



CONSULTATION DOCUMENT

Draft Annual Plan 2019/20

KEY CONSULTATION TOPICS

Hokitika Ocean Outfall
Pipeline Project

Dog Control Fees

Compliance Activities

Council Building
Maintenance

Hokitika Regent Theatre
Funding

Hokitika Area
Promotions Rate

Bruce Bay Rates

Tourism Strategy Group
Funding

Footpath Maintenance

TENA KOUTOU

**WELCOME TO WESTLAND DISTRICT COUNCIL'S
2019/20 ANNUAL PLAN CONSULTATION DOCUMENT.
IN THIS DOCUMENT WE SET OUT THE CHANGES FROM
THE 2018-28 LONG TERM PLAN (LTP) FOR 2019/20
(YEAR 2) AND ASK FOR YOUR FEEDBACK.**

In 2018 we adopted the LTP 2018-28 which told you what Council planned to do for the Westland District over the next ten years. As time goes on, some of the things that we planned to do and the way we rate for these need to be updated.

This document outlines a change in timing for the Hokitika Wastewater Treatment Plant. We would like to take the opportunity to work with Westland Milk Products to improve the Ocean Outfall sooner than we had originally planned.

We want to hear from you about what you think of the proposed changes.

CHANGES IN YOUR RATES BILL

We are considering making some changes to the structure of rate types. That means that some rate types may increase but others will stay the same or possibly decrease. However, there will be an increase to overall rates. Where there are increases we have tried to keep the increase as low as possible, while still being able to provide and improve on our essential services

You will see a change in the rates on your rates bill. Examples of indicative proposed rates can be found on page 8.

Information on your property's proposed indicative rates for 2019/20 will be available from 1 May 2019. See the Council's Rating Information Database (RID) online at: <http://e-search.westlanddc.govt.nz/property/>

PROPOSED RATES INCREASE

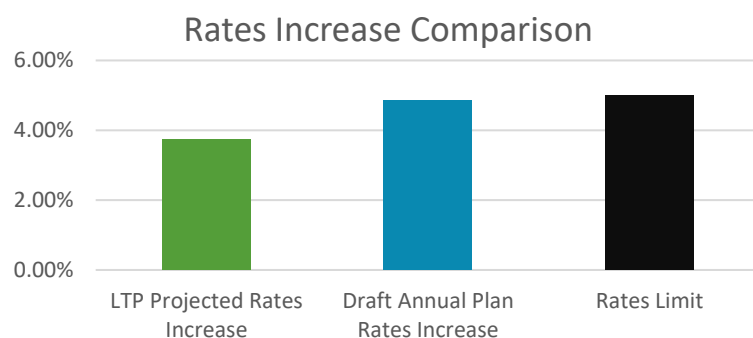
IF ALL THE CHANGES OUTLINED IN THIS DOCUMENT ARE AGREED UPON, OUR PROPOSED RATES INCREASE IS 4.85%.

This proposed increase is more than Council forecast in the LTP. Since the LTP was adopted, Council has been gathering information about costs and financial information that was not available at the time the LTP was developed. Better and more accurate information is now available.

The costs to carry out Council services are higher than forecast in the LTP. Now that Council has a clear picture of the actual costs required to provide essential services we can budget accurately. This means that Council can give ratepayers an accurate outline of what the rates increases are likely to be if all the changes outlined in this document are agreed upon.

This increase is within the Rates Limit set in the LTP.

Proposed LTP rate increase	3.73%
Proposed Annual Plan increase	4.85%
Rates Limit	5%



Key Dates

SUBMISSIONS OPEN: 24 APRIL 2019

SUBMISSIONS CLOSE: 24 MAY 2019

HEARING: 6 JUNE 2019

2019/20 PLAN ADOPTED 27 JUNE 2019

Our Long Term Plan can be found here: <https://www.westlanddc.govt.nz/annual-plans-and-reports>

SHARE YOUR FEEDBACK

IN PERSON If you make a submission in writing or online, you also have the option to come and speak to Council during hearing on 6 June 2019. Tick the box on the submission form and we will get in touch with you.

