

Resource Consent and Engineering Fees and Other Charges – from 1 July 2017

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 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) 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 1st July 2017.

- 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.

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

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

MONITORING (Initial Fees)	\$
Compliance inspections	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 hourly rate.	hourly rate

LAND USE CONSENTS (Initial fees, plus a fixed monitoring fee of \$215)	
Breach of site standard other than earthworks (all zones except Town Centre, Business and Industrial)	1045.00
Breach of site standard other than earthworks, Town Centre, Business and Industrial zones	1240.00
Breach of zone standard (all zones except Town Centre, Business and Industrial)	1,515.00
Breach of zone standard Town Centre, Business and Industrial zones	2165.00
Comprehensive residential development Low Density Residential zone	5,865.00
Controlled Activity	1,195.00
Design control minor (e.g. building in Town Centre, Business or Industrial zones or dwelling in any special zone)	1,195.00
Design control other (e.g. dwelling in Rural Residential zone or dwelling on a platform in Rural Lifestyle zone)	1,495.00
Earthworks minor (e.g. single dwelling or similar)	1,240.00
Earthworks other	3,340.00
Establish residential building platform in Rural General	4,065.00
Extensions or alterations to existing Rural General dwelling	1,515.00
Heritage Orders	2,165.00
Minor alterations to heritage building	730.00
New Rural General dwelling not on building platform	4065.00
Non-residential activity in residential or special zones	3,415.00

Signs	855.00
Visitor accommodation 1-2 units Low Density Residential zone	1,240.00
Visitor accommodation multi-units Low Density Residential zone	6,615.00
Visitor accommodation 1-2 units High Density Residential zone	855.00
Visitor accommodation or residential multi-units High Density Residential zone	5340.00
Other applications	1,240.00

SUBDIVISION CONSENTS (Initial fees)	\$
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	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
Cancellation of amalgamation conditions (s241)	1025.00
Section 223 Certificate	140.00
Section 224(c) Certificate	250.00
Signing and Sealing other plan or certificate	102.00

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	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
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
Private plan change	10,000.00

LOCAL GOVERNMENT ACT CHARGES (Initial Fees)		
Section 348 Right of Way certificate		512.00
Development Contribution Assessment and Estimates – residential		hourly rate
Development Contribution Assessment and Estimates – commercial		hourly rate
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
OTHER APPLICATIONS / PROCESSES (Fixed Fees)		
Urban Design Panel (prior to lodging resource consent)		250.00
Urban Design Panel (post lodging resource consent)		500.00

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.

1,300.00

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.

4,500.00

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	6,000.00
	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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Building Consent Initial Fees and Other Charges

Charges for processing building consents and for the performance of other building control functions or services have been set by the Queenstown Lakes District Council in accordance with section 219 of the Building Act 2004.

The following schedule of initial fees and charges is effective from 1 July 2017.

- 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 estimate value of work. Further costs will be invoiced on a time basis and are payable before further work is completed.
- The Estimated Value of Building Work is defined in section 10 of the Goods and Services Act 1985, which includes the cost of building materials, labour, design costs, siteworks, but excludes furnishings, carpets and appliances.
- The use of external consultants where required will be charged on a full recovery basis. Disbursements will be charged on a full recovery basis.

HOURLY RATES		\$
Building Control Officer (BCO)		145.00
Administration		90.00

BUILDING CONSENT NO PIM (Initial Fee)			(No PIM) \$
Estimated Value of Building Work (Incl GST)			
-	-	5,000	325.00
5,001	-	20,000	715.00
20,001	-	180,000	Unlined Accessory Building 1,155.00
20,001	-	180,000	1,750.00
180,001	-	500,000	Single Residential 2,850.00
180,001	-	500,000	Commercial 3,100.00
500,001	-	1,000,000	Single Residential 4,350.00
500,001	-	1,000,000	Commercial 4,800.00
Over		1,000,000	* 5,300.00
* for every \$50,000 or part thereof over \$1,000,000 an additional initial fee of \$55.00			

BUILDING CONSENT INCL PIM (Initial Fee)			(Incl PIM) \$
-	-	5,000	365.00
5,001	-	20,000	755.00
20,001	-	180,000	Unlined Accessory Building 1,180.00
20,001	-	180,000	1,775.00
180,001	-	500,000	Single Residential 2,875.00
180,001	-	500,000	Commercial 3,125.00
500,001	-	1,000,000	Single Residential 4,375.00
500,001	-	1,000,000	Commercial 4,825.00
Over		1,000,000	* 5,325.00
* 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		335.00

Demolition - Residential	230.00
Demolition - Commercial	335.00
Demolition - Minor	115.00

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		\$
Minor Plan Variation (No additional processing work and very simple changes)	hourly BCO rate	
Relodged / Split Building Consent Application (no change in value of work)		420.00
PIM only - Residential (cost is later deducted from subsequent full Building Consent Initial Fee)		230.00
PIM only - Commercial (cost is later deducted from subsequent full Building Consent Initial Fee)		390.00
PIM Amendment Assessment		70.00
Certificate of Public Use (sect 363)		250.00 (Com 1&2) 350.00(Com3)
Certificate of Public Use amendment (sect 363)		190.00
Change of Use Consideration (if no building work required)		145.00
Exempted Building Work consideration		250.00 initial fee plus hourly rate
Certificate of Acceptance		Full Building Initial Fee based on value of work
Relocation assessment and report		235.00
Notice to Fix (where no building consent active)		235.00
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 BCO rate
Pre-Application meetings		hourly BCO rate
Cancellation of Building Consent		unused initial fee returned
Application to extend time frame for which Building Consent is valid		hourly rate 70.00
Monthly BC Issue information report - per annum (or \$35 per month)		360.00

RELATED APPROVALS (Fixed Fee)	\$
Building Certification - Sale of Liquor Act	140.00

BUILDING WARRANT OF FITNESS CHARGES (Fixed Fees)	\$
Compliance Schedule (issue and register)	235.00
Amended Compliance Schedule	145.00
Annual BWOFF certificate	90.00
BWOFF audit on-site (approx 3 year intervals)	hourly rate

FENCING OF SWIMMING POOLS (Fixed Fee)	\$
Pool Registration	220.00
Pool Inspection	145.00
Waiver and Modifications	145.00

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.	65.00

LAND INFORMATION MEMORANDUM (Fixed Fee)	\$
Residential - standard 10 working days	200.00
Commercial - Standard 10 working days	305.00
Residential - Speedy 3 working days	315.00
Commercial - Speedy 3 working days	420.00