

Pauline & Gigi Djiji
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May 2, 2004

Consultation on 2005 Draft Plan,
Christchurch City Council,
P O Box 237
Christchurch.

Re: Change in Rating Differential
For the above address – Val Ref: 23512 43205 / RTZ: 2288505

Dear Sir/Madam

In response to your letter regarding the 'change of rating differential', we wish to submit the following arguments against the proposed change.

1/ Firstly, "land within the sewered area" (Sector B, item (b)), should exclude our property because we meet your definition of Sector C – Rural Properties. When our property was developed the Christchurch City Council (CCC) designated it as rural and required that we, as owners, provide our own sewer connection for our individual property because it was a rural property and not the CCC responsibility. When consent was issued there was already a sewage connection on Springs Road but we had to pay for and install our own holding tank and dedicated sewage pump to connect to the council system. The on going maintenance for this system is our own expense. Nothing has changed since that time – we have no new or different benefits from the CCC with regard to sewage.

2/ Secondly, there are numerous other services which ratepayers in areas designated as "residential" enjoy the benefit of, that are not available to us in our "rural" setting. We have no footpaths, curbing or guttering that connects to the CCC storm water system. No mains water pressure. No weekly rubbish pickup, street lighting, landscaping or road maintenance along Busch Lane. Each individual property owner had to include soak pits for storm water as required on a rural property, we also had to install a water tank and water pump for our household water use and bear to cost of annual maintenance and running expenses. In addition, we receive our mail via the rural delivery system. Also, when the CCC issued consent for the properties they stipulated that the lots be a minimum of 2 hectares and they could not be subdivided, to maintain the rural setting.

Based on your 'Change in Rating Differential', it appears that your main concern is to find ways to generate more income without giving any real consideration to the items the CCC has included in your previous plans for our property. We are already paying for services not covered by the CCC – we accepted that when we purchased the property. However, we can not be expected to pay more in rates when nothing has changed and no additional services, that are readily available to other Residential property owners, are going to be made available to us.

~~We thank you in advance for considering our appeal. We would be happy to discuss these issues in person, if the opportunity is available.~~

Sincerely



Gigi and Pauline Djiji