

PLANNING GUIDANCE

Category	Category Description	Sub Category	Sub Category Description	Fee	Fee Description	Sub Fee	Units	Comments for Council	Adopted Fee	Recommended Fee	\$ Change
Information Requests	-	-	-	Property Enquiry	-	-	-	Inflation adjusted (with rounding)	\$73.00	\$75.00	\$2.00
						Plus hourly rate after 1 hour	per hour	Inflation adjusted (with rounding)	\$206.00	\$212.00	\$6.00
				Staff Search Time Cost	-	-	per half hour	Inflation adjusted (with rounding)	\$64.00	\$66.00	\$2.00
Land Use	Land use related applications are subject to the following non refundable deposits as per application type. Any actual or reasonable costs including, additional planning assessment and administration time spent beyond that covered by the deposits will be charged at the relevant hourly rates	Non-Notified Land Use Consent Applications	-	Controlled Activities (Fast Track 10 day)	(s87AAC & 87AAD)	-	-	Inflation adjusted (with rounding)	\$2,073.00	\$2,131.00	\$58.00
				Discretionary Activity	-	-	-	Inflation adjusted (with rounding)	\$4,147.00	\$4,263.00	\$116.00
				Minor	Minor non-notified land use consent applications for listed permitted activities failing no more than two standards in the Proposed District Plan (10 working day target)	-	-	Inflation adjusted (with rounding)	\$1,659.00	\$1,706.00	\$47.00
				Non-Complying Activity	-	-	-	Inflation adjusted (with rounding)	\$4,997.00	\$5,137.00	\$140.00
				Restricted Discretionary	-	-	-	Inflation adjusted (with rounding)	\$3,248.00	\$3,339.00	\$91.00
		Urgent Applications	-	Non-notified consents only - issued within 10 working days	(conditions apply, and applications will only be accepted on a case-by-case basis at the Planning Guidance Unit Manager's discretion.	-	-	Inflation adjusted (with rounding)	-	\$0.00	
		Land Use Certificates	-	Certificate of Compliance	-	-	-	Inflation adjusted (with rounding)	\$1,224.00	\$1,258.00	\$34.00
				Existing Use Right	-	-	-	Inflation adjusted (with rounding)	\$2,695.00	\$2,771.00	\$76.00
				Outline Plan	-	-	-	Inflation adjusted (with rounding)	\$1,762.00	\$1,812.00	\$50.00
				Outline Plan Waiver	-	-	-	Inflation adjusted (with rounding)	\$456.00	\$469.00	\$13.00
				Planning Verification (fixed fee)	-	-	-	Inflation adjusted (with rounding)	\$455.00	\$468.00	\$13.00
		Other Land-Use Related Applications	-	Change or Cancellation of Consent Condition	-	-	-	Inflation adjusted (with rounding)	\$1,659.00	\$1,706.00	\$47.00
				Deemed Permitted Boundary Activities	-	-	-	Inflation adjusted (with rounding)	\$621.00	\$638.00	\$17.00
				Deemed Permitted Marginal or Temporary Activities	-	-	-	Inflation adjusted (with rounding)	\$621.00	\$638.00	\$17.00
				Extension of Time Limit	-	-	-	Inflation adjusted (with rounding)	\$1,492.00	\$1,534.00	\$42.00
		Notified Land Use Consent Applications	-	Notified Land Use Consent Applications	-	-	-	Inflation adjusted (with rounding)	\$20,735.00	\$21,316.00	\$581.00
		Limited Notified Land Use Applications	-	Limited Notified Land Use Applications	-	-	-	No change	\$9,676.00	\$9,947.00	\$271.00

