

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

Charges for processing resource consents 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. Council has fixed a formula for charges as provided by section 36(1). The charges are comprised of an administrative fee of \$225.00 including GST per consent, 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.

In accordance with section 36(3) 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).

Where the cost of processing an application is less than the initial charges refund will be given.

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<sup>st</sup> July 2016.

- 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 external consultants where required will be charged on a full recovery basis. Disbursements will be charged on a full recovery basis.

<b>HOURLY RATES</b>	<b>\$</b>
Senior Planner	165.00
Planner	145.00
Monitoring	145.00
Compliance	145.00
Development Contributions Officer	145.00
Engineering	165.00
Environmental Health	125.00
Administration Support	90.00

<b>INFRASTRUCTURE - HOURLY RATES SET ANNUALLY</b>	<b>\$</b>
Senior Infrastructure Engineer	Hourly rate
Infrastructure Engineer/ Logistics	Hourly rate
Infrastructure Other	Hourly rate
Parks & Reserves Planner	Hourly rate

<b>MONITORING (Initial Fees)</b>	<b>\$</b>
Land Use Monitoring	145.00
Earthworks Monitoring	290.00

<b>ADMINISTRATIVE CHARGE (Fixed fee)</b>	<b>\$</b>
Administrative charge per consent	225.00

<b>PRE-APPLICATION MEETINGS (Initial Fees)</b>	<b>\$</b>
Pre-Application Meeting (Minor) - first hour free, after which at the applicable hourly rate.	hourly rate
Pre-Application Meeting – complex applications requiring input from multiple Council departments	1,500.00

<b>LAND USE CONSENTS (Initial fees)</b>	
Breach of site standard other than earthworks (all zones except Town Centre, Business and Industrial)	825.00
Breach of site standard other than earthworks, Town Centre, Business and Industrial zones	1,025.00
Breach of zone standard (all zones except Town Centre, Business and Industrial)	1,300.00
Breach of zone standard Town Centre, Business and Industrial zones	1,950.00
Comprehensive residential development Low Density Residential zone	5,650.00
Controlled Activity	980.00
Design control minor (e.g. building in Town Centre, Business or Industrial zones or dwelling in any special zone)	980.00
Design control other (e.g. dwelling in Rural Residential zone or dwelling on a platform in Rural Lifestyle zone)	1,280.00
Earthworks minor (e.g. single dwelling or similar)	1,025.00
Earthworks other	3,125.00
Establish residential building platform in Rural General	3,850.00
Extensions or alterations to existing Rural General dwelling	1,300.00
Heritage Orders	1,950.00
Minor alterations to heritage building	515.00
New Rural General dwelling not on building platform	3,850.00
Non-residential activity in residential or special zones	3,200.00
Signs	640.00
Visitor accommodation 1-2 units Low Density Residential zone	1,025.00
Visitor accommodation multi-units Low Density Residential zone	6,400.00
Visitor accommodation 1-2 units High Density Residential zone	640.00

Visitor accommodation or residential multi-units High Density Residential zone	5,125.00
Other applications	1,025.00

<b>SUBDIVISION CONSENTS (Initial fees)</b>	<b>\$</b>
Amalgamation Certificate - fixed fee	102.00
Boundary adjustment	1,025.00
Controlled activity up to two lots	1,300.00
Controlled activity more than two lots	1,950.00
Engineering Review & Acceptances, Inspections and Road Naming (Initial Fee)	412.50
Other subdivision (e.g. Rural Residential, Rural Lifestyle)	3,200.00
Rural General subdivision	3,850.00
Registered Bond / release of Registered Bond (each)	102.00
Right of Way consent	512.00
Section 223 Certificate	140.00
Section 224(c) Certificate	250.00
Signing and Sealing other plan or certificate	102.00
Development Contribution Assessment and Estimates - residential	145.00
Development Contribution Assessment and Estimates - commercial	290.00

#### **MULTIPLE ACTIVITIES**

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

<b>OTHER APPLICATIONS / PROCESSES (Initial Fees)</b>	
Notice of Requirement for a Designation	3,850.00
Alteration of Designation	640.00
Removal of Designation or Heritage Order	195.00
Certificate of Compliance	640.00
Existing Use Certificate	640.00
Extension of lapse period of a resource consent	640.00
Outline Plan Approval Section 176A	640.00
Outline Plan Waivers Section 176A(2)(c)	300.00

Overseas Investment Certificate	640.00
Surrender of consent	195.00
Trees e.g. <i>trimming or removal of protected or heritage tree</i> Residential Arrowtown Historic Management zone (with supporting Arboriculturist's report)	195.00
Variation to resource consent conditions	640.00
Traffic Management Plans	125.00
Licence to Occupy	600.00
Temporary Road Closures	500.00

<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
Corridor Access (Road Opening Permits)	< 20 m	187.50
	20-100 m	375.00
	100-500 m	562.50
	500-2000 m	750.00
	> 2000 m	1,875.00
Engineering Connection to Council Services (one connection)		250.00
Engineering Connection to Council Services (for each additional connection)		120.00

<b>NOTIFIED AND LIMITED NOTIFIED APPLICATIONS (Initial Fees)</b>		
<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.		1,300.00
<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.		4,500.00
<b>INITIAL CHARGES FOR HEARINGS (Initial Fees)</b>		
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	6,000.00
	Full Day	11,000.00

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	9,700.00
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