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COMPLETE

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Page 1: Your contact details

Q1 Your details

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City/Town	Lake Tekapo
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Q2 Do you wish to be heard in support of your submission? Submissions will be heard in Fairlie on Thursday 3 May 2018 and in Twizel on Friday 4 May 2018. If you wish to be heard, you will be required to keep your presentation to 10 minutes maximum. Councillors will have read your written submission prior to the hearing.

No, I do not wish to be heard in support of my submission

Q3 Where do you wish your submission to be heard?

Respondent skipped this question

Page 2: Your submission

Q4 KEY ISSUE: ROADING - from the following options, which are described in more detail on pages 6 and 7 of the Consultation Document, which is your preference?

OPTION 2: Include budgets in each year of the plan for all roading improvement projects that attract NZTA co-funding, and borrow to fund Council's 49% share.

Q5 OTHER ISSUES: Do you have feedback on any of the other issues or projects outlined in the Consultation Document or any of the supporting documents? (note: you can upload your submission as a document if you prefer, or upload supporting documents, by going to the next question)

A Key concern that I have for Lake Tekapo is around the management and impact of ever increasing Tourist numbers. 2 Keys issues of concern are:

1) Normalise rates increases by increasing levy / taxes on properties used as holiday homes for commercial gain / purposes.

It is neither practical nor feasible to increase rates to the degree that they double in the next 10 years. Local residents living in their Tekapo homes, many of whom are elderly will not be able to afford increases at the level suggested. A sustainable mechanism of additional rating needs to be considered that will see owners of properties used for commercial gain taxed accordingly. The existing additional levy of around \$600 per annum per \$1,000,000 capital value will simply not suffice. This levy/additional tax needs to be increased as soon as possible and levied to all homes that are used for commercial gain , irrespective of guest nights "reported". This will assist in normalising the increase across all rate payers and will ultimately contribute to a sustainable approach to containment of rates increases and provide for a "fair usage scenario". We do not want to continue loose our resident families and elderly residents as a result of them being burdened with carrying the cost of tourism. Currently investor/home owners are reaping the rewards of increase in tourism whilst the local / resident home owners are carrying the cost and burden.

2) Protection of residential zones and visitor numbers at a property Zoned Res 1

Understandably the review of the district plan itself will take some time. In the interim we need to find a way to introduce an element of protection, preservation and enforcement where visitor numbers in a Res 1 Zone are not being respected and the result and impact of the increased volumes needs to be managed. There are also considerations and concerns that need to be addressed where rooms are being rented out on a room by room basis to distinctly different / separate parties for overnight stay. i.e. An existing residential house not specifically designed nor consented for visitor accommodation should not be allowed to rent out overnight accommodation on a room by room basis. What avenues are in place to currently allow for interim setting of guidelines and enforcement of same until such time as revised District Plan is passed? Is there a means to introduce a bylaw to deal with these matters?

Q6 You can upload your submission or supporting documents here.

MDC LTP Submission.docx (14.8KB)

Submission / Comments on LTP Review 2018

Steve Howes

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A Key concern that I have for Lake Tekapo is around the management and impact of ever increasing Tourist numbers.

Normalise rates increases by increasing levy / taxes on properties used as holiday homes for commercial gain / purposes.

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Protection of residential zones and visitor numbers at a property Zoned Res 1

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