



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

Late item

Finance, Infrastructure & Performance Committee Agenda

Thursday, 24 April 2025

11.15am

Council Chambers,

28-32 Ruataniwha Street, Waipawa

Order Of Business

6 Report Section 3

6.5 Adoption of Consenting Fees and Charges for 2025-2026 3

6 REPORT SECTION

6.5 ADOPTION OF CONSENTING FEES AND CHARGES FOR 2025-2026

File Number:

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Attachments:

1. **Building Consents Schedule of Charges** [↓](#)
2. **Resource Consent Schedule of Charges** [↓](#)
3. **Neighbouring Council Fee Comparison** [↓](#)

PURPOSE

To adopt Council's consenting fees and charges for 2025-2026 for Councils having given consideration of the impact of these changes on developers.

RECOMMENDATIONS

That the Finance, Infrastructure and Performance Committee

1. **Adopts the Consenting Fees and Charges for the financial year dated 2025–2026 as set out in the attachments.**
2. **Gives notice pursuant to Section 103 of the Local Government Act 2002 of its intention to prescribe the fees payable for the period 1 July 2025 to 30 June 2026 in respect of certificates, authorities, approvals, consents, and services given or inspections made by the Council under the Local Government Act 2002, the Building Act 2004, the Building (Infringement Offences, Fees, and Forms) Regulations 2007, the Resource Management Act 1991, and the Central Hawke's Bay District Council Bylaws as set out in the Fees and Charges Schedule 2025-2026.**

EXECUTIVE SUMMARY

At Councils 10 April 2025 meeting the Fees and Charges for the 2025/2026 year were adopted apart from the consenting fees. These fees have been significantly restructured, and councillors weren't clear on their impact.

This report highlights some examples to demonstrate the impact of the changes. Based on current understanding of our neighbouring councils, our fee structure will continue to be cheaper.

It is recommended that the Council adopt the proposed consenting fees.

BACKGROUND

Developers pay Council a number of fees over the lifecycle of any development. These typically include:

1. Subdivision and Land Use Consent – creating the new lot
2. Building Consent – monitoring the building of the new dwelling
3. Development Contribution – contribution to council to fund growth infrastructure
4. Water/Sewer Connections – Fees for the infrastructure to connect to Councils infrastructure if its available

The first and second fees are considered, but also the impact for all four fees payable by developers.

Central Hawkes Bay District Council (CHBDC) has historically held the policy position that “Growth pays for growth”. This premise is that developers should pay their fair share of costs associated with the additional demand / strain that additional housing creates on Councils infrastructure, rather than this burden falling on existing ratepayers. Based on this, the Development Contributions Policy aims to recover 100% of the costs associated with any extensions of Council’s networks, or the upsizing of existing networks to create additional capacity for growth. This approach was consulted on with community as part of the Long Term Plan 2021 – 2031.

The Revenue and Financing Policy aims to recover 70-80% of the cost of granting a Subdivision and Land Use Consent (Resource Consents) and 70-85% of the process of processing and inspecting the construction of new buildings (Building Consents).

The 20-30% balance is deemed the public good portion. This is general rate funded recognising the benefit of having controlled growth, in the right areas, and buildings constructed to a safe standard.

Water and sewer connections are a straight cost recovery activity. Each connection price will be based on a number of factors, including:

- proximity to existing council services.
- traffic management required to undertake the connection (particularly important if the property is on a state highway).
- location of other services (such as other pipes, phone, and power cables) that the connection must cross.
- depth of the connection, the size of the connection (depends on the numbers of lots being serviced), and
- reinstatement fees.

These connections can be as little as \$1,000 for a simple connection through to \$70,000 for a complex connection that needs to cross a state highway. While there were historical issues identified as part of the Smart Growth Review as demand for water connections peaked, there have not been current concerns or issues raised with officers on charges for water connections. Offices have implemented the recommendations of the Smart Growth Review on water connections, including allowing for multiple contractors to undertake connections, albeit with a standover for the completion of the actual connection, consistent with other Councils to protect the safety of Councils drinking water network. Feedback from the industry in preparing this report notes that it is simply that the costs are high from contractors to complete the work, including costs like traffic management, not that Council can do more to reduce the costs.

The annual budget (called the annual plan) sets out the cost of each activity and the assumed activity volumes that budget will deliver. The Revenue and Financing Policy applies the ratios to these costs, and officers determine what fees are required to meet the policy. For example, if the building department costs \$100 to run annually, then the revenue required would be approximately \$20 in rates and \$80 in fees and charges (as per the revenue and financing policy split).

Taking this example a step further and assuming the building team were going to inspect 8 builds throughout the year, then on average the individual consent fee would need to be \$10 per build to generate the \$80 revenue budget from above.

