

# Papakāinga / Kāinga Nohoanga Development Contributions Rebate Scheme Criteria (2021)

## Christchurch City Council

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

#### Contributes to achieving community outcomes:

##### Resilient communities

- Strong sense of community
- Safe and healthy communities
- Valuing the voices of all cultures and ages

##### Liveable city

- Sufficient supply of, and access to, a range of housing

#### Consistent with the strategic goals of:

- Te Hononga-Papatipu Rūnanga Committee relationship
- Mahaanui Iwi Management Plan 2013
- Te Ture Whenua Māori Act 1993
- Local Government (Rating) Act
- Christchurch District Plan
- Greater Christchurch Urban Development Strategy (UDS)
- Greater Christchurch Land Use Recovery Plan (LURP)
- Christchurch City Council Housing Policy
- Christchurch City Council Community Housing Strategy 2021 - 2031

#### Expected strategic outcomes of this rebate scheme are:

- Contribute to improved housing, health and social outcomes for Māori living in the Papakāinga zones.
- Promote the ability to develop Māori land for social and affordable housing purposes.
- Enable Māori land to be better utilised for the benefit of whanau/hāpu members and for communal purposes.
- Widen housing options/typologies available on papakāinga land.

Criteria	Description
<b>Location(s)</b>	Māori land, as defined in Proposed Plan Change 8 Papakāinga/ Kāinga Nohoanga Zone of the Christchurch District Plan.
<b>Type of development</b>	<ul style="list-style-type: none"> <li>• Any residential development</li> <li>• Any non-residential development providing health, social or education/training services for Ngāi Tāhu whanau.</li> <li>• Any development associated with the operation of a marae, including whareniui and wharekai.</li> </ul>
<b>Type of developer</b>	Any owner(s) of Māori land, Māori Trust or similar entity with ownership of Papakāinga land, and in the case of multiple owners, either an occupation order or licence to occupy.
<b>Extent of rebate amount</b>	100 per cent of the development contributions required.
<b>Trigger to receive notice of eligibility for rebate</b>	<p>A complete resource consent or building consent application is lodged with the Council on or after 1 July 2021.</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>
<b>Trigger to confirm rebate</b>	<p>First building inspection is passed (and rebate funding is still available).</p> <p>For staged developments under a single consent the rebate is confirmed once all stages have passed first building inspection.</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>If the rebate scheme funding is exhausted or the scheme is otherwise closed before the first building consent is passed, affected developers will be advised of the requirement to pay the development contributions as required by their assessment.</p>
<b>Financial limit for the scheme</b>	<p>\$300,000</p> <p>The financial limit of the scheme can be extended at any time by resolution of the Finance and Performance Committee of Council.</p>
<b>Duration of scheme</b>	<p>From 1 July 2021 until 31 December 2026.</p> <p>The duration of the scheme can be extended at any time by resolution of the Finance and Performance Committee of Council.</p>

The Papakāinga/ Kāinga Nohoanga Development Contributions Rebate Scheme has been established under the provisions of the Council's Development Contributions Rebate Policy (2019).

**Adopted by the Finance and Performance Committee on 24 June 2021**  
**Effective from 1 July 2021**