

Part Four – Other Schemes

Rates Remission to Promote Business Development

Objective

The objective of this scheme is to promote business development in targeted areas of Kaipara District in support of the Kaipara District Councils Community Outcome of Vibrant Communities.

Criteria

1. The Council may remit all or part of rates to land in targeted areas of the District.
2. Targeted rates set as a fixed amount for a service provided, or made available to the rating unit, such as water and wastewater rates, shall not be eligible for remission.
3. To be eligible for rates remission the property must be commercial or industrial and located in one of the following areas:
 - a. Te Kopuru
 - b. Dargaville
 - c. Mangaturoto
 - d. Paparoa
 - e. Kaiwaka
4. The land must be used for a new development, or undergoing redevelopment by way of constructing, erecting or altering buildings, fixed plant and machinery or other works intended to be used solely or principally for industrial, commercial or administrative purposes where the cost of such development is more than \$500,000 (excluding GST) as assessed under the Building Act.
5. Developments for industrial, commercial or administrative purposes which the Council wishes to foster are in the following sectors:
 - Primary production and processing
 - Manufacturing
 - Health services
 - Retailing
 - Administrative services, including those provided to Government and private sector agencies.
6. Rates remission will be for the period of the development and up to three rating years thereafter.

Conditions

The Council will consider, on a case-by-case basis, all applications received that meet the above criteria.

1. For the rates to be remitted the application must demonstrate that it will be to the economic advantage of Kaipara District. Economic advantage will be deemed to occur if the development will result in:
 - Employment growth of more than 10 people, or employment retention (of more than 10 people) in Kaipara District; and/or
 - Significant downstream new business for other Kaipara District manufacturers or suppliers of goods and services.
2. Rates remission will cease in the event of a property selling.
3. Council may impose conditions on the remission of rates and may cancel any remission in the event of non-compliance by the applicant. In those circumstances, Council may require payment of full rates in respect of any year in which rates have been remitted.
4. When considering applications Council will consider the following matters:
 - Whether and to what extent, the development will, when completed, be to the economic advantage of the Kaipara District, including the creation of significant employment opportunities. The creation of jobs will be a strong factor in favour of granting rates remission, but the retention of existing jobs and the potential for job creation will also be positive factors.
 - Whether and to what extent the granting of remission will be of material benefit to the development.
 - The level of development contributions collected.
 - Such other matters as Council may, from time to time, consider relevant.
5. Applications must be received prior to the commencement of the rating year (1 July – 30 June). Successful applications received during a rating year will be applicable from the commencement of the following year. No applications will be backdated.

Delegation of decision- making

Decisions relating to the postponement of rates will be made by the General Manager Sustainable Growth and Investment or Chief Executive.