As can be seen by the above example Council’s fees are a result of the Annual Plan budgets, the assumed volumes the activity will deliver, and the public / private splits contained in the Revenue and Financing Policy.

To lower fees, officers need to either deliver more volume for less, or Council needs to undertake a rating review and increase the public good (the rate funded portion) of the activity.

Mid 2024 Council embarked on the Smart Growth review, which undertook a deep dive into the end to end development process from both Councils perspective and those whom interact with

Council in various stages of the development process. The report identified a number of opportunities for Council, across both the consenting and three waters space to make development easier or more transparent for the development community. Of particular relevance to the discussion regarding the cost of development

- Development can be expensive and risky for first time or inexperienced developments. Because of the considerable cost and level of knowledge now required to understand and engage in the development process, it is becoming more difficult to deliver a successful (profitable) development.
- Costs incurred by staff members during the resource consent process have not been well recorded, leading to questions about the time spent and being unable to justify the invoice.

A number of recommendations were made in order to address these challenges, which has been considered and addressed below.

DISCUSSION

Attached are the proposed fees and charges schedules for consenting that were presented to Council on the 10 April 2025. Below are some practical examples of how these new fees will translate into invoices should this fee structure be adopted. It is noted that these are based on simple scenarios with the same parameters to ensure a fair comparison is made. The actual fees and charges on any given consent will vary depending on the information provided to Council and complexity of the application.

Simple Urban Subdivision.

This example takes an existing section and house within the Waipukurau boundary and subdividing the single lot into three, and building two additional dwellings valued at \$800k.

The table below shows the current fee structure and the proposed fee structure for the same development.

ALL FIGURES INCLUDE GST						
	# of Hours/ Units	24/25 Rate	24/25 Total	# of Hours/ Units	25/26 Rate	25/26 Total
Resource Consenting						
Minimum Lodgement Fees	9.5	\$ 190.00	\$ 1,800.00	10	\$ 230.00	\$ 2,300.00
Additional Processing Fees	3.0	\$ 190.00	\$ 791.67	2.5	\$ 230.00	\$ 575.00
223/224 Lodgement Fees			\$ 650.00	3.3	\$ 230.00	\$ 750.00
223/224 Additional Processing Fees *				3.2	\$ 230.00	\$ 745.00
Total RC Cost			\$ 3,241.67			\$ 4,370.00
Building Control						
BC Administration Fee	2	\$ 600.00	\$ 1,200.00	2	\$ 600.00	\$ 1,200.00
BRANZ Levy (GST exc)	2	\$ 800.00	\$ 1,600.00	2	\$ 800.00	\$ 1,600.00
MBIE Levy	2	\$ 1,320.00	\$ 2,640.00	2	\$ 1,320.00	\$ 2,640.00
BCA Software Fee	2	\$ 170.00	\$ 340.00	2	\$ 863.00	\$ 1,726.00
Accreditation Fee	2	\$ 100.00	\$ 200.00	2	\$ 120.00	\$ 240.00
Processing Fee	20	\$ 200.00	\$ 4,000.00	20	\$ 250.00	\$ 5,000.00
Inspections	20	\$ 230.00	\$ 4,600.00	20	\$ 250.00	\$ 5,000.00
Vetting Fee	2	\$ 180.00	\$ 360.00	2	\$ 200.00	\$ 400.00
Total BC Cost			\$ 14,940.00			\$ 17,806.00
3 Waters						
Connections						
Total Connections Cost			\$ -			\$ -
DC's						
Development Contributions Payable	2	\$ 29,382.50	\$ 58,765.00	2	\$ 29,382.50	\$ 58,765.00
Total DC's Cost			\$ 58,765.00			\$ 58,765.00
Total Development Cost			\$ 76,946.67			\$ 80,941.00

Including the development contributions, and ignoring water connections as these are so variable, the developer would be charged \$77k in 2024/2025 and would become \$81k in 2025/2026.

Resource Consents

The main fee structure changes occur in the Resource Consenting area. This is the result of the recommendations made by the Smart Growth review, more easily digestible information should be provided online, so that customers are better informed of what's involved with development. Officers, have completed an overhaul of the resource consents website, providing more information, and are proposing to adjust the fees structure, to make it easier to understand. Rather than having different fees for Land Use Consents and Subdivision Consents, officers are proposing to condense the fees to one lodgement fee per activity type of the District Plan. This will make it easier for our customers to understand the lodgement fees relevant to their consents.

