



**MINUTES**  
**27 APRIL 2015**  
**Meeting opened:**  
**7:00 pm**

NO:	Item Discussed	Outcome/Info to follow up	Follow Up By
1.	<b>Apologies:</b> David Miller, Jessica Bagge, Suzie Harris,		
2.	<b>Present:</b> Deedee Bancroft, Gladys Tillard, Jamie Arbuckle, Dave Oliver, Peter Chapman, Neville Miller, Laressa Shenfield, Phil Cresswell, Mike Van Loon		
3.	<b>Confirmation of previous minutes</b>  Confirmation of Previous Minutes <div>Moved: N Miller Confirmed: Cn Arbuckle</div>		
4.	<b>Matters arising from previous minutes:</b>		
GENERAL BUSINESS			
5.	<b>Inwards Correspondence</b> Letter from Fairs Fair Campaign - See Attached		
6.	<b>Item 1. Submission to Annual and 10 Year Plan</b> <b>Discussion re submission to include some of last years and some new issues – Deedee to talk at Council on Submission with support from Dave, Gladys and Mike on the following topics.</b>  <ul style="list-style-type: none"><li>• Hope House - Resource that we need in Marlborough. MDC could provide initial funding, community fundraising and alternative funding options to be researched.</li><li>• Wither Hills - Toilets &amp; Water on the track</li><li>• Bus Stop - Inexpensive kits fit for purpose away from the railway station would suffice. Modelled on Courtenay Place, provide 2 Bus stops to hold 20-30 people in each.</li><li>• Christmas Tree - Lights on existing tree in Seymour Square</li><li>• Entrance Signs - We support the \$500,000 to be spent across all areas providing signage on SH1 from Picton and out to Christchurch and Middle Renwick Road from Nelson.</li><li>• We also support the letter from Fairs Fair - The Campaign for Social Justice as attached. Page 23 &amp; 24 of the Long Term Plan.</li></ul>		

	<p><b>Item 2. Meeting day changed</b></p> <p>Poll showed people are more likely to attend if meetings are on Wednesdays. We will test the theory. Meeting set for 10<sup>th</sup> June. Also Dietmar has kindly offered a \$25 credit to be drawn at the end of the meetings in a way to entice people to come along. HUGE THANKS to Dietmar for the support.</p>	
	<p><b>Item 3. Smart &amp; Connected</b></p> <p>Discussion around whether we should look at Smart &amp; Connected. Jamie to ask if we are able to have a speaker come along next meeting.</p>	
	There being no further discussion the meeting closed at 2000hrs	

## FAIRS FAIR

It is clear from the Long Term Plan Consultation document that land owners in Marlborough have never paid the full cost of servicing their sub-divisions. Ordinary ratepayers to continue subsidise the speculative investments of property developers through the proposed Development Contributions Policy – see attached

Since the introduction of Development Contributions in 2009 rate-payers have been helping to pay the costs of providing infrastructure services to new building sites. At that time developers pleaded hardship due to the harsh economic conditions. They were granted a temporary remission, but the Development Contribution charges have never caught-up with the true costs. The difference has been paid from the rates.

The Council are recommending that the value of the subsidy is decreased in the future but not entirely withdrawn. Therefore ratepayers will still be picking-up a hefty tab of many thousands of dollars per section to bank-roll the profits of private development.

The property development community include some of the wealthiest individuals in Marlborough. The rate-paying community include pensioners, single-parent families, cleaners, labourers and some of the poorest households in the region. It is clearly unfair for the rate-payers to continue to help wealthy private developers line their pockets.

Please help our campaign and oppose this annual back-door tax on the rate-payers of Marlborough. Demand that land owners meet the full costs of their developments. Make a submission to the Council Long Term Plan proposal.

A submission form is attached or by a simple letter will suffice. To arrive at the Council by 5pm on 7th May.


The plan has many high cost projects to provide valuable and much needed services to the community – subsidising the wealthy is not one of them.

Your support is valued. Thank you.

*The Campaign for Social Justice*

Refer to page 23/24 Financial Strategy /  
Marlborough District Long Term Plan Consultation Doc





## DEVELOPMENT CONTRIBUTIONS

# DEVELOPMENT CONTRIBUTIONS

Development Contributions are levied on developers to recover the cost of the growth portion of Council expenditure on Infrastructure assets such as Roads, Reserves, Water, Sewerage and Stormwater. If recovery is not made from developers, then the cost is paid by ratepayers.

Council first introduced its Development Contributions Policy, as enabled by the Local Government Act 2002, as part of its 2009-19 Long Term Plan and is required to review its Policy every three years. As a basis for its Policy, a Financial Model was developed that assessed the growth component of projects in its Capital Expenditure Programme and the projected consumption of capacity in existing assets because of growth. The financial model recommended Development Levies higher than those charged under the previous Resource Management Act 1991 Financial Contributions regime. To ease the transition on developers, Council agreed to transition the increased levies over a three year period, by means of a progressively reducing remission.

When Council reviewed its Policy in 2012, it updated the Financial Model. The model supported an increase in Development Contribution Levies. However, as the District was experiencing the effects of the Global Financial Crisis and low growth, Council decided to retain Levies at the level set in 2009 to encourage growth. In the intervening period between 2009 and 2012, Council also decided to extend the remission period and a 34% remission of the increased levies remained.

