

Minutes of a meeting of the Policy Committee held in the Council Chambers, Waipa District Offices, 101 Bank Street, Te Awamutu on Monday 13 March 2006 commencing at 9.00am.

1 MEMBERS

Councillor AJH Empson - Chairperson

Members

His Worship the Mayor AD Livingston – from item 6.2.2; Councillors – EH Barnes, RJ Cooper, GC Flay, GH Jull, PL Lee – until item 7, GG Scaramuzza, DL Sharpe, BJ Taranaki, BS Thomas, GRP Webber and Committee Member G Roberts

Staff

Acting Chief Executive (GD Dyet), Group Manager Policy & Strategy (R McNeil), Group Manager Assets, Community & Business Services (JM Mills), Planning & Policy Manager (D Frederick), Community Planning & Governance Manager (S Des Forges), Committee Secretary (C Plowright)

Public -2

2 APOLOGIES

RESOLVED

2/06/15

That an apology for absence be received from Councillor Newlands.

Cr Scaramuzza/Cr Webber

3 LATE ITEMS

Nil.

4 CONFIRMATION OF ORDER OF MEETING

File: 01-85-12

Chairperson Empson advised that item seven would be taken last.

RESOLVED

2/06/16

That the order of the meeting be confirmed.

Cr Taranaki/Cr Thomas

5 VISITORS

Nil.

6 MINUTES OF PREVIOUS MEETINGS

File: 01-85-12

- 6.1 Minutes of Extraordinary Policy Committee meeting held on 31 January 2006 were included in the agenda.**

RESOLVED

2/06/17

That the minutes of the extraordinary meeting of the Policy Committee held on 31 January 2006 be received.

Cr Cooper/Cr Jull

- 6.2 Minutes of Policy Committee meeting held on 13 February 2006 were included in the agenda.**

RESOLVED

2/06/18

That the minutes of the meeting of the Policy Committee held on 13 February 2006 be received.

Cr Barnes/Cr Webber

Matters Arising -

- 6.2.1 Peat Lake Conservation and Management Work Programme**

File: 50-01-07

Res: 2/06/11

Committee Member Roberts said she had asked that Nga Iwi Toopu o Waipa receive a set of the most recent management plans for peat lakes but these have not been received yet. Group Manager Policy and Strategy, Ross McNeil, said he would follow up on that request.

- 6.2.2 Events Signage**

File: 33-41-01

Committee Member Roberts asked if the signage at Karapiro Domain had been addressed as requested at the last Policy Committee meeting.

Later in the meeting the Committee was advised that staff have turned the main sign so it is more visible. They believe it is positioned in the most appropriate place because it would be less visible to vehicles further up the road. To remedy this whole issue staff are working on a new way of traffic management for events.

Councillor Webber said he was concerned that there was no Waipa signage at either of the events that had taken place at Karapiro Domain and Kihikihi Domain over the weekend. He said Waipa had missed out on publicity opportunities, particularly at Karapiro where the event was televised.

[Mayor Livingston joined the meeting and Councillor Lee left the meeting at 9.15am.]

Acting Chief Executive, Garry Dyet, said staff have been working on a particular brand and standard of permanent signage for reserves. Chairperson Empson said that as this signage is still in the design phase there should be a system in place to ensure temporary signage is prominently displayed at events which have received District Promotion funding and/or are on Council reserves.

[Items 8 and 9 were taken next followed by item 7.]

7 DRAFT LONG TERM COUNCIL COMMUNITY PLAN 2006/16 – APPROVAL AND RELEASE FOR PUBLIC COMMENT

File: 01-91-38

Draft Long Term Council Community Plan 2006-2016 and Summary was provided separately to Councillors. An updated version of the Summary was tabled at the meeting.