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Category	Category Description	Sub Category	Sub Category Description	Fee	Fee Description	Sub Fee	Units	Comments for Council	Adopted Fee	Recommended Fee	\$ Change
Subdivision	Subdivision related applications are subject to the following non refundable deposits as per application type. Any actual or reasonable costs including, additional planning assessment and administration time spent beyond that covered by the deposits will be charged at the relevant hourly rates	-	-	Publicly Notified and Limited Notified Subdivision Consent Applications	-	-	-	Inflation adjusted (with rounding)	\$8,294.00	\$8,526.00	\$232.00
		Non-Notified Subdivision Consent Applications	-	Urgent applications	Non-notified consents only - issued within 10 working days (conditions apply, and applications will only be accepted on a case-by-case basis at the Planning Guidance Unit Manager's discretion.	-	-	Inflation adjusted (with rounding)	-	\$0.00	
			Includes subdivision related works for earthworks, roads, retaining walls and 3 waters infrastructure e.g. pump stations.	Controlled Activity	-	-	-	Inflation adjusted (with rounding)	\$2,764.00	\$2,842.00	\$78.00
				Discretionary Activity, Non-Complying Activity	plus per lot/unit/flat charge	-	-	Inflation adjusted (with rounding)	\$4,147.00	\$4,263.00	\$116.00
						101 lots and greater	per lot/unit/flat	Inflation adjusted (with rounding)	\$15.00	\$16.00	\$1.00
						3-50 lots	per lot/unit/flat	Inflation adjusted (with rounding)	\$88.00	\$91.00	\$3.00
						51-100 lots	per lot/unit/flat	Inflation adjusted (with rounding)	\$30.00	\$31.00	\$1.00
				Joint Subdivision and Land Use consent applications	(i.e. where a land use and subdivision on the same site are lodged concurrently). Note land use application is charged as per land use fees. Plus per lot/unit/flat charge	-	-	Inflation adjusted (with rounding)	\$2,764.00	\$2,842.00	\$78.00
						101 lots and greater	per lot/unit/flat	Inflation adjusted (with rounding)	\$15.00	\$16.00	\$1.00
						3-50 lots	per lot/unit/flat	Inflation adjusted (with rounding)	\$88.00	\$91.00	\$3.00
						51-100 lots	per lot/unit/flat	Inflation adjusted (with rounding)	\$30.00	\$31.00	\$1.00
				Permitted Activity - Certificate of Compliance, Amendment to Flats Plans, Boundary Adjustments	-	-	-	Inflation adjusted (with rounding)	\$1,242.00	\$1,277.00	\$35.00
				Restricted Discretionary Activity	plus per lot/unit/flat charge	-	-	Inflation adjusted (with rounding)	\$2,764.00	\$2,842.00	\$78.00

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Subdivision	Subdivision related applications are subject to the following non	Non-Notified Subdivision Consent Applications	Includes subdivision related works for	Restricted Discretionary Activity	plus per lot/unit/flat charge	101 lots and greater	per lot/unit/flat	Inflation adjusted (with rounding)	\$15.00	\$16.00	\$1.00
						3-50 lots	per lot/unit/flat	Inflation adjusted (with rounding)	\$88.00	\$91.00	\$3.00
						51-100 lots	per lot/unit/flat	Inflation adjusted (with rounding)	\$30.00	\$31.00	\$1.00
		Subdivision Related Approval Applications	-	Amend or Delete Consent Notice (section 221 RMA)	-	-	-	Inflation adjusted (with rounding)	\$1,561.00	\$1,605.00	\$44.00
				Proposed Unit Development Plan	-	-	-	Inflation adjusted (with rounding)	\$1,091.00	\$1,122.00	\$31.00
				Revocation of Building Line Restriction (charge include E-Dealing)	-	-	-	Inflation adjusted (with rounding)	\$1,383.00	\$1,422.00	\$39.00
				Revocation of Easement (section 243 RMA)	-	-	-	Inflation adjusted (with rounding)	\$654.00	\$672.00	\$18.00
				Right of Way Approval (section 348 LGA)	-	-	-	Inflation adjusted (with rounding)	\$1,105.00	\$1,136.00	\$31.00
				Road Naming	-	-	-	Inflation adjusted (with rounding)	\$1,222.00	\$1,256.00	\$34.00
				Road Renaming	-	-	-	Inflation adjusted (with rounding)	\$1,863.00	\$1,915.00	\$52.00
				Second and subsequent stage non-complying cross lease subdivision applications	-	-	-	Inflation adjusted (with rounding)	\$1,579.00	\$1,623.00	\$44.00
		Other Subdivision Related Applications	-	Section 75-83 - Building Act 1994	-	-	-	Inflation adjusted (with rounding)	\$863.00	\$887.00	\$24.00
				Change or Cancellation of Consent Condition	-	-	-	Inflation adjusted (with rounding)	\$1,658.00	\$1,705.00	\$47.00
				Extension of Time Limit	-	-	-	Inflation adjusted (with rounding)	\$1,492.00	\$1,534.00	\$42.00
		Subdivision Certificates and Associated Applications	-	32 (2)A Unit Title Act (fixed fee)	-	-	-	Inflation adjusted (with rounding)	\$138.00	\$142.00	\$4.00
				Bond Release application	-	-	per hour	Inflation adjusted (with rounding)	-	\$0.00	
				Re-issue of Certificate and Other Certificates	-	-	-	Inflation adjusted (with rounding)	\$656.00	\$675.00	\$19.00
				s.221 RMA	-	-	-	Inflation adjusted (with rounding)	\$830.00	\$853.00	\$23.00
				s.223 RMA	-	-	-	Inflation adjusted (with rounding)	\$656.00	\$675.00	\$19.00
				s.224(f) RMA (fixed fee)	-	-	-	Inflation adjusted (with rounding)	\$138.00	\$142.00	\$4.00
				s.224c RMA	-	-	-	Inflation adjusted (with rounding)	\$656.00	\$675.00	\$19.00
				s.226 RMA	-	-	-	Inflation adjusted (with rounding)	\$1,272.00	\$1,308.00	\$36.00
				Works Clearance Application	-	-	-	Inflation adjusted (with rounding)	\$994.00	\$1,022.00	\$28.00
Additional Planning Related Charges	-	-	-	District Plan 3 Waters Connection Compliance Assessment	Assessments of new 3 waters connection requests will incur a fixed fee per application.	-	-	Inflation adjusted (with rounding)	\$248.00	\$255.00	\$7.00