ONLINE You can make your submission online. Go to <https://www.westlanddc.govt.nz/annual-plan-201920-submission-form>

IN WRITING There is a printable submission form available. If you'd like to make a submission in writing, print it out, fill it in and send it back to us or drop it into the Council service centre.

Westland District Council
Private Bag 704, Hokitika 7842

Phone: 03 756 9010

Freephone: 0800 474 834

Email: consult@westlanddc.govt.nz

KEY CONSULTATION TOPICS

OCEAN OUTFALL PIPELINE PROJECT WITH WESTLAND MILK PRODUCTS

In the LTP we set out our plans and timeframes for the Hokitika Wastewater Treatment Plant. Over the last 12 months Westland Milk Products have been scoping a significant investment to optimise their waste discharge from the current location of the Hokitika River to an ocean outfall.

Westland District Council has been offered the opportunity to join in with their scheme in regards to waste discharge. This is an excellent opportunity for Council to improve its current Waste Water Treatment Plant discharge at a heavily reduced rate compared to Council building its own outfall pipeline as a standalone project.

Currently, our discharge is compliant, however, it is very unlikely to meet future resource consent requirements when the resource consent expires in 2026. The current waste water discharge standards are under review and it is expected that these will become harder to achieve. We believe the option to partner with Westland Milk Products Ocean Outfall Project is the best way to meet our future discharge standards.

The proposed project from Westland Milk Products is a pipe line running 800m under the sea bed. This concept has significant environmental improvements to our current outfall, which at low tides discharges onto the beach.

Based on this we now have the opportunity to move some of the timeframes for the Hokitika Wastewater Treatment Plant forwards, which means that we will be drawing on loans sooner than planned.

There is an increase of \$332,625 in the capital expenditure and loan funding. Moving this project forward will not impact rates in the 2019/20 year, but drawing on the loans earlier will mean there are some interest costs that will be realised earlier than forecast in the LTP. Loan repayments will not commence until the pipeline is commissioned.

Because we have brought the funding of this activity forward, there will be an additional cost to what we had originally stated. However, if we were to wait for the consent to expire in 2026 we anticipate that this cost is likely to be a lot higher.

The pipeline will remain a Westland Milk Products asset and the maintenance costs for this section of pipeline will be shared by Council and Westland Milk Products. Our share of the maintenance cost will be approximately \$15,000 per year.

Do you support this project?

**Overall cost to Westland District Council:
\$1.9m**

The cost will be split over two financial years. To fund this we will be drawing down \$1,682,625 more in loan funding in the 2019/2020 financial year than stated in the LTP, this is mostly offset by a reduction of \$150,000 in the 2020/2021 FY and a reduction of \$1,200,000 in the 2021/2022 FY.

Option 1 - Partner with Westland Milk products on the Ocean Outfall project

Pros

This would allow Council to develop the infrastructure sooner and at a lower cost than if Council waited until the expiry of the current resource consent. This means that there will only be one pipeline as we will avoid duplicating infrastructure.

Financing this project would involve moving the budget forward from the projection in the LTP. The cost will be greater in the short term but it will be lower than if we were to fund the entire project ourselves.

Cons

The pipeline will remain a Westland Milk Products asset and there will be no asset vested to Council.

Option 2 - Wait until the Resource Consent is due to expire

Pros

If Council goes ahead with this option, Council would have its own asset.

Con

This is effectively a do nothing option at this stage. Costings cannot be provided at this time. However, the costing will be considerably higher than the cost of option 1.

This project has not been fully scoped by the project team, but experience of similar projects indicates that costs are likely to be higher than the cost of partnering with Westland Milk Products.

Continuing to apply our current resource consent is going to be difficult and maintenance costs will be higher. The current asset struggles to meet the current standards.

WDC Preferred Option and why

Option 1 is the preferred option as we can benefit from the Westland Milk Products improved discharge option and upgrade the Hokitika Wastewater Treatment Plant with only a minor increase in overall costs of the current budget. The cost of completing a new discharge pipeline on our own is expected to be less cost effective.

