

# Christchurch Central City Residential Development Contributions Rebate (2015) Scheme Criteria

## Strategic rationale for scheme - what we want to achieve

Contributes to achieving community outcomes:

### Liveable City

- More people, including families, live in the Central City.
- The Central City has a distinctive character and identity.
- The Central City is used by a wide range of people and for an increasing range of activities.
- Household location and increased housing density are in line with urban development targets.
- Christchurch has a range of housing types.
- There is sufficient housing to accommodate residents.

### Prosperous Economy

- Christchurch is recognised as a great place to work, live, visit, invest and do business.
- The Council is responsive to the demands of the rebuild.

Consistent with the strategic goals of:

- Christchurch District Plan
- Greater Christchurch Urban Development Strategy (UDS)
- Greater Christchurch Land Use Recovery Plan (LURP)
- Christchurch Central Recovery Plan

Expected strategic outcomes of this rebate scheme are:

- Economic benefits to residents of the wider city as a result of having a vibrant and well-functioning central city
  - encouraging marginal developments to proceed
  - fixed time period for rebate provides an incentive to act faster
  - providing the central city with comparative advantage as a development option
  - promoting the marketability of the central city - DC-Free Zone
- The central city is an attractive and interesting place to live and has a variety of attractive housing options
  - developments demonstrate good urban design

Criteria	Description
Location(s)	<p>Within the Four Avenues of the central city (the area bounded by Bealey, Fitzgerald, Moorhouse and Deans Avenues).</p> <p>Lots on the Four Avenues that are not on the central city side of those roads are not included.</p>
Type of development	Any residential development or the residential component of a mixed use development.
Urban design assessment	<p>Developments that require resource consent: It is strongly recommended that the applicant attends a pre-application meeting to identify any fundamental design issues prior to lodging an application for resource consent.</p> <p>An assessment of a proposed development will be carried out by a Council urban designer based on matters in the applicable District Plan zone. Any fundamental urban design matters are to be addressed for a development to be recommended for a rebate.</p> <p>Other developments: For applications that do not require a resource consent or where no urban design assessment is triggered, an urban design assessment will not be undertaken.</p>

Trigger to "apply" for rebate	<p>A complete resource or building consent application has been lodged with the Council on or after 1 July 2015 (i.e. the consent has not yet been issued).</p> <p>Transitional arrangements: Applications made under the Central City Residential Development Contributions Rebate Scheme (2013) that are unable to claim a rebate from that scheme due to either the funding being exhausted or the duration of the scheme expiring will be transferred automatically to this scheme. These applications will be considered according to the parameters of this scheme and not those of the 2013 scheme.</p>
Trigger to receive rebate	First building inspection is passed (and funding is still available).
Extent of rebate	100 per cent of development contributions required subject to the rebate limit detailed below.
Rebate limit per development	<p>The maximum development contributions rebate for a single development under this scheme is \$1 million.</p> <p>A single development includes all staged development components.</p> <p>Applications for rebate amounts in excess of the \$1 million limit above will be considered by the Strategy and Finance Committee of the Council on a case-by-case basis.</p>
Total funding limit	<p>The total funding available under this scheme is \$10 million.</p> <p>When the funding is exhausted no further rebates will be available unless specifically provided for by the Council.</p>
Extinguishing of all previous demand credits	<p>All previous demand credits associated with a lot for which a development contributions rebate is made will all past demand credits extinguished.</p> <p>This means in future the lot will hold only demand credits associated with the new development.</p>
Duration of scheme	<p>The rebate policy is effective from 1 July 2015 for five years (until 5pm 30 June 2020) or until the rebate fund is fully allocated.</p> <p>To qualify at the close of the scheme a development must be under construction before 5pm on 30 June 2020. "Under construction" requires the developer to provide evidence, to the Council's satisfaction, that the foundation is ready for completion i.e. the land has been cleared, excavated and reinforcing steel is in place for the concrete pour for the foundations.</p>

Adopted by the Council 27 August 2015.