

829 Hills Road
Christchurch
Phone: 3858156

Submission to
Our Community Plan Christchurch
Christchurch City Council
Freepost 178
Christchurch

Submission re: Ratings Rural Properties

We wish to firstly object to the lack of information regarding the above. Our first indication that this re-rating could affect us was when a "private flyer" appeared in our letter boxes last week. Then at a meeting of concerned rate payers held on Friday 14 May and attended by Council representatives where we were informed that although submissions had closed, we could send in late submissions. We had no real background information.

If the proposed changes affecting up to 1700 people were being considered by Council we would have expected to have been notified personally rather than come across it in a community plan or hear of it from an affected neighbour.

Our main objection/submission refers to :
page 112, Section C – Rural Properties – Section ii.
"changes in differential rating structures".

The Council's rationale on how specific properties and areas were targeted needs to be clarified. How can one side of the road be targeted and the other side not?. The only obvious solution is that the other side of the road houses more "expensive" properties and thus they can "afford to pay more". This is insulting and does not fit in with the criteria of all being equal.

If a property has been purchased for the "lifestyle it offers", a new home is built or an older one modified, that improvements are made, garden is established and a few horses, sheep etc. completes the picture, because the garden and house is the main or larger area one is penalised by being considered residential and thus rated this way. If this is the case what would Council's decision be should I decide to live in a truly residential property and bring my horse, the pig and my rooster to live on my quarter acre section?

Christchurch is considered the "garden city" and we rural dwellers are being penalised for having a garden.


If a property is zoned rural it should be rated rural. We realise that water, sewerage and land drainage is a targeted rating, at the end of the day we provide our own. We pay drainage rates and have, in the 35 years in our property only once, (in an election year) had the drains cleared. We are not privy to services that residential areas expect and accept as part of the norm. No footpaths, improved roading, street cleaning, stormwater drainage, parks, bus service, libraries, beautification of the common area all things that residential occupiers accept.

Figures obtained show that from 96/97 to 03/04 our rates have increased 72.55% as compared to business (commercial/industrial) 13.16% and residential 23.67%. For this the only added service we can attribute this increase is one green re-cycling bin. This surely is an expensive item.

In summary: It is very simple. Zoned rural – rated rural. If the area or specific areas were re-zoned residential one would expect all the services of a residential area to be available. Pockets of land could be subdivided, new housing subdivisions and their amenities acceptable, small business etc.

We respectfully request that you take into account our submissions when making your final decision.

Yours faithfully



Rae and Van Colebourne
For the Colebourne Family Trust