

Online submission

This is a submission that was made online via the Council's website.

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Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Commercial and Mixed Use Zones	Commercial and Mixed Use Zones	Oppose in part	Blackball has 2 hotels, a Workingmen's Club, General Store and a couple of other small businesses. All these properties are zoned residential but pay commercial rates, the zones should be brought into line with the rateable value to make the system completely transparent. The same could probably be said for other areas in the Grey District such as Moana, Ahaura, Nelson Creek and there are probably equally as many places on the West Coast that have the same anomaly.	<p>That commercial land in small towns such as Blackball be given commercial status, currently these properties are zones residential. Properties are rated as commercial but they do not enjoy the benefits of being correctly zoned so they can carry out commercial business. There are certain commercial activities for the land, such as putting in a carpark, that require going through the process of applying for consent because the land is incorrectly zoned.</p> <p>If the rates being paid are commercial rates and command a higher price, then the benefit to the owner should be the ability to utilise the land as commercial within the District Plan.</p> <p>Councils need to decide if they will charge commercial rates for correctly zoned land and allow owners to follow the rules of the plan, or zone properties residential and charge residential rates and make owners pay for consents. It is unfair to make business owners pay higher rates AND pay for commercial consents.</p>

Documents included with submission

None