The cost of maintaining the shared section of pipeline will be split equally with Westland Milk Products. This reduces the financial burden for Council as option 2 would require us to pay the full cost of the asset and ongoing maintenance. The long-term reduced cost of a single asset will be of benefit to the community.

DOG CONTROL FEES STRUCTURE

Dog control is an activity that should be funded by dog owners as a user pays activity, and not subsidised by rate payers. Therefore, we are proposing to change the way that dog registration is structured.

In 2016 Council consulted on a new class of dog registration for working dogs and a 'selected dog ownership' fee. This change anticipated an increase in dog registrations and offered a fairer system to dog owners whose dogs do not cause any issues. This change has not provided the expected benefit.

The current proposal amends the dog registration fee structure and removes the working dog class.

Council has found that some dog owners have attempted to register their dog as a working dog when the dog does not meet that classification in section 2 of the Dog Control Act

Proposed fees:

Registration Type	Current Fee	Proposed Fee
Hokitika and Kaniere township (urban)	\$74	\$74 – No Change
Registration Fee: Other Areas (rural)	\$58.50	\$58.50 – No Change
Responsible Dog Owners Initial Inspection fee	Not applicable	\$50 Inspection fee to qualify plus \$50 one year registration
Responsible Dog Owners	\$45	\$50 Registration fee after the first year
Working Dog	\$30 1 st dog \$20 2 nd dog	Not applicable – class removed

Tell us what you think about this structure:

- Removing the working dog class
- Renaming Selected Dog Owner as Responsible Dog Owner
- Instituting a one-off inspection fee for Responsible Dog Owners

This allows Council to recover costs and ensures dog owners register their dog in the correct category. It is in line with Council's policy on user pays where user charges are preferred when a private benefit can be identified and it is efficient to collect the revenue.

Under this option there will be no increase to the standard urban and rural dog registration fees.

Either solution will be loan funded, so there is likely to be little change to the forecast debt.

Which option do you prefer?

1996. Conducting compliance checks to assess the classification of dogs reduces the amount of time that Council officers can spend on core animal control services.

We also propose changing the 'selected dog owner' class to 'responsible dog owner', in line with the wording of the Dog Control Act 1996. There will be a small increase to the responsible dog owner fee. It is proposed that owners applying for this class of registration for the first time will pay a one-off inspection fee as well as the registration fee in the first year. Thereafter only the registration fee will apply. The inspection fee will recover costs associated with the administration of inspections. . The requirements for responsible dog owners can be found in the Policy on Dogs (<https://www.westlanddc.govt.nz/sites/default/files/Dog%20Control%20Policy%202016.pdf>)

ONGOING COMPLIANCE ACTIVITY

Westland District Council does not undertake general compliance and enforcement activities.

After adopting the Freedom Camping Bylaw in November 2018, Council was able to use funds from the Tourism Infrastructure Fund to employ two part-time compliance officers from December 2018 to the end of March 2019. These staff monitored freedom camping compliance in the Westland District, which was a very specific compliance role. There is no guarantee that there will be further funding available for compliance staff to monitor responsible camping activities in the future.

In order to enable general Council compliance and enforcement activities to be undertaken, such as parking, stock control and noise control, Council will need to fund the cost of providing this compliance activity. For Council to continue with this activity will require additional funding of \$55,000.

Cost \$55,000

Do you support Council funding the compliance and enforcement function?

TRANSFER MAINTENANCE OF COUNCIL BUILDINGS, COMMUNITY HALLS AND PUBLIC TOILETS TO DESTINATION WESTLAND

The current Council through the revenue and finance policy mandated that Council should concentrate on core Council Infrastructure. Council currently maintains Council owned community halls and buildings, public toilets and the Council headquarters.

As Destination Westland maintain the Elderly Housing and Airport assets on behalf of Council, it is considered that there will be a cost benefit using Destination Westland's experience in the delivery of amenity services.

Including our Council buildings, community halls and public toilets in Destination Westland's maintenance portfolio will allow for improved service delivery and provide better value for money through increased scale and scope of works. This will also allow Council staff to concentrate on the core business as directed by Council.

