

**Attachment B****Resource Consent and Engineering Fees and Other Charges**

Final for Full Council
Prepared 17 May 2018

Charges for processing resource consents, private plan changes and undertaking related activities have been set by the Queenstown Lakes District Council in accordance with section 36(1) of the Resource Management Act 1991 (RMA) and section 150 of the Local Government Act. Council has fixed a formula for charges as provided by section 36(1). The charges are comprised of an administrative fee of \$225.00, plus an amount calculated as the reasonable time spent processing the application by the staff involved at the hourly rates scheduled below. The initial fees and charges are set out below. All Land Use applications include a \$215 monitoring fee except for section 127 applications to change conditions, boundary activities and marginal and temporary non-compliance notices. If monitoring of these applications is required it is to be undertaken on an hourly rate basis.

In accordance with section 36(3) of the RMA, the applicant is also 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.

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 fixed formula and for any additional charges payable under section 36(3).

Applications will not be received and processing will not continue while charges remain unpaid or overdue.

The following schedule of initial fees and charges is effective from 1 July 2018.

- All charges and initial fees are inclusive of GST and are payable on application.
- The initial fees are minimum charges based on the expected reasonable costs relative to the work. Further costs will be invoiced on a time basis and are payable before further work is completed.
- 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.

HOURLY RATES	\$
Senior Planner	185.00
Planner	165.00
Planning Officer	145.00
Monitoring / Compliance	145.00
Subdivision / Development Contributions Officer	145.00
Engineering	185.00
Environmental Health	125.00
Administration Support	100.00

INFRASTRUCTURE AND PARKS	\$
Senior Infrastructure Engineer	185.00
Infrastructure Engineer/ Logistics	165.00
Infrastructure Other	145.00
Parks & Reserves Senior Planner / Planning Manager	185.00



Parks & Reserves Planner / Officer

145.00

MONITORING (Initial Fees)		\$
Compliance inspections (including for NES-Plantation Forestry)		hourly rate
ADMINISTRATIVE CHARGE (Fixed fee)		\$
Administrative charge per consent		225.00
Administrative charge per pre-application request		90.00
PRE-APPLICATION MEETINGS (Initial Fees)		\$
Pre-Application Meeting including preparation - first hour free, after which at the applicable officer(s) hourly rate(s).		hourly rate
LAND USE CONSENTS (Initial fees unless otherwise stated)		
Boundary activity notice (fixed fee)		448.00
Marginal and temporary non-compliance notice		448.00
Breach of site or discretionary performance standard other than earthworks (all zones except Town Centre, Business and Industrial)		1300.00
Breach of site or discretionary performance standard other than earthworks, Town Centre, Business and Industrial zones		1805.00
Breach of zone or non-complying performance standard (all zones except Town Centre, Business and Industrial)		1720.00
Breach of site, zone or performance standard Town Centre, Business and Industrial zones		2390.00
Comprehensive residential development Low Density Residential zone		5,865.00
Controlled Activity		1,400.00
Design control minor (e.g. building in Town Centre, Business or Industrial zones or dwelling in any special zone)		1,530
Design control other (e.g. dwelling in Rural Residential zone or dwelling on a platform in Rural Lifestyle zone)		1,640
Earthworks minor (e.g. single dwelling or similar)		3,015.00
Earthworks other		4,980.00
Establish residential building platform in Rural or Rural General zone		4,520.00
Extensions or alterations to existing Rural or Rural General dwelling		1,670.00
Heritage Orders		2,165.00
Minor alterations to heritage building		2,029.00
New Rural General dwelling not on building platform		4,065.00
Non-residential activity in residential or special zones		3,584.00
Signs		1220.00



Visitor accommodation 1-2 units Low Density Residential zone	2,090.00
Visitor accommodation multi-units Low Density Residential zone	2,670.00

Visitor accommodation 1-2 units High Density Residential zone	1,615.00
Visitor accommodation or residential multi-units High Density Residential zone	4,150.00
Other applications	1,240.00
	1,380.00

