

Subdivision Consents (Non-Notified) - Includes Planning and Engineering Fees and Deposits		
Subdivision consents		
Controlled Activity	Minimum Fee ¹	2,000.00
Restricted Discretionary Activity	Minimum Fee ¹	2,500.00
Discretionary Activity	Minimum Fee ¹	3,000.00
Non-complying Activity	Minimum Fee ¹	4,000.00
s357 Objection		No fee
Rights of way (s348 Local Government Act 1974)	Minimum Fee ¹	700.00
Certificates under s226 Resource Management Act 1991	Minimum Fee ¹	700.00
Lapsing of consent: extension of time (s125 Resource Management Act 1991)	Minimum Fee ¹	1,400.00
Change or cancellation of consent conditions (s127 Resource Management Act 1991)/Variation to Consent Notice (S221(3) Resource Management Act 1991)	Minimum Fee ¹	3,000.00
s223 Certificate - payable at 223 stage RMA 1991		500.00
Section 32(2)(a) certification (Unit Titles Act 2010)		500.00
S224 Certificate - payable at 224 stage RMA		1,000.00
Unit Titles Act 2010 subdivisions (s224) certificates		1,000.00
Road/street naming	Minimum Fee ¹	500.00
Engineering fee - payable only if engineering conditions apply (s.244 (c) Resource Management Act 1991 process only)	Minimum Fee ¹	800.00
Sundry applications / s221 Consent Notices/ s241 Cancellation of Easement and other miscellaneous certificates		750.00
Subdivision consents that proceed to hearing	Actual & reasonable cost ⁶	
Application for esplanade reserve reduction or waiver		2,300.00

Notified resource consent applications, designations, heritage orders and plan changes		
Public Notification	Minimum Fee	7,000.00
Limited Notification	Minimum Fee ^{1,5,6}	5,000.00

Planning Advice

The Council would like to encourage good development outcomes. We believe that this can be achieved by engaging with developers during the early stages of the Planning Process. Council staff will arrange a meeting on request where the developer can discuss a development proposal with key staff members. A request for a meeting can be made through the Duty Planner on ph: 0800 926 732.	For pre-application meetings, times and costs for staff time will be recovered. Note: Duty Planner advice is free of charge.
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Requests for information or other services not subject to specific fee

Any request for services or information that is not specifically related to the District Plan applications or of a non-routine nature will be charged at Officer's hourly charge out rate.	As per hourly charge out rates
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Land Use (Non-notified) consent applications except subdivisions (includes planning and engineering fees and deposits)

Land Use (Non notified) applications:		
Controlled activity/fast track	Minimum Fee ¹	2,000.00
Restricted discretionary activity	Minimum Fee ¹	3,000.00
Discretionary activity	Minimum Fee ¹	3,000.00
Non complying activity	Minimum Fee ¹	3,500.00
Temporary additional dwelling	Minimum Fee ¹	1,400.00
Deemed permitted boundary activity (s.87BA Resource Management Act 1991)	Minimum Fee ¹	500.00
Buildings in coastal erosion area - primary risk zone	Minimum Fee ¹	4,000.00 ^{3,4,6}
Landscape, ecological and heritage applications and other applications subject to fees waiver under plan	Minimum Fee ¹	0 No Fee ²
Change or cancellation of consent conditions (s127) Resource Management Act	Minimum Fee ¹	3,000.00
Lapsing of consent/extension of time (s125) Resource Management Act 1991	Minimum Fee ¹	1,400.00
Consents that proceed to hearing		Actual & reasonable cost ⁵
National Environmental Standard Assessment (soils/forestry/telecommunications)	Minimum Fee ¹	900.00
s357 Resource Management Act 1991 Objection		No fee

Notes:

General - These fees do not include Financial Contributions that may be imposed as conditions of consent. Council requires payment of all fees and charges prior to release of a decision document and 223 or 224 Resource Management Act 1991 Certificates.

