

# Statement of Proposal



# Resource Consenting (Planning)

# Fees and Charges for the 2022/23 Year

## **HOROWHENUA DISTRICT COUNCIL PLANNING FEES 2022/23**

### **1. INTRODUCTION**

This Statement of Proposal has been prepared to fulfil the requirements of section 83 of the Local Government Act 2002 (LGA) and section 36(2) of the Resource Management Act 1991 (the Act).

The Act provides the Council with the ability to fix fees to recover the direct and indirect costs of Council's functions under the Act.

Council is proposing to fix fees to recover these costs.

Prior to fixing fees under the Act, the Council is required to consult on the proposed fees using the special consultative procedure of the LGA 2002.

### **2. REASON FOR PROPOSAL**

Council has decided to set fees to recover a portion of the direct and indirect costs of its functions performed under the Act.

Recovering costs in this manner recognises the benefit to the direct user of the service, while also recognising the public benefit for the community in relation to the functions performed. This aligns with Council's Revenue and Financing Policy, which identifies that in funding regulatory services functions, the majority of funds should be sourced through fees with a minority funded through general rates.

In fixing fees under Section 36 of the Act a Local Authority is required to have regard to the requirement that the sole purpose of the charge is to recover reasonable costs incurred by the local authority in respect of the activity to which the charge relates, and a particular person or persons should only be required to pay a charge to the extent that the benefit of the local authority's actions to which the charge relates is obtained by those persons as distinct from the community of the local authority as a whole.

### **3. PROPOSAL TO SET FEES**

Council proposes the following fee structure to ensure the recovery of a proportion of the direct and indirect costs incurred by Council in performing its functions commencing 1 July 2022.

- (a) Fees and charges are set under the Resource Management Act 1991.
- (b) All fees and charges are GST inclusive and are effective from 1 July 2022, and Council reserves the right to review any fees and charges at any time.
- (c) Fees are charged for processing a wide variety of "planning" related applications processed under the Resource Management Act 1991 or the Local Government Act 1974 and 2002.
- (d) Some fees and charges have a fixed fee, and others require a deposit and are then charged on an hourly rate basis which will be invoiced on completion of processing.

- (e) Applicants may apply for the remission of any charges and have the right of objection and appeal to any “additional” charges that may be incurred (s36(6) Resource Management Act 1991).
- (f) Deposit fees/charges are ‘non-refundable’.
- (g) Consents may incur additional charges relating to any required monitoring inspections.

#### 4. PROPOSED FEES AND CHARGES

Council proposes the following fee structure to ensure the recovery of a proportion of the direct and indirect costs incurred by Council in performing its functions commencing 1 July 2022.

##### Proposed Fees

Description	Fee/Charge 2021/22	Proposed Fee/Charge 2022/23	Variation
<b>Resource Consent Application Deposits</b>			
Land Use Consent (non-notified)	\$1,500.00 deposit	\$1,500.00 deposit	No change
Subdivision Consents (non-notified)	\$1,800.00 deposit	\$1,800.00 deposit	No change
Combined Land Use and Subdivision (non-notified)	\$2,000.00 deposit	\$2,000.00 deposit	No change
Limited Notification of Land Use or Subdivision Consent	\$3,000.00 deposit	\$10,000 deposit	Combining hearing deposit with notification deposit and increased to reflect usual costs
Public Notification of Land Use or Subdivision Consent	\$5,000.00 deposit	\$20,000.00 deposit	Combining hearing deposit with notification deposit
Fast Track (10 Day) Land Use Consents	\$3,000.00 deposit – all fees and charges are charged at double	\$3,000.00 deposit – all fees and charges are charged at double the	No change

	the hourly rates outlined below	hourly rates outlined below	
<b>Other Applications/Certificates</b>			
Boundary Activities	\$350.00 deposit	\$350.00 deposit	Nil
Marginal or Temporary Activities	\$500.00 deposit	\$500.00 deposit	Nil
s125 Extension of Time	\$750.00 deposit	\$750.00 deposit	Nil
s127 Application to Change or cancellation of conditions/consent notice	\$1,000.00 deposit	\$1,000.00 deposit	Nil
s221 Preparation of Consent Notice	\$210.00 fee per s224 application	\$210.00 fee per s224 application	Nil
s221 Consent Notice Amendment and/or cancellation	\$600.00 deposit	\$600.00 deposit	Nil
S223 Approval of Land Transfer Plan	\$250.00 fee	\$250.00 fee	Nil
s224(c) or (f) Application – 0 to 3 Lots	\$500.00 deposit	\$500.00 deposit	Nil
s224(c) or (f) Application – 4 Lots or more	\$800.00 deposit	\$800.00 deposit	Nil
S224(e) – Cancellation of Easement	N/A	\$300.00 deposit	New deposit, previously captured under a general category
S226 Certification to allow a certificate of title to be issued for a separate allotment	\$600.00 deposit	\$600.00 deposit	Nil
Any other application or certificate under the RMA 1991	\$300.00 deposit	\$300.00 deposit	Nil
Road Naming	\$500.00 deposit	\$500.00 deposit	Nil
S139 Certificate of Compliance	\$1,000.00 deposit	\$1,000.00 deposit	Nil

