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To: The Christchurch City Council
ccc-plan@ccc.govt.nz

From: Jakari Investments Ltd

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

We are the registered proprietor of an inner city building situated at 161 Hereford Street.

The building comprises ten levels. It was built in order to accommodate approximately 200 office personnel. Partly because of the repercussions of the 1987 financial collapse, that never transpired. It has therefore been vacant since it was built in 1989. It is situated in a very central position of the C.B.D.

The central C.B.D has over recent years undergone a gradual but clearly discernable shift in general use. Hereford Street (for example) was previously dominated by office accommodation. That has now tended to gravitate more towards the north west quadrant of the C.B.D.

The inner C.B.D has been developing more into traveller-type accommodation and conversion into hotels, back-packer facilities and other forms of residential accommodation.

Indeed the C.C.C. has on several occasions publicly encouraged the creation of new hotel, apartments and other forms of residential accommodation for the inner city. Those "pleadings" are a matter of public record.

This proliferation of "beds" in the inner C.B.D. doubtless resulted from:

1. The considerable increase in tourist numbers to the city over recent years
- AND
2. The Council's own active public promotion of the revitalisation of the inner city.

Responding to such factors and the Council's leadership, last year we decided to initiate steps in order to convert this vacant substantial building into quality serviced apartments. At least 40 apartments were planned.

We instructed the Hospitality Development Group (HDG) to plan and expedite this significant project. We are aware that HDG met with Council officers. Exchanges of correspondence, documents and other procedures occurred, including a Project Information Memorandum.

In order words, planning is proceeding and advanced. Very considerable costs and expenses have been incurred. The project's budgets have been completed on the basis of published Council policies mid 2005.

It is apparent that if the Council's development contributions policy is invoked, this development, and many others simply will not proceed. The economic imperatives will prevent progress.

This inevitable consequence will clearly result in the Council's overt inner city development strategy achieving the opposite result! That surely is a most peculiar (and unwanted) corollary? It is a contradiction.

Such a contradiction would assuredly partly form the basis for a strong, united legal challenge to the Council's Development Contributions Policy.