The other changes are minimum lodgement fee has increased (from 9.5 hours to 10 hours) meaning more of the fee is paid up front. It is important to note that this does not increase the overall fee paid by the customer, the consents team now complete detailed time recording for all time spent on consents. From this data we can see what the minimum amount of time spent per activity status is. We have aligned the lodgement fee to the minimum amount of time spent on a consent. If a consent takes 12 hours to process it means that there will be a smaller additional fee paid at the end of the consenting process, as more of 12 hours has been paid upfront. However, this lowers the additional processing hours on the second line as the original 10 hours is considered. This change has been enabled by the challenge of time spent on consents, the Resource Consents team now undertake detailed time recording, which is to be provided to the customer which provides explanation for all costs attributed to consents.

The second change is not so much a fee change but a process change to align with the established policy position. Currently, Council charges a 223/224 minimum lodgement fee of \$650 (plus actual and reasonable charges). In practice these "actual and reasonable charges" have never been levied and Council only collects the lodgement fee.

The consenting team have since been time sheeting their hours and this has highlighted the 223/224 cost typically exceeds the charged \$650 minimum lodgement fee. Processing the issuing of the 223/224 takes 6.5 hours which results in costs of \$1,495 rather than the minimum lodgement fee of \$650.

The hourly rates have been increased to meet Revenue and Financing Policy splits.

Building consents

In the building control activity the fee structure remains unchanged. However, the hourly rates have increased to meet the Revenue and Financing Policy splits.

Neighbouring councils

If we apply the same scenario to our neighbouring councils under their current 2024/2025 fee structure (their 2025/2026 are unknown at this stage) the development cost would be **(separately attached)**:

ALL FIGURES INCLUDE GST											
HDC 24/25				NCC 24/25				TDC 24/25			
	# of Hours/ Units	24/25 Rate	24/25 Total	# of Hours/ Units	24/25 Rate	24/25 Total		# of Hours/ Units	24/25 Rate	24/25 Total	
RC											
Minimum Lodgement Fees	7.1	\$ 210.00	\$ 1,500.00	10.5	\$ 200.00	\$ 2,100.00		8.9	\$ 225.00	\$ 2,000.00	
Additional Processing Fees	5.4	\$ 210.00	\$ 1,125.00	2.0	\$ 200.00	\$ 400.00		3.6	\$ 225.00	\$ 812.50	
Additional Fees						\$ 850.00					
223/224 Additional Processing Fees *	6.5	\$ 230.00	\$ 1,495.00	6.5	\$ 215.00	\$ 1,397.50		6.5	\$ 225.00	\$ 1,462.50	
Total RC Cost			\$ 4,120.00			\$ 4,747.50				\$ 4,275.00	
BC											
BC Administration Fee	2	\$ 255.00	\$ 510.00	2	\$ 140.00	\$ 280.00		2	\$ 140.00	\$ 280.00	
BRANZ Levy (GST exc)	2	\$ 800.00	\$ 1,600.00	2	\$ 800.00	\$ 1,600.00		2	\$ 800.00	\$ 1,600.00	
MBIE Levy	2	\$ 1,320.00	\$ 2,640.00	2	\$ 1,320.00	\$ 2,640.00		2	\$ 1,320.00	\$ 2,640.00	
BCA Software Fee	2	\$ 175.00	\$ 350.00	2	\$ 161.00	\$ 322.00		2	\$ 151.80	\$ 303.60	
Accreditation Fee	2	\$ 23.00	\$ 46.00	2	\$ 20.00	\$ 40.00		2	\$ 45.00	\$ 90.00	
Processing Fee	20	\$ 260.00	\$ 5,200.00	20	\$ 216.00	\$ 4,320.00		2	\$ 7,323.00	\$ 14,646.00	
Inspections	20	\$ 215.00	\$ 4,300.00	20	\$ 216.00	\$ 4,320.00		20	\$ 250.00	\$ 5,000.00	
Vetting Fee	2	\$ 200.00	\$ 400.00	2	\$ 108.00	\$ 216.00		2	\$ -	\$ -	
Total BC Cost			\$ 15,046.00			\$ 13,738.00				\$ 24,559.60	
3 Waters											
Connections											
Total Connections Cost											
DC's											
Development Contributions Payable	2	\$ 49,968.65	\$ 99,937.30	2	\$ 32,198.52	\$ 64,397.04		2	\$ -	\$ -	
Total DC's Cost			\$ 99,937.30			\$ 64,397.04				\$ -	
Total Development Cost			\$ 119,103.30			\$ 82,882.54				\$ 28,834.60	

The proposed 2025/26 fees for Central Hawkes Bay District Council would be cheaper than the same development in Napier or Hastings under their current fee structure and is expected to increase for the new FY and is comparable with Tararua District Council. Tararua District Council doesn't currently charge Development Contributions, but rather charge Financial Contributions that vary from subdivision to subdivision.

Simple Rural Subdivision

For the same example above, but outside of the urban zone the fees would be \$22.4k in 2024/25 and become \$26.6k in 2025/26.

