

Fees and User Charges

Our Revenue and Financing Policy guides our decisions on how to fund Council services. Under the policy, we take into account who benefits from a service (individuals, parts of the community, or the community as a whole) to help us determine how the service should be funded. The policy set targets for each Council activity, determining what proportion should be funded from each of user charges, general rates, targeted rates and other sources of income.

For 2006/07, in line with that policy, we're introducing some changes to the split between user charges and other sources of funding. This will result in increased fees and charges in the following areas.

- Development control and facilitation
- Urban planning – District Plan
- Development contributions
- Water network
- Parking services.

New fees will be implemented as of 1 July 2006. For more information see www.Wellington.co.nz



DEVELOPMENT CONTROL AND FACILITATION

RESOURCE CONSENT FEES	FEE
Limited Notified (service only) consent (up to 30 hours)	3,450
Notified Consents: Base fee (includes 40 hrs of processing & \$2,000 towards the cost of the public notices)	6,600
Non-notified Consents: Land Use base fee – city-wide which involve multi units (excluding Central Area (up to 8 hrs)	920
Non-notified Consents: Land Use base fee – Central Area – minor alterations e.g. verandahs, windows, discretionary activity signs (up to 7 hrs)	805
Non-notified Consents: Land Use base fee – Central Area – involving additions and alternations, urban design or wind assessments, e.g. additional floors to building (up to 13 hrs)	1,495
Non-notified Consents: Subdivision Consent: change to flats plan or unit title plan (only) – base fee (up to 4 hrs)	460
Non-notified Consents: Subdivision Consent base fee (up to 8 hrs)	920
Non-notified Consents: Land Use and Subdivision Consent base fee (up to 10 hrs)	1,150
Other non-notified land use (up to 6hrs)	690
Change or cancellation of conditions (s127), consents notices (s221), amalgamations (s241), easements (s243), or similar (up to 3 hours)	345
Outline Plan (up to 6 hrs of processing)	690
Certificate of compliance (up to 6 hrs)	690
Extension of time – up to 3 hours (s.125 RMA)	345
Fast Track – non-notified consents only – issued with 10 days (criteria applies, and applications will only be accepted on a case by case basis)	2 x normal fee
Fast Track – non-notified consents only – issued with 5 days (criteria applies, and applications will only be accepted on a case by case basis)	3 x normal fee
Overseas Investment Certificate	290
Certificates for LMVD etc (incl. 1 hr of processing)	115
Sale of Liquor – Town Planning Certificate only	115
Sale of Liquor – Town Planning Certificate sought in conjunction with Building Certificate	150
Right of Way approval only (up to 3 hrs)	345
Existing use rights certificates	690
Additional Charges (1) (2)	
Cost of all disbursements i.e.: venue hire, photocopying, catering, postage, public notification variable	variable based on actual cost
Councillor costs per hour for any hearing :	
Chairperson	75

RESOURCE CONSENT FEES		FEE
Other		60
Specialist Consultant report	variable based on actual cost	
Independent Commissioners (applicant will pay actual cost)	variable based on actual cost	
All consents: additional processing hours (per hr)		115
Bylaw Application		
Additional Charges		
Applications relating to signs (Commercial Sex Premises) (up to 6 hrs)		690
Compliance Monitoring		
<i>Additional Charges ^{(1) (2)}</i>		
Monitoring Administration of Resource Consents: Deposit		230
Cost of disbursements, e.g. materials, consultant investigations	variable based on actual cost	
Additional hours (per hr)		115
Subdivision Certification		
<i>Additional Charges ^{(1) (2)}</i>		
Section 223 certification.		230
Section 223 certification.(multiple consents)	230 + 115 per consent after the first one	
Section 224(f) certification.		230
Section 226 certification.		230
Section 5(1)(g) certification for second and subs stages		230
Revocation of easements		230
Other legal documents (RMA)		230
Section 348 sealing (Local Govt Act 1974)		230
Transfer document for easements over drains or water supply		230
Section 224(c) certification and/or any combination of two or more of the above actions (up to 3.5 hrs)		403
Additional hours (per hr.)		115
Preparation of bond		200
Release of bond (no inspections)		100
Release of bond (inspection needed)		290
Removal of building line restrictions		85
Removal of Section 37 certificate (Building Act)		85
S.37 Building Act Cert. (imposition/renewal)		230
S.37a RMA Amendment 2003 (request time extension- resource consent certification)		230

URBAN PLANNING – DISTRICT PLAN

The District Plan project generates revenue by processing private plan changes, designations and heritage orders on behalf of private entities. The calculation of the charge-out rate of \$115 per hour is based on the actual cost of the unit.

Under the RMA there are 2 types of fees. First are those fixed under section 36(1) RMA. Second are additional charges under section 36(3) RMA which are payable where the section 36(1) fee charged is not enough to cover Council's actual and reasonable costs. If the actual cost is less than the fee paid, a refund will be made to the applicant under section 36. Where a fixed fee applies, no refund or additional invoicing is made.

	FEE
Planning policy	
Plan changes	
Application for District Plan change (This covers the initial decision to accept plan change, mail out, processing submissions and further submissions, officer's report, hearing and decision provided that the fee only covers the plan change application process described to the extent that the officer time @\$115 per hour and Council's actual costs do not exceed \$10,000. If Council's actual costs are more than \$10,000 Council will charge its actual and reasonable costs under section 36(3) in accordance with the additional charges set out below)	\$10,000
Designations and heritage orders	
Notice of requirement for designations and heritage orders (fee is for assessing the application, notification, processing submissions, officer's report, hearing and recommendation provided that the fee only covers the designation or heritage order process described to the extent that the officer time @\$115 per hour and Council's actual costs do not exceed \$5,000. If Council's actual costs are more than \$10,000 Council will charge its actual and reasonable costs under section 36(3) in accordance with the additional charges set out below)	\$5,000
Application for alteration of designation under section 181 RMA (this is a fixed fee)	\$690
Application to extend time for designations under section 184 RMA (this is a fixed fee)	
Additional charges applying to above	
Notification of owners and occupiers and others directly affected as required by the RMA	Variable, based on actual cost
Advertising (notification) costs	Variable, based on actual cost
Additional planner's time (\$/hour)	\$115
Hearing report by WCC (\$/hour)	\$115
Specialist consultant report/involvement of consultants	Variable, based on actual cost
Cost of hearing (\$/hour)	Variable, based on actual cost

DEVELOPMENT CONTRIBUTIONS

The Development Contributions policy generates revenue by processing applications for special/self assessment and processing applications for a fee remission. The calculation of the proposed charge-out rate of \$115 per hour is based on the actual costs of the units involved in processing the application.

The fees are charged on an initial 'deposit' basis with an additional charge, if the total cost exceeds the deposit. If the actual cost is less than the deposit a refund is made to the applicant.

	FEE
Development Contributions	
Admin Fee for Special / Self Assessment & Fee Remissions	\$1,150

WATER CHARGES

	FEE
Application fee for new domestic water supply connections	\$60.00 per connection
Application deposit for commercial, fire and mains connections	\$200.00 per connection.

PARKING

	FEE
Coupon parking fee (per day)	\$5.00
Resident exemption permits fee (per year)	\$50
Loading Zones to Permit Zone (per year)	\$30
Permits for use of taxi ranks (per year)	\$100
Development Parking Charges	Developers will be charged the full value of any parking spaces occupied