

Submission on draft Long term Council Community Plan (LTCCP) 2009-19

Tick one:

- I do NOT wish to discuss my submission at the hearing, and ask that this written submission be considered.
- I wish to discuss the main points in my written submission at the hearings to be held between Monday 11 May 2009 and Monday 18 May 2009.

Are you completing this submission:

- For yourself
- On behalf of a group or organisation

If you are representing a group or organisation, how many people do you represent? The City.

Your name: Tony Marryatt
Organisation name (if applicable): Christchurch City Council
Organisation role (if applicable): Local authority
Contact address: P O Box 237
Christchurch Mail Centre
Christchurch 8140
Postcode: Christchurch 8140
Phone No (day): 03 941 8447
Phone No (evening): -
Email (if applicable): steve.kelsen@ccc.govt.nz
Date: 1 April 2009

What do you want the Council to consider? What specific action do you think the Council should take? Why should this be done?

Following publication of the draft LTCCP 2009-19, Council staff have completed a review of the equivalences used in the draft Development Contributions Policy (DCP) 2009-19. Equivalences are used to convert the demand for Council services arising from non-residential development to the household unit equivalents (HUEs) used as the basis for levying development contribution charges.

Equivalences in the draft DCP 2009-19 can now be updated to reflect the changing patterns of land use in non-residential zones and to replace the national benchmarks previously used for water, wastewater and transport with the actual Christchurch demand figures.

In the draft DCP 2009-19, Council staff had advised of their intention to update the equivalences via a staff submission during the LTCCP submission period. It is therefore recommended that the Council replaces and adopts four updated tables in the draft DCP 2009-19 as follows:

- *Table 3.2.1b Land use equivalents on page 179.*

Table 3.2.1b Land use equivalents										
Land use classification	Measure	Reserves	Water supply	Wastewater collection	Wastewater treatment and disposal	Waterways and land drainage	Transport-related	Leisure facilities	Libraries	Cemeteries
Retirement villages	Per residential unit	0.2500	0.5000	0.5000	0.5000		0.2500 <u>0.3000</u>	0.5000	0.5000	
Retirement villages	m ² ISA					0.0075				
Commercial premises/offices	m ² GFA						0.0042 <u>0.0043</u>			
Shopping centres >10,000m ²	m ² GFA						0.0449 <u>0.0151</u>			
Shopping centres <10,000m ²	m ² GFA						0.0273 <u>0.0278</u>			
Supermarkets	m ² GFA						0.0184 <u>0.0184</u>			
Service stations with retail facilities	m ² GFA						0.0350 <u>0.0356</u>			
Markets	m ² GFA						0.0010			
Bulk goods/home improvement stores	m ² GFA						0.0097 <u>0.0098</u>			
Drive in fast food restaurants	m ² GFA						0.0237 <u>0.0241</u>			
Restaurants	m ² GFA						0.0152 <u>0.0155</u>			
Manufacturing industries	m ² GFA						0.0044			
Warehouses/storage	m ² GFA						0.0013			
Accommodation in Central City & Central City Edge Zones	Unit						0.0001			
Accommodation not in Central City & Central City Edge Zones	Unit						0.0010			
All land uses	m ² ISA					0.00375 <u>0.0038</u>				
All land uses	Lot	1.0000								
		(subdivision only)								
Business 1	m ² GFA		0.0035 <u>0.0037</u>	0.0039 <u>0.0046</u>	0.0039 <u>0.0046</u>		0.0138 <u>0.0140</u>	0.0028	0.0028	
Business 2 & 2P	m ² GFA		0.0035 <u>0.0040</u>	0.0049 <u>0.0050</u>	0.0040 <u>0.0050</u>		0.0244 <u>0.0214</u>	0.0028	0.0028	
Business 3 & 3B	m ² GFA		0.0034 <u>0.0036</u>	0.0035 <u>0.0045</u>	0.0035 <u>0.0045</u>		0.0044 <u>0.0042</u>	0.0028	0.0028	
Business 4, 4P & 4T	m ² GFA		0.0050 <u>0.0037</u>	0.0057 <u>0.0047</u>	0.0057 <u>0.0047</u>		0.0054 <u>0.0052</u>	0.0028	0.0028	
Business 5	m ² GFA		0.0044 <u>0.0038</u>	0.0046 <u>0.0047</u>	0.0046 <u>0.0047</u>		0.0028	0.0028	0.0028	
Business 6	m ² GFA		0.0033 <u>0.0044</u>	0.0037 <u>0.0055</u>	0.0037 <u>0.0055</u>		0.0014	0.0028	0.0028	
Business 7	m ² GFA		0.0050 <u>0.0037</u>	0.0057 <u>0.0047</u>	0.0057 <u>0.0047</u>		0.0052 <u>0.0052</u>	0.0028	0.0028	
Business Retail Park	m ² GFA		0.0035 <u>0.0038</u>	0.0039 <u>0.0048</u>	0.0039 <u>0.0048</u>		0.0148 <u>0.0150</u>	0.0028	0.0028	