Council has budgeted just under \$90,000 to maintain Council buildings, Council owned community halls and public toilets in 2019/20. This budget would be transferred to Destination Westland as a management charge to manage the maintenance on our behalf. Council will continue to own the assets.

Do you support Council transferring the maintenance of Council buildings, Community Halls and Public Toilets to Destination Westland?

ADDITIONAL FUNDING FOR HOKITIKA REGENT THEATRE

This item would only affect ratepayers of the Hokitika Community Rate.

Hokitika Regent Theatre is a valuable community asset that provides entertainment for the area and serves as a venue to host community events. Many different community groups use the theatre, including schools. The Reynolds Room is being used as a second theatre, allowing a wider range of films to be shown. The Theatre relies on community fundraising and Council grants to assist with building and equipment maintenance costs. Council currently provides a grant of \$30,000 for providing a community facility for cultural activities and special events, which is funded from the Hokitika Community Rate. The Regent Theatre serves a similar purpose for Hokitika ratepayers as a community hall

The volunteer committee who manage the Theatre have asked us to provide an additional \$27,500 grant in the 2019/20 Annual Plan. The theatre operates debt free and runs on a tight budget while experiencing rising operating costs.

The Regent Theatre currently faces a number of financial risks including increases in the cost of goods and services, an increase in insurance costs with the need to include earthquake cover and repair and maintenance costs for the projection equipment.

Council can provide the Theatre with operational grant funding to assist them to reduce the financial risks they face. If Council provides the additional funding the Regent Theatre would be able to increase their insurance cover, maintain their equipment and continue to operate without debt. The committee are putting together a business case on how they intend to fund the operation into the future.

The additional funding of \$27,500 would bring the total grant to \$57,500.

Cost \$27,500

Do you support Council providing an additional \$27,500 to the Hokitika Regent Theatre grant funded from the Hokitika Community Rate?

CHANGES TO THE HOKITIKA AREA PROMOTIONS RATE

This item would only affect commercial ratepayers in the Hokitika Community Rate.

The Hokitika Area Promotions rate funds the community development and assistance activity Destination Hokitika (formerly known as Enterprise Hokitika). It is applied to all commercial businesses within the Hokitika CBD. Destination Hokitika is an incorporated society and not a Council Controlled Organisation.

We propose extending the Hokitika areas promotion rate to include all commercially rated properties in the Hokitika district. Commercially rated properties that already pay this rate would see a reduction of approximately \$130.22 in their rates bill.

There are a considerable number of commercially rated properties in the Hokitika District outside of the CBD. These businesses gain the same benefits from the Hokitika Area Promotions Rate as commercial properties within the CBD. For this reason, we want to ensure that the rate is distributed over a wider area so that properties within the CBD are not disadvantaged and to be fair to all commercially rated properties.

If Council decide to make this change, there will be a change to the Rating Policy and the whole of Council Funding Impact Statement

Indicative Rate	Current Area	Extended Area
Hokitika Promotions Rate	\$355.96	\$205.74

Do you support all commercially rated properties in the Hokitika rating zone contributing to the Hokitika area promotions rate?

CHANGE THE ZONING OF THE BRUCE BAY RATES

This item relates to Bruce Bay and Fox Glacier. As they are the only affected areas.

Bruce Bay is a small rural community that has been identified as benefiting from a separate rating zone. Currently they are included as part of the Fox Glacier rating zone. However, as a community Bruce Bay is contributing towards services that they do not utilise, such as community development and assistance.

The result is that the residents of Bruce Bay pay inflated rates. If the Bruce Bay Community are reclassified into their own community rating zone, the community rate will cover services that are specific to their community but they will not retain the benefits of the Fox Glacier Community Rate, such as community development and assistance. Bruce Bay have requested that they not receive a Township Development fund. This can be reviewed at a later date.

The Fox Glacier Community rate will be impacted due to the reduction in the ratepayer base that contribute to the Fox Glacier Community Rate. The Fox Glacier Community Rate will therefore increase per ratepayer. There is opportunity for Fox Glacier ratepayers to reduce this cost through a voluntary decrease to the Fox Glacier Township Development Fund.

