

# 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:

|                         |  |
|-------------------------|--|
| <b>Name:</b>            | Brian Parry  |
| <b>Organisation:</b>    | Sterling Homes nz Limited  |
| <b>Daytime Phone:</b>   | 03-357-0090  |
| <b>Evening Phone:</b>   | 03-385-7684  |
| <b>Email:</b>           | brian.sterlinghomes.co.nz  |
| <b>Address:</b>         | Unit 1 16 Sheffield Crescent<br>Harewood<br>Christchurch   |
| <b>Your Submission:</b> | <b>Do you have any comments on the major projects in our Draft Community Plan?</b>   |
|                         | <b>Do you have any comments on groups of activities (The activities and services the Council provides?)</b>  |
|                         | <b>Do you have any other comments or suggestions you want to make?</b>   |
|                         | In regards to the draft 2006 LTCCP I would like to make the following comments.<br>1. Many developers and builders have projects priced and sold based on the existing development contribution levy structure. The draft 2006 LTCCP makes no allowance for existing contracts where consents are not in place or granted.<br>2. The introduction of this extra consent fee requires either a longer introduction timeframe or a transitional period to make allowances for existing agreements. It will be difficult for us to claim it from a client unless it is shown as a levy or something similar if we have fixed price contracts.<br>3. How does council propose to treat applications for building consents that are lodged with council but take longer than the statutory processing period. |