

Highpara Apartments (Body Corporate Number 328318)

C/- D W Collins (secretary)
PO Box 22033
Christchurch
david@collins-consulting.co.nz

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Our Community Plan
Christchurch City Council
Email: ccc-plan@ccc.govt.nz
Christchurch

Introduction

Body Corporate Number 328318 controls the group of buildings on the north-east corner of the High Street/Tuam Street intersection (between High Street and Poplar Street). There are ten owners. A meeting of the Body Corporate unit owners held on the 3rd of May 2006 resolved that the Body Corporate would lodge a submission on two aspects of the Draft Long Term Council Community Plan: the development levies policy, and the proposed special rate to fund a major upgrade of the City Mall.

Development Levies

Although the proposed policy will probably not directly affect the Body Corporate or unit holders because our buildings are effectively fully developed, we consider that the policy will discourage redevelopment of other, underutilised, buildings in the central area. There is a lot of talk from the Council about encouraging the revitalisation of the central area, but this policy will in fact severely undermine the economics of redevelopment. We consider the levies amount to a subsidy on new peripheral development if the true costs of extending services, upgrading roads etc are taken into account.

Special Rate for City Mall Re-development

We consider that it would be unfair to levy businesses in other parts of the central area for a lavish upgrade of the City Mall. While there may be some limited spin-off for the whole central area when one part is improved, it is unlikely that the same logic would be applied if an upgrade of High Street, for example, was proposed.

David W Collins
Secretary
5th May 2006