

Rotorua Lakes Council

Resource Management Act Fees

The following charges shall take effect from 1 July 2021. These charges 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 \$96.50, 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 \$193.00 per hour for professional staff time, and \$135.00 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 \$96.50.

Fee/Charge Category	Fee/Charge Type	Fee Charge 2021/2022
	LAND USE	
A	Notified Land Use (Code 43 10 10 5638)	
1	Notified land use	*\$4000.00+M (includes public advertising costs)
2	Notified sign bond	Actual costs
3	Limited notified	*\$4000+M
4	Statutory Hearing fee (Code 43 10 10 5635)	Actual costs
5	Additional consent fees, commissioning reports, peer review, photocopying and other costs related to consents	Actual costs
5a	Independent Commissioner rates:	Chair
5b		Panel Member
		Actual costs
		Actual costs
B	Non-notified Land Use (Code 43 10 10 5662)	
6	Application for consents related to: <ul style="list-style-type: none"> Conservation, restoration, and protection of heritage buildings and features listed in Appendix 1 Conservation, restoration and protection of SNAs listed in Appendix 2; pest management tracks and walking tracks in SNAs. 	No charge

Fee/Charge Category	Fee/Charge Type	Fee Charge 2021/2022
8A	Permitted Boundary Activity (S87BA)	\$220.00
9	Controlled	\$1000.00+M
10	Restricted/Limited discretionary	*\$1500.00+M
11	Discretionary	*\$1500.00+M
12	Non-complying	*\$1500.00+M
13	Additional consent fees, commissioning reports, peer review, photocopying and other costs related to consents	Actual costs
C	Monitoring (Code 43 10 10 5666)	
14	Fee for all land use consents that require monitoring excluding Controlled CBD and Controlled (Minors)	*\$193.00
14A	Resource Management Act Infringements (Code 43 10 10 5657)	As stated on notice
D	Other (Code 43 10 10 5635)	
15	Extension of time (S125)	*\$193.00
16	Cancellation of approval (S126)	\$193.00
17	Change/Variation to conditions of consent (S127)	*\$1000.00+M
18	Review of consent conditions (S128)	*\$1000.00+M
19	Compliance Certificates (S139)	*\$772.00
20	Existing use rights Certificates (S139A)	*\$772.00
21	Outline Plan approval (S176A)	*\$772.00
21A	Outline Plan Waiver (S176A) (includes Record of Title)	\$193.00
22	Planning Sale of Liquor Certificate	\$19300
23	Overseas Investment, Motor Vehicle Dealers, and other certificates	\$193.00
24	Applications for street naming	\$579.00
25	Contribution to valuation for heritage and reserve purposes	*\$155.00
26	Record of title	\$15 per title
	M Monitoring charges @ \$193.00 per hour * Deposits when additional charges may apply ^ Accessory Building side and/or rear yard infringements plus affected parties	
	SUBDIVISION	
A	Notified Subdivision (Code 43 10 10 5665)	
27	Notified subdivision	*\$4000.00 (includes public advertising costs)
28	Notified sign	Actual costs
29	Limited Notified	*\$4000.00
30	Statutory Hearing (Code 43 10 10 5635)	\$193.00
31	Additional consent fees, commissioning reports, peer review, photocopying and other costs related to consents	Actual costs

Fee/Charge Category	Fee/Charge Type	Fee Charge 2021/2022
31a 31b	Independent Commissioner rates: Chair Panel Member	Actual costs Actual costs
B	Non-notified Subdivision (Code 43 10 10 5689)	
32	Controlled, including cross lease to freehold	*\$1500.00
33	Controlled, cross lease amendment	*\$1500.00
34	Restricted/Limited Discretionary	*\$2500.00
35	Discretionary	*\$4000.00
36	Non-complying	*\$4000.00
38	Survey Plan approval (S 223)	\$386.00
39	Compliance Certificate (S 224c)	\$386.00
COMB 223/4	Combined 223/224 applications	\$772.00
40	Engineering inspection and plan approval (Code 53 10 205653)	\$386 min plus \$193 per hour for each hour exceeding 2 hours
41	Contribution to valuation for reserves and heritage purposes (Code 43 10 10 5635)	*\$155.00
42	Additional consent fees, commissioning reports, peer review, photocopying and other costs related to consents	Actual costs
D44	Extension of time (S125)	*\$193.00
D45	Cancellation of approval (S126)	\$193.00
D46	Change/Variation to conditions of consent (S127)	*\$500.00
D47	Review of consent conditions (S 128)	*\$1500.00
ENG_ BOND	Bond for outstanding conditions (Code 95 90 90 7505)	125% of actual cost of work
D	Other Applications or Fees (Code 43 10 10 5635)	
43	Right of way application	*\$772.00
51	Right of way certification (S348 LGA)	\$579.00
46A	Variation or cancellation of Consent Notice (S 221(3))	*\$1500.00
48	Section 226 application	*\$1500.00
49	Preparation of Bonds, Consent Notices, legal documents	*\$193.00
50	Where separate from subdivision application, easement approval, cancellation of right-of-way, amalgamation, easement, building line restriction, or other process related to subdivisions	*\$193.00
65	Financial contribution for reserves and heritage purposes (35 10 11 5311)	As valued
	M Monitoring charges @ \$193.00 per hour * Deposits when additional charges may apply	

Fee/Charge Category	Fee/Charge Type	Fee Charge 2021/2022
E	Planning Advice	
	Duty Planner – for general planning enquiries	No charge
	Pre application Meetings - Rotorua Lakes Council would like to encourage good development outcomes. We believe that this can be achieved by engaging with developers during the early stages of the development process prior to lodging an application with Council. Council planning staff can arrange a pre-application meeting on request where the developer can discuss a proposal with key staff members.	No initial charge - Limited to one meeting. Following this actual costs will be charged out at an hourly rate of \$193.00 per hour per technical staff member
	POLICY	
A	Designations (Code 42 10 10 5639)	
51	Notice of Requirement	*\$4200.00
52	Alteration of Designation	*\$4200.00
53	Removal of Designation	*\$1050.00
54	Statutory Hearing fee (Code 42 10 10 5635)	Actual costs
55	Commissioning reports, peer review, photocopying and other costs related to designations process	Actual costs
B	Plan Changes (Code 42 10 10 5640)	
56	Private Plan Changes	*\$10,700.00
57	Statutory Hearing fee (Code 42 10 10 5635)	\$188.00
58	Commissioning reports, peer review, photocopying and other costs related to designations process	Actual costs
C	Policy Documents (Code 42 10 10 5635)	
60	District Plan text (Hard Copy)	\$181.00
61	District Plan maps (Hard Copy)	\$227.00
65	Operative Part 20 - Lakes A Zone text and maps (Hard Copy)	\$294.00
66	Copies of Plan changes, Variations and publications	Actual costs
	M Monitoring charges @ \$193.00 per hour * Deposits when additional charges may apply	

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-costing 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 applications. The monitoring fee is set at \$193.00 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