

Schedule of chargeable costs for Environmental and Regulatory Services

The planning charges listed below are required to be adopted by special order or special consultative procedure. The Long-Term Plan (LTP) is such a procedure. Accordingly, the Council reviewed its charges and included them in the draft LTP for public consultation.

1. All fees are fixed fees, unless stated as deposits and charged at time and cost (T/C).
2. All fees are inclusive of GST (unless otherwise stated).
3. The Resource Management Act 1991 is referred to as the RMA.
4. The District Plan is referred to as the DP.
5. Selwyn District Council reserves the right under s36AAB (2) of the Resource Management Act to not perform the action to which the charge relates until the charge has been paid to it in full. If a hearing is cancelled or postponed due to the non-payment of a charge, the applicant will be charged for any costs that may arise from that cancellation or postponement.

Resource Consents	
Preparing or signing Certificates, Authorities and other documents which do not require a resolution of Council (and not listed elsewhere) including:	
· Signing/sealing survey plans – Section 223/224 RMA	\$260 minimum fee at Section 224 stage (for Section 223 and Section 224)
· Subdivision Compliance Certificate – Section 226 RMA	\$500 deposit (T/C)
· Preparation of documents requiring Council certification including but not limited to preparation, variation and cancellation of consent notices, covenants, encumbrances, A&Is, bonds, caveats, revocation of easements, s.239 &s.241 certificates.	\$130
Land Information Memorandum	\$250
Overseas Investment Commission Certificate	\$255
General planning advice	Charged at Council's discretion.
Officer's time / site inspection	Time and cost.
Consultant's advice / legal advice	At cost.
Pre-lodgement meetings	First hour free - T/C thereafter.
Resource consent for a non-compliant fence	\$500 deposit (T/C)
Vehicle crossing application and inspection fee	\$160 fixed fee
Resource consent for a non-compliant vehicle crossing	\$500 deposit (T/C)
Deemed permitted boundary activities	\$400 fixed fee
Deemed permitted activity – marginal or temporary non-compliance	\$1,000 deposit (T/C)
Other non-notified resource consents ²	
· Land Use	\$1,000 deposit (T/C)
· Subdivision (refer below).	
Other:	
· Variation and cancellation of consent notices	\$500 deposit (T/C)
· S.348 considerations	

Notified Resource Consents – Affected Parties Identified and Not All Approvals Obtained ⁴ or public notification	\$5,000 deposit (T/C) upfront;
· Land use	or
	Staged deposits:
	\$1,000 at lodgement
· Subdivision (refer below)	plus
	\$4,000 if proceed to hearing

Note: If the cost of a hearing is likely to exceed \$10,000 as calculated by the Selwyn District Council in accordance with the information contained in the application, the number of submitters involved, and the likely length of the hearing, then the applicant shall pay 50% of the estimated hearing cost prior to the commencement of the hearing (in addition to the above deposits). A hearing shall not be held unless the 50% charge is paid.

Residential subdivision

(includes rural residential zones living 3 and subdivision in business zones)

Please note that these fees apply to non-notified and notified applications.

1-10 lots	\$2,000 deposit incorporating: · \$500 minimum fee for engineering · \$1,500 minimum fee for planning
11-20 lots	\$3,000 deposit incorporating: · \$1,000 minimum fee for engineering · \$2,000 minimum fee for planning
21 plus lots	\$5,000 deposit incorporating: · \$2,000 minimum fee for engineering · \$3,000 minimum fee for planning
· If the time spent by the planner/ engineer exceeds the minimum fee, the additional fee will be on-charged to the applicant. · The above fees include all work undertaken up to and including issue of subdivision consent. · Post issue of subdivision consent engineering plan approval and inspections are then charged out on a time and cost basis at \$180 per hour. Section 223 and S224 costs are additional to the above.	

Rural Subdivisions

Please note that these fees apply to non-notified and notified applications.

1-5 lots	\$2,000 deposit incorporating: · \$500 minimum fee for engineering · \$1,500 minimum fee for planning
6 plus lots	\$3,000 deposit incorporating: · \$1,000 minimum fee for engineering · \$2,000 minimum fee for planning
· If the time spent by the planner/ engineer exceeds the minimum fee, the additional fee will be on-charged to the applicant. · The above fees include all work undertaken up to and including issue of subdivision consent. · Post issue of subdivision consent engineering plan approval and inspections are then charged out on a time and cost basis at \$180 per hour. · Section 223 and S224 costs are additional to the above.	
Boundary adjustment	\$1,000 deposit (T/C)
Certificate of Compliance – Section 139 RMA	\$1,000 deposit (T/C)
Existing use Extension of Time – Section 10(2) RMA ²	\$1,000 deposit (T/C)
Certificate of Existing Use – Section 139A RMA ²	\$1,000 deposit (T/C)
Change, Review or Cancellation of Consent Conditions – Section 127 or 128 RMA	
· Non-notified	\$1,000 deposit (T/C)

