

PLANNING

Fees and Charges (inclusive of GST)

Effective from 1 July 2009

1 Basis of Charges

The Waikato District Council has adopted a user pays policy for all resource consent applications and other activities and services that the Council carries out under the Resource Management Act 1991 (RMA). The purpose of the charges is to recover the actual and reasonable costs incurred by the Council.

The activities and services that will attract user pays charges are listed in this schedule. The purpose of each charge is to recover the cost of receiving and processing applications and issuing decisions. The schedules of and criteria for development contributions that may be required as a condition of any consent are listed on pages [34](#), [35](#), [39](#), [42](#) and [45](#). Charge-out rates for officers are listed on [page 29](#).

Hearings by the Hearings Committee incur a fee of \$76.50 per hour per Councillor, including site visits (as measured from the hearing venue); hearings by external Commissioners incur the actual costs of the Commissioners. All hearings also incur the actual administration costs of the hearing.

These fees and charges and development contributions apply for work carried out and decisions issued on or after 1 July 2009, irrespective of when the application was lodged.

2 Timing of Payments

All the charges and amounts listed in this schedule (unless otherwise specified) are payable in advance of any action being undertaken by the Council. Pursuant to section 36(7) of the RMA the Council need not perform the action to which the charge relates until the charge has been paid in full. Note that documentation or certificates may not be issued until cheques are cleared.

3 Deposits – see also the notes on [page 27](#)

Deposits are initial charges payable at the time an application is submitted to the Council for processing. Notwithstanding that a deposit may be paid, the Council will commence processing the application only when it is satisfied that the information received with the application is adequate.

Since resource consent applications can vary significantly in their content and nature, the Council cannot set one fixed charge that would be fair and reasonable in every case. The deposit shown in the schedule is the minimum deposit for that particular application category. A deposit higher than the minimum could be required and this would be dependent on the nature and scale of each specific application.

During the course of processing an application the Council may charge on-going deposits in relation to costs incurred above deposits already received. A deposit of estimated hearing costs will be required before any hearing date is finalised. This is to ensure that a reasonable cash flow is achieved for the Waikato District Council. Pursuant to section 36(7) of the RMA the Council reserves the right to cease or suspend processing of any consent where any amount invoiced remains unpaid.

When the processing of an application has been completed and a decision has been made, the Council will then finalise the cost of processing the application. The deposit may cover the Council's actual costs in many cases. Should the deposit paid be too much or be insufficient in any particular case then the Council will make a refund or impose an additional charge as appropriate – see [note 5](#).

4 Refund of Charges

Pursuant to section 36(5) of the RMA, the Council will remit the whole or any part of the charges listed in this schedule where the deposit paid is greater than the costs incurred by the Council in processing the application. Any refunds due will be paid after the Council has assessed the final costs of processing the application.

5 Additional Charges

An additional charge may be required under section 36(3) of the RMA where the deposit is inadequate to enable Council to recover its actual and reasonable costs relating to any particular application.

An additional charge to recover actual and reasonable costs will be made where the costs exceed deposit/s paid.

6 List of Charges

A charge shall be made for each type of application or action listed. All charges and deposits are inclusive of GST. All references are to the Resource Management Act 1991 unless specified otherwise.

Description of Service	Minimum Deposit	Fixed Charge
<p>APPLICATIONS FOR LAND USE CONSENT</p> <p>In addition to the listed deposit or charge, all land use consent applications (except those for outline plans) incur a minimum monitoring charge - see page 19.</p> <p>Non-notified Applications</p> <p>The following minimum deposits and fixed charges apply for non-notified applications for land use consent:</p> <p>a Controlled activities</p> <ul style="list-style-type: none"> * Resited buildings (Plus relocation bond preparation fee – see under Bonds, below) \$1,100 * Factory farming activities \$1,100 * Other \$1,100 <p>b Restricted discretionary activities</p> <ul style="list-style-type: none"> * Activities arising from operative District Plan Section 36 (Land Transport) \$1,100 * Other \$1,300 <p>c Discretionary activities</p> <ul style="list-style-type: none"> * Residential dwellings and accessory buildings which cannot meet the conditions for a permitted activity in the zone \$1,100 * Other \$2,000 <p>d Non-complying activities \$2,800</p>		
<p>Limited Notification Applications</p> <p>The deposit for any application for land use consent will be the deposit required for a non-notified application of the same type plus \$1,500. (See also page 27 for information on minimum deposits.)</p>	Deposit as above + \$1,500	
<p>Notified Applications</p> <p>The deposit for any notified application for land use consent will be the deposit required for a non-notified application of the same type plus \$3,000. (See also page 27 for information on minimum deposits.)</p>	Deposit as above + \$3,000	
<p>Bonds <i>Signing fees are included</i></p> <p>a Preparation and signing of any bond (except resiting bonds), covenant, legal document or variation thereto required as a condition of consent (RMA sections 108 and 109)</p> <p>NOTE: The Council will meet the actual internal legal costs associated with covenant document preparation where covenants are entered into on a voluntary basis, such costs to be met by the conservation fund. Where any other document requires more than three hours work an extra charge based on the District Solicitor's hourly rate will be made.</p> <p>b Application to vary or extend time in respect of any bond, covenant or consent notice under RMA sections 108 and 109. Includes preparation of documents.</p> <p>c Bond discharges (except for cash resiting bonds)</p> <ul style="list-style-type: none"> * Legal document \$150 * Site inspection and mileage \$100/hour + 75¢/km 		
<p>d Resited Buildings</p> <ul style="list-style-type: none"> * Relocation bond preparation fee \$250 * Partial bond refunds – administration fee – per site inspection \$70 * Partial bond refunds – site inspections associated with partial refunds – per site inspection \$100/hour + 75¢/km <p>NOTE: The charges associated with partial refunds of bonds will be deducted from the final refund prior to the issue of the cheque.</p>		
<p>Miscellaneous Charges See page 27 for further charges</p>		

