

# THE NEW ZEALAND LEAGUE FOR THE TAXATION OF LAND VALUES INC.

10664

The 12th Annual General Meeting of the League was held on 2nd May, 1956.

It was resolved that the Report of the Executive for the year be cyclostyled and distributed to members.

## MEETINGS:

During the year the usual Monthly Meetings of the League were not held. There were two Special General Meetings and the Executive met on six occasions.

## FINANCIAL STATEMENT:

The attached Balance Sheet was presented by the acting-Treasurer - Mr. R.D. Keall - and was adopted.

## ELECTION OF OFFICERS:

The following officers were elected:-

Chairman:	R. O'Regan
Vice-Chairman:	R.A. Gosse
Secretary:	R.C. Varlow
Treasurer:	H. Edmund Greig F.P.A.N.Z.
Committee:	F. Adams, Miss B. Noble, Mrs. P. Hill
	R.D. Keall, P. Ryan
Hon. Auditor:	R.C. Morpeth F.P.A.N.Z.

A sincere Vote-of-Thanks was passed to Mr. J.F.D. Patterson - retiring Treasurer - for his service. Mr. Patterson has gone into a Law practice at Opotiki.

## INTERNATIONAL CONFERENCE:

A report on the present situation in New Zealand was sent to the International Conference held at St. Andrews, Scotland, organised by the International Union for Land Value Taxation and Free Trade.

## HENRY GEORGE SCHOOL OF SOCIAL SCIENCE:

Two basic courses of ten weeks each were conducted during the year. Twentythree students completed the course and forty-nine copies of "Progress and Poverty" were sold.

One course on International Trade was held and seven students graduated. Eighteen copies of "Protection or Free Trade" were sold.

Mr. Norman Casserley - International Secretary of the Henry George School of Social Science of New York - visited Wellington during the year and addressed a crowded meeting in the School.

Correspondence courses are now available and, if any member knows of persons who would like to have such a course, Miss Noble - the Director - would be pleased to have their names and addresses.

The School now occupies its own premises in the Empire Building, Willis Street, Wellington.

## THE LOCAL GOVERNMENT COMMISSION:

This body has been charged with the duty of reporting to the Government on rating in counties. The terms of reference of the Commission are, however, extremely wide.

Last year's report was accompanied by copies of evidence submitted by the League to this body. Since the Annual General Meeting further submissions have been made. The Commission has not yet reported. The Chairman outlined the principle changes during the year in the structure of local government, resulting in part - at least - from the Commissions' activity.

RATING POLLS SINCE THE LAST REPORT:

1. Akaroa Borough:

Poll to rescind Rating on Unimproved Value

For Unimproved Value 107

Against Unimproved Value 34

This Poll was held on 26.2.55 and was inadvertently omitted from our last report. Rating on Unimproved Value was carried here in 1950 after two previously unsuccessful attempts organised by our member - Miss B. Baughan.

2. Pukekohe Borough: 9. 11. 55

For Unimproved Value 428

Against Unimproved Value 403

Population (1956) 4,693

Rate Revenue £37,639 (1955)

This victory was due to one of our members - Councillor B. Pauli.

3. Waiterere County Township: (Horowhenua County)

17. 11. 55.

For Unimproved Value 84

Against Unimproved Value 11

4. Kiwitea County: 30. 7. 55.

For Unimproved Value 673

Against Unimproved Value 75

Population (1956) 2,361

Rate Revenue £40,299 (1955)

This 9-1 majority in a purely rural area must be nearly a record.

5. Mangere East County Township: (Manakau County)

24. 3. 56.

For Unimproved Value 616

Against Unimproved Value 209

6. Eyre County: 19. 5. 56.

For Unimproved Value 390

Against Unimproved Value 207

Mr. G.H.D. Luitott of Ohoka was the organiser of this Poll. The League assisted him with petition forms, statistical data and advice.

The Municipal Elections are due to be held in November of this year and we are making every endeavour to promote as many rating polls as possible.

POSITION IN OTHER AREAS:

Wellington: Annual value rating was advocated in the press during the year by Mr. R.A. MacAllister - Mayor of Wellington. He was supported by Mr. J.W. Andrews - ex-mayor of Hutt City. This propaganda was vigorously attacked by the League, who were alone in the defence of the present rating system. The Association of Wellington Ratepayers' Association has since examined the proposals of the Mayor and declared in favour of the existing system.

