



[Redacted] Residential Zoned Land Tax (RZLT)

[Redacted] Submission Template

A: Details of person / representative making submission

Name	[Redacted]
Address	[Redacted]
Phone No.	[Redacted]
Email Address	[Redacted]

If you are the [Redacted]s that are the subject of this submission, or making the submission on behalf of the [Redacted] complete Part (B) of this form.

If you are not [Redacted]s that are the subject of this submission or making the submission on behalf of the [Redacted] a 'third party' please complete Part (C) of this form.

Please be advised [Redacted]tion will be redacted before publishing.

B: Landowner Submission

Town	Bray
Landowner name	[REDACTED]
Landowner address	[REDACTED]
Landowner email	[REDACTED]
Address of site	The Headlands Putland Road Bray Co. Wicklow
Site description	(if address is unclear)
Site Area	

Maps / information to accompany submission	Check
Have you included the required Ordnance Survey map showing the lands at an appropriate scale i.e. 1:1000 in urban areas or 1:500 in rural area, clearly identifying the map in question?	√
Have you included proof of ownership?	√

Are you:	Check
Challenging the inclusion of certain lands on the map?	√
Challenging the date that lands are considered to be 'in scope'?	
Requesting a change in zoning?	
Identifying additional lands that you believe should be shown on the maps?	

Grounds for your submission

[REDACTED] is the Owners' Management Company that owns and manages the estate known as The Headlands located off Putland Road, Bray. I am a Director of this Company.

I have attached a copy of the Deed of Transfer transferring the legal interest in the Estate from the Developers/Liquidator to the OMC. Unfortunately, I do not have a copy of the Deed which includes the OMC Directors' signatures. However, as a Director of the OMC, I can confirm that the document was signed/completed last June. My apologies for this but, as I only found out about the RZLT maps yesterday, I have no time to request a new copy of the Deed.

The land of our Estate appears to be included on the RZLT map as zoned for residential development. At the front of our Estate is a small area of undeveloped land. This is the only areas of our Estate that could be further developed.

As the Estate is owned by an OMC, we are unsure if any of our land would be subject to RZLT. None of the documents/websites are clear on this matter. They all refer to individual properties.

On the chance that our land would be included, we wish to object to it being included on the RZLT map on the following grounds:

- This land is used by residents of the Estate for social and community purposes, including the creation of a Community Garden, including two polytunnels, for the growth of vegetables and herbs in one section.
- The land is being used "to provide services to residents of adjacent residential areas", i.e. the residents of The Headlands estate, as set out in S653B.(i) of the Finance Act 2021.
- The land is not "vacant or idle" as set out in S653B.(ii) of the Finance Act 2021.
- I note that property owners are only required to register for RZLT where the gardens/yards of the property exceed 1 acre. Our Estate consists of 139 residential units, of which 108 are apartments. As already mentioned, the area of land (possibly) in question *is* our garden and is not greater than 108 x 1acre = 108 acres.

