
Christchurch City Council AGENDA

Notice of Meeting Te Pānui o te Hui:

An ordinary meeting of the Christchurch City Council will be held on:

Date: Tuesday 5 August 2025
Time: 9.15 am
Venue: HR Training Room, Level 1, Civic Offices, 53 Hereford Street, Christchurch

Please note: This meeting will be recorded and published online. While we will try to accommodate all those who wish to attend the meeting in person, there is limited capacity, and priority will be given to those who are presenting to the Council.

Membership

Chairperson	Mayor Phil Mauger
Deputy Chairperson	Deputy Mayor Pauline Cotter
Members	Councillor Kelly Barber
	Councillor Melanie Coker
	Councillor Celeste Donovan
	Councillor Tyrone Fields
	Councillor James Gough
	Councillor Tyla Harrison-Hunt
	Councillor Victoria Henstock
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Sam MacDonald
	Councillor Jake McLellan
	Councillor Andrei Moore
	Councillor Mark Peters
	Councillor Tim Scandrett
	Councillor Sara Templeton

Principal Advisor

Mary Richardson
Chief Executive
Tel: 941 8999

mary.richardson@ccc.govt.nz

30 July 2025

Meeting Advisor

Samantha Kelly
Team Leader Democratic Services Support
Tel: 941 6227

samantha.kelly@ccc.govt.nz

Website: www.ccc.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

To a recordings, go to:

<http://councillive.ccc.govt.nz/live-stream>

To view copies of Agendas and Minutes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



What is important to us?

Our Strategic Framework is a big picture view of what the Council is aiming to achieve for our community

Our focus this Council term 2022–2025

Strategic Priorities



Be an **inclusive and equitable city which puts people at the centre** of developing our city and district, prioritising wellbeing, accessibility and connection.



Champion Ōtautahi-Christchurch and collaborate to build our role as a leading New Zealand city.



Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents.

Adopted by the Council on 5 April 2023



Reduce emissions as a Council and as a city, and invest in **adaptation and resilience**, leading a city-wide response to climate change while protecting our indigenous biodiversity, water bodies and tree canopy.



Manage ratepayers' money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents.



Actively balance the needs of **today's residents** with the **needs of future generations**, with the aim of leaving no one behind.

Our goals for this Long Term Plan 2024–2034

Draft Community Outcomes



Collaborative and confident

Our residents have the opportunity to actively participate in community and city life, have a strong sense of belonging and identity, and feel safe.



Green and liveable

Our neighbourhoods and communities are accessible and well connected, supporting our goals to reduce emissions, build climate resilience and protect and regenerate the environment, especially our biodiversity, water bodies and tree canopy.

To be adopted by the Council as part of the Long Term Plan 2024–2034



A cultural powerhouse

Our diverse communities are supported to understand and protect their heritage, pursue their arts, cultural and sporting interests, and contribute to making our city a creative, cultural and events 'powerhouse'.



Thriving and prosperous

Our city is a great place for people, business and investment where we can all grow our potential, where enterprises are innovative and smart, and where together we raise productivity and reduce emissions.

Our intergenerational vision

A place of opportunity for all.

**Open to new ideas, new people,
new investment and new ways
of doing things – a place where
anything is possible.**



Ngāi Tahu has rangatiratanga over its takiwā – the Council is committed to partnering with Ngāi Tahu to achieve meaningful outcomes that benefit the whole community

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Karakia Tīmatanga

Whakataka te hau ki te uru

Whakataka te hau ki te tonga

Kia mākinakina ki uta

Kia mātaratara ki tai

E hī ake ana te atakura

He tio, he huka, he hau hū

Tihei mauri ora

1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Declarations of Interest Ngā Whakapuaki Aronga

Members are reminded of the need to be vigilant and to stand aside from decision-making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Development Contributions Rebate Schemes

Reference Te Tohutoro: 25/1444867

Responsible Officer(s) Te Ellen Cavanagh, Senior Policy Analyst

Pou Matua: Hannah Ballantyne, Senior Engagement Advisor

Accountable ELT John Higgins, General Manager Strategy, Planning & Regulatory

Member Pouwhakarae: Services

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Council to hear submissions on the proposed Development Contributions Rebate Schemes.
- 1.2 Staff will also provide the Council with an analysis of submissions received and seek guidance on the final draft schemes which will then be presented for adoption at the 20 August 2025 meeting.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the Development Contributions Rebate Schemes Report.
2. Notes that public excluded Attachment C of this report can be reviewed for public release when, in the view of the Director of Legal and Democratic Services, the grounds to withhold no longer apply.

