



TATIARA DISTRICT COUNCIL

BUSINESS ASSISTANCE POLICY

Economic Development (Business Assistance)

- (1) Council will promote economic development in the district, and in particular, it will endeavour to:
 - (a) Work with representatives of industries in the Tatiara for improved marketing conditions.
 - (b) Encourage new industries to the area and encourage existing businesses to expand and/or relocate to the Industrial estates
 - (c) Work for increased employment in the area.
 - (d) Seek increased Government grants to benefit the district.
 - (e) Encourage travellers to stop and spend some time in the Tatiara.
 - (f) Undertake development where advisable to attract people to the district.
 - (g) Liaise and co-operate with regional organisations.
 - (h) Assist substantial residential developments that will help solve the current housing/ accommodation shortage in the district.

- (2) Business Assistance
 - (a) Council may decide to assist new development in a number of ways including cash incentives, rate holidays, reimbursement, waiving or delaying fees/charges, upgrading of Council infrastructure etc. This assistance will be directed at:
 - i. Any new business which locates into the Industrial Estates at Keith and Bordertown and the Commercial Zone on Beeamma Parsons Rd Padthaway
 - ii. Existing businesses that relocate from a residential zone or an inappropriate zone, to a zone that meets the objectives of the Development Plan for the proposed development.
 - iii. Encouraging new residential, commercial and industrial developments within the Tatiara District Council area.
 - iv. Any new business or existing business that is expanding and which will significantly benefit the district's economy
 - v. It should be noted that this policy is not directed at rural developments, e.g. viticulture, horticulture etc, but may be applicable to value adding industries.

 - (b) Any assistance offered is targeted to achieve the most efficient use of Council's resources.

 - (c) To be eligible for Business Assistance, developers must apply to Council prior to a Development commencing.

- (3) Industrial Development
 - (a) Council has a substantial capital investment in the Industrial Estates at Bordertown and Keith and the Commercial land at Padthaway and hence its assistance policy favours businesses that invest in those areas.

 - (b) The cost of the land at the Industrial Estates at Bordertown and Keith is \$8.50 per square metre and land at Padthaway is \$2.50 per square metre.

 - (c) Each request for assistance shall be assessed against the level at which it meets the following criteria: -

- i. Potential to compliment marketing of the industrial estates;
- ii. Significance of the business to the local/regional economy;
- i. Amount of improvement to the residential amenity of the locality.
- ii. Significance as an employer

Potential to compliment marketing of the Industrial Estates

There shall be a tiered rating system depending on the location of the development.

- New development in an Industrial Estate 10
- Development relocating from Residential to Commercial or General Farming 7
- Development that compliments existing Tatiara Industries 3

However if a particular business due to its nature could not be located in the industrial estates, then it shall not be marked down in this area.

Significance of Business Investment to the Local/Regional Economy

There shall be a tiered rating system based on the value of the business investment. This shall be determined by capital value in addition to other infrastructure costs.

- Under \$400,000 2
- \$400,000 to \$1 million 5
- \$1 million to 2.5 million 10
- Over \$2.5 million 15

Residential Amenity and Environmental Impacts

A rating out of 10 shall be given based on to what extent the proposed development will:

- Improve the residential amenity within the nearest township or the town from which the development is relocating, or
- Improve a current environmental problem

Factors to be considered include:

- Environmental impacts by reduction in land use conflicts that exist due to incompatible land uses and where certain businesses are located in inappropriate zones.
- Reduction in noise pollution, dust and control of storm water and/or effluent disposal.

Significance as an Employer

A tiered rating system shall be used based on the number of existing equivalent full time employees or the number of persons to be employed at the new development.

- i. 1 to 5 employees 2
- ii. 6 to 19 employees 5
- iii. 20 to 49 employees 7
- iv. over 50 employees 10

Calculation Procedure

The following procedure is to be used in assessing applications for business assistance under this section:

- (a) Assess each of the above 4 criteria against the Developer's Business Plan and other information available. Each individual criteria rating is then multiplied by a weighting as set out below.
- (b) Weighting given based on following:
 - i. Potential to complement marketing of industrial estates
6
 - ii. Significance of business investment
12
 - i. Significance as an Employer
6
 - ii. Improved residential amenity
6
- (c) Multiply the rating and the weighting to achieve an overall rating with a maximum possible score of 360.
- (d) Maximum level of assistance is \$35,000
- (e) Cash incentive is calculated by multiplying the overall rating, as a percentage of 360, by \$35,000.

Example of Council's policy in a situation where a noisy business relocates to the industrial estate from a residential zone. The development cost is \$450,000 and they employ 6 persons

Criteria	Rating	Weighting	Overall Rating
Potential to compliment marketing of Industrial Estate	10	6	60
Significance of business Investment	5	12	60
Residential Amenity	10	6	60
Employment Factor	5	6	30
Total			210

The maximum score is 360.

210 points divided by 360 points is multiplied by \$35,000 = \$20,417.

- (a) Council may decide to give a greater amount depending on the size of the investment and the importance to the district
- (b) Business Assistance funds shall be paid as per the following:
 - i. 50% to be paid once the development is substantially commenced
 - ii. 50% to be paid when all conditions have been completed in accordance with the Development Approval
- (c) Council shall give assistance for landscaping at the Industrial Estates. Such assistance shall be as set out in a standard Landscaping Agreement between Council and the Landowner.

- (d) Development fees shall be reimbursed for any new Development that meets the above criteria in the Industrial Estates. (Fees are to be paid by the Developer when the application is lodged and they are reimbursed once the development is substantially commenced.

(4) Residential Development

Council encourages and supports residential development that will help solve the current housing/accommodation shortage in our district.

Council will provide assistance to Developers where the following criteria are met:

- (a) The proposed residential development is to be completely constructed from new materials.
- (b) The proposed development is in an appropriate zone in accordance with Councils Development Plan.
- (c) It is proposed to construct either a minimum of four new private detached dwellings on individual allotments and the cost of the total development exceeds \$400,000, or, it is proposed to construct at least 4 flats or units and the total cost of the development exceeds \$200,000.
- (d) A minimum of 4 dwellings are to be completed within 12 months of commencement.

Business Assistance

- (a) Development fees shall be waived for any residential development that meets the above criteria. (Fees are to be paid by the Developer when the application is lodged and will be reimbursed once the development is substantially commenced e.g. application for four dwellings lodged, if only two commenced, the applicant will be reimbursed for those two only).
- (b) Council rates to be deferred for either:
- i. two years, or,
 - ii. until the property is sold, or,
 - iii. until the property is occupied,
- whichever comes first.
- (c) CED CWMS connection fee of \$600 plus gst and the storm water levy fee of 45c per square metre, where applicable, shall be deferred until the property is sold or occupied whichever comes first.

(5) Other Issues

- (a) Council may consider a request for Business Assistance if in its opinion the proposed development has merit, even though it may not meet the criteria in this policy.
- (b) This policy will be reviewed annually as with other Council Policies.

RECORD OF AMENDMENTS

DATE	REVISION	REASON FOR AMENDMENT
12 th September 2017	Rev: 00	Policy removed from the General "TDC Policy Manual" and made a stand alone policy. Adopted Council Meeting 12/9/17 Res #327.