Dunedin: It is now nearly three years since, largely through the influence of this League, rating on the Unimproved Value was carried in Dunedin City. There would appear to be no move afoot to rescind it. There has been a marked increase in building in the central city area as a result.

The enclosed reprint of an article from the Auckland "Weekly News" gives an inadequate impression of the extent of this activity. It was hoped to include in this report exact figures for the value of building permits for buildings on rate-paying sites over the last few years, but these figures have not yet come to hand from Dunedin.

### Position in Other Areas (Cont'd)

#### Dunedin: (Cont'd)

The rating change took place in November, 1953 and the rates were first struck under the new system in August, 1954. 1954/1955, therefore, is the first year for which building permit values would be relevant.

The average value of building permits for the six preceding years was £1,543,837. In the year 1954/1955 the value of building permits issued was £2,613,142.

The benefits resulting from the adoption of site value rating are so obvious that opponents of this system have little hope of reverting to the taxation on improvements.

#### Auckland:

Over the years this League has made untiring efforts to stimulate efforts in rating reform in this area. This year we mailed some hundreds of copies of the "Social Effects of Site Value Rating" to prominent persons and organisations in Auckland. Councillor V.J. Chapman (Professor of Botany at Auckland University College) raised the matter in the City Council. As a result a special Committee was set-up under his chairmanship to report on the advisability of Auckland adopting rating on Unimproved Values. At the request of the Town Clerk, this League has submitted evidence to this Committee. The Committee has not yet reported.

The Auckland Citizens' & Ratepayers' Association has also appointed a sub-Committee "to devise a more equitable method of spreading the rating burden". The League will send data to this Committee.

Auckland remains our chief objective and it is not impossible that a Poll may be organised there this year.

During the last ten years no less than ten local authorities in the Auckland area have adopted rating on Unimproved Value. These are:-

Mamurewa Borough	Howick Borough
Papakura Borough	Tuakau Borough
Waitemata County	East Coast Bays Borough
Bucklands & Eastern Beaches County Township	Mangere Bridge County Township
Mangere East County Township	Pukekohe Borough

#### Hutt City:

It is three years in November since the last Poll in Hutt City. A Hutt Rating Committee then went into recess, but it is expected to resume its activity and organise a Poll to coincide with the Municipal Elections in November. A promise of support has been received from the Moera Progressive Association.

The effect of the recent re-valuations of Hutt City is at present being studied.

#### Other Areas:

Polls will probably also be organised this year in:-

- (a) Rotorua County: The combined Ratepayers' Committee is active in this area and sought and received the assistance of the League.
- (b) Franklin County: Mr. Gwilliam is still active in this area and hopes to have a Poll in November.
- (c) Waimea County: Mr. S. Russell of Nelson is watching the situation here closely.
- (d) Motueka Borough: Mr. D. Synnott, who has promoted two Polls here already, will probably be active again this year.
- (e) Taupo County: It is hoped to have a Poll in this territory in November.

REVENUE FROM THREE RATING SYSTEMS:

Through the courtesy of the Statistical Department we are able to show revenue derived under the three rating systems in the year ending 31.3. 1955.

	SYSTEM OF RATING			Uniform fee (1) & charges.	TOTALS
	U.V.	C.V.	A.V.		
Counties	3,549,937	2,238,832	7,215	32,311*	5,828,295
Boroughs	6,942,854	818,590	2,719,650	1,194,226*	11,675,320
Town Districts	38,203	30,087	12,600	9,292	90,182
TOTALS:	10,530,994	3,087,509	2,739,465 (2)	1,235,829	17,593,797

\* Includes fire rates levied on improvements value - viz.  
Counties, £1,546; Boroughs, £25,091.

1. The main item in this total is fees from sale of water over ordinary supply.
2. This item is almost entirely made up of the rate revenue of Auckland and Hutt City.

It will be noted that the revenue from the Unimproved Value system has increased in these three years by almost £3,500,000. The total revenue has also increased and this figure indicates that, whereas the site value system in 1953 accounted for 56% of the total rates collected, in 1955 it accounts for 64.4% of total rates. This represents an appreciable advance in three years.

PUBLICATIONS:

The League has produced no fresh publications during the year. The pamphlet "Common Objectives and Their Answer" has been reprinted.

OBJECTIVE:

The Meeting resolved that the League's limited objective for the coming year should be to continue the effort to put all local body revenue on to Land Values and to conduct classes in Economics.

(Signed)

R. O'Regan

Chairman