

**SUBMISSION ON CHRISTCHURCH CITY COUNCIL
LONG-TERM COMMUNITY PLAN (LTCCP) 2009 - 19**

By email to ccc-plan@ccc.govt.nz

I wish to discuss the main points in my written submission at the hearings to be held between Monday 11 - Monday 18 May 2009.

The submission is completed for myself, my wife, my children and grandchildren.

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Paul Lyon Mortlock

16 April 2009

SUBMISSION

We want the Council to give effect to statements previously made by Council employees to the effect that the Charteris Bay sewer and water works will be completed by the end of 2010. The specific action I think the Council should take is to include the Charteris Bay sewer and water works (the "Works") in the LTCCP 2009-19 for immediate calling of tenders and completion of the work by the end of 2010.

Why this should be done

1. Because of the intrinsic merits of the Works (set out below) and also to maintain public confidence in the working of the Council. In reliance on many statements (some in writing) by senior Council employees that the Works will be completed by the end of 2010:-
 - (a) properties in Charteris Bay have been purchased in the expectation of sewer and water being available to the property by 2011.
 - (b) the Council has issued at least one building consent with a dispensation as regards a sewer connection and on the basis the property owner would connect to the Council sewer as soon as possible and projected for late 2010/early 2011.
 - (c) property owners have incurred expense as regards plans and preliminary work for alterations proposed to be made in 2010-2011 in the expectation that the Works would be completed in 2010.

Ratepayers are entitled to rely upon public statements made by Council employees in senior positions. The failure of Councillors to make the appropriate provision in the LTCCP 2009-19 (the "Plan") is universally seen by Charteris Bay ratepayers as a breach of trust. Councillors should harbour no illusions as regards the public confidence consequences of any failure to rectify the omission in the Plan.

Failure to rectify the omission would result in Charteris Bay ratepayers having a major grievance with Councillors. Councillors elected in wards not including Charteris Bay will know that many Charteris Bay ratepayers are mainly resident in and vote in one of the other City Wards. In that way, this issue affects future votes which will be sought by all Councillors.

2. Present septic tank and rain water arrangements for most Charteris Bay properties are at best only adequate for limited occupation during holidays and weekends. As a consequence of that most properties are not occupied full time. However substantial increases in rates over recent years (general increase in rating valuations plus seaside premium) has increased the number of properties let with resultant problem of smelly discharges from field tile systems and inadequate water. Part of the grievance that Charteris Bay ratepayers have is that they are paying the same substantial rates as ratepayers in sewered parts of the City are paying, but in Charteris Bay the Council provides neither sewer nor water.
3. Sewer and water works for Charteris Bay will be an investment with an anticipated life of more than a lifetime. It would be entirely appropriate for the cost to be debt funded particularly at this time when interest rates have reduced.
4. The current downturn in new major subdivisions and therefore work for drainage contractors makes this year and next year a particularly suitable time for the Council to have the Works undertaken at minimum cost.
5. For the Council not to have the Works completed by the end of 2010 would display poor judgment as to the needs of a City facing a slowly but steadily growing downturn in economic conditions. Councillors will be aware that if they buy a commercial or industrial property for no specific public use the funds go largely to the vendors banks and finance companies, with little resultant flow on effect. Contrast that with expenditure on the Works. As Mayor Parker knows from what happened in Akaroa and more recently in Governors Bay, expenditure by the Council on the Works will have what is known as a multiplier effect with the Works resulting in:-
 - (a) expenditure by rate payers on sewer and water connections, new drainage and plumbing works, alterations and extensions to homes and on new homes
 - (b) subdivision of land - the lack of sewer and water has precluded subdivisions since the 1950's.

The total 'flow on' investment by ratepayers is likely to exceed the Council investment in the Works by many times. The flow on investment will increase rating valuations and therefore rates.

6. These Works are a great opportunity for Councillors to spend money wisely, i.e. to:
 - (a) meet a real need for the most basic services required by ratepayers
 - (b) in the nature of a long term investment
 - (c) to get the Works carried out at minimum cost
 - (d) to motivate and cause ratepayers to invest in what will be the seaside suburb of Charteris Bay with a rural aspect with a resultant flow on effect on employment and the Council's rates income.