ID	RFIN_175
Response Date	9/04/15 3:03 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Email
Version	0.8

Stormwater is currently an activity which is paid for by ratepayers within each community board area. We are proposing that this should be funded at a district level as one of our essential services.

Information relating to this question can be found on page 19 of the Consultation Document .

Do you agree with our proposal that we move stormwater from being locally funded to district-wide funding? Yes, I agree that stormwater should be funded district-wide.

Cemeteries are currently paid for by a district-wide rate. We are proposing that these facilities should be paid for by ratepayers within each of the local community board areas as these are a local service.

Information relating to this question can be found on page 20 of the Consultation Document .

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Information relating to this question can be found on page 21 of the Consultation Document .

Do you agree with our proposal to move Tairua, Pauanui Whangamata and Coromandel information centres to local funding over the next three years? Yes, I agree that Tairua, Pauanui Whangamata and Coromandel information centres should move be to locally funded over the next three years.

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

We object as we don't see ourselves in competition with other accommodation providers esp moteliers. Any guests who stay in our private accommodation are looking for a completely different experience to that which is provided by "moteliers" We promote the district to extended family, friends and overseas guests.

As absentee residents/ rate payers we would argue that we subsidise permanent residents as we do not use all the services provided by council for 365 days a year. We would also argue that the whole community benefits from the short term accommodation providers who so kindly provide a service to an entirely different user group and one which other types of accommodation do not provide.

Should we be cheeky enough to say that the short term accommodation providers should expect a rate rebate as they bring in a complete new group of "clientele" to the Coromandel! A group no one is addressing. We are concerned that we haven't been provided with any concrete evidence and have not seen the review. Has council shared this with rate payers? I would have expected that council would have shared this with affected parties. Would you please forward a copy or link.

Also what are the likely administration/monitoring costs of implementing such a policy. Where is the complete financial analysis and why hasn't council shared this with the community? We support the status quo as the entire community reaps the benefit. We are more than happy to pay our fair share and accept user pays principles but we believe this is just gouging. We request that council doesn't implement a "new annual fixed rate of \$200 for all short term accommodation providers as a contribution towards economic development expenditure out targeted fixed rate or \$200 per property."

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone 0274746334

Email

Email herwi@ihug.co.nz

Please select the option that best describes you. I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3794478.pdf>

Submission to TCDC Long term Plan 2015 - 2025

From Chris Stark
180 Glenfern Drive
RD 1
Coromandel 3581

Submission re Revenue and Financing Policy.

I have concerns regarding the Council's intention to shift funding of certain Council activities from district funding to local funding.

The Revenue and Financing Policy states that Public Conveniences, Cemeteries, and Information Centres will all be affected by this policy.

While in theory this sounds like a practical and fair move, Coromandel - Colville will experience increases in costs and is probably the ward whose residents are least likely to be able to handle this extra cost easily.

All of these activities apply to the same degree to all residents and visitors across the peninsula and all residents are entitled to expect the same level of service.

- I support district funding for these activities or at the very least, if the decision is made to continue with the proposed policy then I would like to see the change to the rates for all the above activities spread over several years as with the proposal for information centres.

Information centres supply information and services to all residents and visitors and visitors in general travel round the whole peninsula, often to one area when they have received information about it from a different area. The provision of this service should not fall greater to the ratepayer of one area more than another.

- I support funding of Information centres being retained as a district activity.

Further, I am concerned that in future, in an attempt to sustain rates at a level that a Community Board thinks is reasonable, service levels for these activities will be lowered and the ward will once again become the 'Poor Cousin' of the Peninsula that it used to be.

While I am a great supporter of Community Boards, I recognise that all Boards are different, only ever as effective or proactive as the people that are on it, and all have different interests and priorities.

- I would therefore like to see that Council has a 'bottom line' service level for these, and all other, activities where the level, or funding, is set by the Board.

I understand heritage funding, is also being shifted over to Community Board's discretion. I would like to be reassured that this funding will still be available to the local community. Our heritage is a valuable economic and cultural asset to this community in particular, and the peninsula in general. It should be treated as such, and not subject to the personal whims of whoever is making the decision on what or how much this is funded.

- I would like to see the reinstatement of the 2008 provision for heritage protection and management.

Make Submission

Consultee	Carol and Graeme Young (60758)
Address	17 Caithness Place Auckland 2012
Event Name	Draft Revenue and Financing Policy
Submission by	Carol and Graeme Young
Submission ID	RFIN_177
Response Date	8/04/15 11:56 AM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

We wish to lodge our objection to the proposed \$200 levy for all short term accommodation providers.

We are owners of a beach property in Onemana. Whilst we do not rent our home frequently , we do rent it to families at two peak times- The Beach Hop and the Christmas/New Year period, a time when there is a scarcity of rental accommodation available in the Whangamata/Onemana area.

We inhabit our house at Onemana on occasional weekends and part of the school holidays so do not enjoy the benefit year round of the facilities as permanent residents do. The \$200 levy seems like an unfair extra tax to pay on top of our rates. With the imposition of the extra tax we would seriously consider not renting our house at the aforementioned peak times. By the time fees are deducted for the real estate agency and taxes paid to the IRD it would not be worth our while.

1565

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<http://docs.tcdc.govt.nz/store/default/3789437.pdf>

Make Submission

Consultee	Beverley Mayhead (60797)
Address	1725 Wyuna Bay Road RD1 Coromandel 3581
Event Name	Draft Revenue and Financing Policy
Submission by	Beverley Mayhead
Submission ID	RFIN_178
Response Date	9/04/15 1:26 PM
Consultation Point	Submit on the draft Revenue and Financing Policy (View)
Status	Processed
Submission Type	Letter
Version	0.5

We are proposing a new annual fixed rate of \$200 for all short term accommodation providers (e.g. Bed and Breakfast operators, Book a Bach owners) as a contribution towards economic development expenditure.

Information relating to this question can be found on page 23 of the Consultation Document .

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? No, I do not agree that short term accommodation providers should be charged an annual fixed rate.

Do you agree with our proposal to charge a new annual fixed rate of \$200 for all short term accommodation providers? Please tell us why.

As a bookabach owner/manager I do not agree with your proposal for extra \$200 rate fee, I do not see that it is justified.

My property was rented out for 42.5% (155 nights) of the last year to 31/03/2015 and of that, only 3 nights were booked out to 7 guests.

This is no extra strain on our systems than if a family lived there permanently.

I am happy to support a minimal extra fee as a "ratepayer" to help fund the EDA.

I would like to speak in support of my submission.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone 8668126

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3789537.pdf>

SUBMISSION ON DRAFT 2015-2025 TEN YEAR PLAN

Rates Remission Policy

Community, Sporting and Other Non-profit Organisations

THAMES-COROMANDEL
DISTRICT COUNCIL

9 APR 2015

RECEIVED BY: *Tmi*

Address for service:

Thames Squash Rackets Club Inc
Brown Street
P O Box 309
Thames

Submission by the Thames Squash Rackets Club Inc

Background

In 2012 the Thames Squash Rackets Club ('the Squash Club') made a submission on the 2012-2022 Ten Year Plan regarding the requirement for the Club to pay the Council "pan tax" (refer to Attachment 1). In the Council response dated 10 July 2012 it was noted:

"...we would like to look at this matter in further depth and throughout the 2012/2013 year we will be undertaking a review of how we can fairly and appropriately support not-for-profit organisations and clubs such as yourself. We will continue to be in touch with you on this matter."

On 5 September 2012 the Squash Club wrote to the Council advising that the Club was not satisfied with the response provided to its submission - because we believe that the levying of the pan tax on the Club is both unfair and unjustified (for reasons we had provided in earlier correspondence). At a meeting on 30 August 2012 the Squash Club Committee resolved to not pay the "pan tax" component of the TCDC rate bill (refer to Attachment 2).

Since this date the Club has not paid the "pan tax" component of our TCDC rates, although we have continued to pay all our other TCDC rate, lease and license fees. The amount of pan tax now outstanding for the Club, plus "penalties" on the pan tax component of our rates bill, is now around \$10,000.

We find it somewhat ironic that within the currently proposed Ten Year Plan there is an emphasis upon providing a 'multisport indoor sports facility' within Thames at significant cost to ratepayers. We re-emphasise, from our submission made in 2012, the Thames Squash Club was built and has operated for over 40 years without any ratepayer input (with the exception of the annual rates rebate that we apply for).

We also note that throughout the Ten Year Plan document there are references to the Council aiming to achieve "A liveable district – the Coromandel Peninsula is a preferred area of New Zealand in which to live, work and raise a family and have a safe and satisfying life ..." with new budget allocations to encourage 'economic development' to attract permanent residents to the District.

We submit that having healthy and viable community sport and recreation clubs adds considerably to the strength and viability of communities. Without community sport and recreation clubs it will be even more difficult to attract and retain young people and families within our communities.

Upon reading Council's Draft 2015-2025 Ten Year Plan the Squash Club Committee is unsure if/how the previous Council undertakings in relation to the pan tax have been addressed and we would like confirmation that they have been addressed.

We need to be clear, the Squash Club cannot afford to pay the "pan tax" on a continual and annual basis. As mentioned, since 2012 the amount of pan tax owed by the Squash Club, plus penalties, currently equates to around \$10,000. It is very unlikely that the Squash Club will just suddenly start paying the pan tax. If the current situation continues, and if the Council takes action against the Club to recover outstanding monies, in a worst case scenario we will be forced to shut and/or demolish the Club.

Submission 1

Clarify how the Draft 2015-2025 Ten Year Plan provides for non-profit community sport and recreation clubs to off-set the targeted wastewater rate charges that are currently levied upon clubs based upon the number of pans/urinals.

Submission 2

If no provision has been made through the Draft 2015-2025 Ten Year Plan to off-set the targeted wastewater rate charges that are currently levied against non-profit community sport and recreation clubs, introduce a differential rate that would apply in these situations - upon application by the Club concerned and subsequent assessment of the application by Council staff.

