

# FEES AND CHARGES Land use consents and associated processes

1 July 2024 - 30 June 2025

### Charge out rates

There are four Consents Team (Consenting and Development Control) charge out rates:

1. Planning administrative support, including application database input and distribution, record keeping and notified application processing support.

2. Technical consent processing services, includes technical expert advice on consent applications. This rate includes all planners, development engineers, monitoring and investigating officers and technical officers.

3. Manager Consents and Regulatory, Planning and Development Lead, Supervisors (Planning, Development Engineering and Monitoring) and Principal Planner. This group provides management support to the consent process.

4. An administration charge for front of house and business support services. The hourly charge out rates include the use of vehicles, phone calls, internet charges, use of equipment, stationery, incidental business support and incidental photocopying.

## Other charges

**1. External inputs.** These are NPDC technical inputs external to the Consents Team staff and contractors. These include, for example infrastructure engineers and landscape architects.

2. Specialist inputs. These are inputs of skills and expertise external to NPDC needed to address application issues such as legal, archaeological, cultural, hazard assessment, engineering, arboreal, landscape assessment, specialised resource management advice and the use of hearings commissioners. Contractors fulfilling the roles normally handled by the Consents Team are not specialist inputs. Cultural advice may be charged when advice is provided by hapū.

#### Fee types

There are three fee types:

**1. Fixed fee.** This fee covers all costs for a process, product or aspect of an application. The amount is fixed – no additional costs will be charged by NPDC in regard to the application up to the stage the document or consent is issued. All fixed charges are payable in full in advance. The Council will not commence processing the application to which the charge relates until it has been paid.

**2. Set base fee.** This is an all-inclusive fee covering the administration and technical processing work by the Consents Team which covers receiving, processing and issuing the document or consent. Additional charges will apply for external and specialist inputs if required.

3. Base fee. The base fee is non-refundable except

in accordance with the refund criteria. This fee is a deposit only and does not always cover all of the costs of processing an application. Where processing costs exceed the specified deposit the additional costs will be invoiced separately.

This fee will cover the receipt and issue of the application and initial monitoring together with up to a specified number of hours of the Consents Team's technical inputs that typically remain after these costs are deducted.

The base fee is a deposit and in most circumstances it is likely to be exceeded. This will include processing time and where there are external (to the Consent Teams) or specialist inputs, pre-hearing or other meetings, significant mail outs or photocopying, amendments or additional information requests. Invoices will be generated where fees paid are exceeded.

#### Payment of fees

- Application fees are to be paid at the time of lodgement unless alternative payment arrangements have been formally approved.
- Additional fees will be required to be paid before the continuation of processing where an application belongs within a higher fee category.
- Where an application falls within more than one fee category, the higher fee category will apply.
- Processing costs exceeding the fee paid will be invoiced. Invoicing may be periodic or at the completion of processing.
- The required base fee must be paid before any processing of the application will commence except where alternative payment arrangements have been formally agreed to.

#### Refunds

Where applications are withdrawn a refund will be considered. Refunds will exclude all charges incurred up to the date of withdrawal of application.

