

Our Community Plan Submission Form

Instructions

Please read before completing your submission

It will help us process your submission if you clearly state the issue you want the Council to consider, what specific action you think the Council should take, and why that should be done.

If you wish, you can present your submission at a hearing. (If that is the case, please tick the box). The hearings will be held between Thursday 25 May and Wednesday 7 June 2006. Generally, 10 minutes are allocated for hearing each submission, including time for questions.

It will help us if your submission also refers to the page of either the full version or the summary version.

Please note: We are legally required to make all written or electronic submissions available to Councillors and to the public. This includes the name and address of the submitter. All submissions will be published on the Council's website from 10 May 2006.

No anonymous submissions will be accepted.

You may send us your submission:

By mail

Please mail your submission (no stamp is required) to:

Freepost 178
Our Community Plan
Christchurch City Council
PO Box 237
Christchurch 8003

By email

Please email your submission to:
ccc-plan@ccc.govt.nz
Please make sure that your full name and address is included with your submission.

On the internet

You may enter your submission using the form provided on the Council's web site at
<http://www.ccc.govt.nz>
Please follow all the instructions on the web site.

Please remember to indicate if you wish to present your submission in person at one of the hearings.

Please ensure your submission arrives no later than Friday 5 May 2006.

Your submission

You may use this form for your submission on our draft Community Plan if you wish. Whether you use this form or not, please include your name, address and contact telephone number with your submission.

Tick one I do NOT wish to present my submission at the hearing, and ask that this written submission be considered OR I wish to talk to the main points in my written submission at the hearings to be held between Thursday 25 May and Wednesday 7 June 2006

Are you completing this submission: For yourself On behalf of a group or organisation

If you are representing a group or organisation, how many people do you represent? *As per attached letter*

My submission refers to: Full version Page No. Summary version Page No.

Do you also want to respond to: Development Contributions Aquatic Facilities Other

Contact Name Antony Thomas Gough

Organisation name (if applicable) Hereford Holdings Ltd. and others

Contact Address P.O. Box 1330
Christchurch.

Phone No. (day) 03-379-2259 Phone No. (evening) 03-355-6855

Email (if applicable) a.gough@herefordholdings.co.nz

Signature [Signature] Date 5th May, 2006



Our Community Plan Submission Form

Please be as specific as possible to help us understand your views

See list of major projects in the summary document

Questions

① Do you have any comments on the major projects in our draft Community Plan? page number

See attached letter

② Do you have any comments on groups of activities (the activities and services that Council provides)? page number

See attached letter

③ Do you have any other comments or suggestions you want to make? page number

See attached letter.

For office use only

Submission #:

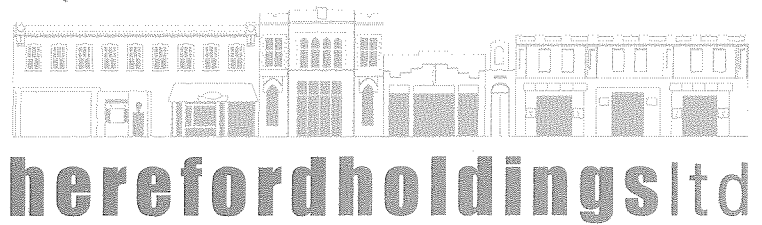
Referred to:

Date referred:

Date required:

Heard: Yes No

You may add more pages if you wish. Thank you for your submission.



5 May 2006

Christchurch City Council
PO Box 237
Christchurch

Dear Sir,

Submission to Community Plan 2006/2016

I wish to raise the following items, which are contained within the 10-year proposed Christchurch City Council draft Community Plan.

1. Avon Riverbank Enhancement

I support the Avon River bank enhancement broad policy. Christchurch does not have a harbour and so we should maximise the only central city water feature being the Avon River to ensure the city gets maximum benefit from this. Lighting trees along the riverbank should also be included.

2. City Mall Upgrade

It is vital that the central city is vibrant and healthy. I applaud the current steps to get expert advice on ways to turn around the downwards slide in the prime central city shopping area loosely known as The City Mall.

The health and vitality of the central city is a city-wide benefit and need. I totally oppose a targeted rate for the city mall upgrade. This is a Christchurch whole city facility and should be spread across all of Christchurch.

3. Car Parking

I oppose a car parking fee rise of 10%, which is then to be put into subsidizing all rates across all sectors of the city. Two years ago the city council increased car-parking charges to pay for central city marketing. This Community Plan proposes to do away with this marketing being funded by car parking and also to add a further \$1.55 million in car parking charges which will act as a further disincentive for people to come to the central city. This is totally unacceptable.

I propose the council look at outsourcing council car parking as a way of improving profitability for council and that this extra profit be redirected to central city marketing and improvements to central city.

4. Commercial/Residential Rates Differential

The council currently charges commercial ratepayers a higher levy per \$1,000 of capital value than residential ratepayers. This differential should be phased out to provide an even playing field. Commercial properties are generally in already built areas with substantially higher capital values per square meter of land area than residential areas. The cost of road seal, gutters, water mains, sewage collection etc. per square meter or linea meter is about the same no matter where it is. Therefore if anything there is a good case for commercial rates to be stuck at a lower rate per \$1,000 of capital value than residential.

5. Central City Marketing

It is essential that council continue central city marketing funding which is proposed to be stopped on 30 June 2007. As it is the current \$850,000 per annum funding for central city marketing is less than any one of the major suburban malls. Council put car-parking charges up for central city car parking in 2005/2006 onwards to fund this and these higher charges remain and look to increase. The marketing funding should also remain.