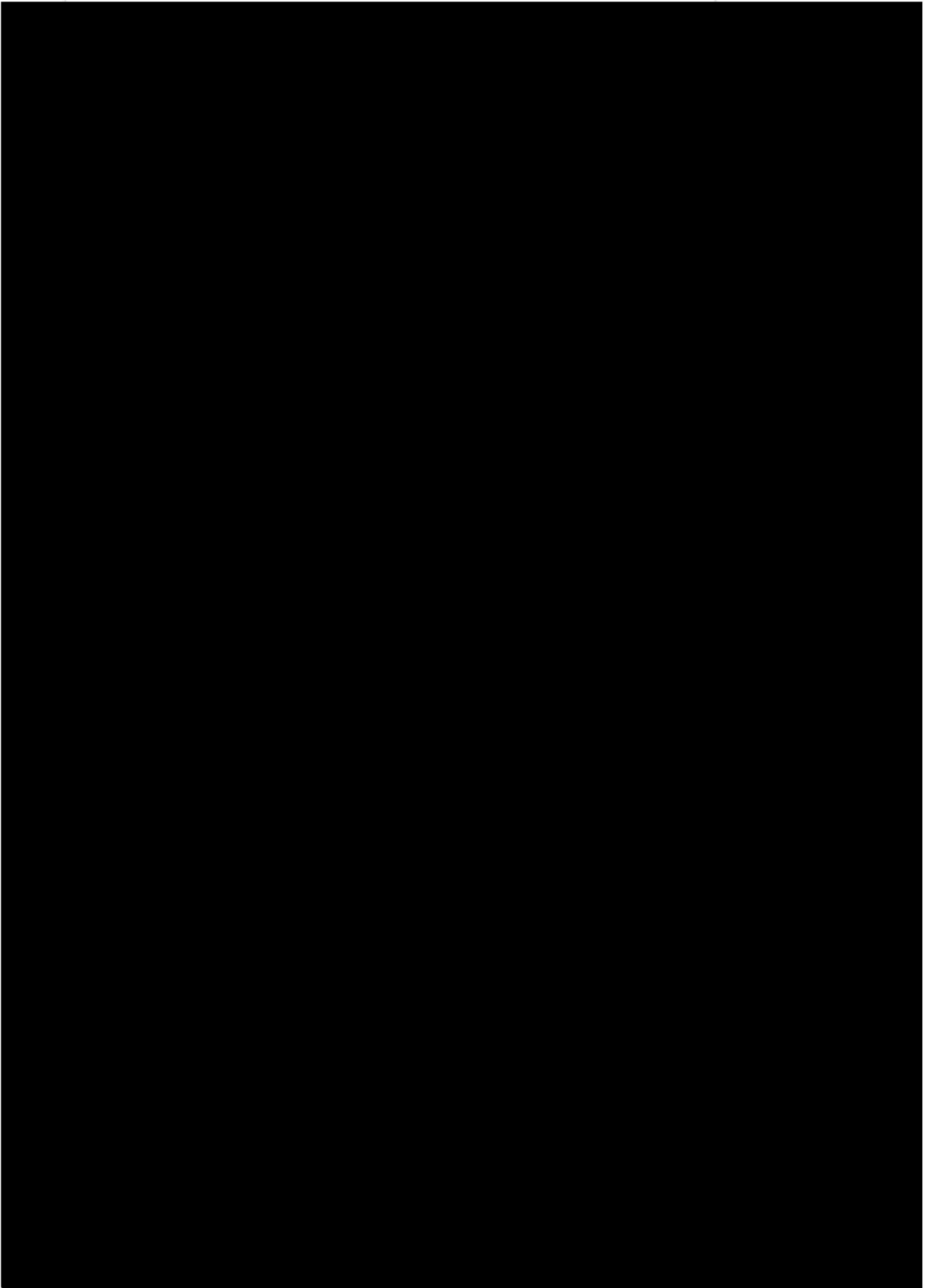
Criteria for inclusion on the map - any submission to exclude or include land should make reference to these criteria:

