

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:
On behalf of a group or organisation

Number of people you represent:
100

My submission refers to:
Full Version of the LTCCP

Page Number:

I also want to respond to:

Name:	Kendall Langston
Organisation:	David Reid Homes (Canterbury) Ltd
Daytime Phone:	021 495884
Evening Phone:	021 495884
Email:	kendall@davidreidhomes.co.nz
Address:	P.O. Box 9274 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?
	<p>I own and operate one of the larger residential building companies in Canterbury. We fully support the Council in most initiatives however I feel that in this case there has been little consultation period. Many employees and sub contractors rely on my company for their livelihood and our clients have been guided through, what over recent times, has been an increasingly lengthy and costly process of consent issues. We have just adjusted to this change in legislation and now our clietns face a considerable increase in their building costs after many have made land purchases and designed their homes. There needs to be a transition period that is well thought through and takes this into consideration.</p> <p>1.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</p> <p>2.The consultation requires either a longer introduction timeframe or transitional period to make allowance for existing agreements.</p> <p>3.How does the council propose to treat applications for building consents that are lodged with Council but take longer than the statutory processing period?</p>