

Small Residential Unit Rebate Scheme Criteria – 2019/20

Strategic rationale for scheme - what we want to achieve

Contributes to achieving community outcomes:

Liveable City

- Sufficient supply of and access to a range of housing

Contributes to achieving strategic priorities:

Enabling active citizenship and connected communities

Consistent with the strategic goals of the following Council documents:

- Christchurch District Plan
- Greater Christchurch Urban Development Strategy (UDS)
- Greater Christchurch Land Use Recovery Plan (LURP)
- Christchurch City Council Housing Policy

Expected strategic outcomes of this rebate scheme are:

- Increased intensification of residential development
 - encouraging minor residential unit developments (on the same site as an existing dwelling) to proceed
 - encouraging the development of smaller housing options in response to the forecast increase in one-person households and an ageing population
- Increase in affordable housing options
- Families can to provide supported housing for family members on an existing property.

Criteria for the rebate

Criteria	Description
Location(s)	Any location within the Christchurch City Council territorial boundaries.
Type of development	Any new stand-alone residential development that has a gross floor area less than 60 square metres (inclusive of a 17.05 square metre allowance for parking). This rebate does not apply to multi-dwelling unit developments.
Trigger to "apply" for rebate	A complete resource or building consent application lodged with the Council on or after 1 August 2015. Applying for a rebate does not guarantee a rebate will be received. The trigger to grant the rebate must be met.
Trigger to "grant" rebate	First building inspection is passed (and rebate funding is available). If funding is exhausted before the first building consent is passed affected developers will be advised of the requirement to pay development contributions as required by their assessment.
Extent of rebate	Up to 10 per cent of the development contributions required. NOTE: small homes eligible for this rebate will receive a 40 per cent reduction of development contributions through the Development Contributions Policy small residential unit adjustment. This rebate brings the total discount to a maximum of 50 per cent. The rebate is provided on a sliding scale in line with the gross floor area of the unit. This means a development with a gross floor area of 52 square metres would be provided with

	a rebate that when added to the small residential unit adjustment would require the developer to pay 52 per cent of the normally required development contribution charge.
Rebate limit	Not applicable.
Total scheme funding limit	\$80,000 (excluding G.S.T.)
Duration of scheme	<p>This rebate is available from 1 August 2015 until the earliest of either:</p> <ul style="list-style-type: none"> • 5pm 31 December 2020, or; • the rebate fund is fully allocated, or; • the Council adopts a Development Contributions Policy that includes provisions that supersede this rebate scheme. <p>To qualify at the close of the scheme a development must be under construction before 5pm on 31 December 2020. "Under construction" requires the developer to provide evidence, to the Council's satisfaction, that work has commenced, i.e. the foundation is ready for completion, the land has been cleared and excavated and reinforcing steel is in place for the concrete pour for the foundations.</p>