Marketing is an ongoing, long term commitment which needs to be one part of a central city revitalization process.

6. Development Levy's

I agree with the principal that actual proven increases in council capacity from a particular development should be charged back to the developer. However I believe the levies proposed for central city are far too high considering the basic infrastructure of roads, water supply, sewers etc. which are already in place. This is one very easy way to make central city redevelopment more attractive than green field development and city sprawl. Central City development levies should be minimal and green fields development relative to the extra costs of all services including extending the subsidy on public transport further out of town to provide services further out. Council has a strong moral responsibility to encourage more dense development within the existing built areas of Christchurch.

Under the current proposed development levies central city building costs will rise by a further 10 to 15 % as a direct result of the proposed central city development levies, this will be a major disincentive for central city redevelopment and be likely to be enough to delay any central city new A grade office building for a further decade.

7. Precinct Signage

I am aware the council is looking to fund the branding and signage for the cultural precinct. I agree with this, however this should be enlarged to identify, brand and signpost other central city precincts to assist both Christchurch residents and tourists as to what to expect where.

Other precincts that can easily be identified, branded and signposted are:

- Cultural Precinct
- Central City (City Mall)
- Oxford Tce café area/riverside
- High Street and Lichfield Lanes
- Victoria Street
- New Regent Street and Cathedral Junction
- Cathedral Square
- Colombo Street or South City
- East of the Square (Manchester Street)
- North of the Square

This is a relatively cheap but great way to identify strengths in an area, build image and bring like business strengths together.

8. Depreciation Increasing Levies

I believe the council is wrong in revaluating all existing assets on a regular basis and then charging increased depreciation on these revised values. This is not supported by the Inland Revenue Department and puts an unnecessary extra cash charge on rates.

A classic case would be the revaluing of the city mall furniture and tiles, charging everyone for this increased depreciation and now time is upon us to replace or upgrade these the council thinks the solution is to change a targeted levy to assist funding this upgrade. Normal business practice is to depreciate the original cost and when replacement is required then borrow to fund this and depreciate the new cost. Unclaimed, original depreciation should only be written off and charged at the time of replacement. The council's revaluation and rising depreciation fees are creating a false and unnecessary financial cost to council and all rate payers.

9. Bus Exchange \$59.5m Expansion

This seems an extraordinary large amount of money to spend on a facility, which used to operate very satisfactorily for a fraction of this cost out of Cathedral Square. Unfortunately the client base associated with a bus exchange is not the same as a central city cultural and shopping precinct.

I believe the whole system could be centred on the existing red bus depot on the corner of Fitzgerald and Moorhouse Avenues. The existing bus exchange sold off and the central city connected by slightly extending the free yellow shuttle bus service to bring any bus patrons from the new exchange at Fitzgerald/Moorhouse Avenues to the central city who actually wanted to stop in the central city. This is also close to the closest rail lines, should a light rail system be added later.

You only have to look at areas in other cities such as New York to see the prolonged detrimental effect a bus exchange can have on a particular precinct. The very negative and intimidating actions of bus patrons on Balantynes and parts of Lichfield Street already show up this overseas experience.

I suggest as Councillors you invest one hour of your time, say 2.30pm to 3.30pm, on any weekday and sit in the bus exchange and count the actual numbers of patrons with any central city shopping bags. You would be very surprised to see just how few do any shopping in central city. It is a transit stop only.

10. Uniform Annual Charge / Council Voting

The effect of the uniform annual charge has been to increase the already higher rates levied on commercial properties, I question the fairness of this levy.

If the levy is to remain then I propose each uniform annual charge should generate one vote for councillors in the ward the property pays rates in plus one vote for the Mayor per uniform annual charge. This then would reflect more correctly the actual funding by vote for paying for city-wide services.

A ratepayer with multiple properties and multiple uniform annual charges would then get multiple votes if they both lived in Christchurch and also owned property or leased property in the city. Multiple votes for commercial properties would go to the individual tenants making up the multiple uniform annual charges. If the premises happened to be vacant at the local body election time then the landlord paying the uniform annual charge would take up the voting associated with the uniform annual charge. This would mean those actually paying for services are the ones actually voting. Obviously many people will pay much higher rates than others because of individual variances in property values but at least based on the number of uniform annual charges levied some fair representation of commercial costs paid will be represented by votes.

11. General

I reserve the right to speak on any other issues raised by other submitters to this Long Term Christchurch City Community Plan.

Submission to Community Plan 2005/2006

Page Five

5 May 2006

12. Speaking Rights

I request speaking rights to further elaborate on my submission above and other topics raised by other submitters.

My Contact Details Are:

Antony Thomas Gough
PO Box 1330
Christchurch

Business Phone: 379 2259

After Hours Phone: 355 6855

Cell Phone: 0274 331 428

I represent:

- Hereford Holdings Ltd. (Central city ownership including The Strip on Oxford Terrace)
- The Gough McKinnon Partnership (Owns corner Cashel & Oxford Tce.)
- The Antony Gough Trust (Owns Corner Armagh & Oxford Tce.)
- Myself (Owing property in Merivale, Bealey Avenue, Sherborne Street, New Brighton and Akaroa Harbour)
- The Russley Hotel & Villa Ltd (Owns Russley Hotel near Airport)

Email Contact: a.gough@herefordholdings.co.nz

Yours sincerely,



A.T. Gough

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