If Council decide to make this change, there will be a change to the Rating Policy and the whole of Council Funding Impact Statement to include this zone.

Indicative rates are shown overleaf.

Option 1: Create a new community rating zone for Bruce Bay, separate from the Fox Glacier Community Rate

This will ensure that the Bruce Bay ratepayers are not subsidising the Fox Glacier Community Rate for the services that they do not benefit from. They will be able to decide if they would like to receive Township Development Funding in future years.

The Fox Glacier Community Rate would have a lower ratepayer base contributing into it, but any potential rates increase could be mitigated by a voluntary reduction in Township Development Funding.

Option 2: Continue to include Bruce Bay in the Fox Glacier Community Rate Zone.

There will be no impact on the current distribution of rates.

Our preferred option and why:

Our preferred Option is Option 1 – The residents of the Bruce Bay community do not receive the benefits from being part of the Fox Glacier Community Rate Zone and subsidising the Fox Glacier Township is unfair to the Bruce Bay community. Bruce Bay would have a separate Community rating zone that funds only the services that they receive a benefit from in the Bruce Bay Community zone.

Which option do you prefer?

Indicative Community Rate	Rural	Residential	Commercial	Rural Residential
Fox Glacier and Bruce Bay 2019/20 Combined Rate	\$210.39	\$279.05	\$558.09	\$211.29
Fox Glacier 2019/20 Separate Rate	\$263.49	\$351.32	\$702.64	\$263.49
<i>Increase</i>	<i>\$53.10</i>	<i>\$72.27</i>	<i>\$144.55</i>	<i>\$52.20</i>
Bruce Bay 2019/20 Separate Rate	\$6.00	\$6.00	\$6.00	\$6.00
<i>Decrease</i>	<i>\$204.39</i>	<i>\$273.05</i>	<i>\$552.09</i>	<i>\$205.29</i>

TOURISM STRATEGY GROUP FUNDING

Development West Coast is a charitable trust with a mandate to promote sustainable employment opportunities; and generate sustainable economic benefits for the West Coast, both now and into the future. The funding for Tourism West Coast, a body which markets and promotes the West Coast as a tourist destination, has been transferred into a tourism development fund to be held by Development West Coast. Tourism West Coast will be replaced by a Tourism Strategy Group as of 30 June 2019.

A budget to fund the Tourism West Coast Grant was only included in Year One of the Long Term Plan.

Council has been asked to provide a \$100,000 grant to Development West Coast to fund the Tourism Strategy Group for a further year. This is rated under the targeted Tourism Promotion Rate.

The existence of this specialist organisation allows Council to support economic development around the region. Council provides one of the five elected member representatives to the Tourism Strategy Group, allowing Westland to be part of the decision making.

Cost \$100,000

Indicative Rate	Commercial over \$10m	Commercial \$3 - \$10m	Commercial \$1 - \$3m	Commercial \$0 - \$1m	Non-Commercial
Including \$100,000 funding	\$7,604.42	\$3,802.21	\$1,531.67	\$763.44	\$11.54
Excluding \$100,000 funding	\$6,003.00	\$3,001.50	\$1,209.12	\$602.67	\$9.11
<i>Increase from LTP</i>	<i>\$1601.42</i>	<i>\$800.71</i>	<i>\$322.55</i>	<i>\$160.77</i>	<i>\$2.43</i>

Do you have any feedback on this?

MOVING FOOTPATH MAINTENANCE FROM THE COMMUNITY RATE TO THE GENERAL RATE

Footpaths are an important part of Council infrastructure. All footpaths need to be maintained to a high standard. Council will now receive a subsidy from the NZTA for the capital cost of footpaths. The maintenance of footpaths is currently allocated under the community rate for each rating zone. We propose moving footpaths from the community rate into the general rate.

Moving this activity to be funded from the general rates would allow for more consistency in our rating system. New footpaths and maintaining footpaths would come from the same rates. You will still pay the same amount of rates towards footpath maintenance, it will just be allocated differently on your rates bill.

Do you have any feedback on this?

