



5 May 2006

Christchurch City Council Draft Long term Community Plan

Submission

To: Our Community Plan,
Christchurch City Council
P O Box 237
Christchurch

Submitted by: Paul Kinley (Vice President)
On behalf of the Canterbury Property Investors' Assn Inc.

Address: 37 Leslie Hills Drive
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Phone 348 3270

Signature:

We wish to make an oral submission.

Submitters:

We represent the Canterbury Property Investors' Association Inc. which is a non profit organization. We currently have a membership of 640 people most of whom are typical property investors with a portfolio of 2 or 3 properties.

We work together to help our members manage their properties in the best possible way for their clients.

We have a good dialogue with the Christchurch City Council and only hope to reinforce this more in the future.

Areas Commented on in this Submission

1. Cultural and Learning Services
 2. Democracy and Governance
 3. Community Support
 4. City Development
 5. Parks and open spaces
 6. Waste
 7. Development Contributions
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Outline

The members of the Canterbury Property Investors' Association are proud to live in a city as beautiful, clean and prosperous as Christchurch.

We are concerned by the marked increase in costs throughout the plan and feel that a culture of cost efficiencies is of primary importance and needs to be instilled.

Cultural and Learning Services

We looked at the budget and find it difficult to accept why Cultural and learning is the highest expenditure. Although an important aspect of our city this domain is becoming larger than the essential services, and needs to be reviewed.

Democracy and Governance

We note this as an area that requires substantial funding. It seems that many costs in the budget should be borne by central government and the CCC is filling this gap. More lobbying to government may alleviate this.

Community Support

We accept and understand the gap that the CCC fills with its current housing stock and wish to have a dialogue with you in relation to future central government legislation such as RTA amendments.

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The City's housing stock is, we believe, kept in a healthy state of repair. However we note that the expenditure exceeds the Revenue for 06/07 year by \$2 643 000 and is forecast to get up to \$3 000 000. Why is this? The housing stock should not be subsidized by ratepayers. In the past we have been told that the properties have supported themselves. As property owners we find it best to increase rents in small increments or our properties can get a long way below the market and cause the requirement of a large increase in rent therefore putting pressure on our tenants.

Is the CCC doing this?

Tenants on benefits receive accommodation supplements etc and it would be prudent to make sure the CCC is not supporting "double dipping" from tenants.

As landlords we constantly find we have to vet our types of tenants, and periodically this needs to be reviewed. Is the CCC doing this to their stock?

We note a high proportion of your tenants are elderly. Recently there has been a marked increase in the number of units built only for those over the age of 60. We are unable by law to age discriminate and therefore are unable to advertise these properties. Can the council assist us in letting these properties?

City Development

We believe it is good to encourage the development of the heart of the city and look forward to being part of, and achieving, the goal of having 40 000 people inside the four avenues. For this to be fulfilled the city needs to cut down on the car-parking requirements for inner city housing and encourage and expand the use of public transport and cycleways.

Parks and open spaces

We are proud of, and enjoy, the trees and parks. We agree that an increase in funding is essential for the replacement of trees, and the improvements of our open spaces.

Waste

Much has been touted about waste reduction, yet we still seem to be chasing our tails. The implementation of 26 rubbish bags has been difficult for us and our tenants and has not reduced our rubbish outputs. More recycling facilities would be helpful.

Targeting the source i.e. manufacturers who over-package, would help the situation – is this another subject for central government lobbying?

Development Contributions

We agree with paying for some of the cost increases that development puts on our city, however it seems hard to understand how the CCC can justify all of these costs directly.

The way the fees are being implemented can best be defined as **front-end-loading**.

There seems to be an assumption that development has a negative effect on the city and puts strain on its resources. Development is the **largest** investment in Christchurch and creates many jobs and new businesses. Every year development gives many new assets to the city and increases the rating income by \$3 000 000.

There seems to be, in the long term city plan, a negative bent towards development and the consequences it has on our city. This comes home to roost when we work out the effects the new development contribution sums have on the development models to which they have been applied. It is difficult to see how there will be development in Christchurch City over the next few years. Instead, this development will move to other centers e.g. Waimakariri and Selwyn districts, and again this will put a strain on our more centralized resources.

The way the development contributions are weighted will also see lop-sided growth coming to areas with lower contribution requirements therefore putting strains on those areas. The development contributions should be weighted evenly over the city.

The timing of the implementation of the new development contributions (1 July 2006) and the ambiguity surrounding the amounts to be paid will see a number of developers withdrawing their developments or facing undue financial strain. The flow on effect of this will be quite substantial to the community as a whole.

We believe that more consultation should be implemented with regard to development contributions, and a more even policy adopted, in time for next year's annual plan.

Thank You



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