Submission 3

If a differential rate cannot be introduced to off-set the targeted wastewater rate charges that are currently levied against non-profit community sport and recreation clubs, base wastewater charges for these clubs on the amount of water used, not the number of pans/urinals on the premise.

Hearing

We would appreciate the opportunity to speak in support of our submission at the **Thames** hearing.

Yours sincerely



Glenn Horsley
President
Thames Squash Club

SUBMISSION ON DRAFT 2012-2022 TEN YEAR PLAN**Volume 3; Revenue and Financing Policy****Wastewater Disposal**

Address for service:

Thames Squash Rackets Club Inc
Brown Street
P O Box 309
Thames

Submission by the Thames Squash Club with support from the Thames Tennis Club and the Thames Rugby Club.

Background

On 1 August 2011 the Thames Squash Club received a letter (Attachment A) from Council advising that an additional \$2,700 per year was required from the Club. The reason, to pay wastewater charges for toilets located within the Squash Club building (4 toilets and two urinals). Upon receiving this letter the Club wrote to His Worship the Mayor (Attachment B) seeking a waiver of the additional wastewater charges.

The Club was advised by Mayor Leach in September 2011 (Attachment C) to address this issue to the Thames Community Board as "... Council are currently looking at a policy change in regard to wastewater charges for sports organisations within our District." and "... I am hopeful that changes to current policy can be made before the next rateable year."

The Club subsequently wrote to the Thames Community Board (Attachment D) and attended the public forum at their 17 October 2011 meeting. At the meeting Squash Club members received a sympathetic hearing from the Board and there was discussion along the lines that the Board would be advocating for some sort of differential to apply to community sport and recreation clubs to help off-set the additional cost of the targeted wastewater charges.

Upon reading Council's Draft 2012-2022 Ten Year Plan the Thames Squash Club Committee is unsure if/how the above undertakings have been addressed and we would like confirmation that they have been addressed.

Reasons for this submission

As was noted in the Club's letter to Mayor Leach:

- The Thames Squash Club provides a recreational facility, open to all members/people within the community at reasonable rates. This helps deliver health and community benefits (eg. vibrancy, robustness, etc) at no cost to the ratepayer.
- There are already significant operating, maintenance and compliance costs associated with owning and running a community based sport and recreation facility - which are currently funded by Club members, at no cost to the ratepayer.

- If there were no community sport and recreation clubs, chances are there would be requests from the community for the Council to provide/contribute to the type of facilities already being provided - again, at no cost to the ratepayer..
- The majority of our 120 odd members live locally, within Thames, and already pay for District wide wastewater services.
- These are very tough economic times and additional costs cannot just be absorbed, or passed on.

Throughout the Ten Year Plan document there are references to the need to build 'stronger communities'. It is also noted that there are new budget allocations to encourage 'economic development'.

We submit that having healthy and viable community sport and recreation clubs adds considerably to the strength and viability of communities. Without community sport and recreation clubs it will be even more difficult to attract and retain young people and families within our communities. We submit that community sport and recreation clubs are very important in terms of facilitating/encouraging economic development at the local level.

Submission 1

Clarify how the Draft 2012-2022 Ten Year Plan provides for non-profit community sport and recreation clubs to off-set the targeted wastewater rate charges that are currently levied upon clubs based upon the number of pans/urinals.

Submission 2

If no provision has been made through the Draft 2012-2022 Ten Year Plan to off-set the targeted wastewater rate charges that are currently levied against non-profit community sport and recreation clubs, introduce a differential rate that would apply in these situations - upon application by the Club concerned and subsequent assessment of the application by Council staff.

Hearing

We would appreciate the opportunity to speak in support of our submission at the **Thames, 11 May** hearing.

Yours sincerely

Scott McCabe
President
Thames Squash Club

Dave McQuoid
President
Thames Tennis Club

Sarn Kennedy
President (former)
Thames Squash Club

Steve Gooder
President
Thames Rugby Club

cc: Thames Community Board



01-Aug-2011

Thames Squash Rackets Club Inc
PO Box 309
Thames 3540

LRA: 106762/8

Dear Sir/Madam

Re: Wastewater Rate Type Adjustment - 401 Brown Street Thames

We write to advise while processing your recent rate remission application it has come to our attention the above mentioned rating unit has not been receiving any rate type charge for wastewater.

In accordance with Council policy we have now applied the follow rate type;

- Wastewater Other >1 pan/urinal - this charge is assessed as a fixed amount on each toilet pan or urinal within the rating unit. The per pan/urinal charge for the current 2011/2012 rating year is \$450.


Having checked the building plans on file for this property we have applied this rate type charge on the following basis;

- Four toilet pans, three on ground floor and one on first floor - Four Charges
- One urinal on ground floor - One charge
- Two wall mounted urinettes on first floor - One charge

So in total 6 pan/urinal charges at \$450 each totalling \$2700 have been applied to your rating unit for the current 2011/2012 rating year. If this information is incorrect please advise us so appropriate adjustment can be made. Please also note that these charges will not be back dated to previous rating periods.

Your first instalment rates invoice and rates assessment notice for the current 2011/2012 rating year reflects these changes. If you have any queries please do not hesitate to contact this office.

Yours faithfully


Jeremy Way
Rates Supervisor
SUPPORT SERVICES

District Office: 515 Mackay Street, Thames 3500 • Private Bag, Thames 3540, New Zealand
Telephone: (07) 868 0200 • Fax: (07) 868 0234
Email: customer.services@tcdc.govt.nz • Website: www.tcdc.govt.nz
OFFICES AT: COROMANDEL • WHITIANGA • WHANGAMATA



Brown Street, PO Box 309, Thames

Website: www.sportsground.co.nz/thamessquash
Email: thamessquash@orcon.net.nz

Club: 07 868 7807
President – Sarn Kennedy: 021 323 814

11 September 2011

His Worship the Mayor
Thames-Coromandel District Council
Private Bag
Thames

Dear Glenn,

On 1 August 2011 the Thames Squash Club received a letter (attached) from Council advising that an additional \$2,700 per year was required from the Club. The reason, to pay wastewater charges for toilets located within the Squash Club building (4 toilets and two urinals).

I am writing to you to try and have this additional annual \$2,700 fee waived, for the following reasons:

- The Thames Squash Club provides a recreational facility, open to all members/people within the community at reasonable rates. This helps deliver health and community benefits (eg. vibrancy, robustness, etc) at no cost to the ratepayer.
- There are already significant operating, maintenance and compliance costs associated with owning and running a community based sport and recreation facility - which are currently funded by Club members, at no cost to the ratepayer.
- The majority of our 120 odd members live locally, within Thames, and already pay for District wide wastewater services.
- These are very tough economic times and additional costs cannot just be absorbed, or passed on.

I and the Committee of the Thames Squash Club would like you to investigate the imposition of this additional fee with a strong hope that you will waive it (and not just for 2011/12). If you would like, I and other members of the Thames Squash Club Committee can make ourselves available to meet with you to discuss this situation further.

As a measure of 'good faith' we have decided not to suspend our first automatic payment of rates to the Thames-Coromandel District Council for the 2011/2012 financial year. This is on the proviso that the current situation be resolved, with a strong expectation that the status quo continues to apply (ie. that the additional annual rate fee of \$2,700 be waived).

Yours sincerely,

Sarn Kennedy
President
Thames Squash Rackets Club

cc: Cr Peter French



Office of His Worship The Mayor

21 September 2011

Thames Squash Rackets Club Inc
PO Box 309
Thames

Attention: Sarn Kennedy

Dear Sarn

Thank you for your letter dated 11 September 2011. I wish to advise that Council are currently looking at a policy change in regard to wastewater charges for sports organisations within our district.

At present the current wastewater charges are set for the year and unfortunately I am unable to change this. I would like to suggest that you address this issue at Community Board level. I am hopeful that changes to current policy can be made before the next rateable year.

If you have any further queries please do not hesitate to contact me on (07) 868 0200.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Glenn Leach".

Glenn Leach
District Mayor



Brown Street, PO Box 309, Thames

Website: www.sportsground.co.nz/thamessquash
 Email: thamessquash@orcon.net.nz

Club: 07 868 7807
 President – Sarn Kennedy: 021 323 814

4 October 2011

The Chairperson
 Thames Community Board
 Private Bag
 Thames

Dear Strat,

The Thames Squash Rackets Club would like to seek the views and support of the Thames Community Board to have a change initiated to Council's Revenue and Financing Policy which we understand is due for review through the 2012-2022 Ten Year Plan.

In this respect Policy 7.3.3.6 (Targeted Rates for Wastewater Disposal) seems particularly relevant as does the associated statement on 'Community Impacts' (particularly in relation to 8.3 and 8.4 - implications for community groups and participation in community activities).

To provide context to this request please find attached to this letter:

- Letter from TCDC to Thames Squash Rackets Club advising of a 'Wastewater Rate Type Adjustment' of \$2,700 per annum (letter dated 1 August 2011).
- Letter from Thames Squash Rackets Club to His Worship the Mayor seeking that this fee be waived (letter dated 11 September 2011).
- Letter from His Worship the Mayor to Thames Squash Rackets Club advising that the issue be addressed at the next Thames Community Board meeting.

It appears to the Thames Squash Rackets Committee that the levying of the 'Wastewater Rate Type Adjustment' could spell the end for the Thames Squash Club - and probably other community run sport clubs in the Thames area. We believe that the levying of this fee on the Club is unfair and unjustified (for the reasons set out in our letter dated 11 September 2011).

We ask that the Board consider ways that this fee could be waived for the Thames Squash Rackets Club - and other community run sport clubs in a similar situation.

We understand that the next Board meeting is on 17 October 2011 and delegates from the Thames Squash Club would like to speak in the public forum part of that meeting.

