

Statement of Proposal

Manawatū District Council District Planning Service Charges 2019-20

1 Introduction

This statement of proposal has been prepared to fulfil the requirements of section 83 of the Local Government Act 2002 and Section 36 (2) of the Resource Management Act 1991.

District Planning Services charges enable Manawatū District Council to recover the costs of processing applications, monitoring consents, for notice of requirement designations and private District Plan changes.

Prior to fixing fees under Section 36 (2) of the Resource Management Act 1991 (the District Planning service charges), the Council is required to consult on the proposed fees using the special consultative procedure of the Local Government Act 2002.

2 Background

The District Planning service charges are set according to the Resource Management Act 1991. These enable the Manawatū District Council to recover the costs of processing applications, monitoring consents, for notice of requirement designations and private District Plan changes.

The Council reviews its District Planning service charges annually. Any proposal for changes to these fees is required to be consulted on using the Special Consultative Procedure, prior to adoption by Council.

3 Proposal

The Council's District Planning service charges for 2019-20 under Section 36 of the Resource Management Act 1991 have been adjusted by inflation and rounded to the nearest dollar to ensure recovery of costs incurred. The adjusted fees are proposed to apply from 1 July 2019.

3.1 Proposed fees

	2019/20
Fee Description	
Notified and Limited Notified Applications and Public Works Designations	
Administration lodgement	\$ 1,775.00
Advertising lodgement	\$ 457.00
Hearing lodgement (extra charge may be incurred in the conduct of a hearing)	\$ 569.00
Hearings when heard by Commissioners	At cost plus disbursements
Hearings when heard by Hearings Committee	At cost plus disbursements
Processing of Application	At Officer hourly rate

	2019/20
Non-notified Application lodgement fees	
Controlled activities	\$ 817.00
Restricted discretionary activities	\$ 1,179.00
Discretionary activities	\$ 1,703.00
Non-complying land uses	\$ 2,225.00
Non-notified Application fixed fees	
Permitted relocated building (assessment and monitoring)	\$ 490.00
Boundary activities	\$ 310.00
Marginal or temporary activities	\$ 789.00
Subdivison Applications Lodgement Fees	
Controlled	\$ 762.00
Restricted discretionary	\$ 1,179.00
Discretionary	\$ 2,225.00
Non-complying	\$ 2,748.00
Certificates under Section 226	\$ 713.00
Approval for cross-lease plans previously approved	\$ 713.00
Right-of-way approval (no sealing fee)	\$ 597.00
Survey plan consent (sealing fee)	\$ 240.00
Consultation with District Land Registrar (LINZ)	\$ 173.00
Road Access Certificate (Sections 321 and 346 of the Local Government Act 1974)	\$ 448.00
Bond preparation	\$ 448.00
s223 approval	\$ 299.00
s224 approval (if applied for separately from s223)	\$ 359.00
Combined s223 and s224 approval (when lodged together)	\$ 747.00
s223 and s224 engineering approval and inspections will be charged at the hourly officer rate for 'technical and professional staff from all other units' as listed in the "Council staff and decision-maker charges" section	
Applications for District Plan changes	
Lodgement for a District Plan change	\$ 5,679.00
Miscellaneous lodgement fee	
Certificate of Compliance	\$ 359.00
Variation to resource consent applications	\$ 627.00
Extentions to time for resource consents	\$ 418.00
Certificates under the Overseas Investment Act	\$ 359.00
Existing use certificates	\$ 627.00
Outline plan of works (including waivers)	\$ 594.00
Uplifting a designation	\$ 359.00
Non-notified designation requirements, heritage orders and designation alterations	\$ 594.00
Notified designation requirements, heritage orders and designation alterations	\$ 1,784.00
Instrument creating esplanade strip/reserve	\$ 359.00
Revocation of easements, building line restrictions etc when separate from a subdivision consent	\$ 359.00
Easements not requiring a subdivision consent and not included as part of the subdivision consent	\$ 359.00
Consideration, processing and issuing of certificates not itemised in this schedule	\$ 418.00
Monitoring of resource consents	Inspections charged hourly rate per officer
Manawatu District Plan - Plan Strategy and Rules	\$ 99.00
Manawatu District Plan - Planning Maps	\$ 109.00

