

TO THE PRODUCTIVITY COMMISSION.

We have recently received a letter from Minister Grant Robertson advising us to contact you about our personal situation regarding tax on land banking in response to our email to him on the 24th April 2019.

As mentioned below, it would be completely wrong for the Govt to impose such a tax on us and others who have held onto land for 30-50 years for reasons[below.]

The Waitakere Ranges Heritage Area comprises of 27,000 Ha with 10,000 Ha in private hands and we cannot understand that legislation of an entire area could happen, especially that it was enacted by a one vote majority.

Also, it was mentioned by a former politician during Parliamentary Hearings of the 2008 WRHAA, that over time, legislated areas would rise in value, but 11 years later, that has not happened and won't happen unless we receive development rights , but without the burden of Capital Gains Tax.

We believe that the Minister fully understands our situation as would not have informed us to contact you and for that we are thankful to him for offering us the opportunity to present our story of Local Government overriding our property rights.

" We are the Housing Crisis in a Nutshell " and there must be hectares of unproductive land in this area that could be utilized for housing instead of using Pukekohe , Riverhead, Kumeu and Hobsonville food producing land which is already under development in some of those areas.

Regards
Kathleen and Steve Vitasovich

PS ----Will forward our submission to the Waitakere Draft Local Board Plan 2014 also.

To: 'grant.robertson@parliament.govt.nz'
Subject: FW: WAITAKERE RANGES DRAFT LOCAL BOARD PLAN 2014

Dear Minister,

We are responding to the Govt's intention of a possible land tax on landbankers and decided to forward you our 2014 submission to the Waitakere Local Board in West Auckland.

We have owned our property for 47 years and definitely not land bankers ---The Councils and the WRHAA [Waitakere Ranges Heritage Area Act] have created that for us, and as a result , our 280m2 home on 4.2 Ha with a pool would probably allow us to purchase a home only , should we be forced sell because of ill health -----

As I said in my submission, we have about 50 Ha of north facing, flat to gently contoured with views in mixed ownership that would be great for housing 20 minutes drive to the Auckland CBD[out of peak hour] completely locked from all development with the key thrown away-----

Hopefully , there won't be a Capital Gains Tax in the near future but tax on land banking would be devastating for us especially that our home is situated on our land, and it also appears that noone considered the "Magna Carta" when the WRHAA legislation was enacted.

The MC was probably the greatest constitutional document of all times and the foundation of freedom of the individual against the arbitrary authority of the despot.

Kind Regards

Kathleen and Steve Vitasovich

PS -----Would love to hear your answer on this and our 2014 submission as fairness was never considered