- This is a minimum fee. All costs associated with processing the application and monitoring above the minimum fee will be directly charged to the applicant. This may include costs incurred by external parties on Council's behalf.
- These fees are indicative only of the cost of the activity but are not payable by the applicant.
- This fee includes the legal costs of preparing and registering a covenant on the title that will refer to the resource consent conditions. If the resource consent application is withdrawn or the consent is issued without a condition to require a covenant, then a fee refund of \$1,100.00 (GST inclusive) will be payable.
- This fee includes the cost of monitoring the issued consent at \$240.00. Additional costs will apply for additional inspections and officer time.
- Council's funding policy requires that applications (not subject to exemption) that proceed to Hearing will be charged 25% of the Elected Member's costs. Note: Exempted applications include any objections and any applications made by staff or Elected Members that would not normally proceed to a Hearing but are required for transparency purposes to be heard.
- The application will attract an additional charge of \$60 where a referral has been made under the Resource Consents Consultation protocol.

These fees do not include monitoring costs following granting of the resource consent. Council requires payment of the initial monitoring fee upon issue of the consent. Additional costs will apply for additional monitoring and compliance.

Miscellaneous		
Outline plan waiver		500.00
Outline plan approval		1,400.00
Overseas Investment Office Certificate	Minimum Fee ¹	600.00
Certificate of Compliance (s139 Resource Management Act 1991) (except subdivisions) and Certificate of Existing Use Rights (s139A Resource Management Act 1991)	Minimum Fee ¹	1,400.00
Compliance Certificate (Sale and Supply of Alcohol Act)	Minimum Fee ¹	500.00
Peer reviews	Minimum Fee ¹	Actual Cost
Designations/notice of requirement (non notified)	Minimum Fee ¹	3,000.00
Surrender of Consent (s138) Resource Management Act	Minimum Fee ¹	500.00

Monitoring and compliance

Initial inspection (minimum charge).		320.00
Re-inspection charge (minimum charge)		240.00
Desk top audit (no inspection required)		150.00
Noise: return of property seized under an excessive noise direction or abatement notice.		256.00

Hydrant flow testing

Hydrant ¹		56.00
Hydrants		77.00
Hydrant modelling for new connection purposes		153.00

Engineering design approval

Assessment of detailed engineering design for landform, infrastructure and servicing of developments	Minimum Fee ¹
The minimum Engineering fee is \$800.00 or 1.75% of the estimated value of works at current market rates, whichever is the higher.	

Uncompleted works bonds

Administration process fee	500.00
Uncompleted works bond are calculated in accordance with the Development Code.	Minimum Fee ¹

Maintenance bonds

Administration process fee	500.00
Maintenance bonds are calculated in accordance with the Development Code.	Minimum Fee ¹

Non-compliance

Inspection, testing attendance, miscertification charges and reinspection of previously non-complying works	500.00 per hour Refer to hourly charge out (Page 5) rates. Travel charged at 80c/km
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INDICATIVE FINANCIAL CONTRIBUTIONS (FOR INFORMATION ONLY) - EXCLUDES GST

Financial Contributions are included in the fees and charges for information only and become effective on 1 July 2022. Financial Contributions are established based on the policy and methodology as presented in our District Plan in accordance with the Resource Management Act 1991. They may change in response to the capital works identified to be carried out as part of the Annual Plan.

Our District Plan contains the original infrastructure schedules used for calculating financial contributions. These are updated annually through the Annual Plan with respect to costs and time only and are presented below.

As the process for setting financial contributions is established in our District Plan, submissions through the Annual Plan public consultation process are limited to the quantum of the financial contributions as set through the costs and timing of the construction of the various infrastructure.

	Per additional lot
Water	
Western	\$5,014
Central	\$6,470
Eastern	\$11,120
Wastewater	
Waihi Beach	\$17,777
Katikati	\$7,282
Ōmokoroa	\$5,067
Te Puke	\$6,434
Maketu/Little Waihi	\$9,893
Stormwater	
Waihi Beach	\$3,433
Katikati	\$7,184
Ōmokoroa	\$3,740
Te Puke	\$8,054
Ecological	\$501.00
Recreation and Leisure	\$14,156

FINCO reductions for Papakāinga and Community Housing

- All applications for developments of two or more dwellings, where FINCOS apply will be charged a FINCO for one Household Equivalent (HHE). This is the base charge.
- Community Housing Providers will receive a 100% reduction in FINCOS for additional dwellings (over and above the base charge of one HHE), for applications up to a maximum of 10 dwellings.
- Papakāinga will receive a 100% reduction in FINCOS for additional dwellings (over and above the base charge of one HHE), for applications up to a maximum of 10 dwellings.