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| More than five rules or effects standards not met\$4,232.00 base feeNational Environmental Standard<br>All non-notified resource consent applications not provided for by other categories\$1,565.00 base feeLand use consents<br>Limited notification<br>Publicly notified\$7,938.00 base feePre-application process<br>Initial pre-application meeting, site visit and follow up advice following meeting.<br>This does not include external experts or time spent.No charge for interr<br>NPDC inputs or for<br>Project Team proce<br>Subsequent pre-application advice that is charged will be advised before charging<br>commences.No charge for interr<br>NPDC inputs or for<br>Project Team proce<br>for initial meeting.<br>Following advice, including further pre-<br>application meeting splication so (\$125 RMA 1991), change or cancellation of<br>conditions (\$127 RMA 1991)\$1,134.00 base feeSurrender a resource consent (\$138 RMA 1991) or transfer a resource consent<br>Objections to conditions (\$138 RMA 1991) or transfer a resource consent<br>Objections to conditions, meetings, research, site visit time<br>Specialist inputs\$228.00 per hour at<br>Actual cost plus 100Monitoring programme fee (to be paid at time of application lodgement)<br>Controlled activities including those with no application fee<br>Restricted discretionary activities including those with no application<br>fee and designations\$105.00 base fee<br>\$221.00 base fee<br>\$221.00 base fee  | •   | \$1,565.00 base fee  |
| National Environmental Standard<br>All non-notified resource consent applications not provided for by other categories\$1,565.00 base feeLand use consents<br>Limited notification<br>Publicly notified\$7,938.00 base feeLimited notification<br>Publicly notified\$7,938.00 base feePre-application process<br>Initial pre-application meeting, site visit and follow up advice following meeting.<br>This does not include external experts or time spent.No charge for interr<br>NPCC inputs or for<br>Project Team proce<br>for initial meeting,<br>Following advice,<br>including further pre-<br>application advice that is charged will be advised before charging<br>commences.No charge for interr<br>NPCC inputs or for<br>Project Team proce<br>for initial meeting,<br>Following advice,<br>including further pre-<br>application meeting<br>and site visits, \$228<br>per hourFurther RMA processes<br>Extensions of consent lapse period (s125 RMA 1991), change or cancellation of<br>conditions (s127 RMA 1991)\$1,134.00 base fee<br>\$1,134.00 base feeSurrender a resource consent (s138 RMA 1991) or transfer a resource consent<br>Objections to conditions (s357 and 357A RIMA 1991) - objection hearing deposit\$1,187.00 base fee<br>\$1,187.00 base feeCompliance monitoring<br>File keeping, communications, meetings, research, site visit time<br>Specialist inputs\$228.00 per hour at<br>Actual cost plus 101<br>Monitoring programme fee (to be paid at time of application lodgement)<br>Controlled activities including those with no application fee<br>Restricted discretionary and discretionary activities including those with no application<br>fee and designations\$105.00 base fee<br>\$221.00 base fee  |   |  |
| All non-notified resource consent applications not provided for by other categories\$1,565.00 base feeLand use consents\$7,938.00 base feeLimited notification\$7,938.00 base feePublicly notified\$12,600.00 base feePre-application processNo charge for interrInitial pre-application meeting, site visit and follow up advice following meeting.No charge for interrThis does not include external experts or time spent.No charge for interrSubsequent pre-application advice that is charged will be advised before charging<br>commences.No charge for interrFurther RMA processesFollowing advice,<br>including further pre-<br>application (\$127 RIMA 1991)Extensions of consent lapse period (\$125 RMA 1991), change or cancellation of<br>conditions (\$127 RIMA 1991)\$1,134.00 base feeSurrender a resource consent (\$138 RMA 1991) or transfer a resource consent<br>Objections to conditions (\$357 and 357A RIMA 1991) - objection hearing deposit\$1,187.00 base feeCompliance monitoring<br>File keeping, communications, meetings, research, site visit time<br>Specialist inputs\$228.00 per hour at<br>Actual cost plus 100Monitoring programme fee (to be paid at time of application lodgement)<br>Controlled activities including those with no application fee<br>Restricted discretionary and discretionary activities including those with no application<br>fee and designations\$105.00 base fee<br>\$221.00 base fee   | More than five rules or effects standards not met   | \$4,232.00 base fee  |