Central City & Central City Edge	m ² GFA		0.0032 <u>0.0036</u>	0.0036 <u>0.0045</u>	0.0036 <u>0.0045</u>		0.0065 <u>0.0066</u>	0.0028	0.0028	
Special Purpose (Airport)	m ² GFA		0.0050 <u>0.0039</u>	0.0057 <u>0.0048</u>	0.0057 <u>0.0048</u>		<u>Special assessment</u>	0.0028	0.0028	
Special Purpose (Awatea)	m ² GFA		0.0050 <u>0.0037</u>	0.0057 <u>0.0047</u>	0.0057 <u>0.0047</u>	<u>0.0038</u>	<u>0.0052</u>	0.0028	0.0028	
Special Purpose (Hospital)	m ² GFA		<u>0.0035</u>	0.0040 <u>0.0044</u>	0.0040 <u>0.0044</u>		<u>Special assessment</u>	0.0028	0.0028	
Other non-residential	m ² GFA		0.0035 <u>0.0038</u>	0.0040 <u>0.0047</u>	0.0040 <u>0.0047</u>		<u>Special assessment</u>	0.0028	0.0028	
All impervious surfaces	m ² ISA					0.0038				
Household (residential)	Per residential unit	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Holiday home (residential)	Per residential unit	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	