The cost increase is due to the building inspection costs being higher with additional travel time. It is noted the costs are less within the rural environment owing to the lower development contributions of \$1.4k per lot versus \$49.9k per urban lot. Resulting from being charged the district wide Development Contribution as per the Development Contribution policy 2024.

Again, these are cheaper than our neighbouring councils.

Urban Concurrent Application

A new lodgement fee for "concurrent" applications has been introduced. This is at a lesser rate than what it would cost for two separate consents, where both a land use and subdivision consent are lodged, and two consent decisions are issued.

Previously these were treated as two separate applications. Processing them concurrently should bring some efficiencies in the time to process. Below shows the processing time drops from 30 hours for two separate applications down to 25 hours for a concurrent application:

ALL FIGURES INCLUDE GST						
	Concurrent @25hrs			Two Applications @30hrs		
	# of Hours/ Units	25/26 Rate	25/26 Total	# of Hours/ Units	25/26 Rate	25/26 Total
RC						
LUC Minimum Lodgement Fees				12	\$ 230.00	\$ 2,760.00
LUC Additional Processing Fees				2	\$ 230.00	\$ 460.00
SUB Minimum Lodgement Fees				15.0	\$ 230.00	\$ 3,450.00
SUB Additional Processing Fees				1.0	\$ 230.00	\$ 230.00
Concurrent Lodgement Fee	23.9	\$ 230.00	\$ 5,500.00			
Concurrent Additional Processing Fee	1.1	\$ 230.00	\$ 250.00			
223/224 Lodgement Fees	3.3	\$ 230.00	\$ 750.00	3.3	\$ 230.00	\$ 750.00
223/224 Additional Processing Fees*	3.2	\$ 230.00	\$ 745.00	3.2	\$ 230.00	\$ 745.00
Total RC Cost			\$ 7,245.00			\$ 8,395.00
BC						
BC Administration Fee	2	\$ 600.00	\$ 1,200.00	2	\$ 600.00	\$ 1,200.00
BRANZ Levy (GST exc)	2	\$ 800.00	\$ 1,600.00	2	\$ 800.00	\$ 1,600.00
MBIE Levy	2	\$ 1,320.00	\$ 2,640.00	2	\$ 1,320.00	\$ 2,640.00
BCA Software Fee	2	\$ 863.00	\$ 1,726.00	2	\$ 863.00	\$ 1,726.00
Accreditation Fee	2	\$ 120.00	\$ 240.00	2	\$ 120.00	\$ 240.00
Processing Fee	20	\$ 250.00	\$ 5,000.00	20	\$ 250.00	\$ 5,000.00
Inspections	20	\$ 250.00	\$ 5,000.00	20	\$ 250.00	\$ 5,000.00
Vetting Fee	2	\$ 200.00	\$ 400.00	2	\$ 200.00	\$ 400.00
Total BC Cost			\$ 17,806.00			\$ 17,806.00
3 Waters						
Connections						
Total Connections Cost			\$ -			\$ -
DC's						
Development Contributions Payable	2	\$ 29,382.50	\$ 58,765.00	2	\$ 29,382.50	\$ 58,765.00
Total DC's Cost			\$ 58,765.00			\$ 58,765.00
Total Development Cost			\$ 83,816.00			\$ 84,966.00

Delivering on Strategic Growth

It is acknowledged that the cost to develop is a potential barrier for some property developments, particularly in the current economic environment.

From a fees and charges perspective, Councils charging of fees is to implement the Resource Management Act 1991. Put simply, if the cost of processing resource consents is not paid for by the person generating the activity, then this must fall to the ratepayer. The Government's current RMA reform process seeks to streamline consenting, reducing the obligation and requirements relating to resource consents. Until this time, Council has to continue to implement and give effect to the law, in this instance the processing of consents under the Resource Management Act 1991.

Similarly, issues relating to the funding of growth and development are not isolated to Central Hawke's Bay. The Government also focussed on improving infrastructure funding and financing tools to help get more housing built to address these issues, by proposing to introduce a development levy system to replace the current development contributions legislation.

The intent is that shifting to development levies will provide councils and other infrastructure providers, such as water council-controlled organisations, with increased flexibility to charge developers for the overall cost of growth infrastructure across an urban centre. The key premise of the policy remains consistent with Councils current approach adopted in the 2021 – 2031 Long Term Plan that growth pays for growth. More on the change to development levies can be found [here](#).

Enabling growth in other forms is a key priority of the Strategy, Growth and Community Committee.

The cost of supporting growth is currently not a key risk on Councils risk register, with the ability for infrastructure to actually service growth one of the key risks and barriers to growth in the urban areas. This maybe something for the Strategy, Growth and Community Committee for further consider as it considers the barriers to achieve growth in the district. Delivering on Smart Growth will continue to be an area of focus for this committee, with the current primary focus areas being on the implementation of the Waipukurau South Growth Precinct and implementation of the Smart Growth Review and resourcing and funding allows.