Description of Service	Minimum Deposit	Fixed Charge
<p>APPLICATIONS FOR SUBDIVISION CONSENT</p> <p>In addition to the listed deposit or charge, all subdivision consent applications incur a minimum monitoring charge - see page 19.</p> <p>Non-notified Applications</p> <p>The following minimum deposits apply for non-notified applications for subdivision consent:</p> <p>a Controlled activities \$2,500</p> <p>b RMA section 226 Certificates \$2,500</p> <p>c Discretionary and restricted discretionary activities \$2,500</p> <p>d Non-complying activities \$2,800</p>		
<p>Limited Notification Applications</p> <p>The deposit for any application for subdivision consent will be the deposit required for a non-notified application of the same type plus \$1,500. (See also page 27 for information on minimum deposits.)</p>	Deposit as above + \$1,500	
<p>Notified Applications</p> <p>The deposit for any notified subdivision application will be the deposit required for a non-notified application of the same type plus \$3,000. (See also page 27 for information on minimum deposits.)</p>	Deposit as above + \$3,000	
<p>Actions Related to all Types of Subdivision Consent <i>Signing fees are included except where stated</i></p> <p>a RMA section 223 Certificates (s.305, LGA) Survey Plan Approval \$300</p> <p>b Preparation and signing of any bond, covenant, legal document or variation thereto required as a condition of consent or to enable the issue of a completion certificate (RMA sections 108 and 109) \$450</p> <p>NOTE: Council will meet the actual internal legal costs associated with covenant document preparation where covenants are entered into on a voluntary basis, such costs to be met by the conservation fund. Where any other document requires more than three hours work an extra charge based on the <i>District Solicitor's hourly rate</i> will be made.</p> <p>c Completion certificate \$250</p> <p>d Preparation of any consent notice \$300</p> <p>e Change or cancellation of consent notice, including preparation of document \$480</p> <p>f Clearance Certificates in preparation for RMA section 224 Certificates Actual costs <i>This charge constitutes actual processing costs plus mileage.</i></p> <p>g RMA section 224 Certificate \$300 NOTE: All charges in (e) and (f), plus any additional charge outstanding from the processing of the subdivision consent, must be paid prior to the release of the section 224 Certificate.</p> <p>h Application to vary or extend time in respect of any bond, covenant or consent notice under RMA sections 108, 108A 109 and 222(2), includes preparation of document \$500</p> <p>i Bond discharges \$160</p> <p>j Approvals and Certificates under Part XXI LGA 1974 \$450</p> <p>k Cross-lease amendments (<i>Signing fee not included</i>) \$1,200</p> <p>l Easement approvals – report and certificate (RMA section 243) \$450</p> <p>m Revocation of easements - report and certificate (RMA section 243) \$450</p> <p>n Cancellation of amalgamation condition (RMA section 241) \$450</p> <p>o Fees paid by the Council to the District Land Registrar, Department of Conservation and other public body relating to any matter connected with an application for subdivision. Actual cost including admin costs</p>		
<p>Miscellaneous Charges See page 27 for further charges</p>		

Description of Service	Minimum Deposit	Fixed Charge
APPLICATIONS FOR REQUIREMENTS FOR DESIGNATION AND HERITAGE ORDERS		
Non-notified Applications		
<i>The following minimum deposits apply for non-notified applications for requirements for designations or heritage orders:</i>		
a Requirements for designation	\$3,000	
b Requirements for alteration to a designation	\$1,200	
c Requirements for removal of a designation	\$1,000	
d Applications to determine that a designation should not lapse under RMA sections 184(1)(b) and 2(b)	\$1,200	
e Requirements for heritage orders	\$1,000	
f Requirements for the removal of heritage orders	\$1,000	
g Outline plans (RMA section 176A)	\$800	
h Waiver of requirement for outline plan (RMA section 176A(2)) (Building consent only)		\$200
i Waiver of requirement for outline plan (RMA section 176A(2)) (other)	\$500/deposit	
Notified Applications		
The deposit for any notified notice of requirement or heritage order will be the deposit required for a non-notified application of the same type plus \$3,000 . (See also page 27 for information on minimum deposits.)	Deposit as above + \$3,000	
The requiring authority or heritage protection authority shall pay the actual and reasonable costs incurred by the Council in monitoring the conditions of notices of requirement and heritage orders. (section 36(1)(d).)		Actual & reasonable costs
Miscellaneous Charges See page 27 for further charges		

Description of Service	Minimum Deposit	Fixed Charge
<p>Miscellaneous Charges Relating to All Types of Resource Consent <i>Signing fees are included</i></p> <p>a * Applications for extensions of time (RMA sections 125(1)(b), 126(2)(b))</p> <p>* Change, review or cancellation of consent conditions (RMA sections 127 - 132) (charge per condition with maximum deposit \$780)</p> <p>* Objections (RMA section 357)</p> <p>NOTES: <i>The Council's policy is that it may decide, on a case-by-case basis, to refund any deposit paid if the Council upholds the objection in its entirety. If the objection is not upheld, the actual and reasonable costs of processing the objection will be charged.</i></p> <p>* Preparation of minor covenants or any variations thereto</p> <p>b Certificates of Compliance (RMA section 139)</p> <p>c Easement approvals (LGA 1974 section 348)</p> <p>d Preparation of any document or certificate for the purposes of the Overseas Investment Office or for any purpose under any such enactments or regulations</p> <p>e Resource management planning certificates under the Sale of Liquor Act 1989</p> <p>f Every other certificate, authority, approval, consent, or service given, or inspection made by the Council under any enactment or regulation not otherwise mentioned elsewhere in this schedule where such enactment contains no provision authorising the Council to charge a fee and does not provide that the certificate, authority, approval, consent, service or inspection is to be given or made free of charge</p> <p>g The applicant will reimburse any fees paid by the Council to Commissioners, consultants, advisers, solicitors and other creditors related to any matter connected with a resource consent or certificate application.</p>	<p>\$650</p> <p>\$650</p> <p>\$1,200</p> <p>\$320</p> <p>\$800</p> <p>\$900</p>	<p>\$480</p> <p>\$300</p> <p>\$250</p> <p>Actual cost including admin costs</p>
<p>Deposits <i>See also the notes on page 22</i></p> <p>a Any deposit required under this schedule of charges for any application for a resource consent or requirement for designation or heritage order may be increased up to the stated maximum where the matter to which the charge relates has any of the following attributes or for any other reason deemed appropriate by the Environmental Services Group Manager:</p> <ul style="list-style-type: none"> * it is a large development proposal; or * it is likely to involve significant potential effects on the environment; or * it involves major policy issues; or * it is likely to involve Council in significant research or investigation; or * it will involve the notification of over 35 parties; or * it is a subdivision involving more than 10 lots. <p>b The Environmental Services Group Manager shall have the right to reduce deposits to the level of expected cost in circumstances where he or she considers this appropriate.</p> <p>c The Environmental Services Group Manager shall have the right to vary deposits and final charges for heritage order requests if, in his or her opinion, some of the benefits are to the community as a whole.</p> <p>d Where an application involves both a land use and a subdivision consent, and is to be notified, then only one deposit for a notified application may be required.</p>	<p>Up to \$26,250 maximum</p>	