- *Table 5.2 Land use HUE equivalents on page 198.*

Table 5.2 Land use HUE equivalents										
Land-use/zone classification	Measure	Reserves	Water supply	Wastewater collection	Wastewater treatment and disposal	Waterways and land drainage	Transport-related	Leisure facilities	Libraries	Cemeteries
Business 1	m ² GFA		0.0035 <u>0.0037</u>	0.0039 <u>0.0046</u>	0.0039 <u>0.0046</u>		0.0138 <u>0.0140</u>	0.0028	0.0028	
Business 2 & 2P	m ² GFA		0.0035 <u>0.0040</u>	0.0040 <u>0.0050</u>	0.0040 <u>0.0050</u>		0.0244 <u>0.0214</u>	0.0028	0.0028	
Business 3 & 3B	m ² GFA		0.0034 <u>0.0036</u>	0.0035 <u>0.0045</u>	0.0035 <u>0.0045</u>		0.0044 <u>0.0042</u>	0.0028	0.0028	
Business 4, 4P & 4T	m ² GFA		0.0050 <u>0.0037</u>	0.0057 <u>0.0047</u>	0.0057 <u>0.0047</u>		0.0054 <u>0.0052</u>	0.0028	0.0028	
Business 5	m ² GFA		0.0044 <u>0.0038</u>	0.0046 <u>0.0047</u>	0.0046 <u>0.0047</u>		0.0028	0.0028	0.0028	
Business 6	m ² GFA		0.0033 <u>0.0044</u>	0.0037 <u>0.0055</u>	0.0037 <u>0.0055</u>		0.0014	0.0028	0.0028	
Business 7	m ² GFA		0.0050 <u>0.0037</u>	0.0057 <u>0.0047</u>	0.0057 <u>0.0047</u>		<u>0.0052</u>	0.0028	0.0028	
Business Retail Park	m ² GFA		0.0035 <u>0.0038</u>	0.0039 <u>0.0048</u>	0.0039 <u>0.0048</u>		0.0448 <u>0.0150</u>	0.0028	0.0028	
Central City & Central City Edge	m ² GFA		0.0032 <u>0.0036</u>	0.0036 <u>0.0045</u>	0.0036 <u>0.0045</u>		0.0065 <u>0.0066</u>	0.0028	0.0028	
Special Purpose (Airport)	m ² GFA		0.0050 <u>0.0039</u>	0.0057 <u>0.0048</u>	0.0057 <u>0.0048</u>		<u>Special assessment</u>	0.0028	0.0028	
Special Purpose (Awatea)	m ² GFA		0.0050 <u>0.0037</u>	0.0057 <u>0.0047</u>	0.0057 <u>0.0047</u>	<u>0.0038</u>	<u>0.0052</u>	0.0028	0.0028	
Special Purpose (Hospital)	m ² GFA		<u>0.0035</u>	0.0040 <u>0.0044</u>	0.0040 <u>0.0044</u>		<u>Special assessment</u>	0.0028	0.0028	
Other non-residential zones	m ² GFA		0.0035 <u>0.0038</u>	0.0040 <u>0.0047</u>	0.0040 <u>0.0047</u>		<u>Special assessment</u>	0.0028	0.0028	
All impervious surfaces	m ² ISA					0.0038				
Household (residential)	Per residential unit	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Holiday home (residential)	Per residential unit	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Retirement villages	Per residential unit	0.2500	0.5000	0.5000	0.5000	0.0075	0.2500 <u>0.3000</u>	0.5000	0.5000	
All zones	m ² ISA					0.00375 <u>0.0038</u>				

- The water supply table on page 210.

Water supply						
Usage			248 238 L/p/day	(1)		
Occupancy			2.6 2.4 p/HH	(2)		
Average daily flow per household			644.8 571 L/HH/day	(3)		
Background standards (4)	Floor area per person (m ² /p)		Use per person (L/p/day)	Use per floor area (L/day/m ²)		
Commercial	40		80	2.00		
Retail	35		80	2.29		
Industrial (light/dry)	40		80	2.00		
Industrial (heavy/noxious)	40		130	3.25		
Warehouse	40		80	2.00		
Education	12.5		25	2.00		
Usage per m ²	Commercial	Retail	Industrial (light/dry)	Industrial (heavy/noxious)	Warehouse	
L/day/m ²	2.00	2.29	2.00	3.25	2.00	
Zone (5)	Commercial	Retail	Industrial (light/dry)	Industrial (heavy/noxious)	Warehouse	Total
Business 1	20% 58%	80% 42%	0%	0%	0%	100%
Business 2 & 2P	5% 7%	95% 92%	0% 1%	0%	0%	100%
Business 3 & 3B	5% 15%	0% 11%	25% 16%	0%	70% 58%	100%
Business 4, 4P & 4T	0% 7%	0% 19%	0% 17%	100% 6%	0% 51%	100%
Business 5	0% 1%	0% 8%	0% 23%	50% 10%	50% 58%	100%
Business 6	0% 3%	0% 20%	0% 32%	40% 37%	90% 8%	100%
Business 7	0% 7%	0% 19%	0% 17%	100% 6%	0% 51%	0% 100%
Business	20% 33%	80% 63%	0% 3%	0%	0% 1%	100%
Retail Park						
Central City & Central City Edge	70% 84%	30% 15%	0%	0%	0% 1%	100%
Special Purpose (Airport)	0% 49%	0% 9%	0% 28%	100% 14%	0%	100%
Special Purpose (Awatea)	0% 7%	0% 19%	0% 17%	100% 6%	0% 51%	100%