RISK ASSESSMENT AND MITIGATION

Officers have been mindful to, where possible, to keep increases in line with inflation.

However, officers have also tried to ensure that Council's Revenue and Financing Policy has been adhered to. This ensures that the charges for activities follow the benefit and beneficiary of the activity, rather than falling on the general ratepayer.

DELEGATIONS OR AUTHORITY

Council has the ability to set its fees and charges under the Local Government Act 2002, the Building Act 2004, the Building (Infringement Offences, Fees, and Forms) Regulations 2007, the Resource Management Act 1991, and the Central Hawke's Bay District Council Bylaws.

Council delegated responsibility to make this decision to the Committee to ensure the tight timeframes associated with Annual Plan remain on track.

SIGNIFICANCE AND ENGAGEMENT

In accordance with the Council's Significance and Engagement Policy, this matter has been assessed as significant because it has a material impact on the Council's abilities to deliver its Long-term Plan services. However, the changes remain within accordance with Council's Revenue and Financing Policy and no further consultation is required.

OPTIONS ANALYSIS

Officers have drafted a proposed schedule of fees and charges for both Building Control and Resource Consents for the 2025/26 financial year.

In doing this, officers have been mindful of the public / private splits as determined by the Revenue and Financing Policy, and the level of fees and charges levied by neighbouring councils for the similar activities.

This has resulted in the following public / private splits based on the draft Annual Plan endorsed at the 10 April 2025 Council meeting:

Building Control	35% Rate Funded
Resource Consents	26% Rate Funded

The Finance, Infrastructure, and Performance subcommittees has the ability to:

1. Adopted the proposed consenting fees and charges schedules as attached for the 2025/26 financial year; or
2. Reject the proposed consenting fees and charges schedules as attached for the 2025/26 financial year.

Should the Committee reject the schedule of consenting fees and charges it is recommended to direct officers to either:

1. Redesign the fee structure in order to deliver fees and charges of a similar scale to deliver the draft Annual Plan budget that remains compliant with Council's Revenue and Financing Policy, or
2. Amend the draft Annual Plan budgets to lower its cost structure for consenting activity further (remembering that some restructuring has already occurred to these departments), thus reducing the need for so much supporting revenue, or

3. Request that a rating revenue review occurs for the consenting activities to amend the desired public / private funding splits contained in Council's Revenue and Financing Policy.

Recommended Option

This report recommends option one, adopt the proposed schedule of consenting fees and charges for the consenting activities for 205/26 for addressing the matter. It ensures we remain compliant with the Revenue and Financing Policy, whilst recognising the administration costs incurred.

NEXT STEPS

Officers will take direction of the Committee as to the way forward, whether that is adopting and publishing the consenting fees and charges as described or to do additional work on budgets, fees, and/or policy settings.

Building Control

All fees and charges are inclusive of GST (except as noted *).

