

2007/08 DRAFT ANNUAL PLAN SUBMISSION

Submissions close on 11 May 2007

I wish to talk to the main points in my written submission at the hearings to be held between Monday 28 May 2007 and Tuesday 5 June 2007.

Are you completing this submission:

For yourself

If you are representing, how many people do you represent?

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10/5/2007

Your Submission:

Rating of the inner city.

The current rating system for the inner city does not adequately incentivise development and could be vastly improved to overcome the need for development levies.

The inner city rate ought simply to be set at a percentage of capital value (as is commonly done overseas) and never altered (or at least not for 10 years). In this way new developments and improvements within the inner city will make a nett addition to CCC reserves and will generally then receive the support of the suburban ratepayers. CCC will generally then support activities likely to improve capital values and the inner city could then be positively viewed as a financial engine of the greater city.

As the intensity, diversity and prosperity of the area improve so then will the capital values (and rate take).

An avenue for the surplus funding will need to be established in advance of its generation and this would generally be accommodated through inner city capital works which could be undertaken as funds became available.