

Actual and reasonable costs

Actual and reasonable costs will relate to any matters for which a charge is payable under section 36(1) of the Resource Management Act 1991, and will include costs incurred by Council in respect of staff time spent including; travel time, on-costed to cover overheads, internal processing and assessment costs, information management and record keeping, external assessment/audit or consultant costs, and any direct costs or disbursements.

Application of charges

A charge applies to each document required in the case of certificates and legal documents. A charge applies to each identifiable application of consent being applied for.

Monitoring charges

For all land use consents that require monitoring they will be charged a monitoring fee; this shall exclude all Controlled Inner City, Controlled and Restricted Discretionary (Minors) applications. The monitoring fee is set at \$190.00 per hour, plus Actual Costs. A higher monitoring charge may be applied as a condition of consent to implement a specific monitoring programme, or to review particular complex consent conditions. The higher monitoring charge may be incorporated by way of condition of consent as either a fixed charge or as an annual charge where on-going monitoring is required.

Where no monitoring is required by the consent, or where resource consent has been declined, the monitoring charge will be refunded to the applicant.

Discount

Where land use and subdivision consents are not processed within statutory timeframes, the Section 36AA discount policy may apply. Discount will be calculated in accordance with the Council's policy on Discounting Administrative Charges Regulations 2010 and the regulation whichever is the most generous.

For further information about applicable fees please contact the Duty Planner on 07 348 4199.

ROTORUA LAKES COUNCIL

Rotorua Lakes Council

(The operating name of
Rotorua District Council)

Private Bag 3029

Rotorua Mail Centre

Rotorua 3046

07 348 4199

Planning Services Fees and Charges 2018 / 2019



Matters relevant to all fees and charges

The following charges shall take effect from 1 July 2018. They have been set under section 36 of the Resource Management Act 1991. The charges relate to services provided by the Rotorua Lakes Council. Charges are expressed as either a fixed fee or a deposit indicated by '*'. All charges are GST inclusive.

Deposits

Where a deposit applies Council will charge the actual and reasonable cost of the goods and services provided. Where costs exceed the deposit by \$95.00 (0.5 hour charge rate) there shall be an additional charge. This charge shall be sourced from the Time Recording Sheet kept by the assessing planner.

Additional costs

Applicants shall be advised in advance of the methodology and estimate of the additional costs that may be levied. Applicants will also be advised at what stage in the process the additional charges are to be paid to the Council. The charge out rate for additional costs shall be \$190.00 per hour for professional staff time, and \$105.00 per hour for administrative time. Time charged will be sourced from the Time Recording Sheet maintained by the assessing planner.

Maximum costs

Any fee may be increased up to a maximum cost of \$45,000 in the case of a land use, subdivision consent or private plan change.

Refunds

Where the actual cost incurred for processing the consent is less than the deposit paid, a refund will be paid to the applicant where the difference is greater than \$95.00 (0.5 hour charge rate).

LAND USE

Notified land use

	Fee \$ (GST incl)
Notified land use	*\$2,670.00+M (includes public advertising costs)
Notified sign bond	\$73.00
Limited notified	*\$2,140.00+M
Statutory hearing fee	\$185.00
Additional consent fees, commissioning reports, peer review, photocopying and other costs related to consents	Actual costs
Independent Commissioner rates: Chair	\$175.00
Panel Member	\$150.00

Non-Notified Land Use

Application for consents related to conservation, restoration, and protection of heritage buildings and features listed in Appendix 1	No charge
Controlled Inner City	\$385.00
Restricted Discretionary (minors) [^]	\$385.00
Permitted Boundary Activity S87BA)	\$135.00
Controlled	\$575.00+M
Restricted/limited discretionary	*\$850.00+M
Discretionary	*\$850.00+M
Non-complying	*\$850.00+M
Contribution to valuation for heritage and reserve purposes	*\$153.00
Certificate of title	\$15.00 per title
Financial contributions for reserves & heritage purposes	As valued
Additional consent fees, commissioning reports, peer review, photocopying and other costs related to consents	Actual costs
Extension of time (S125)	\$185.00
Cancellation of approval (S126)	\$185.00
Change/variation to conditions of consent (S127)	*\$500.00+M
Review of consent conditions (S128)	*\$850.00+M

[^]Accessory Building side and/or rear yard infringements plus affected parties

Land Use Consent Monitoring

Fee for all land use consents that require monitoring excluding Controlled CBD and Controlled (minors).	*\$190.00
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SUBDIVISION

Notified Subdivision

Notified subdivision	*\$2,675.00 (includes public advertising costs)
Notified sign bond	\$73.00
Limited notified	*\$2,140.00
Statutory hearing fee	\$185.00
Additional consent fees, commissioning reports, peer review, photocopying and other costs related to consents	Actual costs
Independent Commissioner rates: Chair	\$175.00
Panel Member	\$150.00

Non-Notified Subdivision

Controlled – including cross lease to freehold	*\$1,500.00
Controlled – cross lease amendment	*\$700.00
Restricted/limited discretionary	*\$1,500.00
Discretionary	*\$1,500.00
Non-complying	*\$1,500.00
Survey plan approval (S223)	\$365.00
Compliance certificate (S224c)	\$365.00
Combined 223/224 applications	\$545.00
Engineering inspection and plan approval	\$365 min plus \$190 per hour for each hour exceeding 2 hours
Contribution to valuation for heritage & reserve purposes	*\$153.00
Financial contribution for reserves & heritage purposes	As valued
Additional consent fees, commissioning reports, peer review, photocopying & other costs related to consents	Actual costs
Extension of time (S125)	\$185.00

Non-Notified Subdivision (Continued)

Cancellation of approval (S126)	\$185.00
Change/variation to conditions of consent (S127)	*\$500.00
Review of consent conditions (S128)	*\$1000.00
Bond for outstanding conditions	125% of actual cost of work

Other Fees

Right of way application	*\$575.00
Right of way certification (S348)	\$360.00
Variation or cancellation of consent notice where separate from subdivision application	*\$1000.00
Section 226 application	*\$1000.00
Preparation of bonds, consent notices, legal documents	*\$185.00
Easement approval, cancellation of right-of-way, amalgamation, encumbrance, easement, building line restriction where separate from subdivision application	*\$185.00
Compliance certificate (S139)	*\$567.00
Existing use rights certificate (S139A)	*\$567.00
Outline plan approval (S176A)	*\$567.00
Outline Plan Waiver (S176A) (includes Certificate of Title)	\$135.00
Planning sale of liquor certificate	\$185.00
Overseas investment, motor vehicle dealers & other similar certificate	\$185.00
Applications for street naming	\$385.00

POLICY

Designations

Notice of requirement	*\$4,200.00
Alteration of designation	*\$4,200.00
Removal of designation	*\$1,050.00
Statutory hearing fee	\$185.00
Commissioning reports, peer review, photocopying and other costs related to designations process	Actual costs

Plan Changes

Private plan change	*\$10,700.00
Statutory hearing fee	\$185.00
Commissioning reports, peer review, photocopying and other costs related to designations process	Actual costs

Policy Documents

District Plan text (hard copy)	\$178.00
District Plan maps (hard copy)	\$224.00
Lakes A zone text and maps	\$290.00
Copies of plan changes, variations and publications	Actual Costs

M Monitoring charges @ \$190.00 per hour

* Deposits when additional charges may apply

[^] Accessory Building side and/or rear yard infringements plus affected parties