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Submission: As rates are linked to land value this rate rise is unfair. My rates are already \$2500 per year. I pay double what the majority of rate payers pay. A 40% increase will mean a cost of nearly \$5000 a year. I am a widow on a single income. I can not afford to pay this amount per year. For my extra rates I receive no extra benefit. It should be user pays and a flat fee charged for all. To link rates to land value is unfair as it is not indicative of the income of the individual rate payer. All rate payers share in the services provided by council and thus the costs should be shared equally. Council refuses to let me subdivide the large block of land my house is on and this is why the land value is so high. Council is not justified in demanding a greater payment from some based on the fact that the land they live on has a high valuation. A fairer system needs to be devised.