continued next page

Description of Service	Minimum Deposit	Fixed Charge
<p>Hearings</p> <p>a For the hearing of any application made under the Resource Management Act a charge will be made of the costs of planning staff, technical advisers, secretariat and administration.</p> <p>b Hearing by external Commissioners: The actual costs to hear an application will be charged to the applicant.</p> <p>c Hearing by Councillors: Hearings by the Hearings Committee incur a fee for each Councillor, including time spent on site visits (as measured from the hearing venue).</p> <p>d In instances where an applicant does not give at least 48 hours' written notice of a request for cancellation, withdrawal or postponement of a scheduled hearing, the Council reserves the right to charge the applicant the actual costs incurred in preparing for the scheduled hearing.</p> <p>e Pre-hearing meetings.</p>		<p>Actual costs</p> <p>Actual costs</p> <p>\$76.50/hour per Councillor</p> <p>Actual costs</p> <p>Actual costs</p>

<p>Application for a Change to the District Plan</p> <p>A charge shall be made to recover the actual costs to prepare a private Change to the District Plan including, but not limited to, the following matters:</p> <p>Administration costs, research, technical advice, preparation of reports to meet the requirements of RMA sections 32, 72-76 and processing of the Change in accordance with the First Schedule of the RMA.</p> <p>Where the Change to which the charge relates has any of the following attributes:</p> <ul style="list-style-type: none"> * it involves a major change in policy; or * it affects a wide geographical area; or * it is likely to involve Council in significant investigation or research; or * it will involve the notification of over 75 parties, <p>or has any other attribute that is likely to incur significant cost, the deposit may be increased up to a maximum of \$25,000.</p>	<p>\$5,000 up to a maximum deposit of \$26,250</p>	
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For charges for land information memoranda (LIMs), copying of planning documents and information see page 30

OFFICERS' HOURLY CHARGE OUT RATES 2009/10

schedules restructured as at 14 August 2009

\$ GST INCLUSIVE

Position Title		Hourly Rate
	Chief Executive	\$335
	General Managers	\$240
	Executive Assistant	\$80

WATER AND FACILITIES	Position Title		Hourly Rate
		Water and Facilities Planning Manager	\$160
		Facilities Manager	\$135
		Water & Waste Operations Manager	\$130
		Planning Engineer	\$130
		Plants Engineer	\$105
		Operations Engineer	\$95
		Reticulated Services Foreman	\$95
		Facilities Planner	\$90
		Asset Information Officer	\$85
		Condition & Performance Modelling Engineer	\$85
		Plant Maintenance Officer	\$85
		Operations Technician	\$85
		Reticulated Servicepersons	\$85
		Treatment Plant Supervisor	\$85
		Treatment Plant Operator	\$80
	Property Officer	\$75	
	Asset Maintenance Officers	\$55	

ROADING & PROJECTS	Position Title		Hourly Rate
		Design Manager	\$155
		Projects Manager	\$155
		Roading Operations Manager	\$155
		Roading Planning Manager	\$155
		Project Development Engineer	\$130
		Senior Project Engineer	\$130
		Project Engineer	\$120
		Assistant Engineer	\$80
	Roading Legislation Officer	\$80	

STAKEHOLDER	Position Title		Hourly Rate
		Customer Delivery Manager	\$100
		Customer Delivery Team Leader	\$90
		Graphic Designer	\$85
		Committee Secretary-Council Support	\$80
		Enquiry Manager	\$80
		Librarian	\$70
	Customer Delivery Officer	\$65	

Position Title		Hourly Rate
REGULATORY	Senior Planner – Level 2	\$185
	Consents Manager	\$150
	Building Quality Manager	\$135
	Environmental Health Manager	\$130
	Monitoring and Bylaws Manager	\$130
	Senior Planner – Level 1	\$125
	Intermediate Planner	\$105
	Building Inspector	\$100
	Building Quality & Inspection Officer	\$100
	Environmental Planning Engineer	\$100
	Roading Consents Engineer	\$100
	Animal Control Manager	\$95
	Environmental Health Officer	\$95
	Planner	\$95
	Regulatory Support Manager	\$95
	Monitoring Officer	\$90
	Road Opening Co-ordinator	\$80
	Animal Control Officer	\$70
	Permits & By Law Administrator	\$70
	PIM/LIM Officer	\$70
Parking Enforcement Officer	\$65	
Regulatory Support Officer	\$65	

