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To Whom It May Concern,

My husband and I bought this property 22 years ago. It was then 68 acres of 3 ft high weeds including box thorns and serrated tussock. The homestead area consisted of dilapidated and abandoned buildings left for vandals and unwanted by anyone else.

For 22 years we have spent every nice weekend spraying , ploughing and removing rocks. We spent every dollar we earned to restore the buildings back to their former glory. My husband doing most of the work as we couldn't afford to pay stonemasons and other tradesmen.

My children know no other place as they were born here and we envisaged that one day they would inherit and continue restoring the property.

Your threat of expanding the UGB as well as hitting us with a GAIC has taken our dream away from us.

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In my submission I wish to refer specifically to the two terms of reference
a/. any unintended consequences including the impact on all
landowners and purchasers to be impacted
b/.any alternative options,including any used in other jurisdictions

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I requested Planning Minister Madden to exclude me from the newly proposed UGB as I have no intention of selling or developing my land into a housing estate. I just wish to be left alone to continue living in my home as I have done for over 22 years. If I am included in the new UGB I will no longer be able to afford the rates and will be forced off my land. If the GAIC is brought in my tax bill will be \$2.2mil.. this does not make my land affordable and only a developer could afford to purchase my property and pay me enough to cover my tax bill.

I believe the proposed GAIC is to fund 15% of infrastructure with the remainder to still be funded by the government. Firstly I believe this GAIC is a grossly unfair tax levied at innocent landholders when it is in actual fact the developer of the land who stands to make an 'uplift' when selling. Land only receives an uplift when a planning permit is approved for development yet landowners who may be as far away as 10-20 years from development still have to pay the flat \$95,000 tax. This is unfair.

I believe the GAIC should be taken off the landowner and placed on the land when a planning permit for development has been approved. I only recently discovered (completely by accident) that a concept plan was drawn up in February this year incorporating my property which made up a part of a developers larger submission to the UGB as their argument for expanding the UGB. I was horrified to think someone could actually do this without my knowledge or consultation. This is why a PSP isn't the way to go in reference to the GAIC.

A PSP can be placed over an area once included in the UGB without consent from the landowner. If the GAIC is brought in to hit the landowner at structure plan stage the same problems associated with the landowner paying the GAIC will exist. The land DOES not increase dramatically once placed inside the UGB, only when the land is about to be developed.

A landowner can sit inside a PSP for years before the land is to be developed. Meanwhile the landowner has to pay excessive fees for the privilege of staying on their own land.

If my land has increased in value since the 22 years that we bought I think it is disgraceful that the government sees fit to take away this 'uplift'. What everyone in this debate forgets is that this is my home, we bought for our children to live and their children.

Developers are the only ones that should carry the GAIC as they are the ones that make the most financially out of land sales. They are the ones that develop the land so they should be the ones that pay for infrastructure.

I have extreme concerns about the power the GAA has..their first fact sheet stated that 50% of the GAIC collected would go back into the GAA and its administration, The GAA have not shown the government or anyone else the supposed figures from the CKC report which has formed the basis of their argument to implement the GAIC at landowners. These sales figures have not been substantiated. I have a neighbour who recently sold his 30 odd ha property for \$1.4 mil due to his marriage breakdown. His GAIC tax is \$1.1mil, he has to repay the bank his loan, any capital gains left and then whatever legal fees before he and his wife fight over the remainder. How can the government see this as fair?

My tax bill is twice as much as what my land is valued at and I would have to have the three fold increase so I can pay my tax bill of \$2.2 mil, my \$300,000 bank loan, capital gains tax, solicitors fees and enough to restart with my family elsewhere. That's if I wanted to sell BUT I DON'T!

I urge the committee to accept no other option than a GAIC taken off the landowner and placed on the person who places a planning permit FOR DEVELOPMENT on the property. That way the landowner is not forced to sell or move until he/she is ready.

I thank you for your time,

Nola Dunn.