

Christchurch Central City Residential Development Contributions Rebate Scheme

Scheme Criteria (2020)

Strategic rationale for scheme - what we want to achieve

Contributes to achieving community outcomes:

Liveable City

- Vibrant and thriving city centre
- Sufficient supply of, and access to, a range of housing

Prosperous Economy

- Great place for people, business and investment

Contributes to achieving strategic priorities:

- Meeting the challenge of climate change through every means available
- Accelerating the momentum the city needs

Consistent with the strategic goals of:

- Christchurch District Plan
- Greater Christchurch Urban Development Strategy (UDS)

Expected impacts of this rebate scheme are:

- Enable some marginal developments to proceed
- The central city has a variety of housing options
- The central city has a comparative advantage as a development and investment location
- The central city is seen as an attractive place to live – we have increasing population in the central city

Criteria	Description
Location(s)	Any location within the Four Avenues of the central city (the area bounded by Bealey, Fitzgerald, Moorhouse and Deans Avenues). Properties on the Four Avenues but not on the central city side of those roads are not eligible.
Type of development	Any residential development or residential component of a mixed use development. The rebate excludes any property used for any purpose other than residential. For the avoidance of doubt, this includes using the property for short term guest accommodation or any other business purpose.
Requirement for restrictive covenant	A restrictive covenant in favour of the Council must be registered against the property title(s) associated with the development to enable a development to be eligible for a rebate. The covenant will require the full development contribution rebate to be paid if the conditions of the covenant are breached. The conditions of the covenant will limit the use of residential units within the development to residential use only. This excludes using a residential unit for short term guest, hostel or rental accommodation or any other commercial or business activity. The Council will provide a covenant precedent which must be completed and registered by the Council's solicitors at the developer's cost. The Council will only release the covenant from the land titles on payment of the development contribution that has been rebated for the residential unit concerned.
Extent of rebate	100 per cent of development contributions required subject to the rebate and scheme limits detailed below.

<p>Trigger to receive notice of eligibility for rebate</p>	<p>A complete resource consent or building consent application is lodged with the Council on or after 1 July 2015.</p> <p>A development contribution assessment is prepared when the complete consent application is received by the Council. The developer will then be advised in writing of eligibility and conditions for a rebate to be confirmed.</p> <p>Transitional arrangements: Unconfirmed rebates under the 2013 or 2015 Central City Residential Development Contributions Rebate Schemes will be required to meet the conditions of this 2020 rebate scheme.</p>
<p>Trigger to receive confirmation of rebate</p>	<p>There are two requirements for confirmation of rebate:</p> <ol style="list-style-type: none"> 1. A restrictive covenant in favour of the Council is registered on the development title(s) – see “requirement of covenant” above 2. First building inspection is passed (and rebate funding is still available). <p>For staged developments under a single consent the rebate is confirmed once all stages have passed first building inspection and covenants have been registered.</p> <p>For staged developments under multiple consents the trigger for the rebate being confirmed will be determined by the Council’s Development Contributions team on a case-by-case basis.</p>
<p>Apportioning the value of the rebate across multiple units</p>	<p>The total development contribution rebate will be allocated evenly to each residential unit within the development.</p> <p>The value of the rebate provided will be included in the covenant registered on the development.</p>
<p>Rebate limit per development</p>	<p>The maximum development contributions rebate for a single development is \$1 million. Development contributions for a development in excess of this limit are required to be paid as required for any development contribution charge.</p> <p>A single development includes all staged development components.</p> <p>Applications for rebates of development contributions in excess of \$1 million for a single development will be considered by the Finance and Performance Committee of the Council on a case-by-case basis.</p>
<p>Total scheme funding limit</p>	<p>The limit on the total funding available (from the central city development contributions residential rebate scheme inception in 2014) is \$20 million.</p> <p>When the funding is exhausted no further rebates or deferrals will be available unless specifically provided for by the Council.</p>
<p>Extinguishing of all previous demand credits</p>	<p>All previous demand credits associated with a lot for which a development contributions rebate is provided will be considered to be extinguished.</p> <p>This means in future the lot will hold only previous demand credits associated with the new development and only in accordance with the Council’s Development Contributions Policy in effect at the time of any future development.</p>
<p>Duration of scheme</p>	<p>This rebate scheme will expire when the total scheme funding is fully allocated or when decided by the Council.</p>

The Christchurch Central City Residential Development Contributions Rebate Scheme has been established under the provisions of the Council’s Development Contributions Rebate Policy (2019)

Adopted by the Council on 11 June 2020
Effective from 1 July 2020