	2024/25 Fee	2025/26 Proposed Fee	Comments
Building Consent Information			
<i>All building consent, building consent amendment, code compliance certificate and certificate</i>			
Levies			
Building Research Association New Zealand (BRANZ) Levy - Assessed at \$1 per \$1,000 when the project exceeds \$20,000 (value of works)	Actual cost	Actual Cost	
Ministry of Business Innovation and Employment (MBIE) Levy - Assessed at \$1.75 per \$1000 when the project exceeds \$65,000 (value of work)	Actual cost	Actual Cost	
Standard Charges			
Administration (hourly rate)	\$150.00	\$170p/hr	
Building Consent Officer Rate (hourly rate)	\$200.00	\$250p/hr	
Building Technician Vetting (hourly rate)	\$180.00	\$200p/hr	
Fireplace - Free Standing (includes one inspection)	\$355.00	\$480.00	
Fireplace - In Built (includes two inspections)	\$455.00	\$580.00	
Marquee (includes one inspection)	\$185.00	\$185.00	
Minor plumbing and drainage works - may include (but not limited to) new connections, septic tanks and effluent fields, demolition work and new swimming pool fences	Actual and reasonable costs	Actual and reasonable costs	
Inspection Fees (including travel)			
Inspection Fee - Zone 1	\$230.00	\$250.00	
Inspection Fee - Zone 2	\$240.00	\$260.00	
Inspection Fee - Zone 3	\$270.00	\$300.00	
Inspection Fee - Zone 4	\$300.00	\$330.00	
Inspection Fee - Outside Zone 4	\$340.00	\$370.00	
Administration Charges			
Administration Fee - under \$5,000	No Charge	No Charge	
Administration Fee - \$5,000 - \$80,000	\$300.00	\$300.00	
Administration Fee - over \$80,000	\$600.00	\$600.00	
Govt Accreditation Fee - For consents valued under \$5,000	No Charge	No Charge	
Govt Accreditation Fee - For consents valued \$5,000 - \$10,000	\$50.00	\$80.00	
Govt Accreditation Fee - For consents valued \$10,000 or over	\$100.00	\$120.00	
Certificate of Title	\$50.00	Delete	
Lodgement Fees (excludes fireplace consents)			
BCA Software Fee - All Consents (excluding Fireplace consents)	\$170.00	Delete	Previous flat fee for GoGet software
Objective Build Lodgement Fee (Building Consent) - Value of work \$0 - \$124,999	Objective Build revised fee	\$92.00	Updated fee structure determined by Objective Build (the building consent software provider) which was previously a flat rate for all building consents
Objective Build Lodgement Fee (Building Consent) - Value of work \$125,000 - \$499,999	Objective Build revised fee	\$432.00	
Objective Build Lodgement Fee (Building Consent) - Value of work \$500,000 - \$999,999	Objective Build revised fee	\$863.00	
Objective Build Lodgement Fee (Building Consent) - Value of work \$1,000,000 - \$2,499,000	Objective Build revised fee	\$1,294.00	
Objective Build Lodgement Fee (Building Consent) - Value of work \$2,500,000 or over	Objective Build revised fee	\$2,157.00	
Objective Build Lodgement Fee (Ammendment application) - Value of work \$0 - \$124,999	Objective Build revised fee	\$92.00	
Objective Build Lodgement Fee (Ammendment application) - Value of work \$125,000 - \$499,999	Objective Build revised fee	\$432.00	
Objective Build Lodgement Fee (Ammendment application) - Value of work \$500,000 - \$999,999	Objective Build revised fee	\$863.00	
Objective Build Lodgement Fee (Ammendment application) - Value of building work \$1,000,000 - \$2,499,000	Objective Build revised fee	\$1,294.00	
Objective Build Lodgement Fee (Ammendment application) - Value of building work \$2,500,000+	Objective Build revised fee	\$2,157.00	
Objective Build Lodgement Fee (Certificate of acceptance) - Value of building work \$0 to \$124,999	Objective Build revised fee	\$403.00	
Objective Build Lodgement Fee (Certificate of acceptance) - Value of building work \$125,000 or over	Objective Build revised fee	\$403.00	
Objective Build Lodgement Fee (Building Consent Exemptions)	Objective Build revised fee	\$92.00	
Application Fees			
Building Consent Exemption (hourly rate, minimum of 1 hour)	New	\$250p/hr	
Building Consent Exemption for Farm Building	\$250.00	\$400.00	
Certificate of Acceptance (hourly rate, minimum of 2 hours, plus inspections)	Actual and reasonable costs	\$250 p/hr	Based cost recovery of time incurred, learnings from timesheeting highlighting previous under recovery
PIM - Project Information Check Fee (hourly rate) - other areas of Council roading, waters, engineering, planning	\$400.00	\$450.00	
Planning Check of Building Consent Application	New	\$230.00	
Minor Variations (hourly rate, minimum of 1 hour)	Actual and reasonable costs	\$250p/hr	
Extension of Time (work not complete, work not started)	New	\$170.00	
Miscellaneous Fees			
Certificate of Public Use	\$100.00	\$250.00	

PS2 Engineering Review	Actual and reasonable costs	Actual Cost	
Notification of Section 72 (Natural Hazards) to a Certificate of Title	Actual and reasonable costs plus hourly rate	Actual Cost	
Notification of Section 75 Certification (Building across 2 or more allotments) to a Certificate of Title	Actual and reasonable costs plus hourly rate	Actual Cost	
Building Warrant of Fitness			
Building Warrant of Fitness - Annual Renewal Fee	\$100.00	\$100.00	
Building Warrant of Fitness - periodic audit, update and reissue (hourly rate)	\$200.00	\$250.00	
Swimming Pool Fees			
Compliance of existing swimming pool fences (3 yearly inspection and certificate)	\$275.00	\$275.00	

Resource Management

All fees and charges are inclusive of GST (except as noted *).