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Category	Category Description	Sub Category	Sub Category Description	Fee	Fee Description	Sub Fee	Units	Comments for Council	Adopted Fee	Recommended Fee	\$ Change
Additional Planning Related Charges	-	-	-	Monitoring deposit	A monitoring deposit applies to all land use applications, and may also apply to subdivision applications, as appropriate. Additional time and associated costs including, but not limited to; additional Planning monitoring, Engineering monitoring, monitoring of building consents, site inspections, certification, three waters and transportation construction inspections, and enforcement will apply at the rates specified below.	-	-	Inflation adjusted (with rounding)	\$447.00	\$460.00	\$13.00
				Planning Assessment of Building Consents	Planning assessments of building consents application will attach a fixed fee per building consent.	-	-	Inflation adjusted (with rounding)	\$248.00	\$255.00	\$7.00
		Other Land-Use Related Applications	-	Surrender of Consent (Full)	-	-	-	Inflation adjusted (with rounding)	\$456.00	\$469.00	\$13.00
				Surrender of Consent (Partial)	-	-	-	Inflation adjusted (with rounding)	\$912.00	\$938.00	\$26.00
		Subdivision Certificates and Associated Applications	-	Works clearance applications	-	-	-	Inflation adjusted (with rounding)	\$994.00	\$1,022.00	\$28.00
		Engineering Plan Certification	-	Amendment to Engineering Plan Certification	-	-	per hour	Inflation adjusted (with rounding)	\$248.00	\$255.00	\$7.00
				Applications for engineering plan certification involving 19 or more lots, dwellings, units or commercial/industrial developments.	Additional time will be charged at hourly rate specified below.	-	-	Inflation adjusted (with rounding)	\$1,984.00	\$2,034.00	\$50.00
				Applications for engineering plan certification involving up to 18 lots, dwellings, units or commercial/industrial developments.	Additional time will be charged at hourly rate specified below	-	-	Inflation adjusted (with rounding)	\$497.00	\$511.00	\$14.00
				Engineering 223c and 224c review	-	-	per hour	Inflation adjusted (with rounding)	\$248.00	\$255.00	\$7.00
				Engineering plan certification associated with all other consents	-	-	per hour	Inflation adjusted (with rounding)	\$248.00	\$255.00	\$7.00
		Charges (hourly)		Planner	-	-	per hour	Inflation adjusted (with rounding)	\$206.00	\$212.00	\$6.00
				Principal/Senior Planner	-	-	per hour	Inflation adjusted (with rounding)	\$228.00	\$234.00	\$6.00