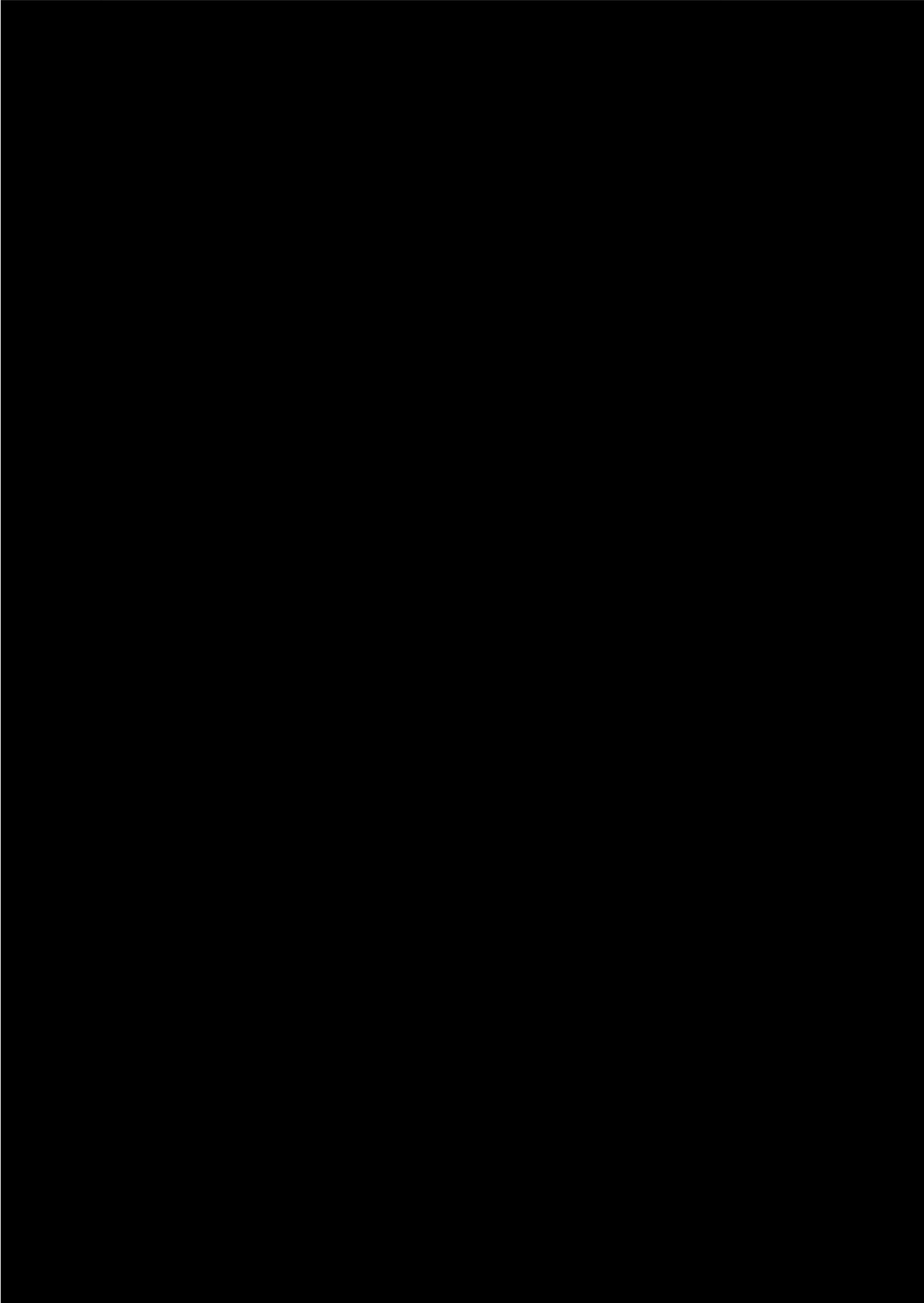
Land that meets the criteria for inclusion on the map, and therefore liable to the RZLT, is land that –

