



Fees and Charges

The following fees and charges are applicable from 1 July 2018 and include GST unless otherwise stated.

RESOURCE MANAGEMENT

Resource Consents

Activity type	Fixed charge	Initial application fee
Signage – land use consents	Actual cost at hourly rate	\$490.00
Simple land use consents	\$617.00	\$617.00
Non-notified land use consents	Actual cost at hourly rate	\$1,000.00
Limited notified land use consents	Actual cost at hourly rate	\$1,560.00
Notified land use consents	Actual cost at hourly rate	\$2,470.00
Non-notified subdivision consents (controlled activity)	Actual cost at hourly rate	\$1,200.00
Non-notified subdivision consents (other than controlled activity)	Actual cost at hourly rate	\$1,400.00
Notified subdivision consents	Actual costs at hourly rate	\$2,700.00
Non-notified conjoined land use and subdivision consents	Actual costs at hourly rate	\$1700.00
Certificates of compliance	Actual costs at hourly rate	\$420.00
Applications for ROW (s348 LGA)	Actual costs at hourly rate	\$420.00
Boundary Activities	Fixed fee	\$300
Marginal or temporary activities	Actual cost at hourly rate	\$300
Existing use certificates	Actual costs at hourly rate	\$715.00
Outline plan of works	Actual costs at hourly rate	\$420
Waiver for requirement for outline plan of works	Fixed fee	\$300
Heritage Buildings – Alterations and additions of heritage buildings and	No set base fee for non-notified applications, additional charges will	

Activity type	Fixed charge	Initial application fee
items (excluding demolition or relocation)	apply for external and specialist inputs if required	
Hearings for resource consents	Actual costs at hourly rate plus disbursements	
All advertising, consultant and solicitor fees associated with all work types including processing of a consent or certificate (including specialist technical or legal advice) and new Notice of Requirements, designation alterations, removal of designations and District Plan changes.	Actual costs at hourly rate plus disbursements	
Monitoring of non-notified and notified land use consents	Actual cost at hourly rate per consent for inspections plus cost of monitoring officer time spent on compliance including site visits	Please note that all land use consent initial application fees include 1 hour of officer time for monitoring
Variation to conditions (s127 and land use) s128 review if requested by the consent holder	Actual cost at hourly rate	\$700.00
Extensions of time (s125)	Fixed fee	\$420.00
Subdivision certificates (s223, s224)	Actual cost at hourly rate including officer time spent on compliance including site visits	s223 only \$130.00 s224 only \$260.00 s223 and s224 jointly \$330.00
Cancellation of building line restrictions	Actual cost at hourly rate	
Section 221 change or cancel consent conditions	Fixed fee	\$339
Section 226 - separation of title	Fixed fee	\$339
Section 235 - instrument creating esplanade strip/reserve	Fixed fee	\$339
Section 241 - cancel amalgamation condition	Fixed fee	\$339
Section 243 - cancellation/variation or creation of easements	Fixed fee	\$339
Consideration, processing and issuing of certificate not itemised in this schedule	Fixed fee	\$339
Reports commissioned or peer reviewed	Actual costs at hourly rate plus disbursements	

Activity type	Fixed charge	Initial application fee
Overseas investment certificate	Actual costs at hourly rate	
Hard copy of the District Plan	Fixed fee	\$226 Online copy also available on the Council website.

Notes

Section 36 of the Resource Management Act 1991 enables the Wanganui District Council to charge additional fees. These are fees to recover the actual and reasonable costs incurred where the actual costs exceed the lodgement fee paid. Council will charge the applicable staff charge-out rate together with the costs associated with employing the services of professional consultant, specialist reports or peer reviews where necessary.

Council will refund the balance of the initial fee when it is greater than the actual cost of processing. Interim invoices for the processing of Resource Consents may be generated when costs exceed the deposit paid.

Council will recover actual and reasonable costs associated with any required consent hearing from the applicant.

If at any time Council exceeds the statutory timeframes for processing a resource consent then Council will refund 1% of costs per day that the timeframe was exceeded as per the discount provisions of the Resource Management Act 1991.

The fixed charges do not include other charges that may be imposed under the Resource Management Act 1991 or other legislation, such as:

- Additional charges
- Bonds
- Monitoring and supervision charges expressly provided for in a resource consent

If the fixed charges are not sufficient to meet the Council's actual and reasonable costs then additional charges may be payable in accordance with the attached schedule of additional charges.