STRATEGY AND SUPPORT	Position Title		Hourly Rate
		Planning and Strategy Manager	\$185
		Legal Counsel	\$145
		Policy Planning Team Leader	\$145
		Strategic Planning Team Leader	\$145
		Corporate Planning/Consultation Team Leader	\$125
		Senior Policy Planner	\$125
		Environmental Planner	\$120
		Legal Officer	\$105
		Policy Planner	\$105
		GIS Staff	\$100
		IT Support	\$95
		Business Analyst	\$95
		Assistant Structure Planning Engineer	\$90
	Planning and Strategy Co-ordinator	\$90	
	Accounts Payable/Receivable Officers	\$70	

Mileage: 75¢/k

RESERVE CONTRIBUTIONS

DEVELOPMENT CONTRIBUTIONS FOR COMMUNITY FACILITIES

Fees and Charges (inclusive of GST)

Effective from 1 July 2009

Description of Service		Reserve Contribution
Reserve Contribution	Per additional lot or dwelling house	\$1,814.00

The Resource Management Act 1991 empowers Councils to obtain financial contributions for the development or improvement of reserves and recreation facilities to offset the effects of increased demand generated by the subdivision of land or building of additional dwelling houses. Section 16 of the Proposed Waikato District Plan sets out the Council's objectives, policies, purposes and rules for the imposing of reserve contributions and this section of the District Plan should be referred to for a full explanation of the fee.

The Council will generally take cash in preference to land as an alternative form of contribution.

The reserve contribution fee set in section 16.10 of the Proposed Waikato District Plan is **\$1,612.50 + GST** in year 2009 terms and will continue to be adjusted at the same rate as the Producers Price Index. It is therefore not open for submission as part of the annual planning process and is listed in the Schedule of Fees and Charges for information purposes only.

Description of Service		Development Contribution
Development Contribution	Tamahere Walkway Development Contribution <i>(per additional lot or dwelling house)</i>	\$822.50
	District-wide Community Facilities Development Contribution	\$259.55

Tamahere Walkway Development Contributions

Council is enabled under the Local Government Act 2002 (LGA) to levy financial contributions under the RMA or development contributions under the LGA, or a combination of both.

Contributions under the LGA are levied in circumstances where the effects of growth require Council to incur capital expenditure acting on behalf of the wider community to provide new or additional services.

Council consulted with the Tamahere Community in 2008 over the introduction of a Tamahere Walkway Development Contribution levied under the LGA.

The development contribution will be used to develop a series of walkways in Tamahere and is only used to fund the growth portion of the work.

District-wide Community Facilities Development Contribution

This new development contribution will be used to fund the growth portion of District facilities such as libraries, sports fields and pavilions, playgrounds and other community facilities.

Where the facility is deemed to serve only a particular area (catchment) a separate development contribution will be calculated through the structure planning process.

ROADING CONTRIBUTIONS

Fees and Charges (inclusive of GST)

Effective from 1 July 2009

Financial Contributions

The Resource Management Act 1991 empowers Councils to obtain financial contributions for such things as developing or improving the roading network when land development or subdivision is likely to increase usage. Section 16.8 of the Proposed Waikato District Plan sets out the Council's purposes and rules for imposing conditions requiring payment of financial contributions and this section of the District Plan should be referred to for a full explanation of the charges.

The District Plan allows for financial contributions to be imposed on both subdivision and land-use consents.

For subdivision, the assessment of a financial contribution for roading is based on Recognised Equity, which recognises the equity of current allotments and requires new allotments to make an equal contribution.

For land use, frequent use of roads by activities that generate significant increases in heavy vehicle or other traffic volumes can result in the need to increase the vehicle capacity of the roading network.

The formula for the maximum charges which may be imposed is set under section 16.8.5 of the Proposed Waikato District Plan. This means that, while the charge itself is open for submission as part of the annual planning process, the formula for setting it can only be changed as part of a District Plan Variation or Change.

Description of Service	Financial Contribution
Subdivision Equity per additional lot	\$9,239.00
Land Use Impact from activity-related traffic	Calculated on a case by case basis

Development Contributions

Council is enabled under the Local Government Act 2002 (LGA) to levy financial contributions under the RMA or development contributions under the LGA, or a combination of both.

Contributions under the LGA are levied in circumstances where the effects of growth require Council to incur capital expenditure acting on behalf of the wider community to provide new or additional services.

Contributions for roading are being levied under the LGA in phase I of the LGA implementation for subdivision in the two structure plan areas of Tamahere and Lorenzen Bay. The formulae for the development contributions are contained in the Long Term Council Community Plan.

Description of Service	Development Contribution
Subdivision Tamahere Structure Plan	\$5,110.05
Tamahere Structure Plan – (sub-catchment A)	\$27,508.84
Tamahere Structure Plan – (sub-catchment B)	\$21,923.79
Lorenzen Bay Structure Plan	\$9,526.25

**URBAN STORMWATER AND RURAL DRAINAGE
DEVELOPMENT CONTRIBUTIONS
CONNECTION FEES
TARGETED RATES**

Fees and Charges (inclusive of GST)

Effective from 1 July 2009

Description of Service		
Urban Stormwater - Development Contributions for Standard Domestic Connections	Huntly Township	\$57.09
	Ngaruawahia Township (including Horotiu Township)	\$1,187.99
	Raglan Township	\$3,363.18
	Te Kauwhata Township	\$1,521.13
	Tamahere Structure Plan	\$360.28
Rural Drainage – Development Contributions for Standard Domestic Connections	In Council rural drainage districts, development contributions are assessed on a case-by case basis according to the Development Contributions Policy.	
Stormwater - Connection Fees	In all areas all costs are borne by the property owner and stormwater systems are installed by the property owner's contractors to Council standards.	At cost
Stormwater - Targeted Rate	District-wide	\$78.00
	Raglan Urban	\$210.00
	Tamahere Rural	\$13.00
	Tamahere Structure Plan	\$184.97

NOTES

I DEVELOPMENT CONTRIBUTIONS – URBAN STORMWATER

Development contributions for connection to the existing stormwater infrastructure are payable as per the formula in the Development Contributions Policy. A full explanation of the circumstances and purposes for which a contribution may be required or used is also contained in the Policy.