The following criteria and definitions apply:

- Kainga Ora are excluded from any waiver / reduction.
- Organisations that are not registered Community Housing Providers (CHPs) will need to provide alternative evidence that the housing they are developing will be held as assisted rental or assisted ownership in the longer term.
- For development of community housing, a 10-year restrictive covenant specifying the use of the housing for community housing will be lodged against the title. This will be managed through the resource consent or building consent process.
- Additional dwellings (i.e. applications for more than 10 dwellings) will have the FINCOS for the additional dwellings assessed in accordance with the District Plan.
- Papakāinga is defined as homes and associated community facilities developed to support those homes on whenua Māori, where homes will be owned and occupied by the owners of the whenua, and whānau who whakapapa to the land have the opportunity to live according to Te Ao Māori.
- Community Housing is defined as housing provided and/or operated by a not-for-profit group, as long term social, assisted rental or assisted ownership housing.

Transportation		
Margaret Place Extension	per lot	\$18,150
Access to Ōmokoroa Developments Limited (formerly Fiducia Area)	per lot	\$28,714
Ōmokoroa Southern Industrial Area	per 100m ²	\$3,722
District-wide	per lot	\$3,706

	Per additional lot Without District wide transportation	Per additional lot Including District wide transportation
Urban Roading		
Waihi Beach	\$1,423	\$5,129
Katikati	\$7,406	\$11,112
Ōmokoroa	\$24,778	\$28,484
Te Puke	\$1,863	\$5,569
	Per additional lot Without District wide transportation	Per additional lot Including District wide transportation
Rural Roading		
Waihi Beach/Katikati Wards	\$22,888	\$26,594
Kaimai Ward	\$22,888	\$26,594
Te Puke/Maketu Wards	\$22,888	\$26,594

Rangiuru Business Park (see District Plan - Appendix 7)		
Transportation	per m ²	69.54
Water supply	per m ²	24.57
Wastewater	per m ²	25.71
Stormwater	per m ²	32.92
Recreation and leisure (reserves)	per m ²	2.28

Industrial Zone - Ōmokoroa		
The financial contributions are catchment/area of activity specific and should be confirmed with Council.		
Transportation Ōmokoroa Southern Industrial Area	per 100m ² of lot size	3,722
Water supply (Central)	for 20mm connection or based on connection size	5,070
Wastewater (Ōmokoroa)	per HHE 1 HHE is equal to a lot size or gross floor area of 1800m ²	8,076
Stormwater (Ōmokoroa)	per HHE 1 HHE is equal to 300m ² of development land	6,030

Commercial/Commercial Transition Zones		
The financial contributions are catchment/area of activity specific and should be confirmed with Council.		
Transportation (catchment dependent)		Specific activities only
Water supply (catchment dependent)		Or based on connection size
Wastewater (catchment dependent)	Or 1 HHE is equal to a lot size or gross floor area of 600m ²	
Stormwater (catchment dependent)	Or 1 HHE is equal to 300m ² of development land	
Recreation and Leisure (dwellings/accommodation)		

Post Harvest Zone
The financial contributions are site specific and should be discussed with Council staff

Te Puke Industrial and Te Puke West Industrial
There is a separate financial contribution model for the Te Puke industrial area. To be confirmed with Council on application.

Katikati Industrial
There is a separate financial contribution model for the Katikati industrial area. To be confirmed with Council on application.

If you require further information or have any questions please phone our Customer Services Team on 0800 926 732 or email info@westernbay.govt.nz.

FEES AND CHARGES 2022/23

Resource Consents

All application fees include GST at the current rate of 15%.

All financial contributions *exclude* GST.

Valid from 1 July 2022 to 30 June 2023

