

# Christchurch City Council Draft Long Term Council Community Plan

**Submission by:** Mr J Hutton

**Address:** c/- Davie, Lovell-Smith Ltd, PO Box 679, Christchurch

## 1. Development Contributions Policy - Remissions

**There should be provision for remissions from development contributions.**

The current Development Contributions Policy (Our Community Plan 2004/14 Volume 3) authorises the Council to consider remission of reserves contributions in appropriate circumstances, in particular for the retention of historic buildings, objects or places.

We consider this authorisation should remain and be extended to all contributions, as it enables the Council to recognise that property owners make an effective contribution towards the retention of heritage buildings, objects or places. There are extra costs to the owners of heritage items in their preservation, retention and restoration. The worthwhile contribution that property owners can have in the retention of heritage items should be acknowledged through reduction in development contributions, reserves and/or network and community infrastructure.

The use of remissions in this case will enable the Council to achieve other Community Outcomes sought under the LTCCP, in particular 'An Attractive and Well-designed City'. This Community Outcome seeks to ensure that our heritage is protected for future generations. Further the importance of heritage buildings, objects and places is highlighted in many areas of the draft LTCCP. Without providing assistance to the owners of heritage items who redevelop their sites, through the remissions of development contributions, it is possible that more heritage items may be lost to demolition and neglect.

### **Requested amendment**

- 1 Insert the Remission provisions for reserves in the current Development Contributions Policy in the draft Development Contributions Policy, in particular remissions for the retention of heritage buildings, objects and places, and
- 2 Provide a general discretion to consider remission of contributions for network infrastructure and community infrastructure on a case-by-case basis in order to facilitate achieving community outcomes and other Council policies, particularly in relation to the retention of heritage buildings, object and places.

## 2. Capital Works Programme

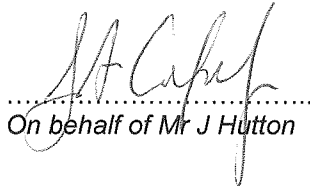
**Budget provision should be made for assistance for owners of heritage buildings for seismic strengthening to ensure compliance with the Policy on Earthquake Prone, Dangerous and Unsanitary Buildings.**

The list of projects that did not make it into Capital Works programme contains a project for providing incentives to the seismic strengthening of the heritage building (page 77). This project was ranked highly in terms of its 'strategic fit' and 'level of service gap', being a "4". This reflects the importance of this matter. The strengthening of historic buildings is important to ensure they are retained and to enable the Council to achieve other Community Outcomes sought under the LTCCP, in particular 'An Attractive and Well-designed City'. This Community Outcome seeks to ensure that our heritage is protected for future generations. Council should be allocating money towards providing incentives or

support to owners of these buildings to ensure that they can meet the requirements under the Building Act. Given costs involved with strengthening historic buildings, it is considered that without incentives or support no work will be undertaken, and then in accordance with the Policy on Earthquake Prone, Dangerous and Unsanitary Buildings the building may have to be demolished.

**We wish to talk to our written submission at the hearings to be held between Thursday 25 May and Wednesday 7 June 2006.**

Signature:

  
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*On behalf of Mr J Hutton*

Date: 4 /5 /2006