



Charge out rates

There are two resource consent processing group charge out rates:

1. The administration charge out rate applies to front of house carrying out application/documentation acceptance and support services functions including record keeping and other incidental administrative tasks.
2. The technical charge out rate applies to all inputs by environmental planners (including team leaders and managers), technical officers and monitoring officers. 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 New Plymouth District Council (NPDC) technical inputs external to the Resource Consents Team staff and contractors. These include policy advisors, development engineers, roading engineers, secretariat and Councillor hearing related costs.

2. Specialist inputs. These are inputs of skills and expertise external to NPDC needed to address application issues such as legal, archaeological, iwi consultation, hazard assessment, traffic engineering, arboreal, landscape assessment, specialised resource management advice and the use of hearings commissioners. Contractors fulfilling the roles normally handled by the Resource Consents Team are not specialist inputs.

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.

2. Set base fee. This is an all inclusive fee covering the administration and technical processing work by the Resource 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 set at a level intended to cover a straight-forward application with no external inputs or other case specific costs.

This fee will cover the receipt and issue of the application and initial monitoring together with up to a specified number of hours of resource consents

processing group technical inputs that typically remain after these costs are deducted.

Applications requiring external or specialist inputs will reduce the number of processing hours from that stated.

In some instances the base fee will be exceeded.

Matters that could cause the base fee to be exceeded include external or specialist inputs, pre hearing or other meetings, significant mail outs or photocopying, amendments or additional information or application complexity. Invoices will be sent out 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.

A reduced application fee may be considered by the Planning Lead where unusual circumstances or the characteristics of the application would make it inappropriate to charge the normal fee.

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.

Initial monitoring fees (if applicable) are due for payment at the time of consent issue. These normally will be deducted from the application fee.

Processing costs exceeding the fee paid will be invoiced. Invoicing may be periodic or at the completion of processing.

Non-payment of fees or invoiced additional processing costs will result in processing or consent issue being suspended unless alternative payment arrangements have been formally agreed.

Refunds

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

Covid-19 stimulus

All subdivision resource consent applications, excluding post subdivision approval processes, will receive a two hour free processing reduction of \$376.00 per consent.



Fees and charges - Subdivision consents and associated processes

Activity	Charge
Consent processing - non-notified	
Minor boundary adjustment	\$521.00 set base fee (including 2.5 hours technical processing)
Cross lease amendment	\$511.00 base fee (includes up to 2.5 hours technical processing)
Other non-notified subdivision consents:	
1. Controlled. A controlled subdivision consent refers to those resource consents for subdivision that are a controlled activity under the District Plan.	\$1,303.00 base fee
2. Discretionary. A discretionary consent refers to those resource consents for subdivision that are a discretionary activity under the District Plan. This will include all discretionary subdivision triggered by overlay rules and all discretionary subdivision under that category of "subdivision of land" parameter within each environment area.	\$1,824.00 base fee
3. Non-complying. Non-complying consent refers to those resource consents for subdivision that are a non-complying activity under the District Plan.	\$2,245.00 base fee
4. Combined land use and subdivision. This category refers to resource consents for a comprehensive development where the land use (for up to two rules only) and subdivision are an integrated package.	\$2,085.00 base fee
Consent processing - limited notification	
Limited notification subdivision consents	\$6,440.00 base fee
Consent processing - public notification	
Publicly notified subdivision consents	\$8,861.00 base fee
Other consent related processes	
Extension of time (s125 Resource Management Act 1991 (RMA))	\$938.00 base fee
Change or cancellation of conditions (s127 RMA)	\$938.00 base fee
Review of conditions (s128 RMA)	\$940.00 base fee
Approval (s226 RMA)	\$745.00 set base fee
Building line restriction cancellation (s327A Local Government Act 1974 (LGA 1974))	\$745.00 set base fee
Right-of-way (s348 LGA 1974) approval	\$730.00 set base fee
Pre-application process.	
Development enquiries or meetings and related work	\$187.00 per hour (no charge for first 30 minutes)
	Covid-19 stimulus: no charge
Post approval processes	
Cancellation/variation of a consent notice (s221 RMA), cancellation/variation of amalgamation condition (s240 RMA), cancellation/variation of resource consent (s138 RMA)	\$1,407.00 base fee (includes up to 6.5 hours technical processing)
Plan approval s223 RMA certificates:	
• Up to eight lots	\$288.00 fixed fee
• Greater than eight lots	\$427.00 fixed fee
Records system fee - payable with request for s223 RMA approval:	
• Subdivision with two to eight lots (per lot)	\$29.00 fixed fee per lot
• Subdivision with greater than eight lots (per lot)	\$26.00 fixed fee per lot
Engineering plan approvals:	
Covid-19 stimulus: no charge where designed to infrastructure standards and included with subdivision consent application.	
• Major engineering works/consent for drainage works	\$1,564.00 base fee
• Minor engineering works and right-of-way	\$520.00 base fee
Road naming (roads and rights-of-way)	\$208.00 fixed fee
Inspection of engineering infrastructure works and monitoring associated with subdivision consent	At cost



