

**CHRISTCHURCH CITY COUNCIL**  
**REPORT OF A SEMINAR**  
**OF THE CHRISTCHURCH CITY COUNCIL**

**Held in the Council Chamber, Civic Offices**  
**on 23 February 2007 at 11am**

- PRESENT:** Mayor Garry Moore (Chairman)  
Councillors Helen Broughton, Sally Buck (from 11.25am),  
Graham Condon, Barry Corbett, David Cox, Carole Evans,  
Pat Harrow, Bob Parker, Gail Sheriff and Norm Withers
- IN ATTENDANCE:** Claudia Read Community Board  
Members of the Working Party
- APOLOGIES:** Apologies for absence were received and accepted from  
Councillors Bob Shearing and Sue Wells

**1. DEVELOPMENT CONTRIBUTIONS POLICY**

The Mayor in introducing the seminar backgrounded recent discussions, which had led to Working Party being present to advise the stage matters had reached.

David Caygill saw matters falling under two issues:

1. The integrity of the figures in the report. While these had moved around they could be relied on. It was wrong to conclude that there was something flawed with the workings.

There needed to be a thorough review of the cost allocations. There are so many elements going in to the calculations on which the Development Contributions levies was based and these would change as the works programme changed with it.

One of the biggest factors was the bringing in of the former Banks Peninsula district.

2. Where was the investigations at now. At present the results were not known of the working parties recommendations. This had been noted and council officers had been asked to go away and make the necessary calculations.
3. In setting development charges for the year you have to be mindful of:
  1. The impact of the decisions made.
  2. Have regard to what is happening in neighbouring councils.
  3. The impact of your decisions on Christchurch's future development.

Council officers' would take you through today:

- The numbers
- How the contributions compare with that of adjoining local authorities
- The impact on the development in the city.

One factor stood out, that of whether to take a single big step which could have more disruption than a phasing in process.

In conclusion he commented that the Working Party had agreed on the factors produced and the process that had been gone through.

Simon Mortlock endorsed the comments made by the Chairman in the fact that the process had been an excellent one. There is very substantial logic behind the use of the formula.

Tony Searle concluded that at the start of the process it had been identified that there were substantial changes to be made and time was of the essence. At present the model has one option but there are others to be explored. That will mean that things will change.

There was now a need to develop further and to send signals to the developers.

### **PowerPoint Presentation**

Mike Theelan introduced the agenda for the balance of the seminar which would cover:

- Introduction
- Report back on issues from 8 February 2006
- Financial implications of DCP changes
- Consider resolution 17(a)
- Recommend a level of charging
- Draft DCP document

### **Questions and comments**

A number of questions or comments were made in respect of the following:

- Exactly what the Banks Peninsula issue meant
- The value of underdeveloped land
- What would the average levy on a lot be
- The additional costs related to sewage and waste disposal
- It was a chicken and egg situation related to the collection of the levy
- What was the likely level of contribution the Council would receive in total
- In order to attract commerce in to the central city charges needed to be higher further out

- Was there any effect on environmental congestion
- The effect of taking out the past projects on the overall contributions

### **Conclusion**

There is need for some form of transition for the new levies implementation, but over how many years and for what period. Should a rebate be applied (ie the !0% discount) and how close did the Council want to get to levies being charged by neighbouring authorities.

It was seen that the Working Party should be retained to continue its work.

The seminar concluded at 2.40pm.