

NELSON CITY COUNCIL

Fees and Charges 2011-2012

Resource Consent Fees

and

**Resource Management Act Documents Fees
Under the Resource Management Act 1991**

Resource Consent Processing and Monitoring, Designations, Plan Changes and all other activity under the Resource Management Act 1991 (RMA) will attract an initial charge (deposit) as per Section 1 below.

Where the cost of processing the consent is not fully covered by the initial charge, additional charges will be applied (under Section 36 of the RMA).

Section 2 below lists the various costs that may be charged to a consent.

All charges listed in this Schedule are GST inclusive

1. INITIAL CHARGES (Deposit)

	Activity	Charge
1.1	All activities (other than listed below)	\$900
1.2	Subdivision	\$1,300
1.3	Bore permits; Certificate of Compliance; Change of consent conditions or consent notice; Culverts, weirs and other minor structures on the bed of watercourses; Existing Use Certificate; Extension of lapsing period; Gravel extraction; Outline Plan approvals; Relocate building; Removal of trees listed in the Nelson Resource Management Plan; Replacement Permits; Signs; Transfer/part transfer of Permits	\$500
1.4	Notified Applications: Additional charges for applications requiring notification/ limited notification. <i>(This charge must be paid prior to notifying the application and is in addition to the initial charge paid when the application is lodged).</i>	\$5,000
1.5	Removal of trees listed in the Nelson Resource Management Plan that are confirmed in writing by a qualified arborist as diseased or a threat to public safety.	No charge
1.6	Heritage Buildings: Non-notified application to conserve and restore heritage building, place or object listed in the Nelson Resource Management Plan.	No Charge
1.7	Private Plan changes <i>(Note: Council's policy is to recover 95% of the costs involved for the whole process from the applicant).</i>	\$5,000
1.8	Heritage Orders	\$3,500

Where an application involves multiple consents the initial fee or charge is payable at the higher rate plus \$250.00 for each accompanying application.

Where all or part of any initial charge (deposit) is not paid at application time, the Council reserves the right to not process that application.

2. COSTS CHARGED TO A CONSENT

2.1 Processing Charges

	Details	Charge
2.1.1	Council Staff – all staff time inclusive of overhead component associated with processing and assessing applications.	\$131.00 per hour
2.1.2	Hearings Panel Charges:	
	- per Councillor as Commissioner (rate set by Remuneration Authority)	\$76.50 per hour
	- Councillor as Chairperson	\$95.63 per hour
	- Independent Commissioner (requested by applicant)	Cost
	- Independent Commissioner (requested by submitter)	Cost less Councillor rate (applicant to pay the Councillor rate)
	- Independent Commissioner(s) required for expertise or due to conflict of interest issues	Cost
2.1.3	Legal advisors and consultants engaged by Council, or reports commissioned, after discussion with the applicant, to provide expertise not available in-house under s.92(2) RMA.	Cost plus administration charges
2.1.4	Experts and consultants engaged by Council to undertake assessment of an application where the complexity of the application necessitates external expertise, or where resource consent processing is required to be outsourced due to conflict of interest issues (this is not a s92(2) RMA commissioning).	Cost plus administration charges
2.1.5	All disbursements, such as telephone calls, courier delivery services, all public notification costs, postage for notified applications and document copying charges.	Cost plus administration charges
2.1.6	Consultants engaged by the Council where skills are normally able to be provided by in-house staff or when Council staff workloads are unusually high.	\$131.00 per hour
2.1.7	Urban Design Panel reviews a proposal before a resource consent application is lodged	No charge
2.1.8	The applicant agrees (as per 2.1.3 above) to the Urban Design Panel reviewing the proposal after a resource consent application is lodged	Cost plus administration charges

2.2 Photocopying Charges

A4 \$0.20 per page

A3 \$0.50 per page

Large copies \$3.00 per page or actual cost from Copy Service plus staff time.

2.3 Monitoring Charges

2.3.1 If monitoring is required, a one-off charge of \$100.00 will be charged as part of the consent cost. Any extra work that is required to monitor compliance with the consent conditions will be charged at the appropriate hourly rate for Council staff and separately invoiced.

