

**RESOURCE CONSENTS & ENGINEERING FEE
SCHEDULE**

As at April 2016

NOTE: ALL FEES INCLUDE GST

	CURRENT	PROPOSED	INCREASE	
	\$	\$	\$	%
HOURLY RATES				
Senior Planner	134.90	165.00	30.11	22.3%
Planner	134.90	145.00	10.10	7.5%
Monitoring	134.90	145.00	10.11	7.5%
Compliance	134.90	145.00	10.11	7.5%
Development Contributions Officer		145.00		
Engineering	137.54	165.00	27.46	20.0%
Environmental Health	102.81	125.00	22.19	21.6%
Administration Support	74.75	90.00	15.25	20.4%
INFRASTRUCTURE - HOURLY RATES SET ANNUALLY				
Senior Infrastructure Engineer		hourly rate		
Infrastructure Engineer/ Logistics		hourly rate		
Infrastructure Other		hourly rate		
Parks & Reserves Planner		hourly rate		
MONITORING (Initial Fees)				
	\$	\$	\$	%
Land Use Monitoring	100.00	145.00	45.00	45.0%
Earthworks Monitoring	240.00	290.00	50.00	20.8%
ADMINISTRATIVE CHARGE (Fixed fee)				
	180.00	225.00	45.00	25.0%
PRE-APPLICATION MEETINGS (Initial Fees)				
	\$	\$	\$	%
Pre-Application Meeting (Minor) - first hour free, after which at the applicable hourly rate.	hourly rate	hourly rate		
Pre-Application Meeting – complex application requiring input from multiple Council departments		1,500.00		
LAND USE CONSENTS (Initial fees)				
	\$	\$	\$	%
Breach of site standard other than earthworks (all zones except Town Centre, Business and Industrial)	512.50	825.00	312.50	61.0%
Breach of site standard other than earthworks, Town Centre, Business and Industrial zones	820.00	1,025.00	205.00	25.0%
Breach of zone standard (all zones except Town Centre, Business and Industrial)	1,025.00	1,300.00	275.00	26.8%
Breach of zone standard Town Centre, Business and Industrial zones	1,537.50	1,950.00	412.50	26.8%
Comprehensive residential development Low Density	5,125.00	5,650.00	525.00	10.2%

Residential zone				
Controlled Activity	768.75	980.00	211.25	27.5%
	CURRENT	PROPOSED	INCREASE	
	\$	\$	\$	%
Design control minor (e.g. building in Town Centre, Business or Industrial zones or dwelling in any special zone)	768.75	980.00	211.25	27.5%
Design control other (e.g. dwelling in Rural Residential zone or dwelling on a platform in Rural Lifestyle zone)	1,025.00	1,280.00	255.00	24.9%
Earthworks minor (e.g. single dwelling or similar)	820.00	1,025.00	205.00	25.0%
Earthworks other	2,500.00	3,125.00	625.00	25.0%
Establish residential building platform in Rural General	3,075.00	3,850.00	775.00	25.2%
Extensions or alterations to existing Rural General dwelling	1,025.00	1,300.00	275.00	26.8%
Heritage Orders	1,537.50	1,950.00	412.50	26.8%
Minor alterations to heritage building	410.00	515.00	105.00	25.6%
New Rural General dwelling not on building platform	3,075.00	3,850.00	775.00	25.2%
Non-residential activity in residential or special zones	2,562.50	3,200.00	637.50	24.9%
Signs	820.00	640.00	(180.00)	(22.0%)
Visitor accommodation 1-2 units Low Density Residential zone	820.00	1,025.00	205.00	25.0%
Visitor accommodation multi-units Low Density Residential zone	5,125.00	6,400.00	1,275.00	24.9%
Visitor accommodation 1-2 units High Density Residential zone	512.50	640.00	127.50	24.9%
Visitor accommodation or residential multi-units High Density Residential zone	4,100.00	5,125.00	1,025.00	25.0%
Other applications	820.00	1,025.00	205.00	25.0%
SUBDIVISION CONSENTS (Initial fees)	\$	\$	\$	%
Amalgamation Certificate - fixed fee	82.00	102.00	20.00	24.4%
Boundary adjustment	820.00	1,025.00	205.00	25.0%
Controlled activity up to two lots	1,025.00	1,300.00	275.00	26.8%
Controlled activity more than two lots	1,537.50	1,950.00	412.50	26.8%
Engineering Review & Acceptances, Inspections and Road Naming (Initial Fee)	307.50	412.50	105.00	34.1%
Other subdivision (e.g. Rural Residential, Rural Lifestyle)	2,562.50	3,200.00	637.50	24.9%
Rural General subdivision	3,075.00	3,850.00	775.00	25.2%
Registered Bond / release of Registered Bond (each)	82.00	102.00	20.00	24.4%
Right of Way consent	410.00	512.00	102.00	24.9%
Section 223 Certificate	112.75	140.00	27.25	24.2%
Section 224(c) Certificate	205.00	250.00	45.00	22.0%
Signing and Sealing other plan or certificate	82.00	102.00	20.00	24.4%
Development Contribution Assessments and Estimates - residential		145.00		
Development Contribution Assessment and Estimates - commercial		290.00		

