

### **Resource Consent and Engineering Fees and Other Charges**

1 July 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.

### **Planning and Engineering Fees and Other Charges**

1 July 2021

Charges for processing resource consents (land use and subdivision), private plan changes and undertaking related activities, including engineering processes, 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.

The following schedules set out the hourly rates and initial fees payable at the time of lodging an application, and are effective from 1 July 2021.

Notes accompanying the schedules below:

- All charges and initial fees are inclusive of GST and are payable on submitting the application to Council.
- With the exception of the fixed fees indicated, the initial fee amounts are a minimum charge and any further costs generated will be invoiced on a time basis.
- Applications will not be received and processing will not continue while charges remain unpaid or overdue.
- The use of external planning consultants where required to process resource consent applications will be charged at the relevant hourly rate for planners.
- The use of hearing commissioners and other external expert consultants (e.g. landscape architects/urban designers/noise/engineering) where required will be charged on a full recovery basis according to their hourly rate.
- For resource consent applications the fee paid at lodgement includes a fixed administration fee of \$248.
- For land use resource consent applications and designation related applications, the fee paid at lodgement includes a fixed monitoring fee of \$237.
- For RMA section 127 change of conditions and deemed permitted activities, monitoring, if required, will be charged at the hourly rate listed.
- Disbursements (i.e. printing, advertising, postage) will be charged on a full recovery basis.

**CURRENT Resource Consent, Engineering and Other Charges (1 July 2018)**

<b>HOURLY RATES</b>	<b>\$</b>
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

<b>INFRASTRUCTURE AND PARKS</b>	<b>\$</b>
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

<b>ADMINISTRATIVE CHARGE (Fixed fee)</b>	<b>\$</b>
Administrative charge per consent	225.00
Administrative charge per pre-application request	90.00

<b>PRE-APPLICATION MEETINGS (Initial Fees)</b>	<b>\$</b>
Pre-Application Meeting including preparation - first hour free, after which at the applicable officer(s) hourly rate(s).	hourly rate

**PROPOSED Planning, Engineering and Other Charges (1 July 2021)**

<b>HOURLY RATES</b>	<b>\$</b>	<b>Change</b>
Senior Planner	204	10% increase
Planner	182	10% increase
Planning Officer	160	10% increase
Monitoring / Compliance	160	10% increase
Subdivision / Development Contributions Officer	160	10% increase
Engineering	212	15% increase
Environmental Health	125	No change
Administration Support	110	10% increase

<b>INFRASTRUCTURE AND PARKS</b>	<b>\$</b>	<b>Change</b>
Senior Infrastructure Engineer	212	15% increase
Infrastructure Engineer/ Logistics	190	15% increase
Infrastructure Other	160	10% increase
Parks & Reserves Senior Planner / Planning Manager	204	10% increase
Parks & Reserves Planner / Officer	160	10% increase

<b>LODGEMENT FEE PER CONSENT (Fixed Fees)</b>	<b>\$</b>	<b>Change</b>
Monitoring	237	10% increase
Administration per resource consent	248	10% increase

<b>MONITORING (Initial Fees)</b>	<b>\$</b>	<b>Change</b>
Compliance inspections (including for NES-Plantation Forestry)	hourly rate	No change

<b>PRE-APPLICATION MEETINGS (Initial Fees)</b>	<b>\$</b>	<b>Change</b>
Pre-Application Meeting including preparation for meeting and write up / issue of meeting notes by Council officer or external consultants - first hour free for all Council officers, after which time charged at the applicable officer(s) hourly rate(s). Involvement in pre-application meeting by external expert consultants (i.e. landscape / urban design etc) will be charged in full.	hourly rate	No change

**CURRENT Resource Consent, Engineering and Other Charges (1 July 2018)**

<b>LAND USE CONSENTS (Initial fees unless otherwise stated)</b>	
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 <b>except</b> 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 <b>except</b> 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	1,380.00

**PROPOSED Planning, Engineering and Other Charges (1 July 2021)**

<b>LAND USE CONSENTS (Initial fees unless otherwise stated – Non Refundable)</b>	<b>\$</b>	<b>Change</b>
Deemed permitted activities - Boundary activity notice (Fixed Fee)	500	12% increase
Deemed permitted activities - Marginal and temporary non-compliance notice	500	12% increase
Controlled Activity (overall consent status) Except if fall into one of the specific consent categories below and then that initial fee applies	1,540	10% increase
Restricted Discretionary Activity (overall consent status) Except if fall into one of the specific consent categories below and then that initial fee applies	3,000	New
Discretionary or Non-complying Activities (overall consent status) Except if fall into one of the specific consent categories below and then that fee applies	3,900	New
Establish residential building platform(s), or a new dwelling outside an approved building platform, in Rural zones	4,000	New
Signs	1,400	15% increase
Visitor accommodation controlled activity (overall consent status) excluding sites in Town Centre zones	1,400	Consolidated
Visitor accommodation all other	3,000	Consolidated
Scheduled buildings and/or Trees (Fixed Fee): <ul style="list-style-type: none"> <li>Painting (only) of scheduled building/dwelling submitted with Heritage New Zealand approval</li> <li>Trimming of scheduled or protected tree submitted with supporting arboriculturist's report</li> </ul>	800	New

**CURRENT Resource Consent, Engineering and Other Charges (1 July 2018)**

<b>SUBDIVISION CONSENTS (Initial fees)</b>	<b>\$</b>
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

<b>MULTIPLE ACTIVITIES</b>
<i>Where an application includes both land-use and subdivision activities or multiple activities, only the higher or highest relevant charge is payable</i>