Yours sincerely,

Sarn Kennedy
President
Thames Squash Rackets Club

cc: Members of Thames Community Board and Cr Peter French



Brown Street, PO Box 309, Thames

Website: www.sportsground.co.nz/thamessquash
Email: thamessquash@orcon.net.nz

Club: 07 868 7807
Secretary – Bridget Baynes: 021 760064

5 September 2012

Thames-Coromandel District Council
Private Bag 3500
Thames

Attention: His Worship the Mayor

Re: Non-payment of Council Pan Tax

Dear Glenn,

Thank you for Council's response to the Ten Year Plan submission from the Thames Squash Club - which was supported by the Thames Tennis Club and the Thames Rugby Club.

In our submission we sought clarification from Council on how the Ten Year Plan provided for non-profit community sport and recreation clubs to off-set the targeted wastewater charges (what we call the Council 'pan tax'). In the Council response dated 10 July 2012 it was noted:

"...we would like to look at this matter in further depth and throughout the 2012/2013 year we will be undertaking a review of how we can fairly and appropriately support not-for-profit organisations and clubs such as yourself. We will continue to be in touch with you on this matter."

The above response is similar to an earlier response received from you dated 21 September 2011 in which you stated:

"... Council are currently looking at a policy change in regard to wastewater charges for sports organisations within our District ... I am hopeful that changes to current policy can be made before the next rateable year."

The Thames Squash Club is not satisfied with the response provided to its submission and at our meeting on 30 August 2012 the Committee resolved to not pay the 'pan tax' component of the TCDC rate for the 2012/13 financial year. To this end find enclosed a cheque for \$313.71 for the first instalment of TCDC rates for the 2012/13 financial year, not the \$1,118.33 as invoiced by Council (which included the first instalment of \$804.62 for the pan tax).

It should be noted that the Club is not taking this action lightly. For the 2011/12 financial year the Club paid the pan tax as a measure of 'good faith', on the proviso that the current situation be resolved. There is a trail of correspondence back and forth to Council and the Thames Community Board on this matter. We believe that the levying of the pan tax on the Club is both unfair and unjustified (for reasons we have provided in earlier correspondence).

To put it bluntly, the Thames Squash Club cannot afford to pay the Council 'pan tax' year in and year out and for this reason we have decided to take a stand.

Yours sincerely

Bridget Baynes
Secretary
Thames Squash Rackets Club

cc: members of the Thames Community Board

From: Elizabeth Jones [ejamahl@gmail.com]
Sent: Monday, March 09, 2015 10:26:05 PM
To: Steve H. Baker
CC: TCDC General Mail Address; John & Jan Edmonds; Judy Port
Subject: Re: proposed Rates Remission contained in the Draft 2015 Ten Year Plan

9th March, 2015

Steve Baker
Chief Financial Officer
Thames Coromandel District Council

Dear Steve,

Proposed Rates Remission contained ion the Draft 2015 Ten Year Plan

Following our submission to Council in 2014 for their consideration on this matter thank you for undertaking the research in regard to the feasibility of a rates remission for residents who :-

- hold a license to occupy in theThames Coromandel District area and
- for some of whom a rates remission could be granted.

At a recent special general meeting held on 27th February at Tararu Retirement Village it was agreed that the residents at Tararu Village will support your proposal.

This is to advise that representative residents would be happy to engage in the consultation process.

Kind regards,

Elizabeth Jones
on behalf of the Tararu Residents Committee
31/109 Wilson Street
Tararu Village
Thames 3500

Make Submission

Consultee	Mr John Fryer (59640)
Email Address	theknifeman1@gmail.com
Address	32 louvain ave Mt Roskill Auckland 1041
Event Name	Draft Rates Remission Policy
Submission by	Mr John Fryer
Submission ID	RREM_2
Response Date	8/04/15 9:23 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?	Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.
--	--

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less?	Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.
--	---

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone 0274965890

Email

Email theknifeman1gmail.com

Please select the option that best describes you. None of these options describe me

Make Submission

Consultee	Mrs Debbie Farrell (59874)
Email Address	debscott.f@gmail.com
Address	2 Pohutukawa Grove Whitianga 3510
Event Name	Draft Rates Remission Policy
Submission by	Mrs Debbie Farrell
Submission ID	RREM_3
Response Date	9/04/15 3:48 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?	Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.
--	--

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less?	No, I do not agree with giving a rates remission to second dwellings of 50 square metres or less.
--	---

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Please tell us why.

Everyone shares the burden and responsibility to pay the rates on all facilities and areas covered by rates.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

Make Submission

Consultee	Ruth Cressey (59994)
Address	218 Kirkwood Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Ruth Cressey
Submission ID	RREM_4
Response Date	2/04/15 2:57 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.5

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?	No, I do not agree with giving a rates remission to residents in a retirement village who don't qualify for central government rates rebate because of how they own their homes.
--	--

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Please tell us why.

This proposal would not be fair at all. Most of those I know in them [retirement villages] are better off than I am; they can afford new cars, overseas trips, etc.

I cannot afford to live there [in a retirement village] but my income (from one rental) disqualifies me from a rates rebate by just a little. Not fair at all unless you give a rates rebate to all old age pensioners. Some of us are only just managing. Please look at this again.

1586

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3782338.pdf>

Make Submission

Consultee	T Corner (60010)
Address	100-13 Campbell Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	T Corner
Submission ID	RREM_5
Response Date	2/04/15 3:49 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.5

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?

Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3783501.pdf>

Make Submission

Consultee	ED and ZM White (60011)
Email Address	zenadoug@xtra.co.nz
Address	Villa 11 Wauokaraka Retirement Village 100 Campbell Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	ED and ZM White
Submission ID	RREM_6
Response Date	2/04/15 3:54 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.7

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?

Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I am submitting on behalf of an organisation/company which is based in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3783502.pdf>

Make Submission

Consultee	Delece Patten (60012)
Address	10/100 Campbell Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Delece Patten
Submission ID	RREM_7
Response Date	2/04/15 3:57 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?

Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3783503.pdf>

Make Submission

Consultee	Percy and Eva Golding (60014)
Address	9/100 Campbell Street Waiokaraka Retirement Village Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Percy and Eva Golding
Submission ID	RREM_8
Response Date	2/04/15 4:00 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?

Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3783504.pdf>

Make Submission

Consultee	Rae Taylor (60015)
Address	6/100 Campbell Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Rae Taylor
Submission ID	RREM_9
Response Date	2/04/15 4:02 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.5

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3783505.pdf>

Make Submission

Consultee	Mary Petrie (60016)
Email Address	bernadettewmp@xtra.co.nz
Address	1/100 Campbell Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Mary Petrie
Submission ID	RREM_10
Response Date	2/04/15 4:05 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.5

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3783506.pdf>

Make Submission

Consultee	Jannetje Brouwer (60017)
Email Address	brouwer@clear.net.nz
Address	14/100 Campbell Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Jannetje Brouwer
Submission ID	RREM_11
Response Date	2/04/15 4:12 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.5

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?	Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.
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We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less?	Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.
--	---

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3783511.pdf>

Make Submission

Consultee	Shirley Morgan (60022)
Address	Waiokaraka Village Unit 5 Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Shirley Morgan
Submission ID	RREM_12
Response Date	2/04/15 4:45 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?

Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3783512.pdf>

Make Submission

Consultee	Joy Boyle (60023)
Address	12/100 Campbell Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Joy Boyle
Submission ID	RREM_13
Response Date	2/04/15 4:48 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3783513.pdf>

Make Submission

Consultee	David Low (60025)
Address	100 Campbell Street Unit 8 Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	David Low
Submission ID	RREM_14
Response Date	2/04/15 4:51 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3783514.pdf>

Make Submission

Consultee	Catherine and Bruce MacKereth (60026)
Email Address	mackereth_bc@xtra.co.nz
Address	41 Kauri Drive Tararu Village Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Catherine and Bruce MacKereth
Submission ID	RREM_15
Response Date	7/04/15 4:54 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?	Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.
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We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less?	Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.
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Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784250.pdf>

Make Submission

Consultee	J Barley (60027)
Address	Villa 6A 109 Wilson Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	J Barley
Submission ID	RREM_16
Response Date	7/04/15 4:57 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784251.pdf>

Make Submission

Consultee	M R Clark (60028)
Address	Tararu Retirement Village 3/109 Wilson Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	M R Clark
Submission ID	RREM_17
Response Date	7/04/15 4:59 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784252.pdf>

Make Submission

Consultee	Alec McLeod (60029)
Email Address	jillalex@xtra.co.nz
Address	Tararu Retirement Village 2 Oak Lane Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Alec McLeod
Submission ID	RREM_18
Response Date	7/04/15 5:02 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.5

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?	Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.
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We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less?	Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.
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Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784253.pdf>

Make Submission

Consultee	J McLeod (60030)
Email Address	jillalec@xtra.co.nz
Address	Tararu Retirement Village 2 Oak Lane Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	J McLeod
Submission ID	RREM_19
Response Date	7/04/15 5:04 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?	Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.
--	--

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less?	Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.
--	---

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I am submitting on behalf of an organisation/company which is based in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784254.pdf>

Make Submission

Consultee	Mr Bernard Howe (60057)
Address	106 Wilson Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Mr Bernard Howe
Submission ID	RREM_20
Response Date	7/04/15 9:00 AM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.3

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784255>

Make Submission

Consultee	Malcolm and Shirley Bremner (60065)
Address	109/8 Wilson St Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Malcolm and Shirley Bremner
Submission ID	RREM_21
Response Date	7/04/15 9:38 AM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.5

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?

Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784256.pdf>

Make Submission

Consultee	A. A. Nix (60067)
Address	C/o Tararu Retirement Village Villa 53 Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	A. A. Nix
Submission ID	RREM_22
Response Date	7/04/15 9:45 AM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.3

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?	Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.
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We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less?	No, I do not agree with giving a rates remission to second dwellings of 50 square metres or less.
--	---

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784265.pdf>

Make Submission

Consultee	Edith F Burton (60069)
Address	Apt 214/109 Cypress Lane Wilson St Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Edith F Burton
Submission ID	RREM_23
Response Date	7/04/15 9:51 AM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.2

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784266.pdf>

Make Submission

Consultee	M Kroot (60071)
Address	Villa 54/921 Tararu Road Retirement Village Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	M Kroot
Submission ID	RREM_24
Response Date	7/04/15 10:03 AM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.2

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784267.pdf>

Make Submission

Consultee	Claire Twentyman (60073)
Email Address	cw20man@xtra.co.nz
Address	Unit 33 Taruru Village 109 Wilson St Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Claire Twentyman
Submission ID	RREM_25
Response Date	7/04/15 10:08 AM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Email
Version	0.3

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?	Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.
--	--

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less?	Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.
--	---

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784268.pdf>

Make Submission

Consultee	Peggy Maureen Howard (60074)
Email Address	peggyhow@xtra.co.nz
Address	37 Norfolk Lane 109 Wilson St Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Peggy Maureen Howard
Submission ID	RREM_26
Response Date	7/04/15 10:11 AM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?	Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.
--	--

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less?	Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.
--	---

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784397.pdf>

Make Submission

Consultee	Verna Sanders (60076)
Address	Unit 51 Magnolia Ave Tararu Village Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Verna Sanders
Submission ID	RREM_27
Response Date	7/04/15 10:15 AM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.3

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Please tell us why.

Although we live in a retirement village we still pay rates on our property, which doesn't seem to be generally understood by the public.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784402.pdf>

Make Submission

Consultee	Gwenda Rosaily Brokenshire (60078)
Address	Villa 59/921 Tararu Road Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Gwenda Rosaily Brokenshire
Submission ID	RREM_28
Response Date	7/04/15 10:19 AM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.2

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?	Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.
--	--

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less?	No, I do not agree with giving a rates remission to second dwellings of 50 square metres or less.
--	---

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784404.pdf>

Make Submission

Consultee	Gael Goodall (60080)
Email Address	gaelgoodall@xtra.co.nz
Address	4/109 Wilson St Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Gael Goodall
Submission ID	RREM_29
Response Date	7/04/15 10:24 AM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.2

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Please tell us why.

This is only fair and equitable. We are all elderly people in this situation and finances do become an issue, particularly when a partner has died.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Please tell us why.

Only if occupied by elderly family.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784408.pdf>

Make Submission

Consultee	Bruce and Ruth Moore and Dunn (60082)
Email Address	bjrmoore@xtra.co.nz
Address	14/109 Wilson Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Bruce and Ruth Moore and Dunn
Submission ID	RREM_30
Response Date	7/04/15 10:32 AM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.3

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?	Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.
--	--

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less?	Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.
--	---

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784410.pdf>

Make Submission

Consultee	Melva Lorraine Heslop (60084)
Address	47/109 Wilson Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Melva Lorraine Heslop
Submission ID	RREM_31
Response Date	7/04/15 10:37 AM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Please tell us why.

All the lawn area outside our village is mowed by Bupa which us as residents pay for out of our monthly fees so I feel a rebate on rates is our due.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784410.pdf>

Make Submission

Consultee	David and Rhoda Davis (60087)
Email Address	daverhoda@clear.net.nz
Address	46/109 Wilson St Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	David and Rhoda Davis
Submission ID	RREM_32
Response Date	7/04/15 10:46 AM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.2

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?	Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.
--	--

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Please tell us why.

Tararu Retirement Village.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784412.pdf>

Make Submission

Consultee	Beatriz and Gary Gray (60088)
Email Address	gfbn@slingshot.co.nz
Address	20/109 Wilson Street Tararu Village Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Beatriz and Gary Gray
Submission ID	RREM_33
Response Date	7/04/15 10:57 AM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.2

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes?	Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.
--	--

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less?	Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.
--	---

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone 078689902

Email

Email gfbn@slingshot.co.nz

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784413.pdf>

Make Submission

Consultee	Frances and Owen Irwin (60098)
Address	Unit 48 109 Wilson Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Frances and Owen Irwin
Submission ID	RREM_34
Response Date	7/04/15 1:36 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.2

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

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<http://docs.tcdc.govt.nz/store/default/3784415.pdf>

Make Submission

Consultee	Eric Sanders (60101)
Address	Unit 51 Tararu Village 109 Wilson St Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Eric Sanders
Submission ID	RREM_35
Response Date	7/04/15 1:41 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.2

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784419.pdf>

Make Submission

Consultee	Jack Baigent (60105)
Address	39 / 109 Wilson Street Tararu Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Jack Baigent
Submission ID	RREM_36
Response Date	7/04/15 1:49 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.2

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784420.pdf>

Make Submission

Consultee	Shirley Robertson (60107)
Address	18 / 109 Wilson Street Tararu Retirement Village Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Shirley Robertson
Submission ID	RREM_37
Response Date	7/04/15 1:54 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.3

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784421.pdf>

Make Submission

Consultee	Ronald Ladd QSM (60108)
Address	209 / 109 Wilson Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Ronald Ladd QSM
Submission ID	RREM_38
Response Date	7/04/15 1:59 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.2

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Please tell us why.

Those living in retirement villages would have paid more for their licence to occupy that many pay for freehold properties.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone 078681092

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784424.pdf>

Make Submission

Consultee	Selwyn Edwards (60110)
Address	15 Cochrane Street Thames 3500
Event Name	Draft Rates Remission Policy
Submission by	Selwyn Edwards
Submission ID	RREM_39
Response Date	7/04/15 2:04 PM
Consultation Point	Submit on the Rates Remission Policy (View)
Status	Processed
Submission Type	Letter
Version	0.4

We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes.

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rate remission to residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes? Yes, I agree that residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes should be given a rates remission.

We are proposing that all second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges).

Information relating to this question can be found on page 24 of the Consultation Document .

Do you agree with our proposal to give a rates remission to all second dwellings of 50 square metres or less? Yes, I agree with giving a rates remission to second dwellings of 50 square metres or less.

Hearing

Hearings will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3784426.pdf>



SUBMISSION FORM - Thames-Coromandel District Council
Rates Remission Policy

Need help?

If you need any help filling out this submission form, please call us on 07 868 0200 or email customer.services@tcdc.govt.nz

Do it online!

It's easier online - find our online submission form at www.tcdc.govt.nz/itp

THAMES-COROMANDEL
 DISTRICT COUNCIL

Name	John William EDMONDS		9 APR 2015
Email address	jayjay09@xtra.co.nz		RECEIVED BY: <i>ari</i>
Phone number	078688582	Mobile number	
Address	36/82 Richmond Street		
	THAMES 3500		

Public information -please note that submissions are public information and they will be published and be accessible to the public and media as part of the decision making process.

? Hearings for the Rates Remission Policy will be scheduled for late April.

Would you like to speak at a hearing in support of your submission? Yes No

Please make sure you tell us your telephone number and email address to ensure we can contact you to arrange a time for your presentation to Council.

Council is proposing two new rates remissions. Please tell us if you agree or disagree with these changes.

? **Q1** We are proposing a rates remission (refund) for residents in a retirement village who don't qualify for the central government rates rebate because of how they own their homes. I agree I do not agree

? **Q2** We are proposing that second dwellings of 50 square metres or less (i.e. "Granny Flats") will receive a rates remission (refund) of 50% of their fixed rates charges (e.g. UAGC, water charges). I agree I do not agree

? **Q3** Any other comments? Record them below. *Please attach additional pages if necessary.*

We support Elizabeth Jones and Residents of Tararu Retirement Village submission.
Please find attached signatures of Residents of Richmond Villas.

Please find attached Appendix A Names of residents supporting submission

? **Q4** Please select the option that best describes you.

- We live in the Thames-Coromandel District
- I own a property in the Thames-Coromandel District but I live elsewhere in New Zealand
- I own a property in the Thames-Coromandel District but I live internationally
- I am a visitor to the Thames-Coromandel District
- I am submitting on behalf of an organisation/company which is based in the Thames-Coromandel District
- I am submitting on behalf of an organisation/company which is not based in the Thames-Coromandel District

Thank you for taking the time to make a submission.

The following residents Of Richmond Villas support Tararu Retirement Village in their submission for Rates Remission for residents with Licence to Occupy agreements.

Villa No	Name	Signature
71	John Wiseman	J. Wiseman
2	STUART CLEMENT	Stuart Clement
10	Kenneth Hayhurst	K. Hayhurst
3	Doug & Betty Weatherley	D. Weatherley
15	ALFRED JOHNSON	A. Johnson
75	NOEL I MILLS	N. I. Mills
32	B JACKSON	B. Jackson
58	JOHN EWERS	J. Ewers
25	HEN. PATTERSON	H. Patterson
60	ROBERT PERRY	R. Perry
80	VIVIAN RIPLEY	V. Ripley
33	Ewan Lee	E. Lee
83	CLIFFORD L. WALLACE	C. L. Wallace
70	Bethy Douell	B. Douell
29.	Lorraine Hoggart	L. Hoggart
40	Barbara Dodd	B. Dodd
38	Diane Cox	D. Cox
44	Uzma Smith	U. Smith
28.	COLLEEN MILLAR	C. Millar
26	Jeanette M. Wallace	J. M. Wallace
49	BERYL F. NATTS	B. F. Natts
35	Jayne Campbell	J. Campbell
76	Maud Lewis	M. Lewis
58	Jeanette Ewers	J. Ewers
61	Barbara McLean	B. McLean
33	Ewendoline Lee	E. Lee
38	Bob Cox	B. Cox
26	GILBERT WALLACE	G. Wallace
62	Janice Leckie	J. Leckie
53	Joanna Johnson	J. Johnson
24	BILL SMITH	B. Smith
28	ALLEN PRYOR	A. Pryor
36.	Jean Edmonds	J. Edmonds

SUBMISSION ON DRAFT 2015-2025 TEN YEAR PLAN

Rates Remission Policy

Community, Sporting and Other Non-profit Organisations

THAMES-COROMANDEL
DISTRICT COUNCIL

9 APR 2015

RECEIVED BY: *Tmi*

Address for service:

Thames Squash Rackets Club Inc
Brown Street
P O Box 309
Thames

Submission by the Thames Squash Rackets Club Inc

Background

In 2012 the Thames Squash Rackets Club ('the Squash Club') made a submission on the 2012-2022 Ten Year Plan regarding the requirement for the Club to pay the Council "pan tax" (refer to Attachment 1). In the Council response dated 10 July 2012 it was noted:

"...we would like to look at this matter in further depth and throughout the 2012/2013 year we will be undertaking a review of how we can fairly and appropriately support not-for-profit organisations and clubs such as yourself. We will continue to be in touch with you on this matter."