3. Background/Context Te Horopaki

- 3.1 The Development Contributions Policy (policy) has been under review since mid-2023. During briefings and workshops on the policy review, elected members expressed an interest in considering new development contributions rebate schemes alongside the adoption of the new policy.
- 3.2 Elected members provided guidance to staff as to their rebate preferences on Tuesday 6 May and Monday 19 May 2025. As a result, two draft rebates were prepared:
 - 3.2.1 The *existing demand credits rebate scheme* provides a rebate for the expired existing demand credits on sites within the Four Avenues of the central city where the existing structure was in place on or after 1 March 2024 (Attachment A).
 - 3.2.2 The *central city high density residential rebate scheme* provides a rebate for development within the Four Avenues of the central city, where the residential component comprises at least six storeys (Attachment B).
- 3.3 On 18 June 2025, the Council resolved to commence consultation on the draft schemes. Consultation ran from 23 June to 14 July 2025. Forty submissions were received on the proposed schemes.
- 3.4 The Council will hear from submitters, receive a submissions analysis and provide feedback to staff at this meeting. The Council will then consider the proposed Development Contributions Rebate Schemes, and Development Contributions Policy 2025, for adoption on 20 August 2025. Refer to the following attachments for submissions:
 - Verbal submissions schedule – **Attachment D** under separate cover.

- Volume of submissions – **Attachment E** under separate cover.

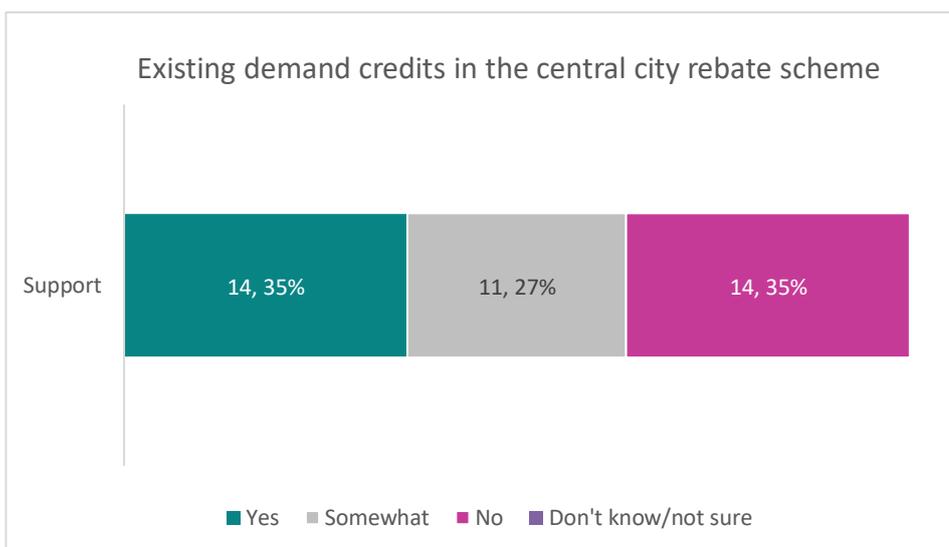
4. Considerations Ngā Whai Whakaaro

Community Impacts and Views Ngā Mariu ā-Hāpori

- 4.1 On 5 June 2025 a memo was sent to the Development Forum members regarding the proposed rebate schemes and consultation timelines.
- 4.2 Consultation started on 23 June and ran until 14 July 2025.
- 4.3 Consultation details including links to the project information shared on the [Kōrero mai | Let's Talk webpage](#) were advertised via:
 - An email sent to 430 identified stakeholders, including followers of the Development Contributions Policy Review consultation, developers, residents' associations, and subscribers to Kōrero mai who elected to be notified when consultations of this nature open.
 - A [Newline story](#) published (receiving 853 views) and shared to Council's Facebook page twice (receiving 35k views combined).
- 4.4 The [Kōrero mai | Let's Talk page](#) had 456 views throughout the consultation period.
- 4.5 Staff met with the Inner City West Neighbourhood Association to answer their questions prior to making a submission.