Group Manager Policy and Strategy, Ross McNeil, said Council is required to adopt the Long Term Council Community Plan (LTCCP) for the period 2006-2016 by 30 June 2006. He said preparation of the draft LTCCP had started 12 months' ago and key issues, projects and statutory policies associated with the Plan had been reviewed at a series of workshops and meetings. He said that preparing the draft Plan had been challenging, particularly in relation to balancing the expectations of ongoing development of the District with the need to maintain services and standards, while ensuring the proposed activities and programmes were affordable for ratepayers

He explained that this is the first LTCCP required to fully comply with the Local Government Act 2002 and to be audited.

Mr McNeil said feedback from Audit New Zealand indicates that Council will receive an unqualified audit report, so the public can have a high level of confidence in the information presented in and underlying the draft LTCCP. He explained some of the changes to the draft LTCCP resulting from the audit process, which have now been included in the draft Plan, together with some editing changes and minor amendments to the financial information.

Mr McNeil explained that local Iwi groups have developed their own community outcomes, as part of a separate process, and he suggested that they be acknowledged by including them in an appropriate section of the LTCCP.

Mr McNeil said the draft 2006-16 LTCCP will feature in the March publication of Word on Waipa and a number of public and stakeholder meetings have been arranged to promote the draft Plan. Changes of times for two of the meetings were noted and these details have been amended in the Statement of Proposal. He said the full draft Plan, Summary and proposed Development Contributions Policy would be available on Council's website by the end of this week.

Chairperson Empson said getting the LTCCP to this stage, and receiving approval from Audit NZ, was a huge undertaking and he congratulated the staff involved with the process on behalf of the Policy Committee. Mayor Livingston said Council management had gone to great lengths to ensure an unqualified report was achieved and Council's appreciation should be officially recorded.

During discussion the following amendments to the draft LTCCP were suggested -

- Peter Tuteao (Iwi Representative) to be removed from page 223.
- "Hourua" to be amended to "Haurua" on the last line of page 224.
- Peter Tuteao (Ngati Hikairo) to be removed from page 225.
- Cr Grahame Webber to be replaced with John Bishop as Deputy Chairperson of the Cambridge Community Board on page 226.
- Fourth to last paragraph of page 229 to be amended to read "one of three Kaumatua representatives".
- Tabs to be added to make it easier to find each section of the Plan.

Councillor Barnes asked how the Te Awamutu CBD upgrade would be moved forward by the LTCCP. Acting Chief Executive, Garry Dyet, said a report was being prepared for presentation to the next Policy Committee meeting on that issue.

Chairperson Empson said the next step in the process was for the Committee to make public the minutes of the Public Excluded Policy Committee meeting, held on 31 January 2006, which contain suggested editing changes to the LTCCP.

RESOLVED

2/06/19

That the minutes of the Public Excluded meeting of the Policy Committee held on 31 January 2006 be made public.

Cr Cooper/Cr Jull

RESOLVED

2/06/20

That the Policy Committee confirm the proposed Development Contributions Policy and approve its release as part of the draft Long Term Council Community Plan 2006-16.

Cr Scaramuzza/Cr Webber

RESOLVED

2/06/21

That -

- a) *Subject to the provision of an unqualified report from Audit NZ, minor editing changes identified above and the inclusion of information on Iwi outcomes, the Statement of Proposal, including the draft 2006-16 Long-Term Council Community Plan and Summary, be approved and notified in accordance with the requirements of the Local Government Act 2002, and released for public comment on Friday 17 March 2006.*
- b) *Submissions on the draft 2006-16 Long-Term Council Community Plan be received until 9.00am on Tuesday 18 April 2006.*
- c) *Submissions be considered by the Policy Committee at a meeting scheduled for 8 May 2006.*
- d) *Following consideration of the submissions on the draft 2006-16 Long-Term Council Community Plan Council adopt the 2006-16 Long-Term Council Community Plan at a meeting scheduled for 27 June 2005.*

STATEMENT OF PROPOSAL - DRAFT 2006-16 LONG-TERM COUNCIL COMMUNITY PLAN (LTCCP)

Notice is hereby given, pursuant to Sections 84 and 93 of the Local Government Act 2002, of Waipa District Council's intention to adopt, on 27 June 2006, the 2006-16 Long-Term Council Community Plan.