On 5 September 2012 the Squash Club wrote to the Council advising that the Club was not satisfied with the response provided to its submission - because we believe that the levying of the pan tax on the Club is both unfair and unjustified (for reasons we had provided in earlier correspondence). At a meeting on 30 August 2012 the Squash Club Committee resolved to not pay the "pan tax" component of the TCDC rate bill (refer to Attachment 2).

Since this date the Club has not paid the "pan tax" component of our TCDC rates, although we have continued to pay all our other TCDC rate, lease and license fees. The amount of pan tax now outstanding for the Club, plus "penalties" on the pan tax component of our rates bill, is now around \$10,000.

We find it somewhat ironic that within the currently proposed Ten Year Plan there is an emphasis upon providing a 'multisport indoor sports facility' within Thames at significant cost to ratepayers. We re-emphasise, from our submission made in 2012, the Thames Squash Club was built and has operated for over 40 years without any ratepayer input (with the exception of the annual rates rebate that we apply for).

We also note that throughout the Ten Year Plan document there are references to the Council aiming to achieve "A liveable district – the Coromandel Peninsula is a preferred area of New Zealand in which to live, work and raise a family and have a safe and satisfying life ..." with new budget allocations to encourage 'economic development' to attract permanent residents to the District.

We submit that having healthy and viable community sport and recreation clubs adds considerably to the strength and viability of communities. Without community sport and recreation clubs it will be even more difficult to attract and retain young people and families within our communities.

Upon reading Council's Draft 2015-2025 Ten Year Plan the Squash Club Committee is unsure if/how the previous Council undertakings in relation to the pan tax have been addressed and we would like confirmation that they have been addressed.

We need to be clear, the Squash Club cannot afford to pay the "pan tax" on a continual and annual basis. As mentioned, since 2012 the amount of pan tax owed by the Squash Club, plus penalties, currently equates to around \$10,000. It is very unlikely that the Squash Club will just suddenly start paying the pan tax. If the current situation continues, and if the Council takes action against the Club to recover outstanding monies, in a worst case scenario we will be forced to shut and/or demolish the Club.

Submission 1

Clarify how the Draft 2015-2025 Ten Year Plan provides for non-profit community sport and recreation clubs to off-set the targeted wastewater rate charges that are currently levied upon clubs based upon the number of pans/urinals.

Submission 2

If no provision has been made through the Draft 2015-2025 Ten Year Plan to off-set the targeted wastewater rate charges that are currently levied against non-profit community sport and recreation clubs, introduce a differential rate that would apply in these situations - upon application by the Club concerned and subsequent assessment of the application by Council staff.

Submission 3

If a differential rate cannot be introduced to off-set the targeted wastewater rate charges that are currently levied against non-profit community sport and recreation clubs, base wastewater charges for these clubs on the amount of water used, not the number of pans/urinals on the premise.

Hearing

We would appreciate the opportunity to speak in support of our submission at the **Thames** hearing.

Yours sincerely



Glenn Horsley
President
Thames Squash Club

SUBMISSION ON DRAFT 2012-2022 TEN YEAR PLAN**Volume 3; Revenue and Financing Policy****Wastewater Disposal**

Address for service:

Thames Squash Rackets Club Inc
Brown Street
P O Box 309
Thames

Submission by the Thames Squash Club with support from the Thames Tennis Club and the Thames Rugby Club.

Background

On 1 August 2011 the Thames Squash Club received a letter (Attachment A) from Council advising that an additional \$2,700 per year was required from the Club. The reason, to pay wastewater charges for toilets located within the Squash Club building (4 toilets and two urinals). Upon receiving this letter the Club wrote to His Worship the Mayor (Attachment B) seeking a waiver of the additional wastewater charges.

The Club was advised by Mayor Leach in September 2011 (Attachment C) to address this issue to the Thames Community Board as "... Council are currently looking at a policy change in regard to wastewater charges for sports organisations within our District." and "... I am hopeful that changes to current policy can be made before the next rateable year."

The Club subsequently wrote to the Thames Community Board (Attachment D) and attended the public forum at their 17 October 2011 meeting. At the meeting Squash Club members received a sympathetic hearing from the Board and there was discussion along the lines that the Board would be advocating for some sort of differential to apply to community sport and recreation clubs to help off-set the additional cost of the targeted wastewater charges.

Upon reading Council's Draft 2012-2022 Ten Year Plan the Thames Squash Club Committee is unsure if/how the above undertakings have been addressed and we would like confirmation that they have been addressed.

Reasons for this submission

As was noted in the Club's letter to Mayor Leach:

- The Thames Squash Club provides a recreational facility, open to all members/people within the community at reasonable rates. This helps deliver health and community benefits (eg. vibrancy, robustness, etc) at no cost to the ratepayer.
- There are already significant operating, maintenance and compliance costs associated with owning and running a community based sport and recreation facility - which are currently funded by Club members, at no cost to the ratepayer.

- If there were no community sport and recreation clubs, chances are there would be requests from the community for the Council to provide/contribute to the type of facilities already being provided - again, at no cost to the ratepayer..
- The majority of our 120 odd members live locally, within Thames, and already pay for District wide wastewater services.
- These are very tough economic times and additional costs cannot just be absorbed, or passed on.

Throughout the Ten Year Plan document there are references to the need to build 'stronger communities'. It is also noted that there are new budget allocations to encourage 'economic development'.

We submit that having healthy and viable community sport and recreation clubs adds considerably to the strength and viability of communities. Without community sport and recreation clubs it will be even more difficult to attract and retain young people and families within our communities. We submit that community sport and recreation clubs are very important in terms of facilitating/encouraging economic development at the local level.

Submission 1

Clarify how the Draft 2012-2022 Ten Year Plan provides for non-profit community sport and recreation clubs to off-set the targeted wastewater rate charges that are currently levied upon clubs based upon the number of pans/urinals.

Submission 2

If no provision has been made through the Draft 2012-2022 Ten Year Plan to off-set the targeted wastewater rate charges that are currently levied against non-profit community sport and recreation clubs, introduce a differential rate that would apply in these situations - upon application by the Club concerned and subsequent assessment of the application by Council staff.

Hearing

We would appreciate the opportunity to speak in support of our submission at the **Thames, 11 May** hearing.

Yours sincerely

Scott McCabe
President
Thames Squash Club

Dave McQuoid
President
Thames Tennis Club

Sarn Kennedy
President (former)
Thames Squash Club

Steve Gooder
President
Thames Rugby Club

cc: Thames Community Board



01-Aug-2011

Thames Squash Rackets Club Inc
PO Box 309
Thames 3540

LRA: 106762/8

Dear Sir/Madam

Re: Wastewater Rate Type Adjustment - 401 Brown Street Thames

We write to advise while processing your recent rate remission application it has come to our attention the above mentioned rating unit has not been receiving any rate type charge for wastewater.

In accordance with Council policy we have now applied the follow rate type;

- Wastewater Other >1 pan/urinal - this charge is assessed as a fixed amount on each toilet pan or urinal within the rating unit. The per pan/urinal charge for the current 2011/2012 rating year is \$450.

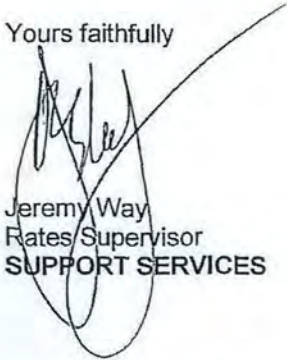
Having checked the building plans on file for this property we have applied this rate type charge on the following basis;

- Four toilet pans, three on ground floor and one on first floor - Four Charges
- One urinal on ground floor - One charge
- Two wall mounted urinettes on first floor - One charge

So in total 6 pan/urinal charges at \$450 each totalling \$2700 have been applied to your rating unit for the current 2011/2012 rating year. If this information is incorrect please advise us so appropriate adjustment can be made. Please also note that these charges will not be back dated to previous rating periods.

Your first instalment rates invoice and rates assessment notice for the current 2011/2012 rating year reflects these changes. If you have any queries please do not hesitate to contact this office.

Yours faithfully


Jeremy Way
Rates Supervisor
SUPPORT SERVICES



Brown Street, PO Box 309, Thames

Website: www.sportsground.co.nz/thamessquash
 Email: thamessquash@orcon.net.nz

Club: 07 868 7807
 President – Sarn Kennedy: 021 323 814

11 September 2011

His Worship the Mayor
 Thames-Coromandel District Council
 Private Bag
 Thames

Dear Glenn,

On 1 August 2011 the Thames Squash Club received a letter (attached) from Council advising that an additional \$2,700 per year was required from the Club. The reason, to pay wastewater charges for toilets located within the Squash Club building (4 toilets and two urinals).

I am writing to you to try and have this additional annual \$2,700 fee waived, for the following reasons:

- The Thames Squash Club provides a recreational facility, open to all members/people within the community at reasonable rates. This helps deliver health and community benefits (eg. vibrancy, robustness, etc) at no cost to the ratepayer.
- There are already significant operating, maintenance and compliance costs associated with owning and running a community based sport and recreation facility - which are currently funded by Club members, at no cost to the ratepayer.
- The majority of our 120 odd members live locally, within Thames, and already pay for District wide wastewater services.
- These are very tough economic times and additional costs cannot just be absorbed, or passed on.