EFFECT ON RATES FOR 2019/20

The table below shows what the indicative rates are likely to be if Council adopts all of the proposals and the preferred options outlined in this document.

Sector	Community	Capital Value 2019	Actual Rates 2018/2019 \$	Draft AP Rates 2019/2020 \$	Value Change from 2018/19 \$	Percentage Change from 2018/19 %
Commercial	Fox Glacier	720,000	4,925	5,321	396	8.04%
Commercial	Franz Josef	1,100,000	15,436	14,887	- 548	-3.55%
Commercial	Haast	1,290,000	5,652	6,745	1,092	19.33%
Commercial	Hari Hari	225,000	2,804	3,019	215	7.67%
Commercial	Hokitika	480,000	4,618	4,956	338	7.33%
Commercial	Kumara	165,000	2,477	3,097	620	25.05%
Commercial	Ross	119,000	1,837	1,725	- 112	-6.09%
Commercial	Whataroa	240,000	2,163	2,476	313	14.48%
Residential	Fox Glacier	140,000	1,688	1,663	- 24	-1.44%
Residential	Franz Josef	375,000	2,436	2,408	- 28	-1.14%
Residential	Haast	240,000	2,024	2,030	5	0.26%
Residential	Hari Hari	108,000	1,281	1,315	34	2.69%
Residential	Hokitika	350,000	2,887	2,901	13	0.46%
Residential	Kumara	132,000	1,592	1,729	137	8.58%
Residential	Ross	180,000	2,118	2,068	- 50	-2.35%
Residential	Whataroa	94,000	1,452	1,448	- 4	-0.30%
Rural	Fox Glacier	130,000	1,144	1,189	44	3.88%
Rural	Franz Josef	65,000	1,037	1,058	21	2.05%
Rural	Haast	65,000	898	981	83	9.21%
Rural	Hari Hari	2,100,000	4,091	4,641	551	13.46%
Rural	Hokitika	430,000	1,804	2,024	219	12.15%
Rural	Kumara	9,500	816	862	46	5.70%
Rural	Ross	555,000	1,928	2,039	111	5.75%
Rural	Whataroa	1,050,000	2,270	2,619	349	15.36%
Rural Residential	Bruce Bay	190,000	1,163	964	- 199	-17.13%
Rural Residential	Fox Glacier	86,000	1,054	1,079	25	2.35%
Rural Residential	Franz Josef	300,000	1,260	1,327	67	5.33%
Rural Residential	Haast	250,000	1,071	1,189	118	11.00%
Rural Residential	Hari Hari	94,000	900	970	70	7.78%
Rural Residential	Hokitika	445,000	1,847	1,990	143	7.74%
Rural Residential	Kumara	160,000	1,247	1,334	87	6.95%
Rural Residential	Ross	580,000	2,039	2,124	86	4.21%
Rural Residential	Whataroa	265,000	1,162	1,250	88	7.61%

Information on your property's proposed rates for 2019/20 will be available from 1 May 2019. See the Council's Rating Information Database (RID) online at: <http://e-search.westlanddc.govt.nz/property/>

FEES AND CHARGES

On 1 July 2019 we will be increasing some of our fees and charges to reflect the increased cost of supplying these services. Some fees have been increased because Council works on a user-pays system and standardised costs have also increased. The amended fees and charges are outlined below. All others will remain the same and can be found in the Draft Annual Plan.

Corporate Service charges	
Requests under the Local Government Official Information and Meetings Act (LGOIMA)	
Black and white copies in excess of 20 pages	\$0.20
Other costs – recovery	Actual cost
Financial Services	
Rates settlement refund processing fee	\$28.75
Westland Library	
Overdue charges - per day (children)	No Fee
Room Hire Available during library opening hours	
History Room	\$10 per hour
Digital Learning Centre	\$20 per hour \$30 for 4 hour block \$50 for 8 hour block
Cemetery Charges	
Hokitika	
Muslim boards	At cost
Health Act and Food Act	
Overdue Health Act Licences	50% penalty day after expiry date
Activities under other Legislation	

