



Greater East Tamaki
Business Association Inc.

GETBA Submission on the Draft Long Term Plan 2012-2022

We wish to be heard in oral submissions

Rates

The primary issue is the differential between the general residential rate and the business rate and the UAGC levied on each SUIP. The situation whereby 41% of Auckland urban rates are generated from 7% of the properties is unsustainable and imbalanced. The plan to reduce the business differential progressively each year over the next ten years is at least an acknowledgement that this needs to be addressed. The need to amalgamate rating policy into a single entity from the sometimes wildly disparate policies of the legacy councils is difficult and it is gratifying to see that there is an emphasis on addressing the issues for SMEs in the transition process.

Re transition options, where there are large increases it is clear that regardless of whichever option is chosen, at the end of the transition period these will still need to be faces.

Submission:

That the rating differential for business properties be urgently addressed and that the removal of such differentials be implemented within a five year time frame.

Water and Waste Water

The waste water differential against business ratepayers has no basis in logic. Water is a resource used by all ratepayers and the triggers to encourage conservation should be consistent across all properties.

The UAGC charged per water meter: there is some evidence that this may be a particular issue in the former Manukau City where there are numerous instances where a single rateable unit has multiple meters and the inverse is also found, where multiple rateable units share a single water meter. The charges should be applied on the same basis as rates: both UAC and any variable rate should be on the basis of a SUIP.

The tariff model appears to be a financial construct rather than being based on a proper analysis of the use of water and waste water by ratepayers. However, of the tariff charging options proposed, GETBA strongly supports the Fixed and Volumetric Model as it is the only model which apportion cost according to usage and addresses the issue of conservation evenly across all ratepayer groups.

Submission:

That Council adopt the Fixed and Volumetric model of charging the regional wastewater tariff.

That a stakeholder working group comprising WaterCare Services, the EMA and industry representatives be formed to determine a fair and transparent charging regime and that the status quo be maintained for the 2012/13 year.

That Council clarify the issue of charging per water meter or per SUIP.

Transport

The issue of deferred investment in the transport network remains one of the critical justifications for the formation of the Auckland Council. The development of a plan to which central government will contribute at an appropriate rate is the greatest challenge.

As an industrial hub, East Tamaki depends greatly on adequate access. Traffic congestion adds literally millions of dollars to the bottom line of our larger companies and affects all businesses to some extent.

A combination of systemic change including travel demand management and the urgent provision of significant physical resources is what is required. The constant deferral of hard decisions over the past 50 years has left Auckland with a huge deficit in transport infrastructure: it is time to address this seriously.

Submission:

GETBA supports the draft Regional Land Transport Programme.

GETBA submits that key projects to upgrade roads which service the industrial south are urgent and should be given extreme priority. These include AMETI, the proposed SH20/SH1/ East Tamaki link, the Ormiston/Preston/East Tamaki Road intersection upgrade, the Smales/Harris/Allens/Springs Road intersection upgrade.

GETBA submits that a full range of funding options be implemented:

- 1. We support funding through debt to address the long-term benefit derived from major projects***
- 2. We support funding through changes in the GPS, application of network access charges, issuing infrastructure bonds, and employing other user pays instruments.***

Elspeth Mount QSM
Chair

Jane Tongatule
General Manager

23rd March 2012