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Additional Planning Related Charges	-	Charges (hourly)	-	Consultant and specialist fees including but not limited to: Expert evidence/advice, external consultants, provision of external legal advice, external peer reviews	-	-	-	Inflation adjusted (with rounding)	-	\$0.00	
				Graduate Planner hourly Charge	-	-	per hour	Inflation adjusted (with rounding)	\$180.00	\$185.00	\$5.00
				Other specialist internal input	-	-	per hour	Inflation adjusted (with rounding)	\$213.00	\$219.00	\$6.00
			Planner hourly charges are applicable for s87AAB & 87BA Boundary Activities; and s87BB Deemed Permitted Marginal/Temporary Activities	Administration	-	-	per hour	Inflation adjusted (with rounding)	\$128.00	\$132.00	\$4.00
				Compliance and Monitoring	-	-	per hour	Inflation adjusted (with rounding)	\$202.00	\$208.00	\$6.00
				Engineering rate	-	-	per hour	Inflation adjusted (with rounding)	\$248.00	\$255.00	\$7.00
				Independent Commissioner Chair	-	-	per hour	Contract rate (with rounding)	\$273.70	\$282.90	\$9.20
				Independent Commissioner Panel Member	-	-	per hour	Contract rate (with rounding)	\$243.80	\$251.85	\$8.05
				Planning Manager	-	-	per hour	Inflation adjusted (with rounding)	\$269.00	\$277.00	\$8.00
				Planning Team Leader	-	-	per hour	Inflation adjusted (with rounding)	\$250.00	\$257.00	\$7.00
				Subdivision Officer	-	-	per hour	Inflation adjusted (with rounding)	\$206.00	\$212.00	\$6.00
		Engineering review of the Land Use, Subdivision and other applications	-	Minimum non-refundable Engineering Deposit for engineering review of the Land Use, and Subdivision Consents. Any additional engineering time will be charged at rate specified below.	-	-	-	Inflation adjusted (with rounding)	\$994.00	\$1,022.00	\$28.00
		Section 357 RMA objections	Actual and reasonable costs associated with the processing of any objections	Section 357 RMA Objections	-	-	-	Inflation adjusted (with rounding)	-	\$0.00	

URBAN AND SPATIAL PLANNING

Category	Sub Category	Fee	Fee Description	Units	Comments for Council	Adopted Fee	Recommended Fee	\$ Change
District Plan	District Plan Change Request	Complex Project	Additional processing charges will be invoiced monthly	non-refundable deposit	Inflation adjusted (with rounding)	\$41,400.00	\$42,559.00	\$1,159.00
		Simple Projects	Additional processing charges will be invoiced monthly	non-refundable deposit	Inflation adjusted (with rounding)	\$15,525.00	\$15,960.00	\$435.00
	Notice of Requirement - Designation	Complex new notice or alteration to designation	-	non-refundable deposit	Inflation adjusted (with rounding)	\$41,400.00	\$42,559.00	\$1,159.00
		Removal of existing designation	-	non-refundable deposit	Inflation adjusted (with rounding)	\$1,035.00	\$1,064.00	\$29.00
		Simple new notice or alteration	-	non-refundable deposit	Inflation adjusted (with rounding)	\$10,350.00	\$10,640.00	\$290.00
	Notice of Requirement - Heritage Order	Consideration and processing of notice and balance at cost, invoiced monthly	-	non-refundable deposit	Inflation adjusted (with rounding)	\$11,439.00	\$11,759.00	\$320.00
Additional Planning Related Charges	Photocopying and printing	Photocopying and Printing - A4	Includes staff time for document sourcing and printing	per page	Inflation adjusted (with rounding)	\$1.65	\$1.70	\$0.05
		Photocopying and Printing - A3	Includes staff time for document sourcing and printing	per page	Inflation adjusted (with rounding)	\$3.00	\$3.10	\$0.10
	Additional Charges for Plan Changes - Designations	Graduate Planner	-	per hour	Inflation adjusted (with rounding)	\$180.00	\$185.00	\$5.00
		Independent Commissioner Chair	-	per hour	Contract rate (with rounding)	\$273.70	\$282.90	\$9.20
		Independent Commissioner Panel Member	-	per hour	Contract rate (with rounding)	\$243.80	\$251.85	\$8.05
		Staff time - Administration	-	per hour	Inflation adjusted (with rounding)	\$128.00	\$132.00	\$4.00
		Staff time - Engineer	-	per hour	Inflation adjusted (with rounding)	\$248.00	\$255.00	\$7.00
		Staff time - Planner / Intermediate / Project Manager	-	per hour	Inflation adjusted (with rounding)	\$206.00	\$212.00	\$6.00
		Staff time - Principal Planner / Heritage Expert / Senior Planner/Senior Urban Designer	-	per hour	Inflation adjusted (with rounding)	\$228.00	\$234.00	\$6.00
		Staff time - Team Leader	-	per hour	Inflation adjusted (with rounding)	\$250.00	\$257.00	\$7.00
		Staff time - Unit Manager	-	per hour	Inflation adjusted (with rounding)	\$269.00	\$277.00	\$8.00