| Limited notification\$7,938.00 base feePublicly notified\$12,600.00 base feePre-application processNo charge for intern<br>NPDC inputs or for<br>Project Team proceInitial pre-application advice that is charged will be advised before charging<br>commences.No charge for intern<br>PPC inputs or for<br>Project Team proce<br>for initial meeting,<br>Following advice,<br>including further pre<br>application advice that is charged will be advised before charging<br>commences.No charge for intern<br>PPC inputs or for<br>Project Team proce<br>for initial meeting,<br>Following advice,<br>including further pre<br>application meeting<br>Following savice,<br>including further pre<br>application meeting<br>following savice,<br>sits, \$228<br>per hourFurther RMA processes<br>Extensions of consent lapse period (s125 RMA 1991), change or cancellation of<br>conditions (s127 RMA 1991)\$1,575.00 base fee<br>\$1,134.00 base fee<br>\$1,134.00 base fee<br>\$1,137.00 base feeSuperioditions (s128 RMA 1991)statistice<br>savice, savice consent<br>(bjections to conditions (s357 and 357A RMA 1991) - objection hearing deposit\$1,137.00 base fee<br>\$228.00 per hour at<br>Actual cost plus 101<br>Actual cost pl  |   | \$1,565.00 base fee  |
| Publicly notified\$12,600.00 base feePre-application process<br>Initial pre-application meeting, site visit and follow up advice following meeting.<br>This does not include external experts or time spent.<br>Subsequent pre-application advice that is charged will be advised before charging<br>commences.No charge for interr<br>NPDC inputs or for<br>Project Team proce<br>for initial meeting.<br>Following advice,<br>including further pre-<br>application meeting<br>and site visits, \$228<br>per hourFurther RMA processes<br>Extensions of consent lapse period (s125 RMA 1991), change or cancellation of<br>conditions (s127 RMA 1991)\$1,575.00 base feeReview of conditions (s128 RMA 1991)<br>Surrender a resource consent (s138 RMA 1991) or transfer a resource consent<br>Objections to conditions (ss357 and 357A RMA 1991) - objection hearing deposit\$1,134.00 base feeFile keeping, communications, meetings, research, site visit time<br>Specialist inputs\$228.00 per hour at<br>Actual cost plus 101Monitoring programme fee (to be paid at time of application lodgement)<br>Controlled activities including those with no application fee<br>Restricted discretionary and discretionary activities including those with no application<br>fee and designations\$105.00 base fee<br>\$221.00 base fee  | Land use consents   |  |
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| Initial pre-application meeting, site visit and follow up advice following meeting.<br>This does not include external experts or time spent.<br>Subsequent pre-application advice that is charged will be advised before charging<br>commences.No charge for intern<br>NPDC inputs or for<br>Project Team proce<br>for initial meeting.<br>Following advice,<br>including further pre<br>application meeting<br>and site visits, \$228<br>per hourFurther RMA processes<br>Extensions of consent lapse period (s125 RMA 1991), change or cancellation of<br>conditions (s127 RMA 1991)\$1,575.00 base feeReview of conditions (s128 RMA 1991)<br>Surrender a resource consent (s138 RMA 1991) or transfer a resource consent<br>Objections to conditions (ss357 and 357A RMA 1991) - objection hearing deposit\$228.00 per hour at<br>Actual cost plus 100Compliance monitoring<br>File keeping, communications, meetings, research, site visit time<br>Specialist inputs\$228.00 per hour at<br>Actual cost plus 100Monitoring programme fee (to be paid at time of application lodgement)<br>Controlled activities including those with no application fee<br>Restricted discretionary and discretionary activities including those with no application<br>fee<br>\$221.00 base feeSubscience and designations\$105.00 base fee<br>\$221.00 base feeSubscience and designations\$105.00 base fee<br>\$221.00 base fee   | Publicly notified   | \$12,600.00 base fee   |
| This does not include external experts or time spent.NPDC inputs or for<br>Project Team proce<br>for initial meeting.<br>Following advice,<br>including further pre<br>application meeting<br>and site visits, \$228<br>per hourFurther RMA processes\$1,575.00 base fee<br>\$1,575.00 base feeExtensions of consent lapse period (s125 RMA 1991), change or cancellation of<br>conditions (s127 RMA 1991)\$1,134.00 base feeReview of conditions (s128 RMA 1991)\$1,134.00 base feeSurrender a resource consent (s138 RMA 1991) or transfer a resource consent<br>Objections to conditions (ss357 and 357A RMA 1991) - objection hearing deposit\$1,187.00 base feeCompliance monitoring<br>File keeping, communications, meetings, research, site visit time<br>Specialist inputs\$228.00 per hour at<br>Actual cost plus 101Monitoring programme fee (to be paid at time of application lodgement)<br>Controlled activities including those with no application fee<br>Restricted discretionary and discretionary activities including those with no application<br>fee and designations\$105.00 base fee<br>\$221.00 base fee   | Pre-application process   |  |