2.3.2 Monitoring charges associated with review of information required to be provided by a condition of resource consent will be charged for at the appropriate hourly rate for Council staff or actual cost for specialist consultant.

2.3.3 Where the applicant is required or authorised to monitor the activity, the Council's costs in receiving and assessing the monitoring information will be charged directly to the consent holder at the appropriate hourly rate for Council staff or actual cost of the specialist involved.

2.4 Administration Charges

	Item/Details	Charge
2.4.1	Insurance levy – for each resource consent.	\$30.00
2.4.2	Street naming and numbering (costs of reporting to Hearings Panel and advising all statutory agencies).	Council staff hourly rate in 2.1.1 above
2.4.3	Street numbering – application for alteration.	\$125.00
2.4.4	Documents for execution – easement documents, caveats, covenants and other documents to be registered with LINZ; presented after subdivision processed or where not associated with a subdivision application.	\$175.00 for each document
2.4.5	Certificate under Overseas Investment Act.	\$385.00
2.4.6	Confirmation of compliance with the Nelson Resource Management Plan for NZ Qualifications Authority.	\$385.00
2.4.7	Confirmation of compliance with the Nelson Resource Management Plan for liquor licence applications.	\$40.00

2.4.8	Section 357 Administration charge.	\$255.00
2.4.9	Private right-of-way – review against existing names and advising all statutory agencies where appropriate.	\$225.00
2.4.10	Authentication report for small-scale solid-fuel burning appliance or open fire.	\$70.00
2.4.11	Removal of designation.	\$305.00
2.4.12	Swing Mooring annual charge (monitoring costs are additional, refer 2.3 above).	\$75.00

2.5 Discount for Late Consents

- 2.5.1 Where statutory processing timeframes have not been met and this is the fault of the Council, a discount of 1% of the total processing costs per each day the consent is late, up to a maximum of 50%.

3. INVOICING

- 3.1 Where processing costs reach the level of the initial charge, monthly invoices may be sent to the applicant.
- 3.2 Annual charges shall be due on 1 December or 30 days from the date of invoicing, whichever is the later, unless otherwise agreed in writing by the Council.
- 3.3 The Council has no obligation to perform any action on any application until the charges for the action have been paid in full; such payment will be required by the 20th of the month following invoice.
- 3.4 Where any interim invoice is disputed, work on processing the application will be stopped until the matter is resolved at the discretion of the Manager Resource Consents.
- 3.5 The option of monthly invoices only, in lieu of initial charges, may be available on strict credit conditions as follows:
- 3.5.1 The consent process, or Council involvement in the project, is likely to extend over a period in excess of 6 months; and
- 3.5.2 The total amount for invoices is likely to exceed \$5,000; and
- 3.5.3 The applicant is in good financial standing with a satisfactory credit record and agrees to abide by the Council's usual credit terms.

OR

- 3.5.4 The applicant is a regular customer of the Council's Resource Consents Business Unit, is in good financial standing with no record of unpaid invoices, who agrees to pay each and every invoiced charge by the 20th of the month following the date of issue of the invoice. Any disputes relating to an invoiced charge must be resolved after the invoice has been paid. Failure to meet these criteria will result in the option of monthly invoices, in lieu of initial charges plus monthly invoices being withdrawn.
- 3.5.5 The decision on whether to waive the required charge and institute a system of monthly invoicing shall be made by the Manager Resource Consents or Executive Manager Regulatory, having regard to the above criteria.

4. PRE-APPLICATION CHARGES

Detail	Charge
Pre-application discussion with staff on feasibility of a proposal that may not proceed to a resource consent.	First half hour – no charge. Additional time charged on an hourly basis at the appropriate Council staff charge out rate – as per 2.1.

5. RESOURCE MANAGEMENT PLANNING DOCUMENTS

Copies of Plans	Cost GST Incl
Nelson Resource Management Plan - Text (hard copy)	\$150.00
Nelson Resource Management Plan - Maps (hard copy)	\$150.00
CD ROM – combined Nelson Resource Management Plan and Nelson Air Quality Plan – updated annually in Spring	\$15.00 annually
Nelson Resource Management Plan - hard copy updates issued as required	\$25 annually for text \$25 annually for maps
Nelson Air Quality Plan	\$50.00