Summary of Submissions Ngā Tāpaetanga

- 4.6 Submissions were made by 17 recognised organisation and 23 individuals. All submissions are available on our [Kōrero mai webpage](#).
- 4.7 17 submitters (42%) have paid Development Contributions before or anticipate paying them in the next two years.
- 4.8 Submitters were asked whether they support the proposed *existing demand credits in the central city* rebate scheme. Here, 13 submitters (33%) said yes, 11 (28%) said somewhat, and 14 (40%) said no.



- 4.9 What submitters liked about this scheme:
 - It encourages development (14)
 - It recognises the demand that a previous building placed on infrastructure (9)

- It provides assistance to landowners who are still recovering from the Canterbury Earthquake Sequence (6)
- It encourages a vibrant central city (4)
- Development encourages a large rating-base for Council (4)

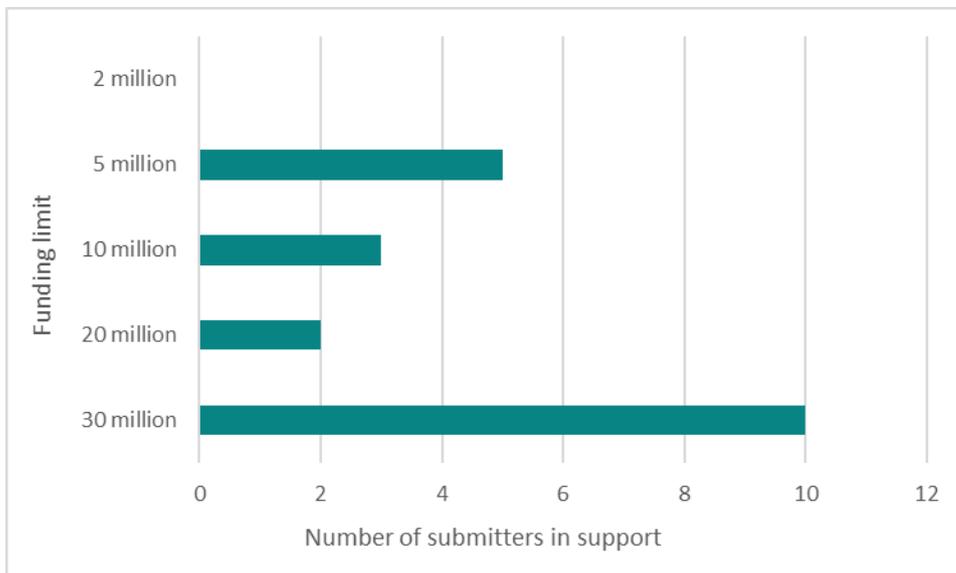
4.10 What submitters didn't like about this scheme:

- Ratepayers providing handouts or subsidies to developers (7)
- The funding limit limiting the impact that this scheme could have (5)
- The 30 June 2027 expiry making it unfeasible for many, particularly for complex buildings (5)
- The potential exclusion of vacant sites from the scheme penalising landlords who proactively cleared their site(s) for to health and safety or aesthetic reasons (4)

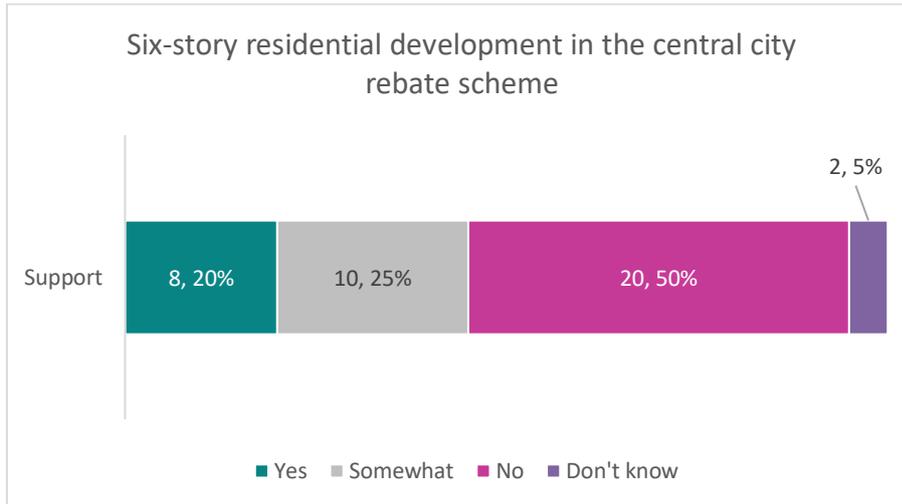
4.11 A further nine submitters challenged the expiry of development contribution credits at all.