Existing Use Certificate	\$600.00 deposit	\$1,000.00 deposit	Nil
Creation of a Right of Way under Section 348 of the Local Government Act 1974 or s243 RMA	\$500.00 deposit	\$500.00 deposit	Nil
Cancellation of an easement under section 243(e) of the RMA 1991	\$300.00 deposit	\$300.00 deposit	Nil
Notice of requirement to designate land - non-notified	\$1,500.00 deposit	\$1,500.00 deposit	Nil
Notice of requirement to designate land notified	\$3,000.00 deposit	\$3,000.00 deposit	Nil
Alteration to designation (non-notified)	\$1,000.00 deposit	\$1,000.00 deposit	Nil
Outline Plan of works	\$1,000.00 deposit	\$1,000.00 deposit	Nil
Outline Plan waiver	\$600.00 deposit	\$600.00 deposit	Nil
Any other application under provisions of LGA 1974 not repealed	\$500.00 deposit	\$500.00 deposit	Nil
Private Plan Change	\$10,000.00 deposit	\$10,000.00 deposit	Nil
<b>Processing &amp; Monitoring Fees &amp; Hourly Rates</b>			
Resource Management Planner	\$170.00 per hour	\$178.50 per hour	Increase of 5%
Internal Specialist (e.g. DEs and EHOs)	\$170.00 per hour	\$178.50 per hour	Increase of 5%
Consent administration fee	\$160.00 fee	\$168.00 fee	Increase of 5%
Bond Preparation	\$300.00 fee per bond document	\$300.00 fee per bond document	Nil
Bond Refund (excludes permitted activities)	\$150.00 fee per bond	\$150.00 fee per bond	Nil

Streamlined Housing Process Applications	Not applicable	Consent processing fees capped at \$4,500	Fee cap for new Streamlined Housing Process
Digital Capture Levy (applies to hard copy consent applications only)	\$200.00 fee	\$200.00 fee	Nil
Digital Capture Levy (applies to applications received by email only)	\$50.00 fee	\$50.00 fee	Nil
Land Use Consent Initial Monitoring Fee	\$160.00 fee	\$168.00 fee	Increase of 5%
Resource Consent Monitoring	\$170.00 per hour	\$178.50 per hour	Increase of 5%
Review of and Approval of Monitoring Reports & Other information submitted to satisfy consent conditions	\$170.00 per hour	\$178.50 per hour	Increase of 5%
Minor Engineering Approvals	\$850.00 deposit	\$850.00 deposit	New deposit
Complex Engineering Approvals	\$1,700.00 deposit	\$1,700.00 deposit	New deposit

**NOTES:**

1. Hourly rates cover all work associated with resource consent processing, internal referrals and peer reviews, site visits, review of documents, monitoring visits/inspections (including hold point inspections), approval of engineering plans, report writing, meeting attendance, communication with applicants & agents, and hearing attendance – and any other work related to an applications under the Resource Management Act 1991.
2. Minor engineering approvals are for specific and less complex work, such as service connections for a development, renewal of public infrastructure pipes to same grade and alignment, isolated rehabilitation of existing pipe or manhole, raising or lowering a public manhole lid and small scale developments and/or up to 3 Lot subdivision.
3. Complex engineering approvals are for works such as public stormwater, wastewater or water supply extension/system, public road or road widening, relocation of public drainage or water supply system, public stormwater pond or wetland, public stormwater catchpit, soak hole, public swale or raingarden, bulk earthworks and large scale developments and/or 4 or more Lot subdivision.
4. Streamlined Housing Process capped fees relates to all work associated with resource consent processing, internal referrals and peer reviews, site

visits, review of documents, report writing, meeting attendance, communication with applicants & agents. The capped fee does not include monitoring visits/inspections, engineering plan approvals & 223/224 approvals.			
<b>Miscellaneous Fees</b>			
Pre-application Meeting(s) – all application types and designations	N/A	Two hours free then \$178.50 per hour, charged against application when submitted	New fee to reflect costs
External Specialist Review of submitted information (either at application or monitoring stage)	Cost + 20%	Cost + 20%	Nil
Consultant s42A planning reports	Cost + 20%	Cost + 20%	Nil
Specialist Reports	Cost + 20%	Cost + 20%	Nil
Mileage	AA rate applicable	AA rate applicable	Nil
Disbursements	Cost + 20%	Cost + 20%	Nil
Pre-Hearing Meetings	Cost + 20%	Cost + 20%	Nil
<b>Hearing Costs/Deposits</b>			
Council Hearings Committee sitting collectively without an independent commissioner	\$3,200.00 deposit Charges based on elected member hourly rates	Charges based on elected member hourly rates	Deposit bundled with notification fee
Independent commissioners	At cost	At cost	Nil
Council Hearings Committee sitting with an independent commissioner(s)	\$3,200.00 deposit Charges based on elected member hourly rates plus independent commissioners' costs	Charges based on elected member hourly rates plus independent commissioners' costs	Deposit bundled with notification fee
s357 Lodgement of Objection & Assessment	\$550.00 deposit	\$550.00 deposit	Nil

5. **HAVE YOUR SAY**

- Post to : Proposed Fees & Charges 2022/23 Submission, Horowhenua District Council, Private Bag 4002, Levin 5540;
- Email to : [recordsprocessing@horowhenua.govt.nz](mailto:recordsprocessing@horowhenua.govt.nz);
- Fax to : (06) 366 0983.

Please note that submissions must be received by 5.00 pm on 13 May 2022.