<b>OTHER APPLICATIONS / PROCESSES (Initial Fees)</b>	
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 Arrows town 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

**PROPOSED Planning, Engineering and Other Charges (1 July 2021)**

<b>SUBDIVISION CONSENTS (Initial fees – Non Refundable)</b>	<b>\$</b>	<b>Change</b>
Amalgamation Certificate (Fixed Fee)	160	10% increase
Boundary adjustment	2,000	9% increase
Restricted activity up to two lots	2,800	10% increase
Restricted activity more than two lots	3,100	10% increase
Engineering Review & Acceptances	500	20% increase
All other subdivision	3,200	10% increase
Registered Bond / release of Registered Bond (each)	160	10% increase
Cancellation of amalgamation conditions (s241)	1,250	9% increase
Section 223 Certificate	160	10% increase
Section 224(c) Certificate	320	10% increase
Signing and Sealing other plan or certificate	160	10% increase

<b>MULTIPLE ACTIVITIES</b>
<i>Where an application includes both land use and subdivision activities. or multiple activities, only the higher or highest relevant charge is payable.</i>

<b>OTHER APPLICATIONS / PROCESSES (Initial Fees – Non Refundable)</b>	<b>\$</b>	<b>Change</b>
Notice of Requirement (NoR) for a Designation	6,000	10% increase
Alteration of Designation	3,900	10% increase
Removal of Designation or Heritage Order	500	52% increase
Certificate of Compliance	1,600	10% increase
Existing Use Certificate	3,000	10% increase
Extension of lapse period of a resource consent (section 125 RMA)	925	10% increase
Outline Plan (Section 176A RMA)	1,500	12% increase
Outline Plan Waiver (Section 176A(2)(c) RMA)	600	13% increase
Surrender of consent (Fixed Fee)	250	Fee reduction
Variation to resource consent conditions (section 127 RMA)	2,500	32% increase
Urban Design Panel (Prior to lodging resource consent)	250	No Change
Urban Design Panel (Post lodging resource consent)	500	No change
Private Plan Change	12,300	10% increase

**CURRENT Resource Consent, Engineering and Other Charges (1 July 2018)**

<b>LOCAL GOVERNMENT ACT CHARGES (Initial Fees)</b>		
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
<b>OTHER APPLICATIONS / PROCESSES (Fixed Fees)</b>		
Urban Design Panel (prior to lodging resource consent)		250.00
Urban Design Panel (post lodging resource consent)		500.00

**PROPOSED Planning, Engineering and Other Charges (1 July 2021)**

<b>LOCAL GOVERNMENT ACT CHARGES (Initial Fees – Non Refundable)</b>		<b>\$</b>	<b>Change</b>
Section 348 Right of Way Certificate		660	No change
Licence to Occupy		640	7% increase
Temporary Road Closures		640	28% increase
Additional processing over Initial Fee	Hourly Rate	160	
Assignment of Licence to Occupy		160	New
Traffic Management Plans		150	20% increase
Corridor Access (Road Opening Permits)	< 20 m	200	8% increase
	20-100 m	410	9% increase
	100-500 m	620	11% increase
	500-2000 m	825	10% increase
	> 2000 m	2,020	8% increase
<b>Road Naming</b>			
One Road Name from Approved Road Name list		165	New
One Road Name that meets Road Naming Policy		220	New
One Road Name not meeting Road Naming Policy		330	New
Each additional road name		55	New
Additional processing over Initial Fee	Admin Hourly Rate		

<b>Engineering Connection to Council Services</b>			
One Connection		310	11% increase
For each additional connection		130	8% increase
Additional time over initial fee	Hourly rate	160	
Engineering Connection to Council Services (for each additional connection)		130	8% increase
Application to build over or near a council pipe or drain or relocate pipe or drain		600	New
Cancellation of Building Line Restriction		330	No change

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)	
<b>Limited Notification / Service (Section 95B)</b> 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
<b>Notified Applications (Section 95A or 95C) (Initial Fees)</b> 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. 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.	5,110

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
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.	Full Day	12,500
	Each additional day	11,020

RMA OBJECTIONS UNDER SECTION 357A(1)(f) OR (g) REQUESTED TO BE HEARD BY AND INDEPENDENT COMMISSIONER		Change
Requested Commissioner consideration of objections under section 357A(1)(f) or (g)	hourly rate	No change

RMA PUBLICLY NOTIFIED AND LIMITED NOTIFIED APPLICATIONS (Initial Fees – Non Refundable)		Change
<b>Limited Notification</b> If a decision is issued that the application needs to be processed on a Limited Notified basis, an invoice will be issued with that decision. This fee recognises additional tasks associated with a notified consent, including but not limited to - notifying the application and preparation of a section 42A officer report, and Hearing costs including Hearing Commissioners. Limited notification will not occur until payment is made.	1,630	10% increase

<b>Publicly Notified</b> If Public Notification of an application is required this additional charge is required to be paid either at the time of lodgement or as soon as it becomes apparent that notification is required. This fee recognises additional tasks associated with a notified consent, including but not limited to - notifying the application and preparation of a section 42A officer report, and Hearing costs including Hearing Commissioners. Public notification will not occur before payment is made.	5,600	10% increase
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HEARINGS			
Where a hearing is required the applicant is liable to pay the associated costs for Commissioners reviewing the application, issuing Minutes, undertaking site visits, attending the hearing and writing decisions, as well as the cost of the attendance of professional and secretarial staff. This fee must be paid prior to the hearing date being confirmed.	Half Day	6,800	Fee Reduction
	Full Day	12,500	No change
	Each Additional Day	11,500	4% increase