In simple terms, the Council has resolved that a contribution is to be paid for newly created lots in urban areas on the basis of an estimated average capital cost that would be placed on the system. These additional demands are likely to result in the requirement to upgrade or extend the existing system.

For subdivisions, development contributions will be paid as detailed in the Development Contributions Policy. The subdivider must arrange for a Council-approved contractor to complete the physical connection of the service to each lot created (as a requirement of resource consent).

Ancillary units ('granny flats') are considered to be a permanent addition to the property and as such require a development contribution.

continued overleaf

2 DEVELOPMENT CONTRIBUTIONS – RURAL DRAINAGE DISTRICTS

The effects on rural drainage relate closely to increased rates of runoff arising from changes of land use following subdivision. Therefore a development contribution methodology based on the principle of increased runoff is appropriate for rural subdivision.

The purpose of development contributions is to address the cumulative change in drainage standards required as an effect of incremental subdivision. Any lot comprising more than 80% of the area of an original lot is exempt from payment of any rural drainage development contribution.

The development contribution will be calculated on a case-by-case basis in accordance with the formula contained within the Development Contributions Policy.

3 CONNECTION FEES

The term “at cost” means the property owner or developer is liable for the total cost of constructing the connection to the Council system, and is also responsible for the physical work in providing the connection. It is expected that the client’s contractor will complete the connection to the service at the time that site works are carried out and will charge the client direct. The work must be done to Council standards, as specified in the Hamilton City Development Manual (which includes Waikato District supplements), and will be inspected as part of the subdivision or building consent inspection.

Approval to Connect

All connections should be referred to the Community Assets Operations Technician for approval to connect.

4 TARGETED RATES

The targeted rate is a standard charge set on each rating unit within the area of a particular system or scheme for the purpose of covering the costs of collection and disposal of stormwater. Targeted rates are payable for rural drainage districts and they are notified in each year’s Long-Term Council Community Plan or Draft Annual Plan, which is set on a differential basis in proportion to the benefit to the land. This enables the individual drainage districts to fund the proposed works for the year.

**WASTEWATER
DEVELOPMENT CONTRIBUTIONS
TARGETED RATES
CONNECTION FEES
TRADE WASTE**

Fees and Charges (inclusive of GST)

Effective from 1 July 2009

Description of Service		
Wastewater - Development Contributions for Standard Domestic Connections See Note 1 on page 43	Horotiu	\$311.46
	Huntly	\$468.27
	Matangi	\$196.41
	Ngaruawahia	\$359.31
	Raglan	\$1,747.14
	Tauwhare Pa	\$7,243.10
	Te Kauwhata	\$1,539.02
	Te Kowhai	\$230.96
	Whale Bay	\$22,376.48
	Western Districts	\$140.39

The development contribution payable by commercial or large users will be assessed on a case-by-case basis according to the Development Contributions Policy.

Description of Service		
Wastewater - Targeted Rate See Note 2 on page 44	Zone A: Huntly, Ngaruawahia (including Horotiu)	\$288.00
	Zone A: Taniwharau Street	\$704.60
	Zone B: Raglan, Te Kauwhata	\$413.00
	Zone B: Rangiriri	\$413.00
	Zone C: Maramarua, Matangi, Meremere, Te Kowhai	\$546.00
	Zone C: Taupiri	\$546.00
Targeted Capital Rate	Tauwhare Pa	\$2,138.56
Wastewater - Connection Fees See Note 3 on page 44	In most areas all costs are borne by the property owner and wastewater connections are installed by the property owner's contractors to Council standards.	At cost
	Rangiriri – fee for scheme installed 2008	\$2,531.25
	Taupiri – fee for scheme installed 2007	\$2,025.00
	Aparangi Village	\$850.50
	Hopuhopu	\$182.85
	Meremere	\$850.50
Springhill Corrections Facility	Minimum charge equivalent to 36,500 cubic meters of wastewater discharge per annum	\$5.74 per m ³
	Discharge above 36,500 cubic meters per annum	\$1.34 per m ³
Disconnection Fee See Note 4 on page 44	House removal or demolition – disconnection of wastewater	\$238.00

Description of Service		Charges
Disposal of Septic Tank Cleanings	Huntly & Raglan Treatment Plants only	\$16.00 per m ³
Trade Waste – All areas See Note 5 on page 44	Consent application fee	\$95.00
	Conditional consent annual charge	\$420.00
	Inspection fee	\$100.00
Quantity charge rates for conditional discharges	Daily flow volume	– \$/m ³ \$0.82
	Biochemical oxygen demand treatment	– \$/Kg \$0.68
	Suspended solids treatment	– \$/Kg \$0.57
	Total Kjeldahl nitrogen treatment	– \$/Kg \$0.65
	Total Phosphorus	– \$/Kg \$4.00

NOTES

I DEVELOPMENT CONTRIBUTIONS FOR CONNECTIONS TO WASTEWATER

Development contributions provide a source of funding for future capacity upgrading works. These works offset the cumulative depletion of the spare capacity within each network caused by new users. All new users joining wastewater networks, including new lots created by subdivision, pay this contribution. If a lot already has a Council-authorized physical connection and is being charged a targeted rate based on the availability of wastewater service (not connected), then no development contribution is required. However, for new connections for additional houses and ancillary units on the property or for further subdivision of the property, development contributions are required.

Ancillary units ('granny flats') are considered to be a permanent addition to the property and as such require a development contribution.

Note that a property may be liable for more than one catchment's development contribution, depending on its physical location. For example, a property in Horotiu will also pay the Ngaruawahia charge. The Development Contributions Policy includes maps which show where catchments overlap.

