

Central City High Density Residential Development Contributions Rebate Scheme Criteria (2025)

Strategic rationale for scheme - what we want to achieve

Contributes to achieving community outcomes:

- A green, liveable city
- A thriving prosperous city

Contributes to achieving strategic priorities:

- Actively balance the needs of today's residents
- Reduce emissions as a Council and as a city

Consistent with the strategic goals of:

- Christchurch District Plan
- Ōtautahi Christchurch Future Transport Strategy
- Southeast Central Neighbourhood Plan
- Project 8011
- Central City Action Plan

Expected impacts of this rebate scheme are:

- The central city has a variety of housing options
- The central city has a comparative advantage as a residential development location
- The central city is seen as an attractive place to live – Christchurch has an increased population in the central city
- Enable some marginal residential developments to proceed
- Encourage efficient use of land and intensification of 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). Only properties on the central city side of those roads are eligible for this rebate.
Type of development	Any residential development comprising at least six storeys or the residential component of a mixed-use development where the residential component comprises at least six storeys. In calculating residential storeys, the following will be excluded: <ul style="list-style-type: none"> • mezzanine floors • rooftop terraces Levels used for parking, garaging or storage may be included provided they are associated with the residential component of the 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.

	<p>The Council will provide a covenant precedent which must be completed and registered by the Council's solicitors at the developer's cost.</p> <p>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.</p>
Extent of rebate	100 per cent of development contributions required subject to the rebate and scheme limits detailed below.
Trigger to receive notice of eligibility for rebate	<p>A complete resource consent or building consent application is lodged with the Council on or after 27 August 2025.</p> <p>A development contribution assessment is prepared when the complete consent application is received by the Council. The Development Contributions Team will advise of eligibility and conditions for a rebate to be confirmed.</p>
Trigger to receive confirmation of rebate	<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>
Apportioning the value of the rebate across multiple units	<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>
Rebate limit per development	<p>The maximum development contributions rebate, across all rebate schemes, for a single development is \$1 million excluding GST. 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 excluding GST for a single development will be considered by the Finance and Performance Committee of the Council on a case-by-case basis.</p>
Total scheme funding limit	<p>The limit on the total funding available is \$2 million excluding GST.</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 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>
Duration of scheme	This rebate scheme will expire on 30 June 2027 or when the total scheme funding is fully allocated, whichever comes first.

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 by the Finance and Performance Committee of Council on 27 August 2025
Effective from 27 August 2025