4.12 Submitters were asked if this scheme were to go ahead, whether it should be limited to buildings standing on 1 March 2024 or be extended to include vacant sites. Here, 9 submitters (31% of those who responded to this question) said that the scheme should be limited to buildings standing, while 20 (69%) thought that it should be extended.

4.13 Submitters were also asked, what funding limit they would support for the scheme, if any. Here, no one selected 2 million, five agreed with the proposed 5 million, while three supported 10 million, two 20 million, and ten 30 million.



4.14 Submitters were asked whether they support the *six-story residential development in the central city* rebate scheme. Here, eight submitters (20%) said yes, 10 said somewhat (25%), and 20 (50%) said no.



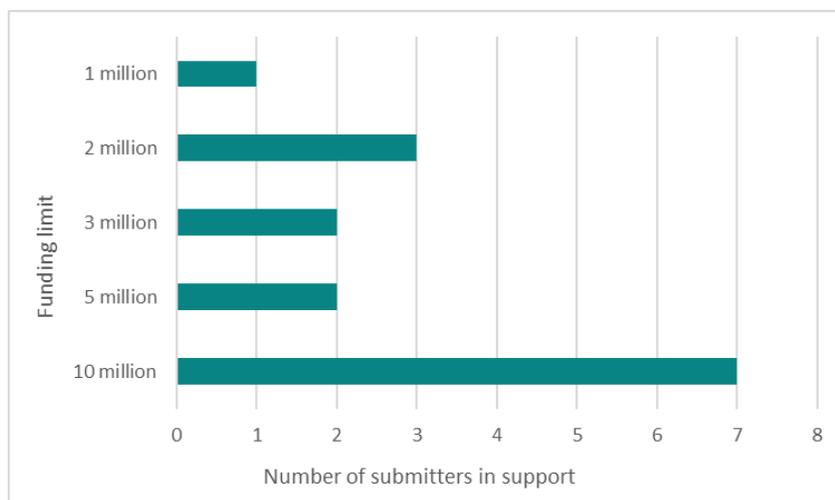
4.15 What submitters liked about this scheme:

- It encourages development (7)
- It encourages density in the right place (6)

4.16 What submitters didn't like about the scheme:

- The height threshold (9) – many of these submitters suggested that 2 or 3 storeys would be more appropriate
- Ratepayers providing handouts or subsidies to developers (8)
- The financial benefit it provides to developers only and/or no evidence that developers will pass on savings (6)
- Council encouraging high-rise buildings (6)
- That factors other than development contributions are what make building six storey development unfeasible (5)
- The funding limit limiting the impact that this scheme could have (4)
- The 30 June 2027 scheme expiry (too soon) (4)

4.17 Submitters were also asked, if any, what funding limit they would support for the scheme. Here, one selected 1 million, three agreed with the proposed 2 million, while two supported 3 million, two 5 million, and seven supported 10 million.



Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Rebate Scheme Criteria - Existing Demand Credits	25/886936	10
B  	Rebate Scheme Criteria - Central City High Density Residential	25/885000	12
C	Public Excluded Attachment C (<i>Under Separate Cover</i>) - CONFIDENTIAL	25/1518342	
D 	Verbal Submission Schedule (<i>Under Separate Cover</i>)	25/1510020	
E 	Volume of Submissions (<i>Under Separate Cover</i>)	25/1488699	

In addition to the attached documents, the following background information is available:

Document Name - Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Authors	Ellen Cavanagh - Senior Policy Analyst Hannah Ballantyne - Senior Engagement Advisor
Approved By	David Griffiths - Head of Strategic Policy & Resilience John Higgins - General Manager Strategy, Planning & Regulatory Services

Christchurch Central City Value of Expired Existing Demand Credits (2025)

