

2008/09 DRAFT ANNUAL PLAN SUBMISSION

Submissions close on 21 April 2008

I do NOT wish to present my submission at the hearing, and ask that this submission be considered.

Are you completing this submission:

On behalf of a group or organisation

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

Name:

Andrew Conlon

Organisation Name:

Maxcon Investments Ltd

Organisation Role:

Contact Address:

67 Thistley Court
Glaisher Street
Greenwich
London
United Kingdom
SE8 3JW

Daytime Phone:

00447864024472

Evening Phone:

Email:

andrew.conlon@virgin.net

Date:

25 March 2008

Your Submission:

Consider: The council should consider basing the waste minimisation rate on a rate fraction instead of \$82 per property.

Action: Change the Waste minimisation targeted rate of \$82 per property to a rate fraction of 0.015000 (approx).

Why: The reason for this is to have the rate consistent with all the other rates at CCC eg based on capital value of the property. This would reduce the already large rating burden on lower value properties in Christchurch. This would also mean that higher value properties would pay more towards this rate because they have the ability to pay.

Sample properties

The list below are 9 actual properties in Chch, the new CV and the % rates increase over 2007.

64 Francis Ave, 3 beds, \$371,000 CV, 9% increase
334 Barrington St, 4 beds, \$332,000 CV, 24% increase
35 Whitmore St, 3 beds, \$221,000 CV, 12% increase
41 Momorangi Cr, 4 beds, \$257,000 CV, 20% increase
2 Redbridge Ln, 2 beds, \$223,000 CV, 21% increase
204 Greers rd, 3 beds, \$254,000 CV, 8% increase
74 Wharenui Rd, 5 beds, \$274,000, 5% increase
36 Roche Ave, 6 beds, \$282,000, 10% increase
37 Whitmore St, 2 beds, \$228,000, 19% increase

The above 9 properties are all below the average CV property in Christchurch eg \$377,000, yet they have on average a 14% increase in rates compared to 2007. The properties above have average Chch people in them, young families with children, students, young adults in 20's. Most of this increase in rates is being caused by the new waste minimisation levy of \$82 per property. This should be based on capital value to reduce the rates burden on lower value properties and the less well off people of Christchurch.

As a comparison below are the rates on a Fendalton property.

59 Fendalton Rd, \$946,000 CV, decrease in rates -9%, which is a whopping

\$308 drop in rates compared to 2007.
The CV of this property went up almost \$200,000 but the rates have dropped by \$300, where is the fairness in that??
This just continues the quantum shift in wealth from the poor working class to the rich/upper class in Christchurch.

I think the Council should consider changing the Published rates increase of 7% to 14%, based on the average increase of a less than average value residential property.

Thank you for considering my submission.

Andrew Conlon
Director
Maxcon Investments Ltd