SUMMARY OF INFORMATION

The draft LTCCP has been prepared in accordance with the requirements of the Local Government Act 2002. The draft Plan sets out the services, activities and projects to be undertaken during the period 1 July 2006 to 30 June 2016.

The draft Plan proposes a total rate revenue requirement of \$27 million, which represents a rate revenue increase of 5.89%. Growth in the number of rateable properties is expected to contribute a further 1.9%.

A summary of the draft 2006-16 Long-Term Council Community Plan has been prepared and is available free of charge to interested persons.

MAJOR MATTERS IN THE LTCCP

Long Term Council Community Plan

The draft LTCCP sets out the community outcomes (local and regional), and the activities and services that Council proposes to undertake over the next 10 years to give effect to those outcomes and promote community well-being. The draft Plan also sets out the activities, work programmes and projects Council proposes for the next 10 years, and includes the associated budgets and funding arrangements.

The following projects are proposed during the 10-year period covered by the Plan:

- ❖ Construction of a covered swimming pool in Cambridge.
- ❖ Introduction of a new kerbside recycling service in urban areas.
- ❖ Development of the Karapiro Domain and a new reserve adjoining Lake Karapiro.
- ❖ Upgrades to stormwater systems.
- ❖ Development and enhancement of Lake Te Ko Utu.
- ❖ New footpaths in Cambridge and Kihikihi.
- ❖ Upgrades of community water supplies.
- ❖ Continuation of the seal extension programme.
- ❖ New museum facilities in Cambridge and Te Awamutu.

- ❖ *New library facilities for Te Awamutu.*
- ❖ *Resolving heavy vehicle access in the Te Awamutu CBD.*
- ❖ *Refurbishment of the Te Awamutu CBD*
- ❖ *Pirongia main-street upgrade*

A summary of the draft 2006-16 LTCCP has been prepared and is available free of charge. The summary highlights the key issues, significant activities, projects, budgets, financial statements, policies and other key information contained in the draft LTCCP.

Council is proposing to establish a kerbside recycling service and adopt a policy on development contributions. While Council encourages feedback on any aspect of the draft LTCCP, the significance of these proposals is such that Council particularly seeks feedback on these matters.

Kerbside Recycling

The Waipa District Waste Management Plan (adopted June 2005) signals the introduction of a kerbside recycling service in the urban areas of the District (Cambridge, Te Awamutu, Kihikihi, Pirongia, Ohaupo and Ngahinapouri). The proposed service, which is expected to start in 2006/07, is based on a weekly collection using a 55 litre recycling bin. The service is to be undertaken by a private operator (contractor), contracted to Council following a public tender process. The cost of the service has been estimated at \$43 for each rateable property receiving the service, and will be funded by way of a targeted rate.

Development Contributions Policy

1. Introduction

Development contributions are used by Council to ensure that developers, not ratepayers, fund the costs of growth caused by development. Over the next ten years, the cost of this growth is calculated to be \$40m.

*The Development Contributions Policy (DCP) will come into effect on 1 July 2006 and will apply to all resource consents, building consents and authorisations for service connections **granted** on or after 1 July 2006.*

2. What is a Development Contributions Policy?

In brief, the DCP allows Council to require a development contribution where the effect of a development requires Council to incur capital expenditure to provide new or additional assets, or assets of increased capacity to provide:

- *network infrastructure (for example, roads and water related infrastructure);*
- *community infrastructure (for example, libraries and swimming pools);*
- *and reserves*

3. What will development contributions be used for?

Development contributions will be required on the following activities:

- *Roading and Transport;*
- *Water Supply;*
- *Wastewater;*
- *Stormwater;*
- *Community Infrastructure; and*
- *Reserves*