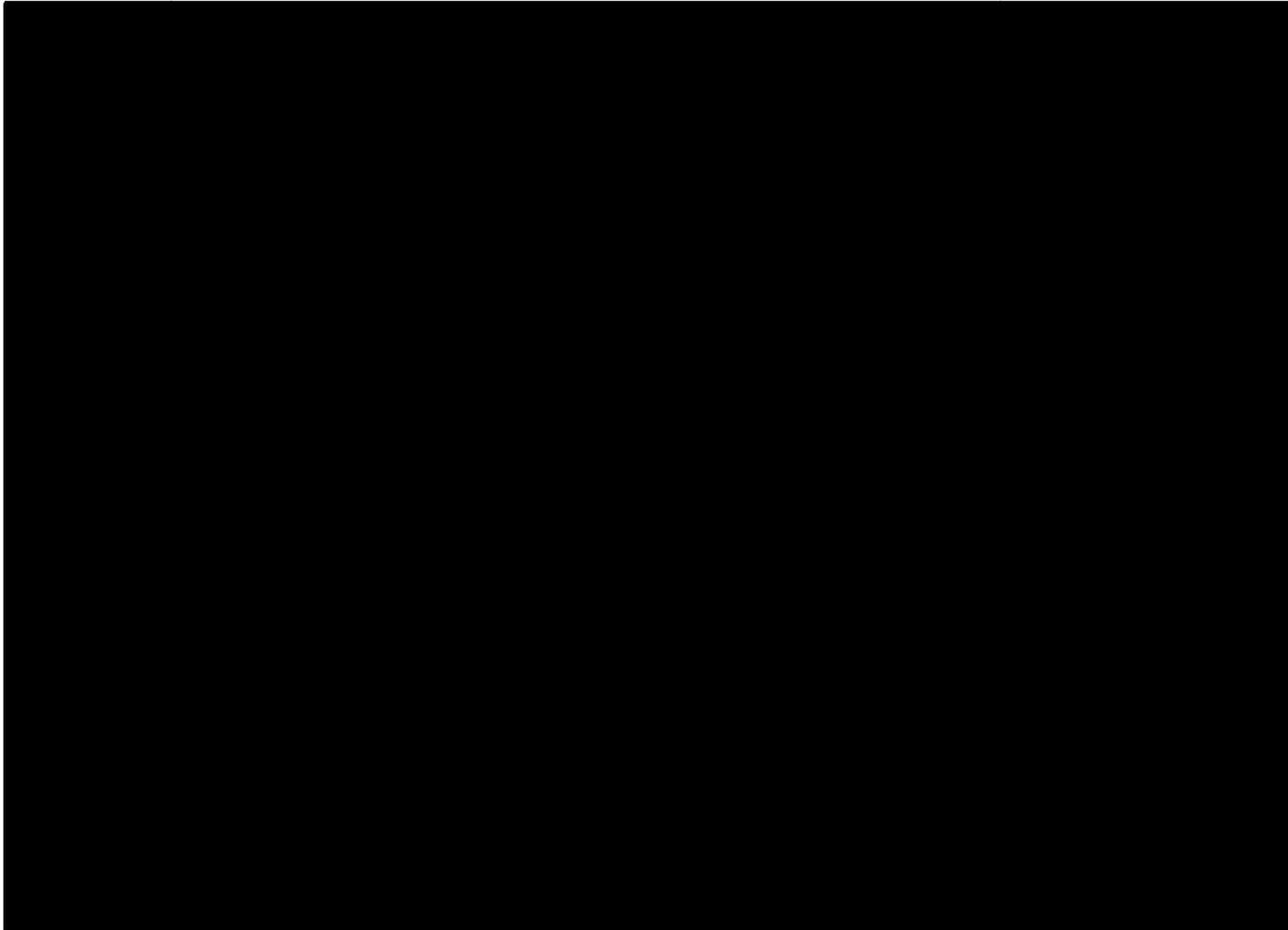
- is included in a development plan or local area plan and is zoned for residential development or zoned for a mixture of uses, that includes residential development.
- is serviced, or it is reasonable to consider may have access to services. Serviced means having access to the necessary public infrastructure and facilities including road and footpath access, public lighting, foul sewer drainage, surface water drainage and water supply necessary for dwellings to be developed and for which there is service capacity available sufficient to enable housing to be developed.
- is not affected in terms of its physical condition, by matters to a sufficient extent to preclude the provision of dwellings, including contamination or the presence of archaeological or historic remains.