Council decisions subsequent to the 2012 review have continued the 34% remission until 30 June

2015, ie; the Levies actually paid by Developers remain below the level set in 2009.

In 2015 the financial model was again updated and supported an increase. A new schedule of capital expenditure apportioned to growth and other funding sources is attached to the Policy.

Also in 2015, the economic environment in Marlborough is different to the one that existed in 2012. Marlborough had achieved a 10.3% growth in GDP, third highest of New Zealand's Regions, compared to the New Zealand average of 6.7%. Another high growth year is forecast for the next year also.

As a result of the outcome of the Financial Model update and the high level of growth being experienced, Council has decided that it should redress the balance of who pays for the growth portion of capital projects, increasing the Development Contribution Levies on developers, and as a result reduce the amount paid by ratepayers. The levies are proposed to increase to a level that is midway between the levies supported by the Financial Model and existing levies without remission.

On a section with a \$180,000 land value, total development levies will remain below those set by Tasman District Council, which faces many of the same issues faced by Marlborough.

### Revised Levies

Council has undertaken modelling to guide determining appropriate development levies. The options considered by Council were:

- (a) Retain the existing charges with Remissions Policy; or
- (b) Retain the existing charges without Remissions Policy; or
- (c) Implement the modelled results; or
- (d) Introduce a midway point between the modelled result and the existing charges with no remissions.

Council proposes that the levies be set at the midway point (option d). See below for a comparison of the proposed levies with the current levies.

**Existing and Proposed Development Contributions**

Catchment / Activity	Levy per Household Equivalent Unit (HEU) (GST excl) Existing without Remissions	Levy per HEU (GST excl) Proposed
<b>Regional</b>		
Land Transport	\$825 (Urban) \$550 (Infill <1,500m <sup>2</sup> ) \$1,649 (Rural)	\$1,275 (Urban) \$850 (Infill <1,500m <sup>2</sup> ) \$2,550 (Rural)
Reserves	6.0% of urban land value (GST incl) of additional allotments created or \$12,000 (GST incl) whichever is the lesser. 3.0% of urban infill land value (GST incl) of additional allotments created or \$12,000 (GST incl) whichever is the lesser. 3.0% of rural land value (GST incl) of additional allotments created or \$12,000 (GST incl) whichever is the lesser.	6.0% of urban land value (GST incl) of additional allotments created or \$12,000 (GST incl) whichever is the lesser. 3.0% of urban infill land value (GST incl) of additional allotments created or \$12,000 (GST incl) whichever is the lesser. 6.0% of rural land value of 0.45 hectares (GST incl) of additional allotments created or \$12,000 (GST incl) whichever is the lesser.
Community Facilities	\$2,969	\$2,920
<b>Blenheim</b>		
Water	\$4,536	\$5,660
Storm Water	\$682	\$1,043
Wastewater	\$7,399	\$9,852
<b>Picton</b>		
Water	\$8,406	\$12,189
Storm Water	N/A or assessed separately	\$31
Wastewater	\$5,068	\$10,726
<b>Renwick</b>		
Water	\$3,502	\$5,710
Storm Water	\$1,100	\$0
Wastewater	\$5,854	\$9,080
<b>Grovetown</b>		
Wastewater	\$7,399	\$9,852
<b>Spring Creek</b>		
Wastewater	\$7,399	\$9,852
<b>Havelock</b>		
Water	\$3,484	\$6,472
Wastewater	\$2,510	\$3,502
<b>Seddon</b>		
Water	\$5,828 (Urban) Rural assessed separately	\$7,062 (Urban) \$10,368 (Rural)
Wastewater	\$3,175	\$4,398



**2015-25 LONG TERM PLAN  
CONSULTATION DOCUMENT  
SUBMISSION FORM**



**MARLBOROUGH  
DISTRICT COUNCIL**



Title ..... First Name ..... Surname .....  
Organisation (if applicable) Blenheim Residents & Ratepayers Association  
Address 1 Glendale Place, Blenheim 7201  
Phone 03 577 5088 Email blenheimrra@gmail.com

Do you wish to speak to your submission at a hearing proposed to be held over 2, 3 and 4 June? ☒ Yes ☐ No

**If YES we will contact you about the date and time for your presentation.**  
**(It would be appreciated if you would please keep presentations to a maximum of 10 minutes).**

**General Submission Comments** (please either enter your comments here or on a separate sheet)

We support the attached document titled Fairs Fair -  
The Campaign for Social Justice.  
We would like to speak on the following items:  
Hope House  
Wither Hills  
Bus stop at Blenheim Railway Station  
Christmas tree in Blenheim  
Entrance Signage

**Returning Your Submission**

Please return your submission no later than 5.00 pm Thursday 7 May 2015 to:

**Nicole Chauval | 2015-25 Long Term Plan Consultation Document submissions**  
Marlborough District Council  
PO Box 443, Blenheim 7240  
Email: [nicole.chauval@marlborough.govt.nz](mailto:nicole.chauval@marlborough.govt.nz) | Fax: (03) 520 7496

Signature ..... Date .....

Please note: Submissions received on the 2015-25 Long Term Plan Consultation Document will be made available to the public under the Freedom of Information Act 2002 and subject to the Local Government Official Information and Meetings Act 1987.