4. Council's Financial Modelling

Council's ten year financial modelling assumes that the Waipa District will grow by 9.8% (or 5,200 extra people) over the next ten years. This growth will be 95% residential and 5% non-residential and equates to approximately:

- *1,926 extra household units (residential development); and*
- *100 Household Equivalent Units (HEU) (non-residential development).*

The LTCCP provides total capital expenditure of over \$190m in 2006-dollar terms over ten years. The capital expenditure providing future capacity for growth totals around \$40m as noted in the table below (costs exclude GST).

	Total LTCCP Capital expenditure	Proportion of growth related capital expenditure
<i>Roading and transport</i>	<i>\$90,061,535 (less \$31.4m Government subsidy)</i>	<i>\$13,847,086</i>
<i>Water Supply</i>	<i>\$41,106,620</i>	<i>\$7,248,806</i>
<i>Waste water</i>	<i>\$21,037,950</i>	<i>\$4,103,950</i>
<i>Stormwater</i>	<i>\$11,344,300</i>	<i>\$6,414,200</i>
<i>Community Infrastructure</i>	<i>\$22,654,566</i>	<i>\$10,940,744</i>
<i>Reserves Acquisition</i>	<i>\$2,500,000</i>	<i>\$2,500,000</i>

The LTCCP also includes \$10,811,398 (excluding GST) of capital expenditure the Council has already incurred in anticipation of growth.

As Council has decided that 100% of the growth proportion of capital expenditure be recovered using development contributions, Council does not need to use other sources of funding (such as rates or borrowings) to fund this capital expenditure.

5. When is a development assessed to pay a development contribution?

Developments will be assessed against the DCP at the grant of:

- a resource consent (under the Resource Management Act 1991);
or*
- a building consent (under the Building Act 2004); or*
- an authorisation for service connection.*

The assessment is valid for 12 months and Council may reassess the development if the development contribution is not paid in this time.

The amount of development contribution for each activity depends on the catchment in which the development is located. Some catchments are district wide whereas other catchments are limited to a smaller geographical area. Development Contribution Catchment Maps in the DCP outline the extent of the above catchments.

6. What happens if a development contribution is not paid?

If the development contribution is not paid, Council will:

- Withhold the section 224(c) under the Resource Management Act 1991 (for a subdivision consent);*
- Prevent the resource consent from commencing under the Resource Management Act 1991 (for all resource consents other than a subdivision consent);*
- Withhold the Code Compliance Certificate under the Building Act 2004 (for a building consent); or*
- Withhold the service connection.*

The Council may also register a statutory charge against the land until the development contribution has been paid.

7. What are units of demand used to calculate the development contribution?

Residential developments will be assessed by the number of household units created and non-residential development will be assessed on the basis of additional HEUs created. Where the demand of non-residential development is known, the Council will use that demand to calculate the development contribution payable. Where the demand of non-residential development is not known, Council will calculate the development contribution payable using the table set out in section 4.17 of the DCP.

8. Credits, exemptions and remissions

Development that does not result in an increase in the number of HEUs will not be subject to development contributions (for example, an alteration or extension to an existing household unit).

Credits (where financial or development contributions have previously been paid or where there is existing development on the land) will be used to reduce the development contribution payable by a developer.

Existing undeveloped allotments as at 1 January 2006 will be deemed to have a credit of 1 HEU.

Minor Household Units (a household unit not exceeding 70m² in gross floor area which is to be used for dependant relatives of occupiers of the principal dwelling on the same allotment) will only pay a 50% development contribution.

On the request of a developer, the Council will consider an application for exemption or remission from liability to pay a development contribution. Each application will be considered on a case-by-case basis using the criteria set out in the DCP. Where it is in the best interests of all parties, Council may enter into a development agreement with a developer, which may override the DCP.

