

LTCCP 2006-16 SUBMISSION

Submissions close on 5 May 2006

I do NOT wish to present my submission at the hearing, and ask that this submission be considered.

I am completing this submission:
For yourself

Number of people you represent:

My submission refers to:

Page Number:

I also want to respond to:

Name:	Gerard Jordan
Organisation:	G M Jordan Construction Ltd
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Evening Phone:	03 322 1165
Email:	admin@jordanconstruction.co.nz
Address:	P O Box 37124 Christchurch
Your Submission:	Do you have any comments on the major projects in our Draft Community Plan?
	Do you have any comments on groups of activities (The activities and services the Council provides?)
	Do you have any other comments or suggestions you want to make?
	Many developers and builders have developments / buildings priced and sold based on the existing development contribution levy structure. The Draft 2006 LTCCP introduction makes no allowance for existing contracts (land sale and purchase, building) where consents are not in place. The consultation requires either a longer introduction timeframe or transitional period to make allowance for existing agreements. How does the council propose to treat applications for building consents that are lodged with Council but take longer than the statutory processing period?