Activity	Charge
<p>Post approval processes - continued</p> <p>Completion of conditions certificate (s224(c) RMA):</p> <ul style="list-style-type: none"> No engineering conditions Engineering conditions included, servicing allotments, but not vesting infrastructure Engineering conditions where land/work vesting in NPDC on deposit of plan and inspections have been carried out under NZS4404:2004 S.I.5.5 <p>All other certificates (s221, s222, s224(f), s230, s232, s238, s240, s241, s243 RMA, s32(2)(a) Unit Titles Act 2010, s348 LGA 1974)</p> <p>Cancellation/variation of all other certificates (s234, s240, s241, s243 RMA)</p> <p>Objection to conditions (s357 RMA) - administration fee</p> <p>Bond:</p> <ul style="list-style-type: none"> Preparation through to release or cancellation Legal/engineering inputs 	<p>\$251.00 fixed fee</p> <p>\$428.00 base fee (includes up to 2 hours technical processing)</p> <p>\$1,477.00 base fee (includes up to 7 hours technical processing)</p> <p>\$284.00 fixed fee</p> <p>\$284.00 fixed fee</p> <p>\$556.00 fixed fee</p> <p>\$519.00 fixed fee</p> <p>At cost</p>
<p>Charges for advice or information</p> <p>Requests for advice or information (excludes requests under Official Information and Meetings Act where NPDC policy applies). Charges will normally apply after the first half hour of work on any topic.</p>	<p>At cost</p>
<p>Charges for other inputs</p> <p>External inputs - these are NPDC inputs external to the Resource Consents Team</p> <p>Use of specialist or external resources for facilitation, mediation, hearings, consultation, legal advice or referral, specialised or expert advice, or peer review for consents or monitoring processes.</p>	<p>At cost</p> <p>Actual cost plus 10%</p>
<p>Processing group hourly rates</p> <ul style="list-style-type: none"> Development Engineer Administrative fee - includes front of house and support services Technical charge - includes environmental planners, technical officers and monitoring officers 	<p>\$184.00 per hour</p> <p>\$142.00 per hour</p> <p>\$188.00 per hour</p>
<p>Development Contributions (refer to the Policy on Development Contributions in the Long-Term Plan 2018-2028)</p> <p>Development contributions are collected to ensure that infrastructure and community facilities support the needs of the growing community and that the costs of new development are shared by developers rather than being funded entirely by ratepayers.</p> <p>Development contributions are required if a development:</p> <ol style="list-style-type: none"> Increases demand on stormwater, wastewater, water or road assets, or increases the demand for community facilities, and Is a new residential, commercial, retail or industrial development. <p>Development contributions are payable before issuing a s224(c) RMA certificate.</p> <div style="border: 1px solid black; background-color: yellow; padding: 5px; margin-top: 10px;"> <p>Covid-19 stimulus: Opportunity to negotiate a development agreement or agreement to delay the timing of development contribution payments until either the sale of the section to which the development contribution applies, in the case of land development, or at latest two years after issue of s224(c) certificate.</p> </div>	