

Resource Management - Planning Fees and Charges

Effective 1 July 2023

All resource consent applications may be lodged electronically via email to RCApplications@wmk.govt.nz

Charges for processing resource consents and undertaking related activities have been set by the Waimakariri District Council in accordance with section 36(1) of the Resource Management Act 1991 (RMA) and section 150 of the Local Government Act 2002.

The Resource Management Planning Fees and Charges policy has two component fee structures:

Fixed Fee – A fixed charge payable prior to processing of a resource consent. The fixed fee charge is the full and final cost of processing of the consent application.

At Cost – At cost processing involves the charging of the actual cost of works that are covered within the Resource Management – Fees and Charges policy. At Cost processing is accompanied by a deposit paid prior to processing occurring. In accordance with section 36(5) of the RMA, the applicant is required to pay an additional charge to cover the actual and reasonable cost of items such as printing, advertising, postage, additional reports and commissioners that may be required in the processing of their application.

Council has fixed a formula for charges as provided by section 36(1). With the exception of boundary activities, marginal/temporary activities and land use (minor) fees, the charges are comprised of an initial deposit and then processed on an “at cost” basis. The deposit and fixed fees and charges are set out below.

For At cost applications, further costs will be invoiced on a time/cost basis. The use of hearings commissioner and external consultants where required will be charged on a full recovery basis according to their hourly rate. Disbursements will be charged on a full recovery basis. At the time of lodging an application the applicant is required to pay the applicable initial fee set out below. They will then be invoiced monthly for other amounts payable under the deposit formula and for any additional charges payable under section 36(5).

The following schedule of initial fees and charges is effective from 1 July 2023. All charges and initial fees are inclusive of GST and are invoiced after the application has been formally received. After an application has been assessed under s.88 of the RMA, the consent will be officially receipted and a file will be set up. Following completion of the setup of the application, an invoice will be sent. Upon payment of this first invoice, whether it is a fixed fee invoice or a deposit invoice on an “At cost” application, processing will occur after the payment has been received by the Council.

LAND USE PLANNING ACTIVITY FEES

Non-Notified Land Use Consents

Boundary Activities and Marginal/Temporary Activities

This relates to a setback/recession plane breach from a neighbouring property, or a marginal or temporary infringement. Please check with the **Duty Planner** prior to applying for this type of consent.

Fixed Fee

\$500

Land Use (Minor)

Land Use Minor - (ie: Setback to boundaries, breach of recession plane(s), site coverage, signage, all vehicle crossings). This land use (Minor) fee includes one monitoring inspection.

Fixed Fee

\$900

Land Use (Complex)

Land Use Complex (ie Earthworks, second dwellings, retail activities, Comprehensive Residential Developments (CRD), structures in localised flooding area, setbacks to waterways, plantation forestry, natural hazards, site contamination.)

At Cost

\$2500
Deposit

Related Land Use Consent Fees		
Time extension for Land use consent (Section 125)	At Cost	\$900.00 Deposit
Variation of Land use consent (section 127)	At Cost	\$900.00 Deposit
Objection to decision of Land Use Consent (Section 357)	No Charge	
Certificate of Compliance (Section 139)	At Cost	\$900.00 Deposit
Outline Plan (Section 176A)	At Cost	\$900.00 Deposit
Outline Plan Waiver Request	No Charge	
Existing Use Certificate (Section 139A)	Fixed Fee	\$900.00
Pre Hearing Meeting	At Cost	

