

Charging Policy for Licences to Occupy Air Space

Adopted – Finance Audit Property & Corporate Committee 5 February 2003

When commercial buildings are built to the boundary of a developer's property, and decks on upper floors protrude past the boundary onto Queenstown Lakes District Council air space, the developer will be required to seek an air space licence from QLDC.

The term of the agreement will be 50 years to match the estimated life of the building, with a one-off fee charged at commencement.

The application is to be made through CivicCorp and processed through the affected owner's process. Once approved, details will be forwarded to Macalister Todd Phillips Bodkins where the licence will be completed and forwarded to both parties for execution. The licence fee and legal costs will be met by the applicant prior to the completed licence being released.

CHARGES

The charge will be 30% of the assessed 'underlying' value of the land.

For example, if the land on which the development was being undertaken was valued at \$3,000/m², the cost for a first or second floor balcony over Council owned land would be 30% of this or \$900/m². If the area of the balconies concerned totalled 20m², the one off fee would be \$18,000 plus GST.

EXAMPLE

Deck Area 23.5m²

Land Value \$3000.00/m²

Charge:

30% of \$3000

\$900/m²

23.5 m²

\$21,150 plus GST