I and the Committee of the Thames Squash Club would like you to investigate the imposition of this additional fee with a strong hope that you will waive it (and not just for 2011/12). If you would like, I and other members of the Thames Squash Club Committee can make ourselves available to meet with you to discuss this situation further.

As a measure of 'good faith' we have decided not to suspend our first automatic payment of rates to the Thames-Coromandel District Council for the 2011/2012 financial year. This is on the proviso that the current situation be resolved, with a strong expectation that the status quo continues to apply (ie. that the additional annual rate fee of \$2,700 be waived).

Yours sincerely,

Sarn Kennedy
President
Thames Squash Rackets Club

cc: Cr Peter French



Office of His Worship The Mayor

21 September 2011

Thames Squash Rackets Club Inc
PO Box 309
Thames

Attention: Sarn Kennedy

Dear Sarn

Thank you for your letter dated 11 September 2011. I wish to advise that Council are currently looking at a policy change in regard to wastewater charges for sports organisations within our district.

At present the current wastewater charges are set for the year and unfortunately I am unable to change this. I would like to suggest that you address this issue at Community Board level. I am hopeful that changes to current policy can be made before the next rateable year.

If you have any further queries please do not hesitate to contact me on (07) 868 0200.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Glenn Leach".

Glenn Leach
District Mayor



Brown Street, PO Box 309, Thames

Website: www.sportsground.co.nz/thamessquash
 Email: thamessquash@orcon.net.nz

Club: 07 868 7807
 President – Sarn Kennedy: 021 323 814

4 October 2011

The Chairperson
 Thames Community Board
 Private Bag
 Thames

Dear Strat,

The Thames Squash Rackets Club would like to seek the views and support of the Thames Community Board to have a change initiated to Council's Revenue and Financing Policy which we understand is due for review through the 2012-2022 Ten Year Plan.

In this respect Policy 7.3.3.6 (Targeted Rates for Wastewater Disposal) seems particularly relevant as does the associated statement on 'Community Impacts' (particularly in relation to 8.3 and 8.4 - implications for community groups and participation in community activities).

To provide context to this request please find attached to this letter:

- Letter from TCDC to Thames Squash Rackets Club advising of a 'Wastewater Rate Type Adjustment' of \$2,700 per annum (letter dated 1 August 2011).
- Letter from Thames Squash Rackets Club to His Worship the Mayor seeking that this fee be waived (letter dated 11 September 2011).
- Letter from His Worship the Mayor to Thames Squash Rackets Club advising that the issue be addressed at the next Thames Community Board meeting.

It appears to the Thames Squash Rackets Committee that the levying of the 'Wastewater Rate Type Adjustment' could spell the end for the Thames Squash Club - and probably other community run sport clubs in the Thames area. We believe that the levying of this fee on the Club is unfair and unjustified (for the reasons set out in our letter dated 11 September 2011).

We ask that the Board consider ways that this fee could be waived for the Thames Squash Rackets Club - and other community run sport clubs in a similar situation.

We understand that the next Board meeting is on 17 October 2011 and delegates from the Thames Squash Club would like to speak in the public forum part of that meeting.

Yours sincerely,

Sarn Kennedy
President
Thames Squash Rackets Club

cc: Members of Thames Community Board and Cr Peter French



Brown Street, PO Box 309, Thames

Website: www.sportsground.co.nz/thamessquash
Email: thamessquash@orcon.net.nz

Club: 07 868 7807
Secretary – Bridget Baynes: 021 760064

5 September 2012

Thames-Coromandel District Council
Private Bag 3500
Thames

Attention: His Worship the Mayor

Re: Non-payment of Council Pan Tax

Dear Glenn,

Thank you for Council's response to the Ten Year Plan submission from the Thames Squash Club - which was supported by the Thames Tennis Club and the Thames Rugby Club.

In our submission we sought clarification from Council on how the Ten Year Plan provided for non-profit community sport and recreation clubs to off-set the targeted wastewater charges (what we call the Council 'pan tax'). In the Council response dated 10 July 2012 it was noted:

"...we would like to look at this matter in further depth and throughout the 2012/2013 year we will be undertaking a review of how we can fairly and appropriately support not-for-profit organisations and clubs such as yourself. We will continue to be in touch with you on this matter."

The above response is similar to an earlier response received from you dated 21 September 2011 in which you stated:

"... Council are currently looking at a policy change in regard to wastewater charges for sports organisations within our District ... I am hopeful that changes to current policy can be made before the next rateable year."

The Thames Squash Club is not satisfied with the response provided to its submission and at our meeting on 30 August 2012 the Committee resolved to not pay the 'pan tax' component of the TCDC rate for the 2012/13 financial year. To this end find enclosed a cheque for \$313.71 for the first instalment of TCDC rates for the 2012/13 financial year, not the \$1,118.33 as invoiced by Council (which included the first instalment of \$804.62 for the pan tax).

It should be noted that the Club is not taking this action lightly. For the 2011/12 financial year the Club paid the pan tax as a measure of 'good faith', on the proviso that the current situation be resolved. There is a trail of correspondence back and forth to Council and the Thames Community Board on this matter. We believe that the levying of the pan tax on the Club is both unfair and unjustified (for reasons we have provided in earlier correspondence).

To put it bluntly, the Thames Squash Club cannot afford to pay the Council 'pan tax' year in and year out and for this reason we have decided to take a stand.

Yours sincerely

Bridget Baynes
Secretary
Thames Squash Rackets Club

cc: members of the Thames Community Board

Make Submission

Consultee	Mr Evans Young (59331)
Email Address	evans@hoppers.co.nz
Company / Organisation	Hopper Developments Ltd
Address	PO Box 110 OREWA 0942
Event Name	Draft Development Contributions Policy
Submission by	Hopper Developments Ltd (Mr Evans Young)
Submission ID	DC_1
Response Date	8/04/15 9:32 AM
Consultation Point	Submit on the draft Development Contributions Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal: . Amendment to private development agreement provision

Please tell us what you think of our proposal to amend the private development agreement provision.

There is a need to preserve the integrity and value of existing Developer Agreements.

Developers should be encouraged to commit to providing improved facilities as part of any development.

Please select if you would like to submit a comment on our proposal: . Change to method of calculating reserve contributions

Please tell us what you think of our proposal to change the method of calculating reserve contributions.

Council needs to have a clear Reserves and Open Space policy that can be applied consistently and equitably across the District.

Council needs to establish and maintain a register of Reserves and Open Space as an extension to its Asset Register, recording how the Reserve was acquired (Crown grant, resident gifting, purchased, source of funds [developer contributions, ratepayer contributions] etc), the use (active sports, open space, conservation, local purpose, etc).

Expenditure incurred over the preceding 10 years as well as the programmed 10 year future expenditure should be included in the formula to calculate Reserve Contributions.

Please select if you would like to submit a comment on our proposal:

. Change to the purpose for which reserve contributions are to be collected and clarification of the purpose of these

Please tell us what you think of our proposal to change the purpose for which reserve contributions are to be collected and clarify the purpose of these.

Until Council has a clear policy on Reserves and Open Space, I find it difficult for Council to justify any Contribution regime.

Please select if you would like to submit a comment on our proposal:

. Revised methodology for allocating costs of projects

Please tell us what you think of our proposal to revise the methodology for allocating costs of projects.

Any allocation of costs needs to be transparent and contestable - Would require an independent audit of assumptions and allocations.

Please select if you would like to submit a comment on our proposal:

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Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Hearings for the 2015-2025 Long Term Plan will be scheduled for late April

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone

094270292

Email

Email

evans@hoppers.co.nz

Please select the option that best describes you.

I am submitting on behalf of an organisation/company which is not based in the Thames-Coromandel District

Make Submission

Consultee	Mr John Fryer (59640)
Email Address	theknifeman1@gmail.com
Address	32 louvain ave Mt Roskill Auckland 1041
Event Name	Draft Development Contributions Policy
Submission by	Mr John Fryer
Submission ID	DC_2
Response Date	8/04/15 9:33 PM
Consultation Point	Submit on the draft Development Contributions Policy (View)
Status	Processed
Submission Type	Web
Version	0.3

Please select if you would like to submit a comment on our proposal: . Provision for developers to request a reconsideration

Please tell us what you think of our proposal to make provision for developers to request a reconsideration.

It is only fair.

Please select if you would like to submit a comment on our proposal: . Retention of certificate of acceptance pending payment of development contributions

Please tell us what you think of our proposal to retain the certificate of acceptance pending payment of development contributions.

Developers can go broke.

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

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Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal: . Local funding for cemeteries and public toilets

Please tell us what you think of our proposal to locally fund cemeteries and public toilets.

All communities don,t have a cemetery so all of us who are entitled to use should pay.

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Hearings for the 2015-2025 Long Term Plan will be scheduled for late April

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. None of these options describe me

Make Submission

Consultee	Mr Ian McAlley (59864)
Email Address	ian.mcalley@mcalleygroup.co.nz
Company / Organisation	Wharekaho 2013 Limited
Address	PO Box 5133 Rotorua West Rotorua 3044
Event Name	Draft Development Contributions Policy
Submission by	Wharekaho 2013 Limited (Mr Ian McAlley)
Submission ID	DC_3
Response Date	9/04/15 3:23 PM
Consultation Point	Submit on the draft Development Contributions Policy (View)
Status	Processed
Submission Type	Web
Version	0.2

Please select if you would like to submit a comment on our proposal: . Provision for developers to request a reconsideration

Please tell us what you think of our proposal to make provision for developers to request a reconsideration.

The provision for developers to request a reconsideration of development contributions is an important addition to the Policy given the potentially long lead times and development timeframes for projects and also the potential for new technologies and/or means by which to provide services to be applied to a development, potentially altering the method of service provision after a development has started.