| Further RMA processesProject Team proce<br>for initial meeting.<br>Following advice,<br>including further pre<br>application meeting<br>and site visits, \$228<br>per hourFurther RMA processesExtensions of consent lapse period (s125 RMA 1991), change or cancellation of<br>conditions (s127 RMA 1991)\$1,575.00 base feeReview of conditions (s128 RMA 1991)\$1,134.00 base feeSurrender a resource consent (s138 RMA 1991) or transfer a resource consent<br>Objections to conditions (s357 and 357A RMA 1991) - objection hearing deposit\$1,187.00 base feeCompliance monitoring<br>File keeping, communications, meetings, research, site visit time<br>Specialist inputs\$228.00 per hour at<br>Actual cost plus 100Monitoring programme fee (to be paid at time of application lodgement)<br>Controlled activities including those with no application fee<br>Restricted discretionary and discretionary activities including those with no application<br>fee and designations\$105.00 base fee<br>\$221.00 base fee  |   | No charge for internal   |
| Extensions of consent lapse period (\$125 RMA 1991), change or cancellation of<br>conditions (\$127 RMA 1991)\$1,575.00 base feeReview of conditions (\$128 RMA 1991)\$1,134.00 base feeSurrender a resource consent (\$138 RMA 1991) or transfer a resource consent<br>Objections to conditions (\$s357 and 357A RMA 1991) - objection hearing deposit\$1,134.00 base feeCompliance monitoring<br>File keeping, communications, meetings, research, site visit time<br>Specialist inputs\$228.00 per hour at<br>Actual cost plus 101Monitoring programme fee (to be paid at time of application lodgement)<br>Controlled activities including those with no application fee<br>Restricted discretionary and discretionary activities including those with no application<br>fee and designations\$105.00 base fee<br>\$221.00 base fee   | Subsequent pre-application advice that is charged will be advised before charging                             | Project Team process<br>for initial meeting.<br>Following advice,<br>including further pre-<br>application meetings<br>and site visits, \$228.00 |
| conditions (s127 RMA 1991)\$1,134.00 base feeReview of conditions (s128 RMA 1991)\$1,134.00 base feeSurrender a resource consent (s138 RMA 1991) or transfer a resource consent\$441.00 fixed feeObjections to conditions (ss357 and 357A RMA 1991) - objection hearing deposit\$1,187.00 base feeCompliance monitoring\$1,187.00 base feeFile keeping, communications, meetings, research, site visit time\$228.00 per hour atSpecialist inputs\$441.00 fixed feeMonitoring programme fee (to be paid at time of application lodgement)\$105.00 base feeControlled activities including those with no application fee\$105.00 base feeRestricted discretionary and discretionary activities including those with no application\$221.00 base fee   | Further RMA processes   |  |
| Surrender a resource consent (\$138 RMA 1991) or transfer a resource consent\$441.00 fixed feeObjections to conditions (\$\$357 and 357A RMA 1991) - objection hearing deposit\$1,187.00 base feeCompliance monitoringFile keeping, communications, meetings, research, site visit time\$228.00 per hour atSpecialist inputsActual cost plus 100Monitoring programme fee (to be paid at time of application lodgement)\$105.00 base feeControlled activities including those with no application fee\$105.00 base feeRestricted discretionary and discretionary activities including those with no application\$221.00 base fee   | conditions (s127 RMA 1991)  |  |
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| Controlled activities including those with no application fee\$105.00 base feeRestricted discretionary and discretionary activities including those with no application\$221.00 base feefee and designations\$221.00 base fee   |   |  |
| Restricted discretionary and discretionary activities including those with no application \$221.00 base fee fee and designations  |   | \$105.00 base fee  |
| Certificates  | Restricted discretionary and discretionary activities including those with no application                     |  |
|   | Certificates  |  |
| Certificate of Compliance \$1,428.00 base fee   | Certificate of Compliance   | :  |
| Existing use certificates\$1,428.00 base feeSale of alcohol - new or reapproval with changes\$568.00 fixed fee  | Existing use certificates   | :  |

