

LTCCP 2006-16 SUBMISSION

Submissions close on 5 May 2006

I wish to talk to the main points in my submission at the hearings to be held between Thursday 25 May and Wednesday 7 June 2006.

I am completing this submission:
On behalf of a group or organisation

Number of people you represent:
4

My submission refers to:
Full Version of the LTCCP

Page Number:

I also want to respond to: Development Contributions

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|-------------------------|--|
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| Address: | 24A Somme Street St Albans Christchurch |
| Your Submission: | <p>Do you have any comments on the major projects in our Draft Community Plan?</p> <p>1)Christchurch City is struggling; the Christchurch City Council should be encouraging development in the City to help generate the vibrancy it is trying to achieve. An increase in Development Contributions will stifle development; the result will be a city that will continue to struggle.</p> <p>2)To create the vibrancy we desire in Central Christchurch as demonstrated by other successful Cities in the world more inner City living and development is required. An increase in the Development Contribution will stifle the required development of inner City dwellings and development.</p> <p>3)Increased City development will result in increased rates for the Christchurch City Council these new rates can be used to help fund the reserves and infrastructure required.</p> <p>4)The Urban Winery Christchurch Limited based its economic feasibility study on the Development Contribution figures provided to it by the Christchurch City Council when it committed to developing the Turners and Growers site. An increase in Development Contribution has the potential to make the project uneconomic.</p> <p>5)If an increase in the Development Contribution was imposed the impact on the sale price of residential and commercial buildings would mean an increase in the sale price to meet the extra Development Contribution loading, if the market can not meet this increase in price it makes development projects uneconomic. The result being no City revitalisation.</p> <p>6)If an increase in the Development Contribution was imposed the impact on rental rates both commercial and residential would see an increase in rental rates, if the market does not accept the increase in rental rates this would mean the rental rates required to make a project work are unattainable. The Development Contribution increase would make it uneconomic to proceed with development.</p> <p>Do you have any comments on groups of activities (The activities and services the Council provides?)</p> |

**Your Submission
(Cont'd):**

Do you have any other comments or suggestions you want to make?

1)Christchurch City is struggling; the Christchurch City Council should be encouraging development in the City to help generate the vibrancy it is trying to achieve. An increase in Development Contributions will stifle development; the result will be a city that will continue to struggle.

2)To create the vibrancy we desire in Central Christchurch as demonstrated by other successful Cities in the world more inner City living and development is required. An increase in the Development Contribution will stifle the required development of inner City dwellings and development.

3)Increased City development will result in increased rates for the Christchurch City Council these new rates can be used to help fund the reserves and infrastructure required.

4)The Urban Winery Christchurch Limited based its economic feasibility study on the Development Contribution figures provided to it by the Christchurch City Council when it committed to developing the Turners and Growers site. An increase in Development Contribution has the potential to make the project uneconomic.

5)If an increase in the Development Contribution was imposed the impact on the sale price of residential and commercial buildings would mean an increase in the sale price to meet the extra Development Contribution loading, if the market can not meet this increase in price it makes development projects uneconomic. The result being no City revitalisation.

6)If an increase in the Development Contribution was imposed the impact on rental rates both commercial and residential would see an increase in rental rates, if the market does not accept the increase in rental rates this would mean the rental rates required to make a project work are unattainable. The Development Contribution increase would make it uneconomic to proceed with development.