

Submission to Draft 2007 Amendment to Long Term Council Community Plan Christchurch City Council



We wish to talk to our written submission at the hearings on Monday 28 May and Tuesday 5 June 2007.

Our submission refers to the draft 2007 Development Contributions Policy

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Signature:  Date: 7 May 2007
On behalf of submitter

1 - Private Developer Agreements (3.3.3 Pg 45)

We consider there should be specific recognition of private developer agreements that facilitate rezoning for growth.

There are a number of areas within the City which are to be rezoned, having been identified in the Urban Development Strategy as being appropriate for growth, but which lack adequate network infrastructure for the rezoning to proceed. It is possible that the City Council and a developer could agree that the best way to facilitate rezoning or development of the area is for a developer to partially or fully fund provision of network infrastructure such as sewer, or water supply, to facilitate rezoning. Such funding would be well ahead of consents being lodged.

The use of the private developer agreements (PDA) seem the most appropriate mechanism to achieve this. We therefore request that the Development Contributions Policy be amended to recognise and provide for this possibility creating a positive gain for the Council, developer and community of the area.

Because the PDA would occur ahead of rezoning it is unlikely to be possible or practical to provide for a specified sum of compensation for the developer to avoid later incurring development contributions for the same infrastructure

services. We consider therefore that the DCP should also contain a specific credit for this purpose.

Upper Styx/Harewood Sewerage Provision and Upgrade

The Annual Plan lists a number of projects which are proposed to be funded by the Council (refer below) however the available detail on these projects is general and so it cannot be determined whether provision has been made for provision for the northern relief sewer and associated works to serve the Cavendish/Styx Mill/Highsted/Claridges block which is identified in the UDS as being suitable to accommodate urban growth. The projects, which may be of relevance, are:

522/661	Belfast Area Growth – reticulation
522/668	Belfast Area Growth – Pumping
522/418	Belfast Pressure Main
522/421	Belfast Pressure Main

We consider provision should be made for sewerage collection and disposal for the Upper Styx/Harewood area as a priority because for the obvious suitability of this area for growth. We therefore request that this provision be made in the annual plan, or if it has already been made, that the details of the works and the areas being served are identified in the relevant project descriptions.

Requested Amendments

1. Include provision for Private Developer Agreement for the purposes of achieving network infrastructure provision to facilitate rezoning to meet purposes of Urban Development Strategy. Suggested wording for 3.3.3 Pg 45:
 6. *Where network infrastructure is funded or supplied by a developer to meet a requirement that such infrastructure is in place or funded prior to rezoning proceeding for urban growth purposes.*
2. Add the following to Table 3.2.2a Principal for determining credits:

For Residential and Non-Residential
Where payment is made or works undertaken for network infrastructure to facilitate a rezoning of land in accordance with a private developer agreement provided for in 3.3.3 paragraph 6 of the DCP, a credit for the amount paid or the value of the works will apply to any development contribution payable for the same network infrastructure.
3. We request that provision be made for sewerage collection and disposal for the Upper Styx/Harewood area as a priority, or if it has already been made, that the details of the works and the areas being served are identified in the relevant project descriptions.