	2019/20
Road Stopping lodgement fees	
Road stopping under the Public Works Act 1981	\$ 418.00
Road stopping under the Local Government Act 1974 - (extra cost may be incurred if a hearing is required)	\$ 627.00
Hearing for road stopping	at actual cost
Review of development contribution	
Reconsideration of development contributions	\$ 595.00
Hearing lodgement fee - extra cost may be incurred if a hearing is required	at actual cost
Planning Inspection fees – Building Consents	
New construction - housing, commercial and industrial	Actual costs based on hourly rate per officer
Alterations and additions - housing, commercial and industrial	
Accessory and farm buildings - includes alterations and additions	
Building Act 2004	
Section 73 Notification - Land subject to natural hazards	\$ 667.00
Section 75(2) Certificate - Building over two allotments	\$ 667.00
Certificate of Title	
Certificates of Title	\$ 23.00
Other	
Scanning and digital fees (for consent applications received in hard copy)	\$ 108.00
Objection to decision s357	\$ 450.00
Note	
1. The fee is a lodgement fee only for land use consent applications, subdivision consent applications, applications for alterations to designations, engineering approvals and inspections, review of development contribution, requests for plan changes and road stoppings. The lodgement fee is the amount required up front when lodging an application. Council will take no action on the application in accordance with Section 36(7) until this amount is paid.	
2. Section 36 of the Resource Management Act enables the Manawatu District Council to charge additional fees. These are fees to recover actual and reasonable costs incurred where the actual and reasonable costs exceed the lodgement fee (fixed charge) paid. Council will charge any costs incurred through the engagement of external expertise to the applicant at cost.	
3. Council will charge fees to cover actual and reasonable costs incurred. It will charge the applicable staff charge-out rate together with the costs associated with employing the services of professional consultants where necessary. It will recover actual and reasonable costs associated with any required consent hearing from the applicant.	
4. Where specialist peer-review reports are required, the applicant is required to pay a lodgement fee of \$500.00 per report when lodging an application. The applicant then pays the full amount on the completion of the report/assessment.	
Council staff and decision-maker charges	
The Council will charge the following hourly rates for its officers and decision makers for the processing of consents, hearings, and designations etc that do not have a set fee.	
Fee Description	Fee per hour
Committee /Administration Officer	\$ 117.00
Planning Officer/Compliance and Enforcement Officer	\$ 153.00
Senior Consents Planner/Compliance and Enforcement Team Leader	\$ 176.00
Principal Planner	\$ 203.00
Regulatory Manager	\$ 247.00

	2019/20
Land Development Engineer/Officer	\$ 176.00
Land Development Manager	\$ 203.00
Roading Engineer/Utility Engineer	\$ 176.00
Roading Manager/Utility Manager	\$ 247.00
Commissioner	At cost plus disbursements
Fees for advertising, consultants and solicitors associated with all work types including processing of a consent or certificate. (This includes specialist technical or legal advice and new notice of requirements, designation alterations, removal of designations and District Plan changes.)	At cost plus disbursements
Objection to decision s357	\$ 450.00
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4 Consultation process

Anyone can make a submission about the proposal described in this document. We encourage anyone with an interest in the issues raised in this proposal to make a submission.

This Statement of Proposal will be available from:

- Council’s “Have Your Say” website www.haveyoursay.kiwi.nz
- Manawatū District Council Administration Office 135 Manchester Street, Feilding
- Feilding Public Library, corner Stafford & Bowen Streets

The submission period runs from Friday 1 March 2019 until Monday 1 April 2019 at 9.00am.

Submissions can be via email, letter or via the “Have Your Say” website.

Submissions can be emailed to submissions@mdc.govt.nz subject heading ‘**District Planning Service Charges**’.

Written submissions can be hand delivered to the Council’s Front of House reception at 135 Manchester Street, Feilding or posted to the following address:

Manawatū District Council
Private Bag 10 001
Feilding 4743

Submitters should note that their submission will be copied and made available to the public after the submission period closes. Any submitter wishing to have their contact details withheld from the public documentation will need to state so in their submission.

5 Hearing of Submissions

A hearing will be scheduled after the submission period to hear any submissions made. Please state in your submission whether or not you wish to be heard.

The Council will contact all submitters in writing to advise the confirmed time, date and venue of the meeting to hear submissions. Hearings on the District Planning Service Charges will be open to the public. An analysis of all submissions and a final report will be presented to the Council for consideration and adoption.