

ANNEXURE 11

INCENTIVES AVAILABLE UNDER THE BUSINESS 9 ZONE PROVISIONS TO ASSIST IN THE REDEVELOPMENT OF VACANT OR DERELICT SITES





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To assist in the redevelopment and rejuvenation of industrial sites which are either derelict or have been vacant for some time the Council is prepared to consider a variety of incentives under the Business 9 zone provisions of the District Plan. The exact package of incentives is likely to vary from site to site and will be determined through negotiation between landowners, developers and the Council. In determining the nature and extent of any incentive provided the Council will consider the following factors amongst others:

- the underlying reasons for the site remaining vacant or derelict;
- the nature of the new development being proposed and the contribution that this will make to the continuing viability of the surrounding activities or areas;
- the likely environmental benefits which may be generated by new development on the site;
- the contribution that the new development will make to viability or efficiency of existing or proposed public services.

The following incentive mechanisms will be considered in any Business 9 zone incentive package –

Rates Postponement – Land rates over the entire area subject to a Business 9 zone proposal may be postponed for the period in which the proposed redevelopment will occur. Repayment of postponed rates must be undertaken within two years of the completion of the specified redevelopment period. No arrears penalties will be applied to postponed rates repaid within this period.

Rates Remission – Up to 50% of land rates may be remitted for the redevelopment period specified in a Business 9 zone agreement. Any rates remission must be negotiated at the beginning of a Business 9 zone proposal and will not be granted once redevelopment has commenced.

Technical Advice and Assistance – The Council is prepared to offer some technical advice and assistance on issues such as water supply, sewage disposal, the treatment of stormwater, traffic management and site contamination. The Council will however not act as a consultant for any developer or landowner but will consider providing financial assistance towards studies undertaken by consultants which assist with meeting consent requirements or are of some strategic value to the local area.

Infrastructure Partnerships – The Council will consider sharing the costs of providing public infrastructure to or within a Business 9 zone proposal. Examples of such partnerships may include improvements to local road capacity in the vicinity of the zone, assistance with stormwater treatment facilities and the provision of links to bulk infrastructural services such as water supply and sewage or trade waste disposal.

