
Christchurch City Council
ATTACHMENTS - ADDITIONAL DOCUMENTS
Written deputations – item 12. Development Contributions –
Central City Rebate Scheme

Date: Thursday 14 May 2020
Time: 10am
Venue: Held by Audio/Video Link

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3. Deputations by Appointment / Ngā Huinga Whakaritenga

Deputations in writing for the Council's consideration have been submitted and are attached from the following on **item12. Development Contributions – Central City Rebate Schemes**

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Daly, Jo

From: Richard Richards <richard@richardscontracting.co.nz>
Sent: Saturday, 9 May 2020 7:47 PM
To: Daly, Jo
Subject: Central City Development Contributions Scheme

To Council Secretary

My name is Richard Richards I am writing to make a deputation to the council in regards to The Central City Contributions Scheme coming to an end on 30 June 2020. I would like to urge the council to continue this scheme on. My understanding of the scheme, is it is there to promote higher density living and general development in the inner city where the earthquake has left gaps and the older more dilapidated houses are removed and replaced with better stock that make Christchurch a more beautiful city with modern healthier Houses that make living more comfortable. I think this need still exists and this is why I think the subsidy should stay in place at least until the 10,000,000.00 put aside for it has been used up.

I personally would like to be using this scheme, as it has been a major part of my decision making in my last development at 253 Salisbury Street, and my more recent development at 274 Kilmore Street. This development has been particularly difficult to get to the deadline, due to the Covid-19 pandemic. Personally I have been slowed down getting plans into council as my surveyors were unable to be on site the day the lockdown started to take heights. Banks have made borrowing money much harder and engineers and architects have been producing there plans and specifications at a slower rate in lockdown. This makes it a tough environment for developers but most of us are still trying to move ahead and make the Christchurch Central City a great place to live.

If it is not possible to let this project run to its 10,000,000.00 conclusion it would be appreciated if we could get a couple of extra months grace to allow for the disruption of Covid-19

Regards

R T Richards

Owner R S Developmets Limited

12th May 2020

To Whom it may concern

Re: Development Contribution Rebates

Williams Corporation Limited is currently building 200 affordable houses in Christchurch City and heading for 300 homes per year. We are currently the largest inner-city developer based on consent ownership.

We construct and sell, then buy again, continuing to reinvest in the city. Williams Corporation has a choice of affordable homes in the inner city and in the inner city suburbs. The DC rebate leads to us selling more homes in the inner city than if the rebate was not there.

Christchurch City requires people living close to the city to keep the shops, offices and venues viable. Christchurch has often been referred to as a donought because of the lack of new housing around the city centre.

The DC rebate makes the choice more even for new buyers buying in the city centre compared with the inner suburbs.

Without the DC rebate most of our new homes would be in the inner suburbs, not the city centre. Our best assessment is that half of our inner-city sales would be lost to the suburbs, if the rebate was removed.

If you wish to focus on more people living walking distance to the Christchurch City, then the DC Rebate scheme needs to be continued.

I would urgently recommend council remove the time limit on this policy and instead have it expire when the budget runs out. Please note that this is not a direct cost to council having this policy run longer as is forgone revenue in the form of development contributions not being charged as opposed to council paying out fees.

We are able to create far more dwellings under this policy within the CBD which I'd like to think the long-term rates benefit to the CCC out weights the rebate scheme. It is not as simple as increasing our sale price when this policy runs out as many of our first home buyers are at a very set budget and simply cannot afford an extra \$15-\$20k.

Regards,
Blair Chappell
Managing Director

