

Small Residential Unit Rebate Scheme Criteria

Strategic rationale for scheme - what we want to achieve

Contributes to achieving community outcomes:

Liveable City

- Household location and increased housing density are in line with urban development targets.
- Christchurch has a range of housing types.
- There are affordable housing options in Christchurch.
- There is sufficient housing to accommodate residents.

Consistent with the strategic goals of:

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

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 provide supported housing for family members on an existing property.

Advice for prospective developers

Developers are required to have checked infrastructure capacity BEFORE they decide to prepare a proposal and well before they apply for consents. Given that repairs to infrastructure are ongoing, localised damage and capacity limitations remain which may require on-site solutions involving additional development costs. This is particularly important in relation to storm and waste water. If you are thinking of building a small unit under this rebate please email stormwater.approvals@ccc and wastewatcapacity@ccc.govt.nz with details about the proposed unit location and request a check on capacity. The following information will be required for the assessment:

- Stormwater - Area of existing impervious surfaces on the site, and the additional area of impervious surfaces arising from the development
- Wastewater - Existing number of bedrooms on the site and the proposed additional number of bedrooms from the development.

Further information about your options, if there are constraints, will be provided via these email contacts.

Criteria for the Rebate

Criteria	Description
Location(s)	Any location within the Christchurch City Council territorial boundaries.
Type of development	Any stand-alone residential development that is required to pay development contributions and 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 developments that are part of a multi-dwelling unit development.
Trigger to "apply" for rebate	A complete resource or building consent application has been lodged with the Council on or after 1 August 2015 or is being processed ¹ by the Council on or after 1 August 2015 (i.e. the consent has not yet been issued). Applying for a rebate does not guarantee a rebate will be received. If the funding is exhausted there will be no rebate available.
Trigger to receive rebate	First building inspection is passed (and funding is available). If the funding is exhausted 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.

¹ "being processed" means an original application is being processed - it does not include consents which have previously been issued but are returned for reconsideration for a minor variation such as an additional billboard.

Extent of rebate	<p>10 per cent of the development contributions required.</p> <p>NOTE: small homes eligible for this rebate already receive a 40 percent reduction of development contributions through the Development Contributions Policy adjustment. This rebate brings the total discount to 50 per cent.</p>
Rebate limit	Not applicable.
Total scheme funding limit	\$80,000
Duration of scheme	<p>This rebate is available from 1 August 2015 for two years (until 5pm 31 July 2017) 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 31 July 2017. "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.