	2024/25 Fee	2025/26 Proposed Fee	Comments
Resource Consent Information			
The below lodgement fees are payable at the time of lodging the resource consent, as per Clause 10 - Hourly Charges (RMA) any time exceeding the lodgement fee will be charged at the hourly rates below. In respect of any charges under the Resource Management Act 1991, hourly rates, vehicle rates and payment of balance/refund and penalties set out in this schedule shall be applicable to any additional charge payable in terms of Section 36(5) of the Act, where the actual and reasonable costs incurred exceed the lodgement fee paid. Any costs incurred through the engagement of external expertise will be charged to the applicant at cost. Provided that for resource consents, private plan changes and any other application requiring notification, advertising, photocopying and postage costs incurred in public notification, agenda preparation and agenda distribution shall be charged at cost as disbursements.			
Lodgement Fees (Plus Actual and Reasonable Costs)			
Deemed Permitted Boundary Activity (s87AAB)	\$500.00	\$700.00	Updated lodgement fees based on time to undertake the work + actual and reasonable costs
Controlled Activity	\$1,300.00	\$2,300.00	
Restricted Discretionary Activity	\$1,800.00	\$2,760.00	
Discretionary Activity	\$2,300.00	\$3,450.00	
Non-Complying	\$2,800.00	\$3,910.00	
Concurrent Land Use and Subdivision	\$0.00	\$5,500.00	
Variation of Conditions of Consents (s127)	\$1,800.00	\$3,450.00	
Extension of Time application (s125)	\$1,300.00	\$2,500.00	
Limited Notified Applications	\$7,500.00	\$10,000.00	
Public Notified Applications	\$15,000.00	\$20,000.00	
Urgent - Non-notified consents only - issued within 10 working days (conditions apply, and applications will only be accepted on a case-by-case basis at the Resource Consent Manager's Discretion).	Twice the normal fee and charge rate	Twice the normal fee and charge rate	
Subdivision Lodgement Fee (Plus Actual and Reasonable Costs)			
Controlled	\$1,800.00	Delete	Lodgement Fees simplified for customer - now included above
Restricted Discretionary	\$2,300.00	Delete	
Discretionary	\$2,800.00	Delete	
Non-Complying	\$3,800.00	Delete	
Limited Notified Applications	\$7,500.00	Delete	
Public Notified Applications	\$15,000.00	Delete	
Variation of Conditions of Consent (s127)	\$1,800.00	Delete	
Extension of Time Application (s125)	\$1,300.00	Delete	
S223/224 Application (1-4 lots) - Subdivision	\$650.00	\$750.00	
S223/224 Application (5+ Lots) - Subdivision	\$1,500.00	\$1,600.00	
Certification Fee (consent notices, demalgamation certification, cancellation of easement, esplanade etc.) Per Certificate	\$350.00	\$450.00	
Engineering approval for section 224 - 1-4 lots	\$550.00	\$600.00	
Engineering approval for section 224 - 5 or more lots	\$850.00	\$900.00	
ROW application (S348 LGA)	\$1,000.00	\$1,500.00	
Change or alteration to consent Notice (S221)	\$0.00	\$2,000.00	
Property file creation (Payable at 223/224 application) Per new lot	\$90.00	\$100.00	
Miscellaneous Lodgement Fee (Plus Actual and Reasonable Costs)			
Certificate of Compliance (s139)	\$1,100.00	\$1,500.00	
Certificate of Existing Use Rights (s139A)	\$1,400.00	\$1,500.00	
Outline Plan of Works (s176A)	\$1,500.00	\$1,500.00	
Outline Plan Waiver	\$700.00	\$1,000.00	
Resource Consent Monitoring (minimum of 2 hours, additional charges may apply)	\$0.00	\$460.00	
Travel Costs (per km)	\$1.20	\$1.25	
Sale of Liquor Certificate (RMA)	\$180.00	Delete	Refer to Liquor Licensing
Project Information Memoranda	\$400.00	Moved	Refer to Building Control
Land Information Memoranda - ten (10) working days (Residential Property)	\$400.00	Moved	Refer to new LIMs Section
Land Information Memoranda (Commercial)	\$700.00	Moved	Refer to new LIMs Section
Certificate of Title (No instruments attached)	\$40.00	\$40.00	
Additional instruments (per document)	\$0.00	\$20.00	
Property File Request	\$50.00	Moved	Refer to new LIMs Section
Objection of Resource Consent Decisions (Section 357 of the RMA)	\$1,500.00	\$1,500.00	
Hourly Rates			
Administration	\$150.00	\$170p/hr	
Planner/Subdivision Officer	\$190.00	\$230p/hr	
Senior Planner	\$205.00	\$250p/hr	
Manager	\$240.00	\$280p/hr	
Monitoring Officer	New	\$230p/hr	
Engineers	\$230.00	\$250p/hr	
Consultant Fee - Consultant and specialist fees including but not limited to: Expert evidence/advice, external consultants, provision of external legal advice, external peer reviews	Actual Costs	Actual Cost	
Administrative Charges			
Bond Administration Fee	\$800.00	\$800.00	
Supply of documents	Photocopying Costs	Photocopying Costs	
District Plan Charges			
Private Plan Change (plus actual and reasonable costs)	\$20,000.00	\$20,000.00	
Designation (notified)	\$15,000.00	\$15,000.00	

