

MANCHESTER AT GLOUCESTER INVESTMENTS LTD

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To: Christchurch City Council
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From: Manchester at Gloucester Investments Ltd

Subject: **Christchurch City Council Development Contributions Policy – Submissions**

We own the commercial property at 245 Manchester Street situated on the corner of Gloucester and Manchester Streets. The property is tenanted by the Tulsi Indian Restaurant.

This company and many of our associated property companies, have been embarking on significant redevelopment plans. The serviced apartments conversion development at 161 Hereford Street is just one example.

Our group owns a substantial portion of inner city (and suburban) sites in Christchurch. Their redevelopment would undoubtedly enhance the city, but especially the inner city.

We unfortunately find ourselves in the position where our significant development/ enhancement programmes are effectively on hold. Progress has been stalled.

That has come about because of the proposed development contributions policy of the Council and the uncertainty that ensues.

Apart from the detrimental effects that such a policy would have and indeed is having, it would appear to be in direct breach of the Council's own District Plan.

By way of brief examples we note as follows:

1. Objective 4:1: Acknowledges that the inner city is the focal point in the centre of the city and that it has the greatest potential for change.
2. Objective 12:1: Recognises the maintenance and enhancement of the inner city as a focus for the city.
3. Policy 12:1:2: Is to encourage intensification of activities and development of sites within the inner city.
4. Policy 12:1:3: Recognises building density so as to provide for the greatest concentration and scale of buildings in the central city.
5. Policy 12:1:8: Is to encourage visitor accommodation within the central city.

The above examples clearly manifest the Council's own intentions and desires to ensure concentrated, intense building development within the central city.

Part of our submission is that the Council's Development Contribution Policy proposal will have exactly the opposite effect to the objectives and policies of the Council's own District Plan!

Our legal advice is that that inconsistent reasoning would give rise to legal remedies.

In the meantime, our development intentions to build quality multi-level visitor accommodation above the Tulsi Restaurant site remains in abeyance. We believe this situation is a retrograde step for the city.