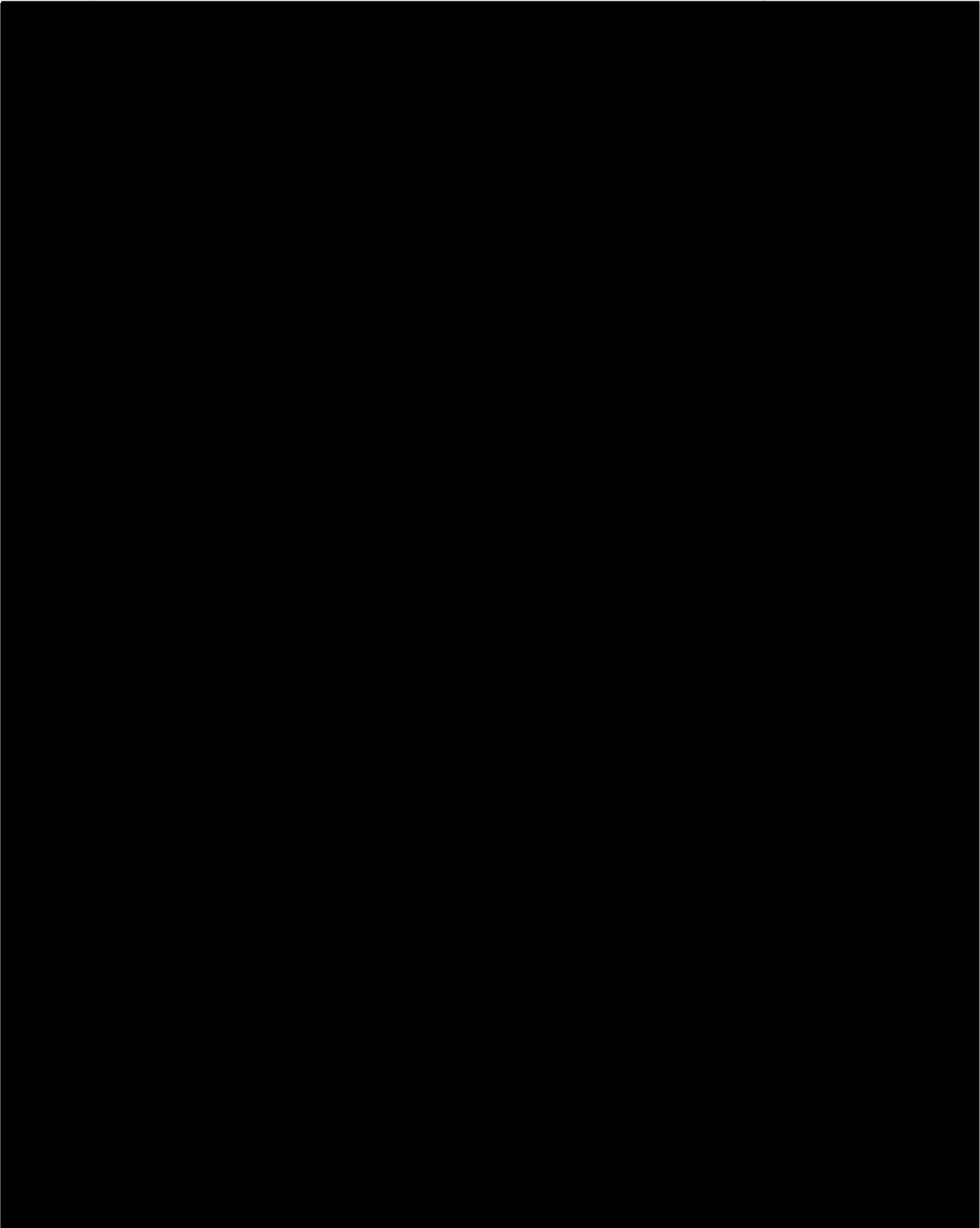
but which is not –

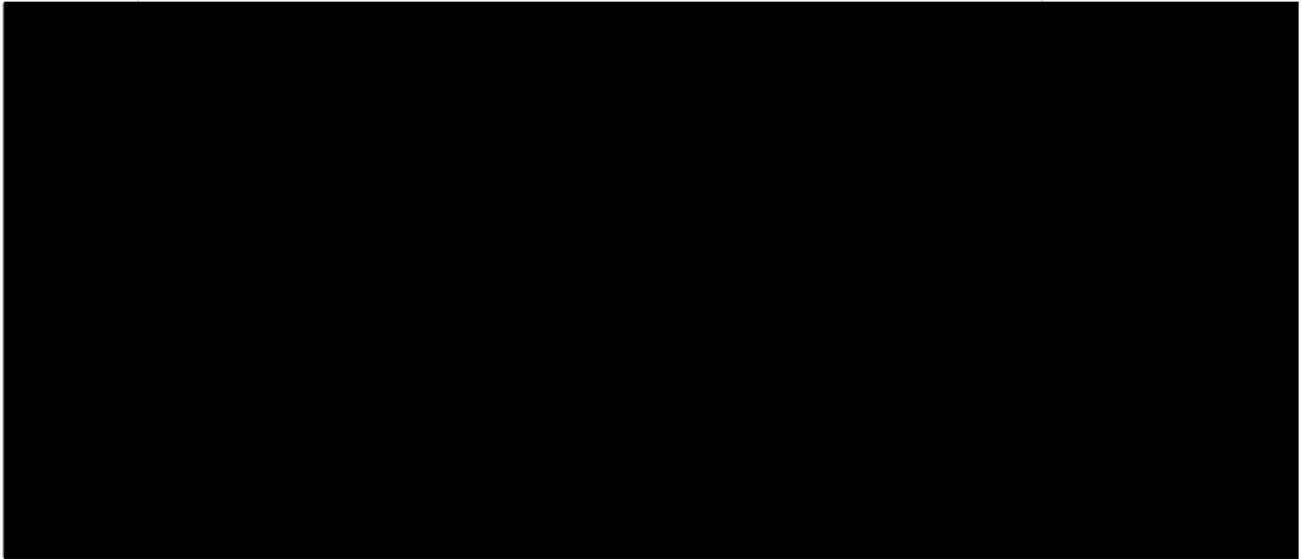
- land that, while zoned residential, is an authorised development used to carry on a trade or profession by a business liable to pay commercial rates, and which provides services to residents of adjacent residential areas.
- land that is zoned for a mixed used purpose (including residential) unless it is reasonable to consider that such land is vacant or idle.
- land that is required for, or occupied by, other uses such as social, community or governmental infrastructure, including education and healthcare facilities, facilities used for the purposes of public administration, transport facilities and infrastructure, utilities, energy or telecommunications infrastructure and facilities; water and wastewater infrastructure and facilities, waste management and disposal infrastructure, recreational infrastructure including sports facilities and playgrounds.
- land that is subject to a statutory designation that may preclude development.
- land in respect of which the Derelict Sites Levy is payable.



