



HUTT CITY DEVELOPMENT CHARGES REMISSIONS POLICY

OBJECTIVE

To encourage economic development in the Hutt City by remitting the following for specified types of developments:

- development contributions;
- reserve financial contributions;
- resource consents fee and charges; and
- building consents fees and charges.¹

This policy is part of a wider programme aimed at revitalising the CBD and the city.

Remissions granted will be up to 100% of the charges levied by Hutt City Council, and for up to a maximum period of two years following the granting of building consent.

CRITERIA

To be eligible for a remission of Council's development charges under this policy, a development must:

- A. Be either:
- a medium or high density residential development; or
 - a new non-residential development; or
 - a conversion of a building from any use to residential apartments

And

- B. Have relevant resource and building consents applications lodged between 1 July 2012 and 30 June 2017.

DEFINITIONS

For the purposes of this policy:

- Development means:
 - construction of dwellings or one or more buildings requiring one or more building and resource consents that, as a body of work, occurs within a similar timeframe, and that stands alone as a complete activity in and of itself; or
 - in the case of apartment conversion, any conversion involving at least 8 attached residential dwelling units or of at least 500 m² (whichever is the lesser)²
- Medium and high density housing means any housing development of:
 - 3 or more adjoined dwellings, including resthomes and other residential facilities; or

¹ Includes the cost of any external expertise sought by Council when assessing a resource or building consent and the cost of any hearing but excludes the cost of the building research levy paid to BRANZ or Department of Building and Housing fees. These must still be paid by developers.

² Includes internal car parking space provided as part of the building.

- 3 or more dwellings within a development with a combined land area of no more than 400 m² per dwelling on average;³
- New non-residential development means construction of any new non-residential building of at least 500 m², including construction of a new building following demolition or removal of existing buildings. It also includes an extension to an existing building where the extension increases the size of the building by at least 500 m².

This policy does not exclude the potential for more than one development to occur on the same site.

CONDITIONS

In granting remissions under this policy, Hutt City Council may in its discretion specify certain conditions. Applicants will be required to agree in writing to these conditions and to pay any remitted charges if the conditions are violated.

APPLICATION PROCESS

Applications must be made in writing using an application form determined by Hutt City Council. Applications must be made in sufficient time to be considered prior to consent being granted. Preferably, applications should be made at the time resource and building consents are lodged.

Applications must be supported by the information specified in the application form. In considering applications, Hutt City Council may decide to seek independent verification of any information provided with an application.

PAYMENT OF RATES AND CHARGES

Until such time as an application for a remission of Council's development charges has been approved under this policy **and** all relevant consents have been granted, applicants will remain liable for any charges and fees covered by this policy as per usual. Charges and fees will be remitted once approval has been granted **and** all relevant consents are granted. Should a consent not proceed to grant, the applicant will be liable for resource and building consent charges as per usual.

LIABILITY SHOULD CONSTRUCTION NOT COMMENCE WITHIN TWO YEARS

Should construction of a development not commence within two years of being granted building consent, the remission of charges and fees provided under this policy shall no longer apply. At that stage, all fees and charges will be fully payable for the development as per usual.

Commencement of construction will be deemed to have occurred when the activity for which a resource and building consent has been issued, is substantially underway and progressing.

DELEGATIONS

Applications for a remission of development charges will be decided by the Chief Executive or by a person authorised by the Chief Executive, including specifying any conditions.

³ Any existing residential property remaining on the site can count as one of the dwellings.

APPEAL

Applicants may appeal against:

- a decision to decline a remission or not grant a full remission; or
- conditions imposed when a remission has been approved.

Appeals will be heard by the Finance and Audit Committee of Council.

EXCLUSIONS

This policy shall not apply to Council's development.