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Burwood
Christchurch
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Christchurch 4 May 2006

Our Community Plan - LTCCP Submissions
Christchurch City Council
P.O. Box 237
Christchurch

Regarding: Submission on Development Contributions

Dear sir/ madam,

I wish to express my opinion regarding the suggested changes to the Development Contributions Policy of the Christchurch City Council.

I am fortunate to own residentially-zoned land at my home address that can be subdivided and upon which one or more new Household Unit Equivalent buildings can be built and sold.

I have studied the LTCCP and have come to the conclusion that the Christchurch City Council aims to treat all developers as "providers of extra funding for projects in and around the city".

There seems to be no guarantee that the money obtained from increasing the Development Contribution Levy will be applied to issues that any development on my property may cause.

I have been informed by the council that the money is not intended for replacing or renewing existing infrastructure or catch up a backlog of infrastructure upgrading and renewal. However, the Council says that this money may be used for the Bus Exchange Expansion and Hendersons basin drainage, both of these being prime examples of delayed infrastructure investment and/or incompetent management.

I believe that developers should contribute to community infrastructure and are only willing to do so if the council can provide a secure and transparent process by which these Development Contribution levy's are calculated. However, I am unwilling to provide the council with money to finance pet-projects and disasters that have no relation to any development on my land.

This unilateral policy to make developers pay excessive fees will be fought by many, including me.

Yours sincerely



A. van den Broek