Designation (new and alterations, non-notified) (plus actual and reasonable costs)	\$3,000.00	\$3,000.00	
Heritage Orders (plus actual and reasonable costs)	\$1,500.00	\$1,500.00	
District Plan (including Planning Maps) Electronic	\$50.00	\$50.00	
District Plan (including Planning Maps) Hardcopy	Actual and reasonable costs	Actual cost	

Land Information Memorandum and Property File Requests

	2024/25 Fee	2025/26 Proposed Fee	Comments
LIM and Property File Information			
All fees and charges are inclusive of GST. A \$50 Cancellation fee will apply or the actual processing and research costs, whichever is the greatest. Property file charges are applicable for any property file request			
LIMS			
Residential/Lifestyle Properties (fee covers 4 hours processing time, additional charges may apply)	\$400.00	\$500.00	New fee - reflects actual cost and time to undertake a rural LIM
Rural Properties (fee covers 6 hours processing time, additional charges may apply)	New	\$800.00	
Commercial (fee covers 6 hours processing time, additional charges may apply)	\$700.00	\$800.00	
Property File Request			
Property File Request (additional charges may apply)	\$50.00	\$85.00	
Disbursements			
Certificate of title - no instruments attached	New	\$40.00	
Additional instruments (per document)	New	\$20.00	
Hourly Rates			
Administration	New	\$170.00	
Manager	New	\$280.00	

Neighbouring councils

If we apply the same scenario to our neighbouring councils under their current 2024/2025 fee structure (their 2025/2026 are unknown at this stage) the development cost would be:

ALL FIGURES INCLUDE GST	HDC 24/25			NCC 24/25			TDC 24/25		
	# of Hours/ Units	24/25 Rate	24/25 Total	# of Hours/ Units	24/25 Rate	24/25 Total	# of Hours/ Units	24/25 Rate	24/25 Total
RC									
Minimum Lodgement Fees	7.1	\$ 210.00	\$ 1,500.00	10.5	\$ 200.00	\$ 2,100.00	8.9	\$ 225.00	\$ 2,000.00
Additional Processing Fees	5.4	\$ 210.00	\$ 1,125.00	2.0	\$ 200.00	\$ 400.00	3.6	\$ 225.00	\$ 812.50
Additional Fees						\$ 850.00			
223/224 Additional Processing Fees *	6.5	\$ 230.00	\$ 1,495.00	6.5	\$ 215.00	\$ 1,397.50	6.5	\$ 225.00	\$ 1,462.50
Total RC Cost			\$ 4,120.00			\$ 4,747.50			\$ 4,275.00
BC									
BC Administration Fee	2	\$ 255.00	\$ 510.00	2	\$ 140.00	\$ 280.00	2	\$ 140.00	\$ 280.00
BRANZ Levy (GST exc)	2	\$ 800.00	\$ 1,600.00	2	\$ 800.00	\$ 1,600.00	2	\$ 800.00	\$ 1,600.00
MBIE Levy	2	\$ 1,320.00	\$ 2,640.00	2	\$ 1,320.00	\$ 2,640.00	2	\$ 1,320.00	\$ 2,640.00
BCA Software Fee	2	\$ 175.00	\$ 350.00	2	\$ 161.00	\$ 322.00	2	\$ 151.80	\$ 303.60
Accreditation Fee	2	\$ 23.00	\$ 46.00	2	\$ 20.00	\$ 40.00	2	\$ 45.00	\$ 90.00
Processing Fee	20	\$ 260.00	\$ 5,200.00	20	\$ 216.00	\$ 4,320.00	2	\$ 7,323.00	\$ 14,646.00
Inspections	20	\$ 215.00	\$ 4,300.00	20	\$ 216.00	\$ 4,320.00	20	\$ 250.00	\$ 5,000.00
Vetting Fee	2	\$ 200.00	\$ 400.00	2	\$ 108.00	\$ 216.00	2	\$ -	\$ -
Total BC Cost			\$ 15,046.00			\$ 13,738.00			\$ 24,559.60
3 Waters									
Connections									
Total Connections Cost									
DC's									
Development Contributions Payable	2	\$ 49,968.65	\$ 99,937.30	2	\$ 32,198.52	\$ 64,397.04	2	\$ -	\$ -
Total DC's Cost			\$ 99,937.30			\$ 64,397.04			\$ -
Total Development Cost			\$ 119,103.30			\$ 82,882.54			\$ 28,834.60

The proposed 2025/26 fees for Central Hawkes Bay District Council would be cheaper than the same development in Napier or Hastings under their current fee structure and is expected to increase for the new FY and is comparable with Tararua District Council. Tararua District Council doesn't currently charge Development Contributions but rather charge Financial Contributions that vary from subdivision to subdivision.