

RESOURCE MANAGEMENT

Statutory Authority - Resource Management Act

Who Responsible - Manager Environmental Services

General

The fees and charges are set out in the attached schedule and are either based on a flat fee or a deposit which is paid when an application is lodged. All fees are GST inclusive.

Any application which does not require a hearing is based on a flat fee which covers the application processing costs up to the decision stage. Subdivision fees are based on a flat fee which covers costs up to the decision stage and any further processing from the decision through to the conditions certificate (Section 224) is charged as additional fees and invoiced on completion of the subdivision.

The flat charges within the table below have been fixed in accordance with Section 36 of the Resource Management Act and in particular section 36(4) for the purpose of recovering reasonable costs incurred by the Council in respect of the actions to which the charges relate.

Where the flat fee charges are inadequate to recover all actual costs incurred by the Council, an additional charge will be made if Council is satisfied, having regard to the provisions of sections 36(3) and 36(4) of the Resource Management Act that such charges reflect its actual and reasonable costs in respect of the matter.

Any application which requires a hearing requires a deposit to be paid when the consent is lodged. The actual costs of processing the consent and hearing costs will be charged to the applicant and invoiced after the decision is released. The hourly rate for planning processing, Engineering processing and Monitoring for the Environmental Services Unit is charged at \$110 (incl GST) per hour or part thereof to the nearest six minute interval except where expressly provided for otherwise within the charging table. The hourly rate for internal Environmental Health advice required to process tasks contained within the charging table will be charged at an hourly rate of **\$110.00** (incl GST).

Subdivision And Land Use Consent Applications Lodged Concurrently

When a subdivision triggers a land use consent or a land use consent is directly associated with the subdivision (and the application is lodged concurrently). The subdivision fee plus a reduced landuse flat fee of \$220 will be required. For example: subdivision with a non-complying access way = subdivision fee + \$220 additional.

However, this does not apply where a resource consent is required for a new activity. For example where a land use consent is required for a retail development that does not comply with car parking, and a subdivision consent is also applied for. In this case the full land use and subdivision fees would apply.

Expert Reports

The Council may seek an expert report (and / or evidence) for any Resource Management application (ie including notified or non-notified resource consent or subdivision). For example, the following experts may be engaged: traffic planner, landscape expert, noise consultant or legal advice. The actual experts cost shall be charged to the applicant.

RESOURCE MANAGEMENT DEPOSITS, STANDARD FEES AND CHARGES

LAND USE RESOURCE CONSENT

– The following resource consent fees apply when a hearing is not required. This application fee is a flat fee which includes: administration time, planner's time and a monitoring inspection. Any resource consent that requires additional monitoring due to non-compliance with the conditions of resource consent will be charged additional monitoring cost as set out in the fee schedule. Any resource consent that involves engaging an expert will be charged additional fees as set out in the schedule.

Item	Fees
Category 1 – Land use Flat Fee	\$430.00
Landuse consents for breach of the following rules – Setback – Recession plane – continuous length of wall – Site Coverage – Hanmer Springs design standard – Signs – Earthworks in urban areas – Accessways – Screening	
Category 2	
All other land use consents except relocated dwellings and visitor accommodation. (including: Hanmer design standards, parking, site size, signs) Hanmer Springs breach of more than one design standard	\$1,190.00
Category 3	
Land use consents for relocated dwellings, other relocated principal buildings and visitor accommodation, quarrying and mining	\$1,300.00

SUBDIVISION CONSENT - Subdivision consent fees are set out in two parts:

- Up to the decision stage – flat fee
- Post decision fees – invoiced on completion of the consent.

For any subdivision and land use consent applications lodged concurrently refer to general fee notes.

SUBDIVISION CONSENT – up to decision

The following subdivision consent fees apply when a hearing is not required.

- This fee is a flat fee and covers the consideration of an application up to the approval stage only. The application fee includes: administration time, planner’s time and some engineering input.
- Any subdivision consent that requires engaging an expert will be charged additional fees as set out in the schedule.
- Any subdivision and land use consent applications lodged concurrently refer to general fees.