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal: . Amendment to private development agreement provision

Please tell us what you think of our proposal to amend the private development agreement provision.

The ability to enter into private development agreements is a necessary means by which to provide services to developments, particularly where that service provision does not coincide with Council's

projected infrastructure expenditure. Further, the timing of payments is critical to the success of a development and also a reduction in the time taken to utilise capacity within newly developed infrastructure and/or reduce the period of time that borrowings are subject to interest, can significantly reduce the quantum of development contributions. Any reduction in the amount of development contributions paid is beneficial to the end user as this should be reflected in lower development/section costs. Having mechanisms by which Council can proactively enter into agreements with developers can significantly assist in progressing a development and reducing the infrastructure and development contributions costs.

Please select if you would like to submit a comment on our proposal: . Change to method of calculating reserve contributions

Please tell us what you think of our proposal to change the method of calculating reserve contributions.

Previously the method for calculating reserve contributions was:

The average market land value of 20m² of land, determined no more than 90 days prior to the payment of the contribution by a registered land valuer appointed by the Council, for each additional allotment created by subdivision, excluding balance lots on a staged subdivision, provided that the contribution shall not exceed 7.5% of the value of the additional allotments created by subdivision.

The new policy proposes that reserve contributions be calculated as:

The amount of such contributions shall not exceed the greater of 7.5% of the value of additional lots created by subdivision and the value equivalent of 20 square metres of land for each additional household unit created by development.

The new calculation method is lifted from the Local Government Act 2002 and is considered to be ambiguous in its interpretation and application. The previous definition was clear in that the maximum reserve contribution payable was equivalent to 20 m² of land and no more than 7.5% of the value of the new lot. The new definition appears to enable a contribution to a maximum of 7.5% of the value of the new lot. In the instance of higher value coastal sections, a reserve contribution set at the value of 7.5% of the lot value is considered to be excessive.

Furthermore, with reference to Appendix C - Sources of Funding contained within the draft development contributions policy, there appears to be no capital expenditure set aside for reserves. It is therefore impossible at this stage to assess the effect of any contribution payable and also limits and/or negates the ability for Council to reimburse a developer who has included usable recreation reserves within their development and/or committed to making expenditure to upgrade existing reserves proximate to their development.

The provision of reserve land needs to be linked to a clear and unambiguous reserves acquisition and development policy and consideration should be given to placing a cap on any reserves contribution payable as a dollar amount, rather than a percentage, as a percentage acts more as a tax, rather than a contribution in recognition of the capital cost per unit of demand associated with the provision of particular infrastructure and/or services.

It is proposed that further consultation occur with significant developers in the District to discuss how reserve contributions should be calculated and how and where reserves should be provided as it is recognised that attractive, usable and well-placed reserves are both beneficial to the development within which they are located and to the wider community also.

Please select if you would like to submit a comment on our proposal: . Change to the purpose for which reserve contributions are to be collected and clarification of the purpose of these

Please tell us what you think of our proposal to change the purpose for which reserve contributions are to be collected and clarify the purpose of these.

As above.

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Replacement of term ILOS (Improved Level of Service) with ERP (Existing Ratepayer Projects)

Please tell us what you think of our proposal to replace the term ILOS (Improved Level of Service) with ERP (Existing Ratepayer Projects).

Any alteration to the application of the term Improved Level of Service needs to be considered in the light of the addition of services and/or capacity to existing infrastructure in order to accommodate growth and that these are legitimate projects against which development contributions can be charged and/or projects which could be undertaken by developers and used to offset development contributions because the improved services assist in accommodating growth within the District.

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Change to criteria for waivers or reductions of development contributions for developments providing a public benefit, and clarification as to how these are to be funded

Please tell us what you think of our proposal to change the criteria for waivers or reductions of development contributions for developments providing a public benefit, and clarification as to how these are to be funded.

The ability to make provision for waivers or reductions of development contributions for developments providing a public benefit are important where an individual developer is proposing an activity that avoids a capital cost to Council, is not a service that was foreseen by Council in the development of its long-term plan (and is assessed to be beneficial to the community) and/or the project is occurring outside of Council's infrastructure expenditure timescale or envelope. Enabling increased flexibility in the application of Council's development contributions policy encourages innovation in the types of developments undertaken and/or the services provided.

Please select if you would like to submit a comment on our proposal:

Hearings for the 2015-2025 Long Term Plan will be scheduled for late April

Would you like to speak at a hearing in support of your submission? Yes

Telephone

Telephone

0272212141

Email

Email

ian.mcalley@mcalleygroup.co.nz

Please select the option that best describes you.

I am submitting on behalf of an organisation/company which is not based in the Thames-Coromandel District

Make Submission

Consultee	Ms Margaret (use Maggie) Johnson (58278)
Email Address	johnsonmaggie@hotmail.com
Address	181 Buffalo Beach Rd. Whitianga 3510
Event Name	Draft Development Contributions Policy
Submission by	Ms Margaret (use Maggie) Johnson
Submission ID	DC_4
Response Date	9/04/15 3:45 PM
Consultation Point	Submit on the draft Development Contributions Policy (View)
Status	Processed
Submission Type	Web
Version	0.3

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

. Retention of certificate of acceptance pending payment of development contributions

Please tell us what you think of our proposal to retain the certificate of acceptance pending payment of development contributions.

I support Council's Option 2, "to ensure developers pay their share towards infrastructure.. etc." and because it "provides an additional level of safeguard for the ratepayer" on whom too much of the burden has already fallen. We need also to have a 'consistent approach" by Council in all things.

Please select if you would like to submit a comment on our proposal:

. Amendment to private development agreement provision

Please tell us what you think of our proposal to amend the private development agreement provision.

I support Option 1 if that is the one which retains the criterion that such agreements can only be entered into where there is "significant public benefit (created towards the social, economic, environmental and cultural well-being of the District community". This criterion should NOT be removed for ANY reason, including giving "greater flexibility for developers and Council".

I object that the consultation document in proposing Amendment of Option 3, identifies "no particular disadvantages", when it is advocating to remove the clause which "protects the community interest"

(as cited above in Option 2, and at the same time wishing to support 'flexibility to developers' instead. I fail to see how the inclusion of "significant public benefit... would be outside the intentions of the LGA?

Please select if you would like to submit a comment on our proposal: . Change to method of calculating reserve contributions

Please tell us what you think of our proposal to change the method of calculating reserve contributions.

I support the retention of current methodology for assessing reserve contributions. It is fair that the people doing the developing and or the people with higher value properties pay more, and pay for their valuations etc. as part of the cost of development rather than to spread the costs across the board to make people who own lower-valued land pay the same. This is in keeping with my central premise that we should have a capital value-based rating system in our district, which would be far more equitable and fairly proportionate in terms of revenue-gathering. I therefore oppose the proposed amendment option #4, which again seems to err on the side of the developers. Also, because historically, we have seen calculations based on 'planned expenditure etc... needed for growth in the catchment' to be misguided.

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal: . Revised methodology for allocating costs of projects

Please tell us what you think of our proposal to revise the methodology for allocating costs of projects.

I support Option 1 to retain the existing policy and methodology in respect of the two limiters, and I oppose Option 2 as Council's proposed amendment. The argument to remove the limiters (RCSS & ODRV) is NOT in the interest of the base community, as stated in the Disadvantages to Option 2. It is unethical to expect ratepayers to bear any more of the additional capital costs when Council has already transferred the interest debt to them in the last AP. In Option 1, you say both the existing ratepayers AND the developers are protected by the limiters in place so this seems the most practicable and equitable solution. I continue to trust Council to make wise, equitable decisions.

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal: . Replacement of term ILOS (Improved Level of Service) with ERP (Existing Ratepayer Projects)

Please tell us what you think of our proposal to replace the term ILOS (Improved Level of Service) with ERP (Existing Ratepayer Projects).

I support retaining the term ILOS as a good one to describe what Council work should be about. Also, there is too much name-changing and shifting the parameters that has already gone on. This can be confusing and is always at administrative cost to Council and indirectly to ratepayers. If capital project costs are not transparent, that needs to be corrected but transparency in general needs addressing by Council. I'd respectfully suggest that streamlining procedures and spending wisely on staff training is a better option than to spend time and money on revising and publishing more and more documents, at ratepayer expense.

Please select if you would like to submit a comment on our proposal: . Inclusion of minor units into the Policy

Please tell us what you think of our proposal to include minor units in the Policy.

I do NOT support the inclusion of minor units in the DC policy or Table 1. NB: I've consistently challenged the adoption of the definition of 'minor unit' etc. into the PDP on the basis of 'self-containment, with own kitchen, etc.' (and the classification by Council of such as "capable of separate inhabitation" in a rating unit (SUIP) when it is a single residence on a COT &/or the Valuation Roll, and intended to be "principally" used as such. (NB: to avoid repetition, refer earlier submissions to PDP & DAP, 2014 & 23/3/2015 letter to Mayor Leach, Councillors and TCDC staff. I will refer to those previous arguments in this submission as needed.)

NB: Section 15(1)(b) of the 2002(amended 2014) LGA requires councils to undertake factual enquiries about separate use or separate inhabitation, rather than levy UAGCs based on a property's capacity for separate inhabitation. Councils need to ensure that they are imposing rates on the best available current information and that rates are applied consistently to ensure that like properties are treated in a like manner. Currently, however, there is no effective database or system of identifying 'targeted properties' in a consistent way.