Special Purpose (Hospital)	5% 99%	95% 0%	0% 1%	0%	0%	100%
Other non-residential	5% 0%	95% 54%	0% 22%	0%	0% 24%	100%
Business type/zone	L/day/m ² (floor area measure) (6)		Household equivalents per m ² (HH/m ²) (7)		m ² /HH (8)	
Business 1	2.23 2.12		0.0035 0.0037		289 269	
Business 2 & 2P	2.27 2.26		0.0035 0.0040		284 252	
Business 3 & 3B	2.00 2.03		0.0034 0.0036		322 281	
Business 4, 4P & 4T	3.25 2.13		0.0050 0.0037		498 268	
Business 5	2.63 2.14		0.0044 0.0038		246 266	
Business 6	2.43 2.52		0.0033 0.0044		303 226	
Business 7	3.25 2.13		0.0050 0.0037		498 268	
Business Retail Park	2.23 2.18		0.0035 0.0038		289 262	
Central City & Central City Edge	2.09 2.04		0.0032 0.0036		309 279	
Special Purpose (Airport)	3.25 2.21		0.0050 0.0039		498 259	
Special Purpose (Awatea)	3.25 2.13		0.0050 0.0037		498 268	
Special Purpose (Hospital)	2.27 2.00		0.0035		284 285	
Other non-residential	2.27 2.15		0.0035 0.0038		284 265	

Notes:

- (1) Estimate of average residential consumption per person (total abstraction minus leakage, public, commercial and industrial use divided by population based on 10 year average residential water consumption).
- (2) Occupancy provided by the Council's Strategy and Planning Group.
- (3) Usage multiplied by occupancy.
- (4) From Auckland City: Sanitary Sewer Design Manual.
- (5) Breakdown of proportions of development in business zones provided by the Council's Strategy and Planning Group.
- (6) Standard discharge per m² weighted by activities carried out in zone.
- (7) Previous column divided by average daily flow per household.
- (8) Inverse of previous column.

- The wastewater table on page 212.

Wastewater						
Discharge			220	190 L/p/day	(1)	
Occupancy			2.6	2.4 p/HH	(2)	
Average daily flow per household			456	572 L/HH/day	(3)	
Background standards (4)	Floor area per person (m ² /p)		Discharge per person (L/p/day)		Discharges per floor area (L/day/m ²)	
Commercial	40		80		2.00	
Retail	35		80		2.29	
Industrial (light/dry)	40		80		2.00	
Industrial (heavy/noxious)	40		130		3.25	
Warehouse	40		80		2.00	
Education	12.5		25		2.00	
Discharge per m ²	Commercial	Retail	Industrial (light/dry)	Industrial (heavy/noxious)	Warehouse	
L/day/m ²	2.00	2.29	2.00	3.25	2.00	
Zone (5)	Commercial	Retail	Industrial (light/dry)	Industrial (heavy/noxious)	Warehouse	Total
Business 1	20% 58%	80% 42%	0%	0%	0%	100%
Business 2 & 2P	5% 7%	95% 92%	0% 1%	0%	0%	100%
Business 3 & 3B	5% 5%	0% 11%	25% 16%	0%	70% 58%	100%
Business 4, 4P & 4T	0% 7%	0% 19%	0% 17%	100% 6%	0% 51%	100%
Business 5	0% 1%	0% 8%	0% 23%	50% 10%	50% 58%	100%
Business 6	0% 3%	0% 20%	0% 32%	40% 37%	90% 8%	100%
Business 7	0% 7%	0% 19%	0% 17%	100% 6%	0% 51%	100%
Business	20% 33%	80% 63%	0% 3%	0%	0% 1%	100%
Retail Park						
Central City & Central City Edge	70% 84%	30% 15%	0%	0%	0% 1%	100%
Special Purpose (Airport)	0% 49%	0% 9%	0% 28%	100% 14%	0%	100%
Special Purpose (Awatea)	0% 7%	0% 19%	0% 17%	100% 6%	0% 51%	100%