Amusement Devices	
For each device, for each further period of seven days or part thereof.	\$1.15
Resource Management	
NOTE: All fees and charges below are non-refundable, unless specified as a Fixed Fee, are deposits and minimum fees paid as initial charges on application. Staff time will be calculated at the hourly rates below. Under Section 36 of the Resource Management Act 1991, the costs of staff time and costs incurred processing the consent over the deposit will be invoiced, and where a charge is inadequate to enable the recovery of actual and reasonable costs the Council may require payment of any additional charge.	
Printed copy of the District Plan	\$200
Public enquiries (including pre-application meetings) that exceed 30 minutes of staff input	\$160 per hour
Preparation and change to the District Plan (deposit)	\$7,5000
Land Use	
Consent for single Rural Dwelling	\$800
Vegetation Clearance	\$1000
Mining Consents	\$1000
Commercial Activity	\$1000
Land use activities (not listed elsewhere)	\$1000
Limited (where more than one party) or Public Notification of resource consents (in addition to deposit)	\$1000
Hearing	\$5000
Subdivision	
Subdivisions 2-5 lots	\$900
Subdivision 2 -5 lots with Land Use	\$1200

Subdivisions 6-10 lots	\$1,500
Subdivisions 6-10 lots with Land Use	\$2,000
Subdivisions 11+ lots	\$2,500
Subdivisions 11+ lots with Land Use	\$3,000
General & Certificates	
Administration fee for every granted consent	\$150
Variations to Resource Consent	\$600
Certificates and Permitted Subdivision (Compliance, existing use, marginal and temporary, boundary activities): fixed fee	\$500
Extension of time (s125)	\$350
s223 Survey Plan Approval: fixed fee	\$150
s224 Approval fee	\$300 plus staff time if inspection required
s223 and s224 approval combined	\$400
Monitoring charges	\$150 per hour
Release of covenants	\$450
Designations	
Variations to Designations	\$1000
New Designations, Notices of Requirement and Heritage Orders	\$2000
Approval of outline plan	\$450
Consideration of waiving outline plan	\$400
Personnel time	
Planning staff processing time per hour for resource consent activities	\$160 per hour
Administration staff time per hour	\$125 per hour
Internal engineering services per hour which exceed 15 minutes	\$160 per hour
Independent hearing commissioner	At cost

Compliance	
Issue of abatement notice: fixed fee	\$500
Return of items seized pursuant to section 328 of the Resource Management Act 1991: fixed fee	\$500
Land information memoranda	
Land Information Memoranda – Residential Property	\$300.00
Land Information Memoranda – Commercial Property	\$500.00
Urgent residential only - within 48 hours	\$450.00
Hourly rate for time exceeding standard deposit	\$150.00
Certificate of Title or Instrument	\$15.00 each
Building Consent Activity	
Total fees will vary according to the extent of processing required to grant a building consent and the number of inspections that may need to be undertaken. An estimated number of inspections will be charged for at the outset, but refunds may be available for any unused inspections.	
Deposit to Lodge BC application – non refundable	\$500 – residential \$1,000 commercial projects
Residential Housing	
Consent & processing – this is based on the complexity of the build. Council staff will be able to assist you on what category your building is.	Category Res 1 \$509 Res 2 \$663 Res 3 \$809 plus \$150 per hour processing (\$100 per hour for administrative staff)
Online processing charge	\$75 fee

	Plus 0.065% for total value of work over \$125,000
BCA Accreditation Levy	\$85.00
Code Compliance Certificate – this is based on the complexity of the build. Council staff will be able to assist you on what category your building is	Category Res 1 \$509 Res 2 \$663 Res 3 \$809 plus \$150 per hour (\$100 per hour for administrative staff)
Commercial/Industrial/Multi Unit Development	
Consent & processing – this is based on the complexity of the build. Council staff will be able to assist you on what category your building is.	Category Com 1 \$665 Com 2 \$809 Com 3 \$809 plus \$150 per hour processing (\$100 per hour for administrative staff)
Online processing charge	\$75 fee Plus 0.065% for total value of work over \$125,000
BCA Accreditation Levy	\$85.00
Inspection Fee	\$205.00 each
Code Compliance Certificate – this is based on the complexity of the build. Council staff will be able to assist you on what category your building is.	Category Com 1 \$665 Com 2 \$809 Com 3 \$809
Accessory Buildings	
Consent & processing	\$184.00 Fee plus \$150 per hour processing (\$100 per hour for administrative staff)