For subdivisions, development contributions shall be paid as provided in the Development Contributions Policy - each new lot created within a wastewater reticulation area shall be connected to that particular scheme at the time of subdivision. The subdivider is also to arrange for a Council-approved contractor to complete the physical connection of the service to each lot created (as a requirement of resource consent).

Extraordinary Users

Development contributions in accordance with the provisions contained in the Development Contributions Policy will be required for extraordinary users – ie, those users whose wastewater discharge is expected to be higher than that of a standard residential user. The development contribution will be calculated on the relative quantity of such discharge compared to the average residential discharge for the network.

However, in instances where high loadings or concentrations of specific constituents (such as ammonia or phosphorus) are found within the extraordinary user's wastewater, a development contribution may be calculated on the relative strength of such constituents, compared with wastewater from a typical residential dwelling. These charges will be individually assessed on a case-by-case basis.

2 TARGETED RATES

The targeted rate is a standard charge set on each rating unit within the area of a wastewater scheme for the purpose of covering the costs of providing a service for the collection, treatment and disposal of wastewater. A full rate is set on each rateable property that is connected to the wastewater reticulation. Where rateable properties are not built on and are within 30 metres of the reticulation in Horotiu, Huntly, Ngaruawahia, Raglan, Taupiri, Te Kauwhata or Te Kowhai, then a targeted rate of 50% of the cost to connected properties is set. No charge is made if the property cannot be effectively serviced or is situated more than 30 metres from the wastewater reticulation.

For non-rateable properties and hotels, motels and camps a differentiated targeted rate for wastewater is set according to Schedule 3 of the Local Government (Rating) Act 2002. For further information see the Annual Plan.

3 CONNECTION FEES

The term “at cost” means the property owner or developer is liable for the total cost of constructing the connection to the Council main, and is also responsible for the physical work in providing the connection. It is expected that the client's contractor will complete the connection to the service at the time that site works are carried out and will charge the client direct. The work must be done to Council standards, as specified in the Hamilton City Development Manual (which includes Waikato District supplements), and will be inspected as part of the subdivision or building consent inspection.

4 DISCONNECTION FEES

When a building is demolished or removed from a serviced site then a disconnection fee shall be payable to the Council for the existing wastewater connection to be capped and the utilities information recorded on Council's 'as-built' plans.

5 SPECIFIC UTILITY CHARGE — TRADE WASTE

Council has introduced a Trade Waste Bylaw so that users placing a large demand on the treatment and reticulation system may be charged a fair share of the costs. Any business or industry that discharges liquid waste into Council's wastewater system may need to obtain a trade waste consent from Council. “Permitted” and “Conditional” headings of consents relate to types of trade waste that these businesses produce. Refer to the Council's Trade Waste Bylaw 2008.

WATER SUPPLY DEVELOPMENT CONTRIBUTIONS CONNECTION FEES TARGETED RATES

Fees and Charges (inclusive of GST)

Effective from 1 July 2009

Description of Service	Development Contribution <i>See Notes 1 & 2 (page 46)</i>
Water Supply	
Horotiu/Te Kowhai Urban	\$2,569.63
Horotiu/Te Kowhai Rural	See Note 2
Huntly Urban	\$3,686.71
Huntly Rural	See Note 2
Ngaruawahia Urban	\$3,102.57
Ngaruawahia Rural	See Note 2
Raglan Urban	\$69.49
Raglan Rural	See Note 2
Southern Districts Rural (supplied from Hamilton City)	\$1,545.87
Tauwhare Pa Rural (supplied from Hamilton City)	See Notes 1 & 2
Te Akau South Rural	See Note 2
Te Kauwhata	\$4,147.24
Whangamarino/North Waikato Urban	\$4,172.50
Whangamarino/North Waikato Rural	See Note 2

The development contribution payable by commercial or large users will be assessed on a case-by-case basis according to the Development Contributions Policy.

	Targeted Rate <i>See Note 4 (page 47)</i>	Per metre ³
Gordonton	\$131.00	\$1.34
Southern Districts	\$274.00	\$1.34
Western Districts	\$165.00	\$1.34
Tauwhare Pa	\$448.00	
All other supplies (Connected) <i>See Note 4 on page 47</i>	\$240.00	
All other supplies (Available) <i>See Note 4 on page 47</i>	\$120.00	
All other supplies - metered	\$60.00	\$0.97
North Waikato - metered	\$60.00	\$1.14
All other supplies - commercial non-metered	\$240.00	
Genesis		\$0.97
Spring Hill Corrections Facility		\$1.14

Note: Spring Hill Corrections Facility is charged a minimum yearly fee equivalent to 36,500 cubic metres at per metre³ rate for North Waikato – metered.

continued next page

Other Fees		
Water connection fees	20 mm urban residential unmetered	\$750.00
	20 mm urban residential metered	\$850.00
	20 mm rural metered	\$1,850.00
	Hopuhopu/Taupiri Urban	\$1,021.50
	Above 20 mm and commercial	Quote
Service disconnections (see note 5 on page 47)	Disconnection from water supply (rural reticulated schemes only)	\$160.00
	Disconnection from water supply upon removal or demolition of a building	\$100.00
Water allocations (rural areas)	Water allocation transfer fee	\$350.00
	Water allocations beyond 1.8 ³ per day – per m ³	\$1,500.00
Final water meter reading (see note 6 on page 47)	Final water meter reading	\$70.00
Water drawn from fire hydrants (see note 7 on page 47)	Annual permit to draw water from fire hydrants (mandatory)	\$60.00
	Charge by kilo litre (m ³) (by permit holders only)	\$2.20
	Authorised stand pipe hire – per day (maximum one week hire) – per week	\$25.00 \$100.00
Flow restrictor removal (temporary)	Temporary removal and re-installation of flow restrictor	\$100.00

I URBAN WATER SUPPLIES - DEVELOPMENT CONTRIBUTIONS

Development contributions provide a source of funding for future capacity upgrading works. These works offset the cumulative depletion of any spare capacity within each network caused by new users. All new users joining water supply networks, including new lots not already connected, pay this contribution. The development contribution in the schedule relates to an “equivalent domestic connection” estimated at consumption of 700 litres per day.