| ctivity   | Charge               |
|---|----------------------|
| Certificates - continued  |                      |
| Sale of alcohol - reapproval with no changes  | \$266.00 fixed fee   |
| Overseas Investment Certificate   | \$662.00 fixed fee   |
| Designations  |                      |
| Notice of requirement for a new designation (s168 or s168(a) RMA 1991)  | \$7,865.00 base fee  |
| Alteration of a designation (other than a notice under s181(3) RMA 1991)  | \$7,865.00 base fee  |
| Notice of requirement for an alteration (s181(3) RMA 1991)  | \$1,428.00 base fee  |
| Notice to withdraw requirement (s168(4) RMA 1991)   | \$630.00 fixed fee   |
| Notice to remove a designation (s182 RMA 1991)  | \$630.00 fixed fee   |
| Application for an outline plan (s176A(1) RMA 1991)   | \$1,523.00 base fee  |
| Vaiver for an outline plan (s176A(2) RMA 1991)  | \$630.00 fixed fee   |
| Heritage order  |                      |
| Process review indicates that dependent upon issues, the stance of submitters and   | \$9,828.00 base fee  |
| process costs can range from \$7,200.00 to greater than \$18,500.00. Actual costs are<br>very difficult to predict. There will usually be additional invoiced costs   |                      |
| ery unicult to predict. There will usually be additional invoiced costs   |                      |
| Plan changes  |                      |
| Process review indicates that the cost of most plan changes is significant. The deposit base fee) is set at a minimal level and there will usually be additional invoiced costs                                       | \$24,917.00 base fee |
| Charges for information requests  | 4<br>                |
| Requests for information or research (excludes requests under Official Information and<br>Meetings Act where NPDC policy applies)   | At cost              |
| Application scanning fees   | •                    |
| Lodged as hard copy   | \$100.00             |
| _odged online   | No charge            |
| Charges for other inputs  | 1<br>                |
| External inputs - these are NPDC inputs external to the Resource Consents Team  | At cost              |
| Specialist inputs - these are inputs external to NPDC such as a facilitator, mediator, commissioner, legal, technical advice on matters such as hazardous substances, noise and landscapes, including cultural advice | Actual cost plus 10% |
| Note: Council may on-charge for cultural advice from iwi/hapū   |                      |
| Bond  | 1                    |
| Preparation through to release or cancellation  | \$627.00 fixed fee   |
| Legal/engineering inputs  | At cost              |
| Professional fee schedule:  |                      |
| Administration - includes front of house and support services   | \$172.00 per hour    |
| Fechnical charges:  |                      |
| Manager Consents and Regulatory, Planning and Development Lead, Supervisors (Planning, Development Engineering and Monitoring), Principal Planner   | \$250.00 per hour    |
| <ul> <li>Senior Planner, Senior Development Engineer, Intermediate Planner, Planner,<br/>Monitoring Planner, Investigating Officers, Development Engineer, Technical Officers</li> </ul>                              | \$228.00 per hour    |
| Planning administrative support   | \$198.00 per hour    |

website)

A development contribution is a levy collected under the Local Government Act, 2002 (LGA 2002) to ensure any development that creates additional demand on council infrastructure contributes to the additional costs created. Who is required to make development contributions:

- Those undertaking certain activities may be required to make a development contribution if the effects of a development (including cumulative effects) require the Council to incur capital expenditure to provide new or • additional assets, or to increase the capacity of existing assets.
- Those undertaking certain activities may also be required to make development contributions for capital expenditure the Council has already incurred in anticipation of future development.