I ask again that Council reviews/reconsiders the basis of their whole rating system (i.e. not according to targeted fixed rates per rating unit or SUIP) but to reassess and choose different factors from Schedule 3, the LGA, so that rates are more equitable and in proportion to the capital value of properties &/or to their (semi-commercial) use of services (see below). There also needs to be consistency between the factors e.g. 7 & 9 do not gel where a so-called MU does not have a separate "connection to the local authority reticulation system" but may still be charged as 0.5 or as one extra rating unit. Your new proposal also seems proportionately unfair, given the great attention to detail given to charging campgrounds for use of services in Table 1, vis a vis these other perhaps undercharged 'uses'. Refer my email to Mayor Leach of 23/3:

"re former campgrounds-now high-density apartment complexes, how two units in one building are rated, and in other non-detached 2 or 3 storey multi-unit blocks, how (particularly wastewater) rates apply, when most of these 'homes' are not lived in but garner good returns year round as Visitor accommodation, and are not caught in any rating net, other than perhaps to pay the \$200 fixed holiday home fee? (and this, in a max. of 12 guests, zone)? A similar imbalance looks to be occurring with Council's suggested 4+ rooms B&B limit before they incur a commercial rating?" People will simply close one room, but what of the 2 and 3 bedroom B&B's, in all fairness, that escape detection and/or payment?

Given the def. of 'minor unit' can't be altered, I would support Option 1 on p. 22, DCP to EXEMPT all minor units from DCs, but add the condition, IF they EXISTED prior to the change in the LGA of 2002/03. On this basis, development contributions taken will coincide with the new push towards economic development of our town and region, as seems correct. An already-established 1BR flat or space of under 50sq m. in a residential home (even if SC'd) does not deserve to be charged even a HALF a rating unit, when it is on one system and not using more services than other non-permanent arrangements in residential units which are used semi-commercially.

I support that any property owner who actively advertises a home for accommodation (with 1-4/5 BRs on more than a casual basis, be targeted for extra rates or fees along the lines of your suggested \$200 annual fixed rate. (#6 on LTP submission form). The rate should though, be proportionate to the size of home or # of bedrooms available to let, and also incorporate Pt.#7 because holiday home rental IS NOT the same thing as A MOTEL, & should not either require to have OSH or other building/resource consent regulations apply.

Council has altered several definitions, but the attention to detail and close loopholes seems largely to be in one direction (see 3, 5& 6 below). Examples of new, and I would say 'unfairly' altered or wooly definitions, where further change is needed are:

1. "activity unit of demand.. for (future) development activity other than subdivision
2. "development" (at the time of the Draft policy being prepared, is...) The prior emphasis on "new development and growth" on subdivisions is being eroded.
3. "dwelling unit...solely or principally used for residential purposes" etc.
4. "legally established for the purposes of this Policy"... Here, I question the choice of date (10 years) and feel it should rather be the date the LGA changed which was 2002, (or 2003, when it came fully

into effect). This more realistically corresponds to the time when the 'development wave' - including the beginning of the Waterways - began in Whitianga.

5. "Residential Activity" (as in 3 above) including "permanent or temporary accommodation" and incorporating also "commercial accommodation".

Whether Council continues with SUIP rating or not, I would like it to put a limit on this indeterminate phrasing, as Kaipara DC did for a similar situation, as below:

i.e. "Each dwelling, flat, or additional rentable unit (attached or not attached) on a residential property which is let for a substantial part of the year to persons other than immediate family members is a separately inhabited part of a property. A substantial part of the year is considered to be 3 months or more (this total period may be fragmented & may occur at any part of the rating yr)."

6. "Unit: any independent unit capable of being used separately& independently of any other unit whether or not it is dependent on common or shared facilities of any kind. (This is totally altered from the PDP Hearing Staff report, to confirm Council's immovable position on its rating policy).

7. "Unit of demand: ... measurement by which the relative demand for C. infra- structure, generated by different types of development activity (existing since 2002/3 or proposed) can be assessed".

TCDC must eliminate abuse & inconsistencies in applying rating rules in the current LTP & PDP, where a definite bias exists towards semi-commercial uses of large non-SC'ed residential properties (with 1-4BRms available), OR when the new building of MUs on an existing lot is permitted and will be more beneficial to certain 'key zones' allowed to house 6-12 guests without resource consent, and where property owners are able to rent throughout the year, with the only restriction being 'no one guest able to stay longer than 50 days'.

Please select if you would like to submit a comment on our proposal:

. Inclusion of methodology for assessing campground activities

Please tell us what you think of our proposal to include a methodology for assessing campground activities.

I support Option 1 rather than C's proposed amendment, as it sets things less in stone, for campground owners or developers who belong more to the 'old Coromandel tradition' which should be preserved and not unfairly lumbered with rate payments when they CHOOSE to live more simply, or only come here at holiday times of the year.

Please select if you would like to submit a comment on our proposal:

. Removal of community infrastructure contribution charges except solid waste from commercial developments

Please tell us what you think of our proposal to remove community infrastructure contribution charges except solid waste from commercial developments.

I do not understand the implications of these amendment choices and Council did not get back to me with the questions I had. However, if this is due to the legislative changes that the current policy expands on the "exemption", then the best option will be the one that puts LESS burden on the ratepayer, even at the expense of deterring developers, as we have had to bear TOO much of the cost of past errors and slow uptake on WHitiange town centre upgrade, for example, which Council cannot now draw on developers' contributions. If I have misunderstood this, I apologise, but would like to be able to speak to it further if time and information gained, permits.

Please select if you would like to submit a comment on our proposal:

. Exemption for Council developments that provide infrastructure or reserves

Please tell us what you think of our proposal to exempt Council developments that provide infrastructure or reserves.

I do not understand the implications of these amendment choices and Council did not get back to me with the questions I had. However, if this is due to the legislative changes that the current policy expands on the "exemption", then the best option will be the one that puts LESS burden on the ratepayer, even at the expense of deterring developers, as we have had to bear TOO much of the cost of past errors and slow uptake on WHitiange town centre upgrade, for example, which Council cannot now draw on developers' contributions. If I have misunderstood this, I apologise, but would like to be able to speak to it further if time and information gained, permits.

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

. Local funding for cemeteries and public toilets

Please tell us what you think of our proposal to locally fund cemeteries and public toilets.

The provision of public toilets should be consistent throughout our region, where the big push is towards tourism development. Therefore I believe this should remain to be funded by the District. I would support the shift to locally fund cemeteries however.

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

. Review basis on which a unit of demand is determined for commercial activities on water and wastewater services

Please tell us what you think of our proposal to review the basis on which a unit of demand is determined for commercial activities on water and wastewater services.

I am unsure and out of time to read this proposed amendment but I consider with Council's push for tourism as our main source of economic development in the region, the the impact of commercial activities is NOT minor and SHOULD be taken into account as they have access to infrastructure on several other points other than just "solid waste"... i.e. parks and reserves, airfields, harbour facilities and public toilets, which I believe should ALL be District funded and charged to the entire community.

Have more to tell us? Record it below.

In the absence of requested clarification from Council. I object (again) to the public consultation documents and process, including the changing definitions in the DCP & LTP, as insufficiently clear and obstructive in terms of manageable access, reading & sufficient understanding for the layman ratepayer. This includes the 'consultation meeting' on 17/3 and often-misleading YES/NO format of the LTP submission form.

The bulk of affected people, even if they collect a form from TCDC or do it online, would not find the necessary background to your decision making for amendments (as in the 4 choices about minor unit inclusion instead of an 'either/or' two!)

Hearings for the 2015-2025 Long Term Plan will be scheduled for late April

Would you like to speak at a hearing in support of your submission? Yes

1686

Telephone

Telephone

078660708

Email

Email

johnsonmaggie@hotmail.com

Please select the option that best describes you. I live in the Thames-Coromandel District

Make Submission

Consultee	Anna Horne (60269)
Email Address	anna.horne@callplus.net.nz
Address	44 Robinson Road Whitianga 3510
Event Name	Draft Development Contributions Policy
Submission by	Anna Horne
Submission ID	DC_5
Response Date	9/04/15 10:45 AM
Consultation Point	Submit on the draft Development Contributions Policy (View)
Status	Processed
Submission Type	Letter
Version	0.3

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal: . Amendment to private development agreement provision

Please tell us what you think of our proposal to amend the private development agreement provision.

The emphasis must always be for the benefit of the community at large. Without examples I can't imagine what type of development agreements would require the removal of the public benefit aspect. We must keep the long term impacts at the fore front of our decisions.

Please select if you would like to submit a comment on our proposal:

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Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Removal of community infrastructure contribution charges except solid waste from commercial developments

Please tell us what you think of our proposal to remove community infrastructure contribution charges except solid waste from commercial developments.

I agree. Based on paying very high DIFs when subdividing a commercial property some years ago.

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Please select if you would like to submit a comment on our proposal:

Local funding for cemeteries and public toilets

Please tell us what you think of our proposal to locally fund cemeteries and public toilets.

I do not agree.

Cemetaries: Yes fund locally is OK.

Public Toilets: A general public good for tourists and residents alike. In fact most of us see the whole of the District as our place and we all travel extensively throughout the Coromandel to access services and social things. Eg. Thames Hospital, TCDC Hearings, sports events, travelling through other towns to go further afield. So I think public toilets should remain as a cost in the District wide rate.

Please select if you would like to submit a comment on our proposal:

Change to criteria for waivers or reductions of development contributions for developments providing a public benefit, and clarification as to how these are to be funded

Please tell us what you think of our proposal to change the criteria for waivers or reductions of development contributions for developments providing a public benefit, and clarification as to how these are to be funded.

Waiving of reserve contribution: There can never be enough reserves, playspace. Can the contribution go to a general fund for eg new campsites, planting of streambanks, protecting bush or coast? We must resist the creep of privatising every part of the Coromandel.

Please select if you would like to submit a comment on our proposal:

Hearings for the 2015-2025 Long Term Plan will be scheduled for late April

Would you like to speak at a hearing in support of your submission? No

Please select the option that best describes you. I live in the Thames-Coromandel District

If Council received this submission via email or hard copy, you can copy and paste the link/s below into the address bar of your web browser to view the original submission.

<http://docs.tcdc.govt.nz/store/default/3790853.pdf>