

Summary submission form

Instructions

You may send us your submission...

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.

By mail

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

Freeport 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 the draft Our 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? 12 groups

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 Linda Goodrick

Organisation name (if applicable) Belfast Community Network

Contact Address PO Box 26, Belfast, Chch.

Phone No. (day) 323 9731 Phone No. (evening) 021 180 6962

Email (if applicable) belfastcommunity@ata.co.nz

Signature [Signature] Date 3-5-06

Summary submission form

Do you have any comments on the major projects in our draft Community? Page 4

The Belfast Community Network (BCN) supports the school safety zones spending and believes that this becomes an essential project.

2 Do you have any comments on groups of activities (the activities that Council Provide) Page 8

2a *The BCN strongly rejects to the closure of Belfast Community Pool and all other suburban pools. Community outcomes for Christchurch states "we value leisure time and recognise that the arts, sports and other recreational activities contribute to our economy, identity, health and well-being". We will know we have succeeded when "More people participating in physical and sporting activities will achieve this". The closure of this facility will decrease the amount of physical activity especially for children and young people during the summer period. During the summer these community facilities are a strong focal point for the community. The BCN supports the idea of a new aquatic facility being built in Belfast should the current facility become unusable due to maintenance.*

2b *The BCN strongly rejects the withdrawal of the mobile library service to Belfast. We request that a new library be built in Belfast.*

2c *The BCN requests the CCC to look at the development of a new community facility in Belfast. Our organisation runs programmes that cater for over 8000 users. Belfast has a school hall which is well utilised by the community, and the BCN facility which is a fairly old church with very limited facilities (no hot running water for example) there is also the Rugby Club but this licensed venue is not always ideal for a number of activities. We have commissioned researcher Sarah Wylie MA Psychology (Hons) to survey the Belfast community. The results of this research will be available to the CCC at the time of our presentation. Sarah's brief for this work is to look at the needs of the community and has a focus on community facilities.*

2d *The BCN believes there is an urgent need to look at extending the Belfast Cemetery. Cultural needs of our community are not being met due to there only being cremation plots available at Belfast.*

> *The BCN opposes the suggestion that Council payments be made at NZ Post as there is no facility for this in Belfast.*

BELFAST COMMUNITY NETWORK
PO Box 26
Belfast
CHRISTCHURCH
Ph 323 9731

4 May 2006

Kia ora

Would you please add the following sub mission to our original submission that was posted in last week. We will be speaking to this submission alongside our original.

Please contact me if you require any further information.

Naku noa

Na, Lynda Goodrick
Community Co Ordinator
Belfast Community Network Inc

Q3 Do you have any other comments or suggestions you want to make?

Development Contributions Submission
Belfast Community Network

CLAUSE	PAGE	COMMENTS	AMENDMENTS SUGGESTED
<p>1.2.1 Development Contributions <i>A development contribution is a contribution from developers of cash or land, or a combination of these, provided for under the DCP. The key purpose of development contributions is to ensure that the fiscal effects of growth, i.e. the cost of reserves and infrastructure to meet that growth, is funded by those who cause the need for those reserves and infrastructure. In terms of this policy, 'growth' means the increase in capacity of reserves, network and community infrastructure <u>external to the boundaries of the development site</u> required to service that development.</i></p> <p><i>The Council <u>may and will</u> require a development contribution in respect of any activities in the City that create a demand for new reserves and infrastructure. This will include, but not to be limited to new land titles, new residential units, new non-residential development, new accommodation and <u>new community services development (such as sporting, educational, religious and charitable activities) irrespective of City Plan zoning and as applicable to the development.</u></i></p>	7	<p>It is unclear why the wording "<i>external to the boundaries of the development site</i>" is incorporated in this Clause. Development or growth, in particular large-scale subdivision, will frequently require the internal development of reserves etc..</p> <p>The language in para 3 , that is "<i>may and will</i>" is somewhat contradictory. It is suggested that, as the LGA 2002 provides a statutory discretion to levy development contributions, the more appropriate wording is "<i>may</i>".</p> <p>As worded, Paragraph 3 also seems to suggest that the Council could potentially levy contributions for new community services development where these will create an increased demand on other Community (i.e. Council owned) infrastructure, specifically leisure facilities. To levy contributions for community services development as a matter of course may provide a significant disincentive for developers who wish to incorporate community services/facilities within large-scale development such as that proposed for Belfast.</p>	<ol style="list-style-type: none"> 1. Remove wording "<i>external to the boundaries of the development site</i>". 2. Remove "<i>and will</i>" from paragraph 3 of Clause 1.2.1 3. Either clarify circumstances where development contributions may be required for community services development; or exempt some or all community services development from the payment of development contributions.

<p>2.2 Future Policy Development</p> <p><i>Future versions of this policy will provide for development contributions for the following activities:</i></p> <ul style="list-style-type: none"> • <i>Network Infrastructure</i> ... • <i>Community Infrastructure</i> <ul style="list-style-type: none"> ○ <i>Infrastructure on reserves;</i> ○ <i>Development of the layout, landscaping theme and walking path connections in accordance with the Area Plan for the locality</i> ○ <i>Sporting facilities;</i> ○ <i>Swimming pools</i> ○ <i>Community halls; and</i> ○ <i>Libraries</i> 		<p>Given the real possibility of development in Belfast on the S 293 Application site within the foreseeable future and the implications of such development, BCN considers it appropriate for the DCP to incorporate a policy on network and (in particular) community infrastructure specific to this area.</p>	<ol style="list-style-type: none"> 1. Amend the DCP to incorporate a specific policy on network and community infrastructure relating to development at the s 293 Application site.
<p>6.6.3 Remission and Reduction of Development Contributions</p> <p><i>This policy does not provide for any remissions or reductions to be applied for or granted.</i></p>	<p>26</p>	<p>It is inappropriate that the Development Contributions Policy does not make provision for reduction or remission of development contributions. While it is arguable under section 201 (1)(c) that such provisions are not required, they should be incorporated as a matter of public policy.</p> <p>Clause 6.6.3 is contradicted by Part B which relates to development contributions within Banks Peninsula – see <i>Circumstances for refunds or reductions</i> at p 81. No distinction should be made between development within Banks Peninsula and Christchurch City.</p>	<ol style="list-style-type: none"> 1. Either reinstate the remission and reduction of development contributions provisions in the earlier version of the Development Contributions Policy; or 2. Amend 6.6.3 to outline conditions and/or criteria where the Council may exercise its discretion for the remission or reduction of development contributions.

		<p>The removal of any possibility of a reduction or remission of development contributions will provide a disincentive to developers to incur expenditure in, for example, developing local reserves within large-scale developments over and above what is required by the Council.</p> <p>In respect of potential development on the s 293 Application site, there will little (if any) incentive for the developers to contribute towards badly needed community services development that would inevitably benefit the Belfast and wider Christchurch community.</p>	
<p>7.2 Private Development Agreements</p> <p><i>Where it is in the best interests of all parties, being the developer, the Council and the Christchurch community generally, the Council may at its discretion enter into a private development agreement with a developer for the provision of cash, land or works and defer or credit any contribution payable under this policy. Any such decision will identify the extent to which the terms of such agreement depart from the standard process and assessment for development contributions and the reasons for entering into the agreement.</i></p>	27	<p>BCN supports in principle the utilisation of Private Development Agreements (PDAs). In particular a PDA may be appropriate in the case of the proposed development on the s 293 Application site. Some more detail is however required as to circumstances where an agreement of this nature would be considered appropriate.</p>	<p>Provide clarification or objective criteria on how the Council may exercise its discretion to enter into a PDA.</p>