<p>Strategic rationale for scheme - what we want to achieve</p> <p>Contributes to achieving community outcomes:</p> <ul style="list-style-type: none"> A thriving prosperous city <p>Contributes to achieving strategic priorities:</p> <ul style="list-style-type: none"> Champion Ōtautahi-Christchurch <p>Consistent with the strategic goals of:</p> <ul style="list-style-type: none"> Christchurch District Plan Central City Action Plan <p>Expected impacts of this rebate scheme are:</p> <ul style="list-style-type: none"> Enable some marginal developments to proceed Faster re-development of the central city The central city has a comparative advantage as a development and investment location 	
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.
Type of development	Any residential or non-residential development where the existing structure was in place on the lot on or after 1 March 2024. For the avoidance of doubt, developments where the existing structure had been demolished or partially demolished before 1 March 2024 are not eligible for this rebate. If a development site contains multiple lots, each lot will be assessed separately to determine eligibility for this rebate.
Extent of rebate	The existing demand credits on the development site, which will be assessed based on the previous use of the site using the highest level of actual or otherwise verifiable demand between 3 September 2010 and 3 September 2020. The assessment will be conducted in accordance with the Development Contributions Policy in place at the time a complete consent application is received. The assessment will only receive existing demand credits, and no credit will be provided for the underlying lot.
Trigger to receive notice of eligibility for rebate	A complete resource consent or building consent application is lodged with the Council on or after 1 March 2024. 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.
Trigger to receive confirmation of rebate	First building inspection is passed (and rebate funding is still available). For staged developments under a single consent the rebate is confirmed once all stages have passed first building inspection.

	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.
Apportioning the value of the rebate across the development site	Existing demand credits across the development site will be allocated on a first-in-first-served basis.
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 \$5 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.

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
Effective from

Christchurch Central City Residential Development Contributions Rebate Scheme Criteria (2025)

<p>Strategic rationale for scheme - what we want to achieve</p> <p>Contributes to achieving community outcomes:</p> <ul style="list-style-type: none"> • A green, liveable city • A thriving prosperous city <p>Contributes to achieving strategic priorities:</p> <ul style="list-style-type: none"> • Actively balance the needs of today's residents • Reduce emissions as a Council and as a city <p>Consistent with the strategic goals of:</p> <ul style="list-style-type: none"> • Christchurch District Plan • Ōtautahi Christchurch Future Transport Strategy • Southeast Central Neighbourhood Plan • Project 8011 • Central City Action Plan <p>Expected impacts of this rebate scheme are:</p> <ul style="list-style-type: none"> • 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)	<p>Any location within the Four Avenues of the central city (the area bounded by Bealey, Fitzgerald, Moorhouse and Deans Avenues).</p> <p>Only properties on the central city side of those roads are eligible for this rebate.</p>
Type of development	<p>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.</p> <p>In calculating residential storeys, the following will be excluded:</p> <ul style="list-style-type: none"> • mezzanine floors • rooftop terraces <p>Levels used for parking, garaging or storage may be included provided they are associated with the residential component of the development.</p> <p>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.</p>
Requirement for restrictive covenant	<p>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.</p> <p>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>

Ōtautahi-Christchurch is a city of opportunity for all

Click or tap here to enter header text.

	<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 [date of adoption].</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.

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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 [date]
Effective from [date]

DRAFT

Karakia Whakamutunga

Kia whakairia te tapu

Kia wātea ai te ara

Kia turuki whakataha ai

Kia turuki whakataha ai

Haumi ē, hui ē, tāiki ē

4. Resolution to Exclude the Public

[Section 48, Local Government Official Information and Meetings Act 1987.](#)

Note: *The grounds for exclusion are summarised in the following table. The full wording from the Act can be found in [section 6](#) or [section 7](#), depending on the context.*

I move that the public be excluded from the following parts of the proceedings of this meeting, namely the items listed overleaf.

Reason for passing this resolution: a good reason to withhold exists under section 7.

Specific grounds under section 48(1) for the passing of this resolution: Section 48(1)(a)

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

- “(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):
- (a) Shall be available to any member of the public who is present; and
 - (b) Shall form part of the minutes of the local authority.”

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PUBLIC INTEREST CONSIDERATION	POTENTIAL RELEASE REVIEW DATE AND CONDITIONS
3.	DEVELOPMENT CONTRIBUTIONS REBATE SCHEMES				
	ATTACHMENT C - PUBLIC EXCLUDED ATTACHMENT C	S7(2)(G)	MAINTAIN LEGAL PROFESSIONAL PRIVILEGE	THE ATTACHMENT CONTAINS INFORMATION WHICH IS LEGALLY PRIVILEGED WHICH OUTWEIGHS THE PUBLIC INTEREST.	5 AUGUST 2026 WHEN, IN THE VIEW OF THE DIRECTOR OF LEGAL AND DEMOCRATIC SERVICES, THE GROUNDS TO WITHHOLD NO LONGER APPLY.

Karakia Whakamutunga

Kia whakairia te tapu

Kia wātea ai te ara

Kia turuki whakataha ai

Kia turuki whakataha ai

Haumi e. Hui e. Tāiki e