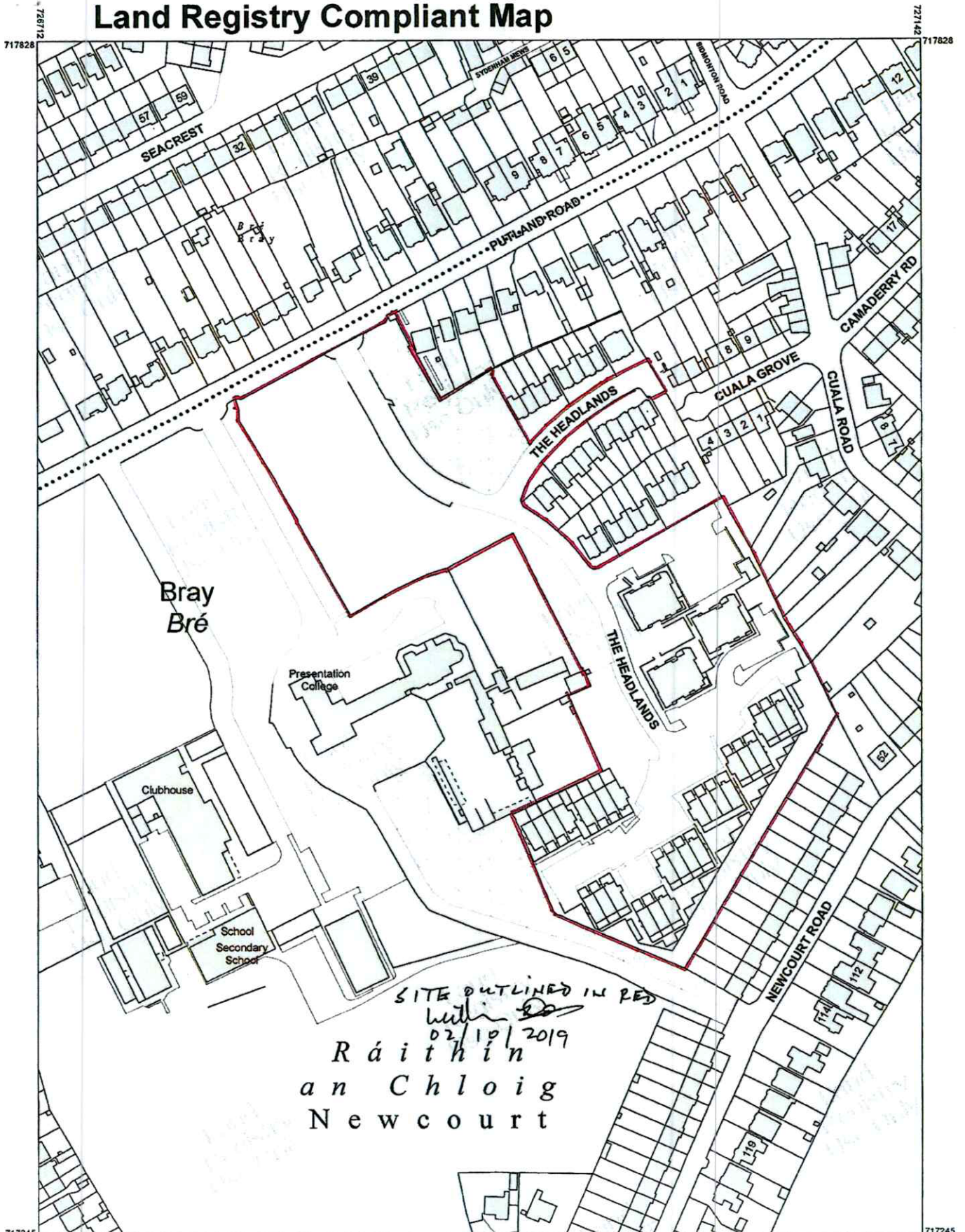




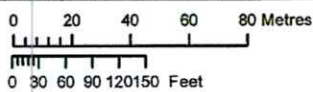




Land Registry Compliant Map



SITE OUTLINED IN RED
with 02/10/2019
Ráithín
an Chloig
Newcourt



OUTPUT SCALE: 1:2,500



CENTRE COORDINATES:
ITM 726927,717537

PUBLISHED: 02/10/2019

MAP SERIES:
1:1,000
1:1,000
1:1,000

ORDER NO.: 50087030_1
MAP SHEETS:
3568-19
3568-20
3568-24
3568-D

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: <http://www.osi.ie>; search 'Capture Resolution' **LEGEND:** <http://www.osi.ie>; search 'Large Scale Legend'

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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.



Dated the day of 20



**MUDS TRANSFER HEADLANDS, BRAY, COUNTY
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