

29 April 2004

Christchurch City Council
PO Box 237
Christchurch

I am writing this letter to strongly object to my property at 69 School Road becoming Residential.

As per my discussion with Wayne Hann, I have lived at 69 School Road for 20 years. On my 2.2 hectares I run my cattle, some sheep and my daughters horse. I also have about a ¼ acre vegetable garden.

When speaking to Wayne, I asked what I would be gaining from going Rural to Residential, he explained that we will only be receiving a very large increase in rates an apart from that nothing, yes that is correct I get nothing in return for a large rates bill. So I will be receiving a very large rates bill and still have no high pressure water at the gate, no sewerage, no foot path, or any other rateable service.

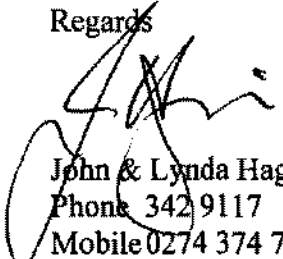
Let's say the boot was on the other foot and it was your property. No doubt you have water at your gate (no need for you to pay \$30'000 for a well), you flush the toilet and it is never to be seen again (you don't pay for the septic tank to be cleaned). You go for a walk and walk along the footpath. An added bonus is your roadsides are swept, you have streetlights and The Star gets delivered to your gate, not to mention the bus stop will only be a couple of metres from your door. Now lets say you received a letter from the City Council and were told that all your day to day things that you take for granted would cease and there will be a substantial rates increase. (How reasonable is that!)

I would imagine you would feel extremely angry and revenue collecting would come to mind. This is what you are doing to me, giving me nothing except for a rate increase. I would not be opposed to this if you were to give me residential privileges. I would like to know when my water and sewerage would be hooked up at the gate. Also what size sections we can subdivide our block of land into, we would like to know what side of the road the footpath would be, what time The Star would be delivered. A bus stop from 100 metres down the road would come in handy. A call from the council as to when the kerb an channel will be laid would be appreciated. Would I get rate relief for the use of my Ride On Lawn Mower as I having been mowing the Councils road sides for 20 years now and my ride on mower is becoming tired.

On the back of your letter you sent us it says on sector B that residential is within the sewered area? Yet when I spoke to Wayne he told me we would be getting none of this? (something wrong here)

I would like to receive a reply to this letter or come and sit down in your meeting. I feel that we are not dealing with realistic people. I would like to think the correct people would see this letter, people that are realistic. This rate hike is totally unrealistic with fairness not being in council's vocabulary.

Regards



John & Lynda Hague
Phone 342 9117
Mobile 0274 374 786

30 March 2004



CHRISTCHURCH
CITY COUNCIL • YOUR PEOPLE • YOUR CITY

JOHN HAGUE
LYNDA HELEN HAGUE
69 SCHOOL ROAD R D 6
CHRISTCHURCH 8021

Dear Sir/Madam

CHANGE IN RATING DIFFERENTIAL
PROPERTY ADDRESS: 69 SCHOOL ROAD
VAL REF:23510 27600 RTZ :2281668

The Council, as part of its 2005 Draft Community Plan, has undertaken a comprehensive review of its Revenue and Financing Policy. Part of that review involved making the definitions for its various differential rating categories i.e. Business (formerly Commercial/ Industrial), Residential and Rural, more precise.

The review also identified a number of properties, currently rated as Rural, which should more correctly be classified as Residential. In the Council's view these properties are used principally for residential purposes.

Your property has been identified, as evidenced, where appropriate, by the attached aerial photograph, as one of those where, from 1 July 2004, the rating differential will be changed from Rural to Residential. Please note that this change relates solely to the rating of your property and has no effect on the underlying zoning of your property under the Transitional District Plan administered by the Council. Please also note that even though your property may be outside of the serviced area for sewerage and/or water this is no longer a valid consideration for attracting a Rural differential.

The differential rating scheme proposed for adoption, as part of the 2005 Draft Community Plan, will make it clear that it is the use of the property, which is the determining factor. A copy of the differential classification, proposed for adoption, is detailed, for your information, on the reverse.

As part of the public consultative process public submissions on the 2005 Draft Community Plan will be sought during the period 5 April 2004 to 6 May 2004. You are encouraged to make a submission on the Rural definition.

Your attention is also drawn to your right of objection under Section 39 of the Local Government (Rating) Act 2002 should you believe that your property has been wrongly identified as residential and subject to a Residential Differential from 1 July 2004 instead of its present Rural Differential. In support of your objection the Council would require evidence that your property is principally used for a rural purpose such as intensive horticultural use rather than principally used for residential purposes. Your objection will be considered by the Council and an inspection of the property carried out, if thought necessary, to establish the validity of any objection received. To facilitate this would you please include in your objection a contact (daytime) telephone number. The Council is required to respond to every objection received.

Yours faithfully



W K Hann
RATES POLICY MANAGER

Contact: Wayne Hann

Telephone: 941-8422