

# Submission form -- Amendments to LTCCP

## draft 2007 Amendments to the Long-Term Council Community Plan (LTCCP) 2006-16 Submission Form

**Please Read Before Completing Your Submission**

The public consultation period is from Wednesday 11 April 2007 to Friday 11 May 2007.

You may send us your submission:

To Fax No  
**03 941 8786**

It will help us if you:

By mail  
(no stamp is required) to

- clearly state the issue you want the Council to consider.
- what specific action you think the Council should take, and
- why that should be done.

Freepost 178  
Annual Plan  
Christchurch City Council  
PO Box 237  
Christchurch

- cite the specific page(s) of the draft 2007 Amendments to the LTCCP 2006-16.

By email  
ccc-plan@ccc.govt.nz  
Please make sure that your full name and address is included with your submission.

- type or use black ink for your submission.

On the Internet  
You may enter your submission using the form provided on the Council's website at  
<http://www.ccc.govt.nz>.

**NOTE:** We are legally required to make all written or electronic submissions available to the Councillors and to the public. This includes the name and address of the submitter. All submissions will be published on the Council's website from 18 May 2007.

Please follow all the instructions on the website.

No anonymous submissions will be accepted. Whether you use this form or not, you must identify yourself and provide your full name, address and telephone number.

Submissions must be received (NOT postmarked) at the Tuam Street Civic Offices no later than 5pm on Friday 11 May 2007. To ensure receipt, hand deliver last-minute submissions to Tuam Street.

### Your submission

If you wish, you can present your submission at a hearing. If that is the case, please tick the appropriate box below. The hearings will be held from 28 May 2007 to 5 June 2007. Ten minutes will be allocated for speaking to your submission, including time for questions from the Councillors. The Council will confirm the date and time of your hearing in writing, by email or by a telephone call.

I do not wish to present my submission at the hearing and can therefore make a submission by email or by post.

I wish to present my submission at the hearing. I will be submitting it at the hearing on 11 May 2007 at 11:00am on 11 May 2007 at the City Council offices.

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Your Name DEMMIS CAMPBELL THOMSON

Organisation name (if applicable) \_\_\_\_\_

Contact Address 302 OLD WEST COAST ROAD RD 6 CHCH.

Phone No. (day) 03 3427850 Phone No. (evening) 03 3427 850

Email (if applicable) \_\_\_\_\_

Signature [Signature] Date 11 - May 2007

draft 2007 Amendments to the Long Term Council Community Plan 2006-16

03 941 8786

# Submission form - Amendments to LTCCP (DCP)

Please be as specific as possible to help us understand your views. What do you want the Council to consider? What specific action you think the Council should take? Why should this be done? Please refer to specific pages of the draft 2007 Amendments to the LTCCP 2006-16

① Page 11 - Team 1 Ltd. + Team 2 Ltd.

I would hope that all properties and assets owned by the council are managed in an effective manner now.

We do not need the additional staff and extra costs that forming these new companies will incur. All that will happen is the cost to rate payers will increase and the profits from these properties will be watered down by paying exorbitant salaries to staff to be managers of something we already own. The rest of the profits will be held aside from the normal rates pool and be used at the whim of a few on projects that may not be necessary as a normal council function.

There should be no new companies established at all as these will only incur further costs to rate payers and the so called profits used for non essential projects, all at the rate payers cost.

② CC. Development Contributions Policy.

Whilst I am in agreement that developers should pay their way on costs incurred by the city to provide the necessary infrastructure to support private development these costs should be fair and transparent.

(a) It is not like the city to be generous to developers so please explain why it is necessary for change the calculations for reserves contributions from the statutory maximums under section 203(1) of the LGA.

I am suspicious by nature.

# Submission form - Amendments to LTCCP (DCP)

Which principles and/or provisions of the draft Amended Development Contributions Policy (DCP) do you support and why? (Please include the specific page and section numbers of the sentences and/or paragraphs to which you refer in the draft 2007 Amendments to the LTCCP 2006-16).

2 (b) Development Contributions to  
water supply, waste water, surface water transport  
treatment facilities.

The council is requiring a levy on each of these functions to meet the growth of future capital expenditure budgets. Not all of the future required capital will come from Developers. Some will come from future rates collected as well.

I believe the council ~~is~~ will be double dipping on rate payers who have purchased sections from new developments. The developers create sections that will provide new rate payers to the city and part of these rates will go towards paying

Which principles and/or provisions of the draft Amended Development Contributions Policy (DCP) do you oppose and why? (Please include the specific page and section numbers of the sentences and/or paragraphs to which you refer in the draft 2007 Amendments to the LTCCP 2006-16).

the rate payers part of future growth. The council has already taken from developers a levy and so these additional funds collected from rates from the sections that are being developed in the future should be related to the developers.

2(c) It is only in recent years, I think 2003/2005 that the City has included the cost of replacing services and infrastructure in the city in a levy allowance for depreciation. When developers complete a new subdivision or development they give to the city a complete new set of services and a new rate payer who is charged ~~at~~ on the same basis as existing rate payers who have partially worn out services.

# Submission form

What exactly do you want the Council to do about the draft Amended DCP? (If you seek rewording, please include your suggested rewording of the sentence/s and/or paragraphs to which you refer in draft 2007 Amendments to the LTCCP 2006-16).

~~The~~ Until the existing rate payers catch up to a pay a pool of money sufficient to replace all ~~also~~ of their existing services, developers should receive a rebate on future rate collections for this purpose ie pay for depreciation. This has ~~is~~ been happening with power authorities for some time so is not something new. The power authorities state they are not bankers, so the developers pay for all materials and installation and as houses are built and power connections made the developers are progressively rebated. A very fair system that the Council should adopt.

Any other remarks/comments. Please refer to the actual and specific wording, a specific sentence or paragraph and specific pages of draft 2007 Amendments to the LTCCP 2006-16.