Special Purpose (Hospital)	5% <u>99%</u>	95% <u>0%</u>	0% <u>1%</u>	0%	0%	100%
Other non-residential	5% <u>0%</u>	95% <u>54%</u>	0% <u>22%</u>	0%	0% <u>24%</u>	100%
Business type/zone	L/day/m ² (floor area measure) (6)		Household equivalents per m ² (HH/m ²) (7)		m ² /HH (8)	
Business 1	2.23 <u>2.12</u>		0.0039 <u>0.0046</u>		257 <u>215</u>	
Business 2 & 2P	2.27 <u>2.26</u>		0.0040 <u>0.0050</u>		252 <u>202</u>	
Business 3 & 3B	2.00 <u>2.03</u>		0.0035 <u>0.0045</u>		286 <u>225</u>	
Business 4, 4P & 4T	3.25 <u>2.13</u>		0.0057 <u>0.0047</u>		476 <u>214</u>	
Business 5	2.63 <u>2.14</u>		0.0046 <u>0.0047</u>		248 <u>213</u>	
Business 6	2.43 <u>2.52</u>		0.0037 <u>0.0055</u>		269 <u>181</u>	
Business 7	3.25 <u>2.13</u>		0.0057 <u>0.0047</u>		476 <u>214</u>	
Business	2.23 <u>2.18</u>		0.0039 <u>0.0048</u>		257 <u>209</u>	
Retail Park Central City & Central City Edge	2.09 <u>2.04</u>		0.0036 <u>0.0045</u>		274 <u>223</u>	
Special Purpose (Airport)	3.25 <u>2.21</u>		0.0057 <u>0.0048</u>		476 <u>207</u>	
Special Purpose (Awatea)	3.25 <u>2.13</u>		0.0057 <u>0.0047</u>		476 <u>214</u>	
Special Purpose (Hospital)	2.27 <u>2.00</u>		0.0040 <u>0.0044</u>		252 <u>228</u>	
Other non-residential	2.27 <u>2.15</u>		0.0039 <u>0.0047</u>		252 <u>212</u>	

Notes:

- (1) Estimate of average residential consumption discharge per person (total abstraction minus leakage, public, commercial and industrial use divided by population based on 10 year wastewater discharges and estimated residential indoor water use).
- (2) Occupancy provided by the Council's Strategy and Planning Group.
- (3) Usage Discharge multiplied by occupancy.
- (4) From Auckland City: Sanitary Sewer Design Manual.
- (5) Breakdown of proportions of development in business zones provided by the Council's Strategy and Planning Group.
- (6) Standard discharge per m² weighted by activities carried out in zone.

- (7) Previous column divided by average daily flow per household.
- (8) Inverse of previous column.

- The transport-related table on page 215.