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

OTHER APPLICATIONS / PROCESSES (Initial Fees)	\$	\$	\$	%
Notice of Requirement for a Designation	3,075.00	3,850.00	775.00	25.2%
Alteration of Designation	512.50	640.00	127.50	24.9%
Removal of Designation or Heritage Order	153.75	195.00	41.25	26.8%
Certificate of Compliance	512.50	640.00	127.50	24.9%
Existing Use Certificate	512.50	640.00	127.50	24.9%
Extension of lapse period of a resource consent	512.50	640.00	127.50	24.9%
Outline Plan Approval Section 176A	512.50	640.00	127.50	24.9%
Outline Plan Waivers Section 176A(2)(c)		300.00		
Overseas Investment Certificate	512.50	640.00	127.50	24.9%
Surrender of consent	153.75	195.00	41.25	26.8%
Trees e.g. <i>trimming or removal of protected or heritage tree</i> Residential Arrowtown Historic Management zone (with supporting Arboriculturist's report)	153.75	195.00	41.25	26.8%
Variation to resource consent conditions	512.50	640.00	127.50	24.9%
Traffic Management Plans		125.00		
Licence to Occupy	562.50	600.00	37.50	6.7%
Temporary Road Closures		500.00		

OTHER APPLICATIONS / PROCESSES (Fixed Fees)	\$	\$	\$	%
Urban Design Panel (prior to lodging resource consent)		250.00	250.00	100%
Urban Design Panel (post lodging resource consent)	500.00	500.00		
Corridor Access Request (Road Opening Permits)				
< 20 m	150.00	187.50	37.50	25.0%
20-100 m	300.00	375.00	75.00	25.0%
100-500 m	450.00	562.50	112.50	25.0%
500-2000 m	600.00	750.00	150.00	25.0%
>2000 m	1,500.00	1,875.00	375.00	25.0%
Engineering Connection to Council Services				
One Connection	175.00	250.00	75.00	42.9%
Each Additional Connection	120.00	120.00		

	CURRENT	PROPOSED	INCREASE	
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.	1,025.00	1,300.00	275.00	26.8%

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. 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.	3,587.50	4,500.00	912.50	25.4%

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	4,817.50	6,000.00	1,182.50	24.5%
	Full day	8,917.50	11,000.00	2,082.50	23.4%
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 deposit. If the cost of the hearing and decision writing exceeds the hearing deposit, the additional amounts will be invoiced. If actual charges are less than the deposit, a refund will be issued.	Each additional day	7,687.50	9,700.00	2,012.50	26.2%

BUILDING CONTROL FEE SCHEDULE

As at April 2016

NOTE: ALL FEES INCLUDE GST

	CURRENT	PROPOSED	INCREASE	
HOURLY RATES	\$	\$	\$	%
Building Officer	123.97	145.00	21.03	17.0%
Administration	74.75	90.00	15.25	20.4%

BUILDING CONSENT NO PIM (Initial Fee)		\$	\$	\$	%
Estimated Value of Building Work (Incl GST)					
0 - 5,000		310.00	325.00	15.00	4.8%
5,001 - 20,000		675.00	715.00	40.00	5.9%
20,001 - 180,000	Unlined Accessory Building	1,100.00	1,155.00	55.00	5.0%
20,001 - 180,000		1,670.00	1,750.00	80.00	4.8%
180,001 - 500,000	Single Residential	2,710.00	2,850.00	140.00	5.2%
180,001 - 500,000	Commercial	2,950.00	3,100.00	150.00	5.1%
500,001 - 1,000,000	Single Residential	4,130.00	4,350.00	220.00	5.3%
500,001 - 1,000,000	Commercial	4,575.00	4,800.00	225.00	4.9%
Over 1,000,000	*	5,050.00	5,300.00	250.00	5.0%
* for every \$50,000 or part thereof over \$1,000,000 an additional initial fee of \$55.00					

BUILDING CONSENT INCL PIM (Initial Fee)		\$	\$	\$	%
0 - 5,000		350.00	365.00	15.00	4.3%
5,001 - 20,000		715.00	755.00	40.00	5.6%
20,001 - 180,000	Unlined Accessory Building	1,125.00	1,180.00	55.00	4.9%
20,001 - 180,000		1,695.00	1,775.00	80.00	4.7%
180,001 - 500,000	Single Residential	2,735.00	2,875.00	140.00	5.1%
180,001 - 500,000	Commercial	2,975.00	3,125.00	150.00	5.0%
500,001 - 1,000,000	Single Residential	4,155.00	4,375.00	220.00	5.3%
500,001 - 1,000,000	Commercial	4,600.00	4,825.00	225.00	4.9%
Over 1,000,000	*	5,075.00	5,325.00	250.00	4.9%
* for every \$50,000 or part thereof over \$1,000,000 an additional initial fee of \$55.00					