The Council will finally fix its fees including:

- Charging the fixed charge or part thereof;
- Charging the fixed charge and additional charges under section 36(3) having regard to the following criteria in section 36(4).

Fees methodology:

Land use and subdivision consents have been based on an average cost of consents issued. Initial application fees have been set at 75% of the average fee and fixed charges at 100% of the average fee. Final charges will be charged at staff hourly rates, technical officer or consultant time and any standard fees applicable.

Simple consents apply to:

- Land use applications for breaches to the 10 metre setback or height recession plane rules, where no other breaches of the District Plan occur.
- Subdivision applications for boundary adjustments or cross lease to fee simple where no other breaches of the District Plan occur.

Monitoring and inspection charges are based on staff hourly rates to complete, with one hour of monitoring taken in at the initial application stage of land use consents.

Schedule of additional charges

The following schedule of charges shall form the basis for calculating any additional charges under section 36(3) in the event that the fixed charges are not sufficient to cover the Council's actual and reasonable costs.

Consultants and solicitors - Consultants' and solicitors' fees associated with all work types, including the processing of a consent or certificate (including specialist technical or legal advice where a consent involves creating legal instruments), shall be at cost plus disbursement.

Charges for hearings – hearings for all applications shall be at cost of officer's time per hour rates listed below.

Order papers – The production of order papers shall be at cost plus disbursements.

Council Officer Hourly Rates

The following hourly rates for Council officers and decision makers will be charged for the processing of consents, hearings etc that do not have a fixed charge or where the fixed charge is inadequate to cover the actual and reasonable costs of the Council.

Council officer	Rate per hour
Principal Planner	\$170.00
Senior Resource Management Planner/Senior Policy Planner	\$150.00
Intermediate Resource Management Planner	\$140.00
Resource Management Planner/Policy Planner	\$130.00
Graduate Planner/Graduate Policy Planner	\$100.00
Commissioner	At cost plus disbursements
Statutory Management Committee Chair and Members	At cost plus disbursements
Consultant and solicitor fees associated with all work types	At cost plus disbursements
Administration	\$90.00
Technical Council officer	\$130.00

Development Contributions

Council has a development contributions policy for Springvale Urban Expansion Area and Otamatea West. In areas not covered by the development contributions policy, Council will use a range of tools such as infrastructure access fees, targeted rates and private developer agreements to reflect the true cost of providing network infrastructure for growth in the district. A copy of our Development Contributions Policy can be found on the Council website: <http://www.whanganui.govt.nz>.

Policy Fees and Charges

Resource management planning services fees and charges listed below are imposed under the Resource Management Act 1991 to recover the cost to Council for processing applications to designate land and make privately initiated changes to the District Plan.

Section 36 of the Resource Management Act 1991 enables the Council to charge additional fees to recover actual and reasonable costs when the fixed fee is inadequate. Notices of requirement and private plan changes vary in degree of complexity and scope. This means that applications shall be charged at actual cost when reasonable. Consultants' and solicitors' fees associated with all work types are also included

(see schedule of additional charges below). There may be times where Council refunds part of the fee at its discretion if the work required to process the application is minimal.

The initial application fees specified in the tables below are required up front and no action will be taken in accordance with s36(7) until paid. That does not mean that the Council is required to complete the activity upon payment of the fee. The costs incurred will be monitored and additional amounts up to the total of the fixed charge may be required. Then additional charges may also be required before completion of the task if the fixed charges are inadequate to cover the Council's actual and reasonable costs.

Activity type	Fixed charge	Initial application fee
Notices of requirement	Actual cost at hourly rate	\$2,000.00
Amendments to notices of requirement	Actual cost at hourly rate	\$1,000.00
Private plan change requests	Actual cost at hourly rate	\$5,000.00

Note

The fees and charges apply to applications:

- Relating to a notice of requirement or amendments to or cancellations of a notice of requirement pursuant to s168, s168A, s181, and s182 of the Resource Management Act 1991, but not applications subject to s170 or clause 4 of the First Schedule which shall be processed at no cost to the requiring authority;
- For private plan changes accepted pursuant to Clause 25(2)(b) of the First Schedule, but not private plan changes adopted pursuant to Clause 25(2)(a) of the First Schedule, unless a specific agreement for cost sharing is entered into by the person/s requesting the plan change and the Council.