Zone (1)	Base trips/100m ² (2)	GFA for zone (former Chch City only available) (3)	Business trips - at 'gate' (4)	Adjustment factor (5)	Adjusted total trips (6)	Equivalent HUE (7)	Equivalent HUEs/100m ² (8)	Adjusted equivalent trips/100m ² (9)	Equivalent HUEs/m ² (10)	Peak adjustment factor (11)	Equivalent HUEs/m ² (12)
Business 1	30.30	<u>268,640</u> <u>195,752</u>	<u>81,398</u> <u>59,313</u>	<u>0.678</u> <u>0.689</u>	<u>55,224</u> <u>40,871</u>	<u>5522.4</u> <u>4,087.1</u>	<u>2.06</u> <u>2.09</u>	<u>20.56</u> <u>20.90</u>	<u>0.0206</u> <u>0.0209</u>	0.6700	<u>0.0438</u> <u>0.0140</u>
Business 2 & 2P	46.40	<u>549,570</u> <u>562,968</u>	<u>255,000</u> <u>261,217</u>	<u>0.678</u> <u>0.689</u>	<u>173,004</u> <u>179,999</u>	<u>17300.4</u> <u>17,999.9</u>	<u>3.15</u> <u>3.20</u>	<u>31.48</u> <u>32.00</u>	<u>0.0315</u> <u>0.0320</u>	0.6700	<u>0.0214</u> <u>0.0214</u>
Business 3 & 3B	9.00	<u>1,322,070</u> <u>1,288,433</u>	<u>118,986</u> <u>115,959</u>	<u>0.678</u> <u>0.689</u>	<u>80,726</u> <u>79,905</u>	<u>8072.6</u> <u>7990.5</u>	<u>0.64</u> <u>0.62</u>	<u>6.11</u> <u>6.20</u>	<u>0.0064</u> <u>0.0062</u>	0.6700	<u>0.0044</u> <u>0.0042</u>
Business 4, 4P & 4T	11.30	<u>1,689,420</u> <u>1,680,150</u>	<u>190,874</u> <u>189,857</u>	<u>0.678</u> <u>0.689</u>	<u>129,496</u> <u>130,827</u>	<u>12949.6</u> <u>13,082.7</u>	<u>0.77</u> <u>0.78</u>	<u>7.67</u> <u>7.80</u>	<u>0.0077</u> <u>0.0078</u>	0.6700	<u>0.0054</u> <u>0.0052</u>
Business 5	6.10	<u>2,050,540</u> <u>2,202,625</u>	<u>125,084</u> <u>134,360</u>	<u>0.678</u> <u>0.689</u>	<u>84,864</u> <u>92,585</u>	<u>8486.4</u> <u>9,258.5</u>	<u>0.44</u> <u>0.42</u>	<u>4.14</u> <u>4.20</u>	<u>0.0044</u> <u>0.0042</u>	0.6700	0.0028
Business 6	3.00	<u>87,310</u> <u>154,348</u>	<u>2,619</u> <u>4,630</u>	<u>0.678</u> <u>0.689</u>	<u>1,777</u> <u>3,191</u>	<u>177.7</u> <u>3,191.1</u>	<u>0.20</u> <u>0.21</u>	<u>2.04</u> <u>2.10</u>	<u>0.0020</u> <u>0.0021</u>	0.6700	0.0014
Business 7	11.30	<u>43,771</u>	<u>4,946</u>	<u>0.689</u>	<u>3,408</u>	<u>340.8</u>	<u>0.78</u>	<u>7.80</u>	<u>0.0078</u>	<u>0.0067</u>	<u>0.0052</u>
Business Retail Park	32.48	<u>126,600</u> <u>103,507</u>	<u>41,120</u> <u>33,619</u>	<u>0.678</u> <u>0.689</u>	<u>27,898</u> <u>23,166</u>	<u>2789.8</u> <u>2,316.6</u>	<u>2.20</u> <u>2.24</u>	<u>22.04</u> <u>22.40</u>	<u>0.0220</u> <u>0.0224</u>	0.6700	<u>0.0148</u> <u>0.0150</u>
Central City & Central City Edge	14.35	<u>1,725,120</u> <u>1,688,733</u>	<u>247,555</u> <u>242,333</u>	<u>0.678</u> <u>0.689</u>	<u>167,953</u> <u>166,987</u>	<u>16795.3</u> <u>16,698.7</u>	<u>0.97</u> <u>0.99</u>	<u>9.74</u> <u>9.90</u>	<u>0.0097</u> <u>0.0099</u>	0.6700	<u>0.0065</u> <u>0.0066</u>
Special Purpose (Airport)						<u>Special assessment</u>					
Special Purpose (Awatea)	<u>11.30</u>	<u>1,680,150</u>	<u>189,857</u>	<u>0.689</u>	<u>130,827</u>	<u>13,082.7</u>	<u>0.78</u>	<u>7.80</u>	<u>0.0078</u>	0.6700	<u>0.0052</u>
Special Purpose (Hospital)						<u>Special assessment</u>					
Other non-residential						<u>Special assessment</u>					
Total/Average	<u>13.59</u> <u>13.21</u>	<u>7,818,940</u> <u>7,920,287</u>	<u>1,062,630</u> <u>1,046,235</u>	<u>0.678</u> <u>0.689</u>	<u>720,939</u> <u>720,939</u>	<u>72094</u> <u>72,094</u>	<u>0.92</u> <u>0.91</u>	<u>9.22</u> <u>9.10</u>	<u>0.0092</u> <u>0.0091</u>	0.6700	<u>0.0062</u> <u>0.0061</u>