SUBDIVISION PLANNING ACTIVITY FEES		
Subdivision Application		
For any subdivision application, by way of boundary adjustment, undertaken in any zone with NO new lots being created (and includes applications to convert cross lease titles to fee simple)	At Cost	\$3000 Deposit
For any <u>non-notified</u> subdivision application, undertaken in any zone, creating one or more new lots	At Cost	\$5000 Deposit
Combined Subdivision & Land Use Application		
For any <u>non-notified</u> subdivision and land use consent application, relating to the same property, and lodged together, creating one or more new lots	At Cost	\$5500 Deposit
Notified Subdivision (Public or limited Notification)		
For any <u>Notified</u> subdivision or land use consent application (additional deposit)	At Cost	\$5000 Deposit
Note: The notification charge above of \$5000.00 (deposit) is over and above the deposit paid at time of lodgement of the application. All disbursements and hearing costs associated with the notification of an application will be charged at cost on a monthly invoice basis.		
Pre Hearing meeting	At Cost	
Related Subdivision Consent Matters		
Update of an Existing cross-lease plan	Fixed Fee	\$900.00
Extension of time for Subdivision consent (Section 125)	Fixed Fee	\$900.00
Variation of Subdivision consent (Section 127) and/or s.221 variation to a consent notice	At Cost	\$900.00 Deposit
Objection to decisions of Subdivision Consent (Section 357)	No Charge	

Preparation & signing of Revocation Certificate (cancellation of consent notices, amalgamation etc)	Fixed Fee	\$365.00
Preparation & signing of other Certificates (ie: s.239, s.243)	Fixed Fee	\$350.00
Additional s.223 certification (as in staged subdivisions) or re-certification of any certificated s.223 plans.	Fixed Fee	\$350.00
Additional s.224(c) Certificates (as in staged subdivisions) or re-certification of previously signed s.224(c) Certificates.	Fixed Fee	\$350.00
Preparation & signing of first s.221 Consent Notice	Fixed Fee	\$85.00
Preparation & signing of all subsequent s.221 Consent Notices (per notice)	Fixed Fee	\$50.00
Documents for execution by Council and not listed above (including all A & I Instrument signing, easement documentation, link strip agreements etc)	Fixed Fee	\$365.00
Property Numbering Charge Plus fee for each additional lot thereafter. (NOTE: this fee is invoiced after s.223 plan has been signed)	Fixed Fee	\$35.00 \$5.00

Planning – Other legislation

s.348 - Right of way approval consent application (when not part of subdivision). This fee includes the signing of the certificate on Landonline.	Fixed Fee	\$900.00
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Designations/Plan Changes

For Designations and Plan Charges (privately initiated) following payment of the relevant deposit, the Council will invoice for the additional charges at cost on a monthly basis and may stop work on the application until such time as the relevant invoices has been paid.

Plan Changes (deposit then additional charges at cost)	At Cost	\$10000.00 Deposit
Notice of Requirement for designations	At cost	
Extension for alteration to a Designation	At Cost	

Additional charges & Hourly Rates

Processing of any land use or subdivision application, and any additional charges applying to any other planning application listed above will be charged as per the following rates:

Unit Manager and Reporting Officers – per hour	\$180.00
Administration Officers (clerical support) – per hour	\$100.00
Compliance & Enforcement Officers – per hour	\$180.00
Other Council staff (ie Traffic engineers)	\$180.00
External reports and peer reviews, commissioned by the Council	At Cost

(ie traffic engineering, urban design, noise assessments).	
Commissioners hearing related costs	At Cost

Disbursements	
Postage / courier costs	At cost
Photocopying and/or Printing (per A4 copy)	At Cost
Public Notices (Newspaper advertisements)	At Cost
Site Notices (for notification)	\$25.00
Scanning	At Cost
Site Visits (Time and mileage)	At Cost
Hearing related charges	At Cost

Consent Monitoring	
<p>Note: The land use (minor) fee includes <u>one</u> monitoring charge. (If more than one inspection is required, this will be invoiced on an <i>at-cost basis</i> at the time of the 2nd inspection.</p> <p>The land use (complex) monitoring inspection will be an additional charge.</p>	
Resource Consent Monitoring Site inspection	At Cost
RMA Investigation/Enforcement	At Cost

Requests for Reduction of Fees
In special circumstances, applicants may request a waiver from the Facilities and Consents Fee Waiver Sub Committee. Any such request shall be made in writing on the appropriate application form and will be considered by the Facilities and Consents Fee Waiver Sub Committee.

Additional Invoicing
For any Resource Consent officially received by the Council, and then withdrawn by the applicant, the Council will charge for the time spent setting up and/or processing the consent to the stage of it being withdrawn. This will be charged at the hourly rate set out in this schedule.