

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:
Full Version of the LTCCP

Page Number:
10,11,12 Vol 2 Part A

I also want to respond to:

Name:	Duncan Ford
Organisation:	Duncan Ford Builders Ltd
Daytime Phone:	0274-456101
Evening Phone:	03-3847101
Email:	dfordbuilders@xtra.co.nz
Address:	P O Box 41101 Ferrymead 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?)
	1. This plan appears to be about killing off the building industry in Christchurch. Our understanding is that consent fees are likely to increase by approx \$10000 per consent from 1 July 2006. This will undoubtedly put many possible projects on the back burner - a lot will be there indefinitely. 2. This proposal will categorically reduce the number of jobs the industry has worked hard to create over recent times. We would not imagine this is what the council would want to see happen, given that they have lobbied hard on their ability to create jobs. 3. 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 4. The consultation requires a much longer period to enable sensible discussion with affected parties. 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?
	Do you have any other comments or suggestions you want to make?