If a lot already has a Council-authorized physical connection and is being charged a targeted rate based on the availability of water (not connected), then no development contribution is required. However, for new connections for additional houses and ancillary units on the property or for further subdivision of the property, development contributions are required.

Ancillary units (‘granny flats’) are considered to be a permanent addition to the property and as such require both a development contribution and connection fees.

For subdivisions, development contributions will be paid as provided in the Development Contributions Policy - each new lot created within a water supply area shall be connected to that particular scheme at the time of subdivision. The subdivider is also to arrange for Council to complete the physical connection of the supply to each lot created (as a requirement of resource consent).

Serviced lots not within an urban rating area for water supply pay the development contributions provided under Rural Water Supplies.

2 RURAL WATER SUPPLIES CHARGES

Rural water supply charges apply to all new connections to Council services in those rural areas where water is reticulated.

The standard development contribution as shown in the table on page 45 will provide a trickle-feed supply of up to 1.8m³ per day, called an Equivalent Domestic Connection.

Lot owners receiving a trickle feed supply are required to provide their own storage tank with a minimum capacity of 48 hours’ storage.

In rural areas where a building consent is applied for on an existing property that is not being subdivided, it is not a requirement to connect to the district water supply.

3 CONNECTION FEES – ALL WATER SUPPLY SCHEMES

Connection fees apply to all schemes where work is required to connect the property to a Council service. All connections shall be installed in accordance with the Hamilton City Council Development Manual, which includes Waikato District Council supplements.

If a Council-authorized toby for a water service is already in place then no connection fees apply.

All connections should be referred to the Community Assets Operations Technician for approval to connect and non-standard type connections such as industrial and commercial should be referred to the Community Assets Operations Technician for an estimate of cost.

All fees are for standard residential urban or rural water supply connections as detailed in the Hamilton City Development Manual (which includes Waikato District supplements). Where it is deemed that a backflow prevention device is required to be installed in an urban situation, the cost of this device is in addition to the fees noted. A backflow preventer is mandatory for rural connections and is included in the cost of the connection. Non-standard and commercial connections are charged at cost.

4 TARGETED RATES

The targeted rate is a standard charge set on each rating unit within the area of a particular water supply scheme. A full charge is set for each rateable property that is connected to water reticulation. Where rateable properties within the urban water supply areas of Huntly, Ngaruawahia and Raglan, are not built on and are within 100 metres of the reticulation then a targeted (“available”) rate at 50% of the cost to connected properties is set. No charge is made if a property cannot be effectively serviced or is situated more than 100 metres from the water reticulation.

Properties on water by meter are charged a water supply targeted rate at 25% of the cost to connected properties and a water by meter targeted rate.

5 DISCONNECTION FEES

Removal of a Building

When a house is demolished or removed from a site, Council staff will disconnect the water supply and update the Council’s ‘as-built’ plans noting the location of pipework and valves. The costs of disconnection and final water meter reading, if required, will be charged.

Rural Water Supply Schemes Only

Council policy acknowledges that consumers may wish to disconnect from a rural reticulated water scheme. A fee is charged to recover the costs of disconnecting the supply and physically removing tobies, meters etc. The ownership of materials when removed remains with the Council.

In this situation no refund will be given, either in whole or in part, of any development or financial contribution already paid, nor will any refund be made of targeted rates already paid. The targeted rate will continue to be charged for the full financial year in which disconnection takes place.

Normal connection fees will apply should the property owner wish to reconnect to the water supply scheme at a later date.

6 FINAL WATER METER READING

When metered houses in rural areas or metered commercial premises are sold, a final water reading is carried out as a condition of sale. A fee to cover Council’s costs for labour, plant and administration is charged.

7 WATER DRAWN FROM FIRE HYDRANTS

Registered tanker water suppliers will be permitted to draw water from Council fire hydrants on payment of an annual fee. Such suppliers will be charged on the amount of water drawn from the hydrant. Only blue coloured metered hydrant standpipes should be used to draw water from hydrants. These standpipes can be hired from the Council on weekly or daily basis. Suppliers can have their own metered standpipes, but these have to be registered with the Council.

MONITORING

Fees and Charges (inclusive of GST)

Effective from 1 July 2009

Description of Service	Fees
<p>Monitoring - Resource Consents <i>Resource Management Act 1991: section 36</i></p> <p>There shall be a charge for every land use consent (which will be refunded if consent is refused or there are no relevant conditions of consent) relating to the monitoring and associated administration of the consent.</p> <p>To monitor progress with giving effect to the consent and compliance with consent conditions <i>(for new consents this is payable at issue of consent)</i></p> <ul style="list-style-type: none"> • Yard encroachments • All other consents <p>Cost per additional site inspection if required due to non-compliance with conditions (eg required work not done) or where other costs are required to monitor any consent NOTE: <i>Monitoring charges for specific consents or specific conditions may be set as a consent condition.</i></p>	<p style="text-align: center;">\$165 \$330</p> <p>Hourly rate + mileage <i>(see page 29)</i></p>
<p>Monitoring – Requirements for Designations or Heritage Orders</p> <p>The requiring authority or heritage protection authority shall pay the actual and reasonable costs incurred by the Council in monitoring the conditions of notices of requirement and heritage orders. (section 36(1)(d))</p>	<p>Actual & reasonable costs.</p>
<p>RMA Infringement Fees (NB: GST is not applicable to infringement fees.) <i>Resource Management (Infringement Offences) Regulations 1999</i></p> <p>Infringement fees scheduled by the RMA</p> <ul style="list-style-type: none"> • Contravention of section 9 (restrictions on the use of land) (s.338(1)(a)) • Contravention of an abatement notice (but not under section 322(1)(c) (s.338(1)(c)) • Failure to supply information to an enforcement officer (s.338(2)(a)) • Contravention of an excessive noise direction (s.338(2)(c)) • Contravention of an abatement notice about unreasonable noise (s.338(2)(d)) <p>Administration fee for administration of any non-payment</p>	<p style="text-align: center;">\$300 \$750 \$300 \$500 \$750</p> <p>Actual costs</p>
<p>Investigation/Remediation of Environmental Incidents and Complaints</p> <p>The cost of staff time and expenses associated with the investigation (and remediation if necessary) of environmental incidents and complaints can be recovered for significant non-compliance with the District Plan or for repeat offending where environmental impacts are considered to be more than minor. Staff time in excess of one hour, including travelling and administrative time, will be calculated at the officer's hourly rate (see page 29).</p>	<p>Hourly rate plus mileage plus expenses</p>
<p>Litter Infringement Fees (NB: GST is not applicable to infringement fees.) <i>Litter Act 1979: section 13</i></p> <p>Depositing litter in or on any public place or private land without the consent of the occupier; or having deposited any litter, leaving the litter there.</p>	<p style="text-align: center;">\$400</p>