SUBDIVISION CONSENTS (Initial fees)		\$
Amalgamation Certificate - fixed fee		145.00
Boundary adjustment		1,830.00
Controlled activity up to two lots		2,550.00
Controlled activity more than two lots		2,820.00
Engineering Review & Acceptances, Inspections and Road Naming		412.50
Other subdivision (e.g. Rural Residential, Rural Lifestyle)		2,920.00
Rural General subdivision		3,920.00
Registered Bond / release of Registered Bond (each)		145.00
Cancellation of amalgamation conditions (s241)		1,148.00
Section 223 Certificate		145.00
Section 224(c) Certificate		290.00
Signing and Sealing other plan or certificate		145.00

MULTIPLE ACTIVITIES

Where an application includes both land-use and subdivision activities or multiple activities, only the higher or highest relevant charge is payable

OTHER APPLICATIONS / PROCESSES (Initial Fees)	
Notice of Requirement for a Designation	5,470.00
Alteration of Designation	3,560.00
Removal of Designation or Heritage Order	330.00
Certificate of Compliance	1,450.00
Existing Use Certificate	2,730.00
Extension of lapse period of a resource consent	840.00
Outline Plan Approval Section 176A	1340.00



Outline Plan Waivers Section 176A(2)(c)	530.00
Surrender of consent	330.00
Trees e.g. <i>trimming or removal of protected or heritage tree</i> Residential Arrowtown Historic Management zone (with supporting Arboriculturist's report)	730.00
Variation to 3 or more resource consent conditions – complex	1900.00
Variation to 1-2 resource consent conditions – simple	\$920
Private plan change	11,200.00

LOCAL GOVERNMENT ACT CHARGES (Initial Fees)		
Section 348 Right of Way certificate		660.00
Traffic Management Plans		125.00
Licence to Occupy		600.00
Temporary Road Closures		500.00
Corridor Access (Road Opening Permits)	< 20 m	185.00
	20-100 m	375.00
	100-500 m	560.00
	500-2000 m	750.00
	> 2000 m	1,875.00
Engineering Connection to Council Services (one connection)		280.00
Engineering Connection to Council Services (for each additional connection)		120.00
Cancellation of Building Line Restriction		330.00
OTHER APPLICATIONS / PROCESSES (Fixed Fees)		
Urban Design Panel (prior to lodging resource consent)		250.00
Urban Design Panel (post lodging resource consent)		500.00

OBJECTIONS UNDER SECTION 357A(1)(f) OR (g) REQUESTED TO BE HEARD BY AN INDEPENDENT COMMISSIONER (initial fees)	
Requested Commissioner consideration of objections under section 357A(1)(f) or (g)	hourly rate

NOTIFIED AND LIMITED NOTIFIED APPLICATIONS (Initial Fees)	
Limited Notification / Service (Section 95B)	
The charges fixed by council under section 36(1) include the following extra charge if limited notification of an application is required. The extra limited notification charge is also payable at the time of lodgement. However, where the need for notification / service is not apparent at the time of lodgement, the extra \$1,300 is payable as soon as it becomes apparent that limited notification is required.	1,480
Notified Applications (Section 95A or 95C) (Initial Fees)	
The charges fixed by council under section 36(1) include the following extra charge if full notification of a resource consent or designation is required.	5,110



The extra notification charge is payable at the time of lodgement or as soon as it becomes apparent that notification is required and is to proceed. Public notification will not occur before payment is made.

INITIAL CHARGES FOR HEARINGS (Initial Fees)

Where a hearing is required the applicant is liable to pay the costs for Commissioners attending hearings, undertaking site inspections and writing decisions as well as the cost of attendance of professional and secretarial staff.	Half Day	6,810
	Full Day	12,500
Prior to a hearing date being confirmed, an estimate of the hearing time (including site visit) will be made and the applicant will be required to pay the appropriate hearing initial fee. If the cost of the hearing and decision writing exceeds the hearing initial fee, the additional amounts will be invoiced. If actual charges are less than the initial fee, a refund will be issued.	Each additional day	11,020