

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?

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

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

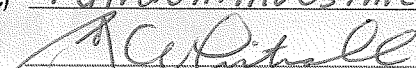
Contact Name: RON WHITNALL

Organisation name (if applicable): RANDOM INVESTMENTS LIMITED.

Contact Address: P.O. Box 11-385
SOCKBURN CHRISTCHURCH.

Phone No. (day): 03 342 7749 Phone No. (evening): 03 342 7749

Email (if applicable): randominvestments@hotmail.com

Signature:  Date: 04 MAY 2006

RE – Christchurch City Council

Draft Development Contributions Policy

Adopted June 30th 2006

Submission From: Random Investments Limited
Po-Box 11385
Sockburn, Christchurch.

Directors: Mr. Ronald John Whitnall
Mr. Dennis Campbell Thomson

Random Investments Limited purchased land at Church Bay, Banks Peninsula during 1995 for the purpose of undertaking a residential development.

The original Concept Plan provided for 123 residential lots and an area zoned Town Centre.

To date, 94 of the residential lots have been developed, leaving 29 still requiring resource consent.

Refer: Volume 2 of the Draft Long Term Council Community Plan 2006-2016 being the draft Development Contributions Policy.

Page 6, **Introduction** – Although Volume 2 contains under part B the Banks Peninsula Development and Financial Contributions Policy, it is noted that it is intended to fully integrate Banks Peninsula into the councils strategic and operational planning within 12 months.

It is expected that the current Banks Peninsula policy will apply until June 30th 2007.

Page 22, 5.0, **Assessment and Development Contributions** – By reference to 5.1, we calculate from page 32, *appendix 1*, that the best case would be some \$9000 per HUE and the worse case some \$16000 per HUE. An average of say \$12,500 is considerably above the \$5000 we would be paying under the current Banks Peninsula policy. *Pages 68 & 73.*

The aforementioned figures do not include any required Reserves Contribution of 7.5%

At this point we have no way of knowing how page 32 would read once Banks Peninsula is fully integrated and as such can not present a constructive submission.

Accordingly we request that, once proposed future costs are formulated, we have the opportunity through submission, to question both the rational and compilation of the figures arrived at.

Page 24, 6.0 – Timing of Assessment and Payment of Development Contributions.

6.1, **General**, “The council will assess and require payment of a development contribution upon granting...”

- A resource consent (subdivision or land use)

In the past, the assessed development contribution has been payable when requesting the section 224 certificate.

We submit that this regime should continue.

Page 28, 7.6 – Goods and Services Tax (GST)

In addition to the statement made, it would be of assistance if ~~it~~ went on to say...”Accordingly all monetary amounts appearing in this draft policy are exclusive of GST.”

This completes our current submission; we await your findings in due course.