· Notified	\$5,000 deposit (T/C) upfront; or Staged deposits: \$1,000 at lodgement plus \$4,000 if proceed to hearing
Extension of Time/Cancellation of Consent Section 125 or 126 RMA	
· No hearing required · Hearing required	\$1,000 deposit (T/C) \$5,000 deposit (T/C) upfront; or Staged deposits: \$1,000 at lodgement plus \$4,000 if proceed to hearing
Designations	
Outline Plan Approval ³	\$500 fixed fee
Outline Plan Approval ^{8,4}	\$1,000 deposit (T/C)
Outline Plan Waiver ⁵	\$230 fixed fee
Or alternatively this may be waived at the time of building consent and charged against the building consent at time and cost.	
Notice of Requirement or Alteration – Section 168, 168A or 181 RMA ⁴	\$2,000 deposit (T/C)
Minor change – Section 181(3) RMA ⁶	\$750 deposit (T/C)
Removal or partial removal – Section 182 RMA	\$320 deposit (T/C)
Extension of Time – Section 184 & 184A RMA	\$320 deposit (T/C)
Heritage orders	
Notice of Requirement – Section 189, 190 & 191 RMA ⁶	\$2,000 deposit (T/C)
Withdrawal of Requirement – Section 189(5) RMA ⁶	\$320 deposit (T/C)
Plan change request	
Plan Change Request	\$10,000 deposit (T/C)
Monitoring	
Basic (desktop)	\$85
Standard (1 inspection)	\$165 (any extra inspections will be at a T/C basis)
Specialised (>2 inspection)	\$330 (any extra inspections will be at a T/C basis)
Time and Cost basis	\$165 per hour
These monitoring fees are included in the price of fixed fee consents and are invoiced separately for “time and cost” consents. Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.	
When specific documentation is required annually/periodically through resource consent conditions, any peer review of that documentation will be charged to the consent holder at cost.	
Landscape plan approval – general ⁷	At cost
Landscape plan approval – specific ⁸	At cost

General Planning costs	
Setting up of a Bond including: · For payment of financial contributions · Conditions on resource consents	At cost
Hearing	2 Councillors
Hearing Commissioner's charges	At cost
Plus officers charged at rates set under 'Officer's Time' where hearings advisors required.	
· 3 Councillors	\$100 per hour per panel
· 2 Councillors and External Commissioner acting as Chairperson	\$80 per hour per panel member plus Commissioner at cost
(This fee applies when Council has made the decision to appoint an External Commissioner).	
· External Commissioner	At cost
(This fee applies when Council has made the decision to appoint an External Commissioner).	
· External Commissioner at the applicant's request.	At cost
For any significant hearing lasting more than three days, the Council will recover the full cost of Hearing Commissioners charges regardless of whether the Council made the decision to appoint an External Commissioner.	
Officer time (per hour):	
· Planning Manager/Team Leader/Senior Planner	\$180
· Other Planners	\$160
· Administration Staff	\$100
· Engineering – Road, Water and Wastewater, Reserves and Property acquisitions:	\$180
· Consultants including external peer reviews / assessments commissioned by Council i.e. traffic, engineering, urban design, landscape, noise, contaminated land etc. and external consultant processing costs	At cost
· Legal Advice	At cost
· Certificates of Compliance (Sale and Supply of Alcohol Act 2012)	\$115
· Hard copy of District Plan	At actual cost

1. If the processing of your Section 223 & Section 224 exceeds \$260 you will be charged at time and cost. Please discuss at time of application.
2. If the actual cost of processing the resource consent is more than \$50 greater or less than the deposit amount, the Council will refund the additional fees paid, or invoice the outstanding amount.
3. Grade 1 outline plan = approval plans for accessory buildings or structures or relocation buildings within the site, provided that the bulk and location of the building complies with the District Plan rules for a permitted activity.
4. Grade 2 outline plan = all other outline plans.
5. Outline Plan waiver fee - waivers are for small inconsequential building works such as internal alterations to buildings etc.
6. If the processing of your Designation exceeds \$750, you will be charged at time and cost.
7. Landscape Plan – general = landscape plans where landscaping is required as a condition of consent, but no specific species or design requirements are specified in the District Plan.
8. Landscape Plan – specific = landscape plans where specific species or designs may or may not be used in accordance with the provisions of the District Plan.