Item	Fees
- Category 1 – Subdivision flat fee - 2 lot and boundary adjustments	\$1,300.00
- Category 2 – Subdivision flat fee - 3 – 5 lots	\$2,235.00
- Category 3 – Subdivision flat fee - 6 - 10 lots	\$3,445.00
- Category 4 – Subdivision flat fee - 11 lots or more	\$5,600.00
<p>SUBDIVISION CONSENT - POST DECISION (<i>up to and including s224 stage</i>)</p> <p>Post decision fees – this fee is invoiced on completion of the consent. These fees are charged on an hourly rate based on either planner’s time or engineering time.</p> <p>These fees and charges relate to the processing and administration of subdivision consent post decision up to the s224 stage and include the following:</p> <p>Planner’s time per hour:</p> <ul style="list-style-type: none"> - Title plan checking and certification s223 - Consent notice preparation & issue - Refundable bond preparation & issue - Checking & issuing conditions certificate s224 - Registered bond preparation & releases <p>Engineering time per hour:</p> <ul style="list-style-type: none"> - Engineering Plan checking and approval - Roads, access-ways and services/inspections - Any other meetings required 	\$110.00

<p>ANY APPLICATION REQUIRING A HEARING</p> <p>These fees require a deposit to be paid with the application and the actual costs are charged out as set out in the fee schedule and invoiced on completion of the consent.</p> <p>For example: Resource consent requires a hearing</p> <ul style="list-style-type: none"> \$ Administration (including file set up) + \$ Notification charges + \$ Charges for a hearing + \$ Administration charges for a hearing + \$ Planner's time + \$ Commissioner fees + \$ Expert evidence (Actual cost) - \$ Deposit - paid with application = \$ Invoice Total 	<p>Costs as per formula</p>
<p>Category 1 deposit</p> <p>Landuse or Subdivision applications which are notified (excluding limited notification); or</p> <ul style="list-style-type: none"> - Private Plan change 1st schedule; or - Designation; or - Heritage order 	<p>Actual costs based on deposit \$7,000.00</p>
<p>Category 2 deposit</p> <p>Any application subject to limited notification, or</p> <ul style="list-style-type: none"> - extension of time s125 - change of condition s127 - review of conditions s128 - objection s357 	<p>Actual costs based on deposit \$5,000.00</p>

Administration charges for a hearing	
Administration – file set up	\$250.00
Pre hearing meeting	Actual cost
Public notice on site (sign)	\$50.00
Public notice in paper	Actual cost
Notification (sent a copy of the application) per person	Actual cost
Copy of the Planners s42 report to be sent to submitters per submitter	Actual cost
Copy of the decision per person	Actual cost
Other administration per hour	\$110.00
Planner's charges Planner's time per hour spent on processing the consent Including: attending meetings, preparing reports and attending the hearing.	\$110.00
Expert Evidence	Actual Cost
Commissioner Hearing fees Commissioners attending the hearing and preparing a decision	Actual Cost

Other Resource Management Charges (where a hearing is not required)	
Extension of time s125	\$430.00
Change or cancellation of condition s127	\$430.00
s226 application & certificate	\$1,300.00
Certificate of compliance s139	\$1,300.00
Outline plan	\$430.00
Waiver of outline plan	\$220.00
Objection to resource consent decisions s357	\$1,190.00
Right of way applications	\$430.00
Alteration of Designation	\$1,190.00
Legal document certification/sealing/release	\$220.00
Existing use certificate	\$1,300.00
Cancellation of amalgamation condition	\$1300.00
Road naming fee	\$220.00

DISTRICT PLAN COPIES	
– Planning maps only A3 size	\$100.00
– CD of District Plan	\$60.00
– Copy of District Plan and maps (no updates)	\$250.00
– Copy of District Plan and maps (incl updates for 1 year)	\$350.00
– Copy of updates separately	Actual cost + \$25
OTHER CHARGES	
Monitoring on a resource consent where a breach of a consent condition or conditions are identified Actual costs per hour (<i>To invoice on completion of investigations</i>)	\$110.00
Copy of a certificate of title	\$20.00
Other documents, extracts, agreements not identified within the schedule or not subject to charge under separate legislation	\$220.00
Charge per hour	\$110.00
All other information requests or process deposit	
▪ Charge per hour	\$110.00
▪ Deposit	\$500.00