

**LOCAL GOVERNMENT ACT 2002
OUR COMMUNITY PLAN – CHRISTCHURCH OTAUTAHI 2006/16
DRAFT LONG TERM COUNCIL COMMUNITY PLAN FOR THE TEN YEAR PERIOD
BEGINNING 1 JULY 2006**

2007 AMENDMENTS TO THE LTCCP

SUBMISSION BY NGĀI TAHU PROPERTY LTD

TO: Christchurch City Council
PO Box 237
CHRISTCHURCH

NAME: Ngāi Tahu Property Ltd

ADDRESS: Level 4, 158 Hereford St
PO Box 130060
CHRISTCHURCH

NGĀI TAHU PROPERTY LTD

Ngāi Tahu Property Ltd has committed considerable resources into their analysis of the Plan and their participation in the Working Party that assisted the Council with its review of the Development Contribution Policy.

Ngāi Tahu Property Ltd is a significant investor in commercial and retail property in the city and is a significant participant in property development, participating in the provision of residential sections.

Our company is unique. As a property firm in this city we are inter-generational, that is, we will be here forever as it is owned by Ngāi Tahu, an iwi that will continue on generation after generation.

Being inter-generational forces us to consider the long term.

Our submission is based on a long term view of Christchurch and what the City is required to do if it is to be sustainable in the long term.

Ngāi Tahu Property is supportive of the LTCCP but has concerns that the process of formulating the Plan has not gone far enough if we are to have a City that can grow and prosper.

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Our specific concerns are as follows:

Promotion of the City.

There is insufficient expenditure to promote Christchurch to the rest of New Zealand and internationally as a place to live and a place to locate your business.

Capital Expenditure on Infrastructure.

Following our participation in the Working Party on Development Contribution it is clear to Ngāi Tahu Property that the Council has adopted a 'just in time' approach to the provision of infrastructure that will support growth of the City.

Whilst such an approach will be recommended by Accountants and Engineers as efficient we believe it is an unacceptable gamble by the Council to continue to wait for growth pressure to occur and then try to address the infrastructure issue.

We would call this approach the Russian Roulette approach and unfortunately for the City the gun has gone off unexpectedly several times, the result being that lack of forward planning and forward expenditure on infrastructure has meant that the City Council has not been able to cope with growth, and as a consequence of this, a significant number of the City's growth opportunities have been lost to Selwyn and Waimakariri. This in turn has led to significant pressure on the Christchurch infrastructure particularly roading and sewerage.

It is our submission that Christchurch needs to adopt a more proactive approach to infrastructure, similar to that adopted by our Australian neighbours where infrastructure is put in place in a planned way well before development occurs and becomes catalyst for well planned, controlled growth.

The capital cost of this infrastructure is gained from two sources, Development Contribution and Debt. Most infrastructure is inter-generational and therefore should be paid for by ratepayers over the life of the infrastructure. Debt funding provides the Council with an avenue to action this. We note that the City has no plan to debt fund infrastructure.

A review of current capital projects in our view shows a significant shortfall in projects if we are to have a City that can cope with growth. We estimate the shortfall to be around \$100 million. A further issue with the Plan is the intended timing of projects. Timeframes, in many instances, in our view, are 5-10 years too late. We question the reasons why such timeframes have been adopted.

We submit that in many instances the area plans need urgent attention so that future demand can be accommodated without the significant increases in land prices that are clearly caused by the lack of supply of appropriately zoned land.

The pressure points that need urgent attention are:

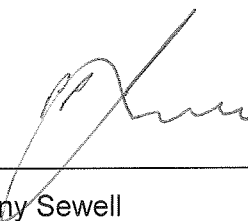
1. Residential Wigram
 Halswell
 Awatea
 Burwood (Prestons Road)
2. Business Hornby
 Wigram
 Awatea

For the City to attract people and business, infrastructure will be urgently needed in these locations. The current Plan does not appear to adequately address these issues.

HEARING

Ngāi Tahu Property Ltd wishes to speak in support of our Submission.

SIGNED for and on behalf of
Ngāi Tahu Property Ltd



Tony Sewell
Ngāi Tahu Property Ltd
Dated: 11 May 2007

**Address for service of
Person making the submission:**

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