- The transport-related table on page 216.

Land use	Trips (VPD) (1)	Measure	Classification (2)			Net trips (3)	Equivalence HUE/residential unit, HUE/m ² , or
			1	2	3		

			50%	20%	3%		HUE/ accommodation unit (4)
Residential							
Residential unit	10.0	Unit	100	0	0	10.0	1.0
Retirement villages	3	Unit	100	0	0	3.0	0.2500 0.3000
Business							
Commercial premises/offices	20	100m ² GFA	50	30	20	6.3	0.0042 0.0043
Retail							
Centres ≥ 10,000m ²	87	100m ² GFA	30	50	20	22.3	0.0149 0.0151
Centres < 10,000m ²	160	100m ² GFA	30	50	20	41.0	0.0273 0.0278
Supermarket	130	100m ² GFA	20	50	30	27.2	0.0184 0.0184
Service stations with retail facilities	600	100m ² GFA	5	20	75	52.5	0.0350 0.0356
Markets	5	100m ² GFA	40	50	10	1.5	0.0010
Bulky goods	40	100m ² GFA	60	30	10	14.5	0.0097 0.0098
Drive-in fast food restaurants	320	100m ² GFA	10	20	70	35.5	0.0237 0.0241
Restaurants	66	100m ² GFA	60	20	20	22.8	0.0152 0.0155
Industry							
Manufacturing industry	18	100m ² GFA	60	30	10	6.5	0.0044
Warehouses/storage	5	100m ² GFA	70	20	10	2.0	0.0013
Accommodation							
Within Central City and Central City Edge Zones	0.3	Unit	95	5	0	0.15 0.1	0.0001
Within other zones	3	Unit	95	5	0	1.5	0.0010

Updates to these equivalences change the Council's forecast demand growth for development contribution purposes, because demand growth is calculated as growth in gross floor area (GFA)/impervious surface area (ISA) multiplied by the equivalence. These equivalence changes will not alter the amount of revenue the Council plans to collect through development contribution charges. The updated equivalences have both increased and decreased, some of which look substantial on face value, e.g. the water supply equivalence for the Business 6 Zone has grown from 0.0033 to 0.0044 (a 33% increase), while that in the Special Purpose (Airport) Zone has fallen from 0.0050 to 0.0039 (a 22% decrease). However, the net effect of these changes is insignificant. While equivalences have generally increased, higher equivalences have converted GFA growth into higher HUE growth and higher HUE growth has generally resulted in slightly lower development contribution charges, e.g. a residential HUE will pay \$51 less on a development contribution of between \$19,000 and \$26,000. The worse effected non-residential developments will be charged around 0.08% more, e.g. a 1000m² GFA development in the Business 6 Zone will pay about \$50 more on a development contribution of \$60,000.

Although *Table 3.2.5 Schedule of development contributions* on page 191 does change as a result of the updated equivalences, an updated version of it is not included in this submission because it will also change as a result of the revised neighbourhood parks catchments and any amendments to the CAPEX programme that the Council makes following the receipt and hearing of submissions on the LTCCP 20019-19.

Tony Marryatt
Chief Executive
Christchurch City Council