9. Fee Summary

The amount of development contribution payable per additional HEU is set out in the table below (figures include GST):

	Roading and Transport	Water Supply	Wastewater	Stormwater	Community infrastructure	Reserves	Total
Te Awamutu	\$6,264	\$5,658 Includes Pirongia	\$4,436	\$2,430	\$4,316	\$760	\$23,865
Kihikihi	\$6,264	\$4,788	\$5,468	\$0	\$4,316	\$760	\$21,596
Cambridge/ Karapiro	\$6,264	\$2,007	\$1,013	\$2,430	\$4,316	\$760	\$16,791
Cambridge North DRZ	\$6,264	\$2,745	\$2,466	\$2,731	\$4,316	\$760	\$19,283
Maungakawa	\$6,264	\$12,000	\$0	\$0	\$4,316	\$760	\$23,340
Rural	\$6,264	\$0	\$0	\$0	\$4,316	\$760	\$11,340

Development contributions can be paid by bank cheque, electronic transfer or cash.

PUBLIC MEETINGS

Public meetings will be held to provide an opportunity for residents, ratepayers and other interested parties to comment on the draft Plan. The date and location of these meetings are as follows:

General Meetings on all aspects of the draft 2006-16 10-year Plan:

Te Awamutu – 21 March 2006 in the Council Chambers, Bank Street, Te Awamutu commencing at 7.00pm as part of a special meeting of the Te Awamutu Community Board.

Te Awamutu – 21 March 2006 at the Te Awamutu Workingmens Club commencing at 1.30pm as part of a meeting of Te Awamutu Grey Power Inc

Cambridge – 22 March 2006 at the Cambridge Service Centre, Wilson Street, Cambridge commencing at 7.00pm as part of a special meeting of the Cambridge Community Board.

Cambridge – 5 April 2006 at the Health & Community Centre, Cambridge commencing at 1.30pm as part of a meeting of Cambridge Grey Power Inc.

Pirongia – 5 April 2006 at the Memorial Hall, Franklin Street, Pirongia commencing at 7.00pm.

Te Kopua Marae – 5 April 2006 commencing at 10.00am as part of a normal meeting of the Waipa District Council Iwi Consultative Committee.

Meetings on the proposed Development Contributions Policy:

Te Awamutu – 21 March 2006 in the Council Chambers, Bank Street, Te Awamutu commencing 3.00pm.

Cambridge – 22 March 2006 in the Committee Room, Cambridge Service Centre, Wilson Street, Cambridge commencing at 2.30pm

SUBMISSIONS

The draft 2006-16 Long-Term Council Community Plan is notified for public comment. Submissions, in writing, are invited from interested parties.

Submissions must be received at the Council Offices in Cambridge or Te Awamutu by 9.00am Tuesday 18 April 2006.

Submissions will be considered by Council's Policy Committee at a meeting to be held in Te Awamutu on 8 May 2006, commencing at 9.00am. Submitters wishing to be heard in support of their submission must clearly state this in their submission.

Copies of the documents and submission forms are available from:

<i>Te Awamutu</i>	<i>Council Offices, Bank Street, Te Awamutu 07-872-0030</i>
	<i>Council Library, Roche Street, Te Awamutu</i>
<i>Cambridge</i>	<i>Council Offices, Wilson Street, Cambridge 07-823-3800</i>
	<i>Council Library, Wilson Street, Cambridge</i>

All documents are available on Council's website www.waipadc.govt.nz

Submissions:

Post - Waipa District Council, Private Bag 2402, Te Awamutu

E-mail - info@waipadc.govt.nz

Fax - 07 872 0033

Or deliver to Council Offices in Cambridge or Te Awamutu.

Committee Member Roberts/Cr Jull

Mr McNeil advised the Committee to set aside all of week commencing 8 May 2006 for the hearing of submissions on the LTCCP.