Online processing charge	\$75 fee Plus 0.065% for total value of work over \$125,000
BCA Accreditation Levy	\$85.00
Inspection Fee	\$205.00 each
Minor Alterations/Renovations (<\$30,000)	
Online processing charge	\$75 fee Plus 0.065% for total value of work over \$125,000
BCA Accreditation Levy	\$85.00
Major Alterations/Renovations (>\$30,000)	
Consent & Processing – this is based on the complexity of the build. Council staff will be able to assist you on what category your building is.	Category Res 1 \$509 Res 2 \$663 Res 3 \$809 Category Com 1 \$665 Com 2 \$809 Com 3 \$809 plus \$150 per hour processing (\$100 per hour for administrative staff)
Online processing charge	\$75 fee Plus 0.065% for total value of work over \$125,000
BCA Accreditation Levy	\$85.00
Code Compliance Certificate – this is based on the complexity of the build. Council staff will be able to assist you on what category your building is	Category Res 1 \$509 Res 2 \$663 Res 3 \$809 Category Com 1 \$665 Com 2 \$809 Com 3 \$809 plus \$150 per hour (\$100 per hour for administrative staff)

Free-standing Fire Places	
Set fee, including one inspection	\$485
Additional Inspection Fees	\$205.00 each
Drainage & Plumbing - Public System	
Consent & Processing	\$123.00 Fee plus \$150 per hour processing (\$100 per hour for administrative staff)
Online processing charge	\$75 fee Plus 0.065% for total value of work over \$125,000
BCA Accreditation Levy	\$85.00
Inspection Fee	\$205.00 each
Code Compliance Certificate	\$51.00 Fee plus \$150 per hour (\$100 per hour for administrative staff)
Drainage & Plumbing – Stand Alone System	
Consent & Processing	\$184.00 Fee plus \$150 per hour processing (\$100 per hour for administrative staff)
Online processing charge	\$75 fee Plus 0.065% for total value of work over \$125,000
BCA Accreditation Levy	\$85.00
Temporary Buildings	
Online processing charge	\$75 fee Plus 0.065% for total value of work over \$125,000
BCA Accreditation Levy	\$85.00

Marquees Only	
Online processing charge	\$75 fee Plus 0.065% for total value of work over \$125,000
BCA Accreditation Levy	\$85.00
Other	
Swimming pool barrier consent fee	\$200
Fee to reinstate a refused CCC	Category Res 1 \$509 Res 2 \$663 Res 3 \$809 Com 1 \$665 Com 2 \$809 Com 3 \$809
BCA Accreditation Levy on consents, amendments, exemptions and COA's	\$85.00
Demolition (if not exempt work under Schedule 1 of Building Act 2004)	
BCA Accreditation Levy	\$85.00
Application for PIM only	
BCA Accreditation Levy	\$85.00
Solar water heating installations	Consent fee \$184.00 Accreditation levy \$85.00 Inspections \$205.00 Plus any levies
Other Building Charges	
Certificate of Public Use	\$256.00 First Fee \$512 Second Fee \$768 Third Fee plus \$150 per hour processing (\$100 per hour for administrative staff)

Preparation of Certificates for Lodgment (s 75)	\$450 deposit plus \$150 per hour processing (\$100 per hour for administrative staff) – actual cost will be charge or refunded once known
Exemptions under Schedules 1 & 2	\$123.00 Fee plus \$150 per hour processing (\$100 per hour for administrative staff) plus accreditation levy plus any other additional fees
Online processing charge	\$75 fee Plus 0.065% for total value of work over \$125,000.
District Assets	
Sewerage Supply	
Dumping into sewerage system	\$500.00
Water Supply Annual Charges	
The minimum charge for commercial or significant user metered water connections is the same as the commercial water rate. Council reserves the right to negotiate metered charges with significant users.	