**PLANNING INFORMATION
COPYING CHARGES
GIS CHARGES**

Fees and Charges (inclusive of GST)

Effective from 1 July 2009

Description of Service	Charges						
<p>Land Information Memoranda (LIMs)</p> <p>Requests for the supply of information in writing about a property including plan and resource consent details, services details, requisitions and rates, and any other matters within Council records</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Urban</td> <td style="text-align: right;">\$175</td> </tr> <tr> <td>Rural</td> <td style="text-align: right;">\$200</td> </tr> <tr> <td>Commercial/ Industrial</td> <td style="text-align: right;">\$250</td> </tr> </table>	Urban	\$175	Rural	\$200	Commercial/ Industrial	\$250
Urban	\$175						
Rural	\$200						
Commercial/ Industrial	\$250						
<p>Corporate Planning Documents</p> <p>Copies of Annual Planning and Strategic Planning documents are free</p>	Free						
<p>Copying of Planning Information</p> <p><i>Resource Management Act 1991: section 36</i></p> <p>A charge may be made for the copying of information relating to plans and resource consents and Council's resource management functions under section 35 of the RMA and the supply of any document – see the copying charges below.</p>	Actual and reasonable cost of copying and administration						
<p>Published Resource Management Planning Documents</p> <p>Fee fixed per document to include the cost of printing, postage, and may include actual and reasonable costs in preparing the document.</p> <ul style="list-style-type: none"> • Proposed Waikato District Plan 2004 (Appeals version 2007) in two volumes Text and maps • Proposed Waikato District Plan 2004 (Appeals version 2007) on CD ROM • Annual Subscription Proposed Waikato District Plan – Hard copy and CD-ROM Updating • District Plan Variations and Changes 	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">\$200 (\$100/ea)</td> </tr> <tr> <td>\$25</td> </tr> <tr> <td>\$100</td> </tr> <tr> <td>Free</td> </tr> </table>	\$200 (\$100/ea)	\$25	\$100	Free		
\$200 (\$100/ea)							
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Free							
<ul style="list-style-type: none"> • Operative Waikato District Plan in two volumes Text: \$160; Maps (B/W): \$90 • Operative Waikato District Plan on CD ROM 	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">\$250</td> </tr> <tr> <td>\$25</td> </tr> </table>	\$250	\$25				
\$250							
\$25							
<p>Planning Information Research</p> <p>Recovery of actual and reasonable costs in researching information provided that the first 15 minutes shall be at no charge. Charges shall be as agreed with the Environmental Services Group Manager.</p>	Actual costs						
<p>Circulation of Planning Documents</p> <p>A charge shall apply to the circulation of copies of notified resource consents to persons or organisations not otherwise required by law to receive such documents.</p>	\$350						

Description of Service		Charges			
Photocopying and Plan Printing of Council documents					
Photocopies and Plan Printing – B/W & Colour		Single-sided	Double-sided	Colour Single-sided	Colour Double-sided
	A4	\$0.10	\$0.15	\$0.40	\$0.70
	A3	\$0.15	\$0.20	\$0.50	\$1.00
	A4 coloured paper	\$0.15	\$0.20		
	A2	\$3.00			
	A1	\$5.00			
	A0 large and microfilm prints and half tone prints	\$7.00			

NOTE:

These charges are for photocopying or printing Council documents, such as material from District Plans or from Council files. Photocopying of private material is not available at Council offices – please see page 18 for photocopying charges at libraries.

GIS Maps and Aerial Photography		Standard / Vector	Raster / Aerial
Standard/Vector maps include all maps except those involving aerial photography or topographical data, which are charged at the Raster/Aerial rate.	A0	\$35	\$50
	A1	\$30	\$40
	A2	\$25	\$30
	A3	\$14	\$16
	A4	\$7	\$10

All GIS data processing is charged at normal charge-out rates – see page 29 (minimum ¼ hour) for any project not directly related to an ongoing Council project.

All charges for GIS maps and photographs are **in addition to** officers' work at normal charge-out rates.

It is expected that a Web map service on the Council's internet site (www.waikatodistrict.govt.nz) will be operating by June 2009. This will allow free download and printing of maps and aerial photographs.

For those customers making requests to the Council, the following apply:

- 1) Ratepayer: Aerial photo (A4) of own property, produced on Exponare - no charge
- 2) The minimum rate for any other request for an aerial photo produced in Exponare on standard template is \$ 7.00 – see charges above.
- 3) Any further requests, aerial photo or other data, not directly related to or for an educational purpose / recognised charity (at the discretion of the GIS Administrator) will be charged at normal charge-out rates – see page 29 (minimum ¼ hour)