SPECIFIC BUILDING TYPE (Initial Fee)	\$	\$	\$	%
Heating Appliances	280.00	295.00	15.00	5.4%
Demolition - Residential	220.00	230.00	10.00	4.5%
Demolition - Commercial	320.00	335.00	15.00	4.7%
Demolition - Minor	110.00	115.00	5.00	4.5%

	CURRENT	PROPOSED	INCREASE	
GOVERNMENT LEVIES (for all building work of value \$20,000 and over)	\$	\$	\$	%
Building Research Levy BRANZ	\$1.00 per \$1,000 of building work			
Department of Building and Housing Levy	\$2.01 per \$1,000 of building work			

BUILDING ADMINISTRATION (Initial Fee)	\$	\$	\$	%
Minor Plan Variation (No additional processing work and very simple changes)	105.00	110.00	5.00	4.8%
Relodged / Split Building Consent Application (no change in value of work)	400.00	420.00	20.00	5.0%
PIM only - Residential (cost is later deducted from subsequent full Building Consent Initial Fee)	220.00	230.00	10.00	4.5%
PIM only - Commercial (cost is later deducted from subsequent full Building Consent Initial Fee)	370.00	390.00	20.00	5.4%
PIM Amendment Assessment	65.00	70.00	5.00	7.7%
Certificate of Public Use (sect 363)	225.00	235.00	10.00	4.4%
Certificate of Public Use amendment (sect 363)	110.00	115.00	5.00	4.5%
Change of Use Consideration (if no building work required)	75.00	80.00	5.00	6.7%
Exempted Building Work consideration	105.00	110.00	5.00	4.8%
Certificate of Acceptance	Full Building Initial Fee based on value of work			
Relocation assessment and report	225.00	235.00	10.00	4.4%
Notice to Fix (where no building consent active)	225.00	235.00	10.00	4.4%
Building Across 2 allotments (sect 75)	hourly rate plus legal disbursements			
Natural Hazards (sect 72 certificate)	hourly rate plus legal disbursements			
Alternative Solution Approval	hourly rate	hourly rate		
Pre-Application meetings	hourly rate	hourly rate		
Cancellation of Building Consent	unused initial fee returned			
Application to extend time for which Building Consent is valid	65.00	70.00	5.00	7.7%
Monthly BC Issue information report - per annum (or \$35 per month)	340.00	360.00	20.00	5.9%

RELATED APPROVALS (Fixed Fee)	\$	\$	\$	%
Building Certification - Sale of Liquor Act	135.00	140.00	5.00	3.7%
Utility Services - admin fee only (new connection Water, Sewer, Stormwater, Crossing) - each	55.00	60.00	5.00	9.1%
Utility Services - Approval and inspections of physical works - each	120.00	130.00	10.00	8.3%

	CURRENT	PROPOSED	INCREASE	
FOOTPATH BONDS	\$	\$	\$	%
Footpath bonds	per separate schedule			
BUILDING WARRANT OF FITNESS CHARGES (Fixed Fees)	\$	\$	\$	%
Compliance Schedule (issue and register)	225.00	235.00	10.00	4.4%
Amended Compliance Schedule	110.00	115.00	5.00	4.5%
Annual BWOF certificate	75.00	90.00	15.00	20.0%
BWOF audit on-site (approx 3 year intervals)	hourly rate	hourly rate		
FENCING OF SWIMMING POOLS (Fixed Fee)	\$	\$	\$	%
Initial Pool Inspection or Application for Exemption	210.00	220.00	10.00	4.8%
Annual Inspection for Exemptions granted <i>(Additional fee required if failure, and re-inspection necessary)</i>	125.00	130.00	5.00	4.0%
NEW ZEALAND FIRE SERVICE - DESIGN REVIEW UNIT (Fixed Fee)	\$	\$	\$	%
Some plans will require assessment by the NZ Fire Service. This assessment will incur a charge from the Fire Service, based on the time required, which will be passed on to the applicant, and an administration fee of \$60 will also be charged to cover costs incurred by Queenstown Lakes District Council.	60.00	65.00	5.00	8.3%
LAND INFORMATION MEMORANDUM (Fixed Fee)	\$	\$	\$	%
Residential - standard 10 working days	190.00	200.00	10.00	5.3%
Commercial - Standard 10 working days	290.00	305.00	15.00	5.2%
Residential - Speedy 3 working days	300.00	315.00	15.00	5.0%
Commercial - Speedy 3 working days	400.00	420.00	20.00	5.0%