**8 PROPOSED RESOURCE MANAGEMENT FEES AND CHARGES –
2006/2007**

File: 75-15-03

Report of Financial Planning Manager dated 16 February 2006 was included in the agenda.

RESOLVED

2/06/22

That the report of the Financial Planning Manager dated 16 February 2006 be received.

Cr Cooper/Mayor Livingston

Group Manager Policy and Strategy, Ross McNeil, said the schedule of Resource Management Act (RMA) Fees and Charges are reviewed and updated annually, as part of the estimates process, using the special consultative procedure prescribed under section 83 of the Local Government Act 2002. He said the proposed changes to the Resource Management Fees and Charges were focused on the fixed charges that apply and these needed to be amended to reflect the actual and reasonable cost of determining and processing resource management applications, as well as some of the other statutory requirements under the RMA.

The Committee asked a number of questions about the revised schedule of fees and charges but no changes were suggested.

RESOLVED

2/06/23

That pursuant to section 83 of the Local Government Act 2002 and section 36 of the Resource Management Act 1991, and by way of Special Consultative Procedure to be confirmed at the May 2006 Council Meeting, the proposed charges for Resource Management attached as part of the Statement of Proposal become operative from 1 July 2006.

STATEMENT OF PROPOSAL

Proposed Review of Fees and Charges 2006/2007 pursuant to the Resource Management Act.

Notice is hereby given, pursuant to section 83 of the Local Government Act 2002, of Waipa District Council's intention to review the Fees and Charges relating to Council's functions pursuant to the Resource Management Act 1991.

The purpose of reviewing the Fees and Charges is to ensure that each charge will recover the actual and reasonable costs of processing and making decisions in relation to resource consents, plan changes, and designations and of fulfilling certain other regulatory obligations under the Resource Management Act 1991.

The current level of Resource Management Fees and Charges are not recovering the actual and reasonable costs incurred in all respects. As the level of fixed charges is inadequate, Council is increasingly requiring additional charges to be paid by applicants. These additional charges are subject to formal objection and appeal processes. There are extra costs to Council when an applicant formally objects or appeals an additional charge.

The Resource Management Fees and Charges schedule is attached as Appendix 1. Proposed changes to existing fees and charges are highlighted.

The proposed changes to the Fees and Charges are to take effect from 1 July 2006. All fees and charges are GST inclusive.

SUBMISSIONS

The proposed Fees and Charges are notified for public comment and submissions, in writing, are invited from interest parties.

Submissions must be received at the Council Offices in Cambridge or Te Awamutu by 9.00am Tuesday, 18 April 2006.

Submissions will be considered by Council's Policy Committee at a meeting to be held in Te Awamutu on 8th May 2006, commencing at 9.00am. Submitters wishing to be heard in support of their submission must clearly state this in their submission.

Copies of the proposed fees and charges and submission forms will be available from:

<i>Te Awamutu</i>	<i>Council Offices, Bank Street, Te Awamutu 07-872-0030 Council Library, Roche Street, Te Awamutu</i>
<i>Cambridge</i>	<i>Council Offices, Wilson Street, Cambridge 07-823-3800 Council Library, Wilson Street, Cambridge</i>

Freephone 0800 924 723

Submissions can be made:

By mail to Waipa District Council, Private Bag 2402, Te Awamutu

By email to info@waipadc.govt.nz

By fax to 07-872-0033

By delivery to Council Offices.

RESOURCE MANAGEMENT FEES & CHARGES

FIXED CHARGES

*The Waipa District Resource Management Fees and Charges become operative on 1 July 2006. All fixed charges are stated **INCLUSIVE** of GST. Amounts stated in the attached schedule are deposits, and further additional charges may be imposed upon the applicant.*

The purpose of each charge is to recover the cost of receiving and processing applications and issuing decisions. Charge-out rates for Council officers are set out in the fees and charges schedule. If reference is made to actual staff time it is to be charged in accordance with the hourly charge-out rates, which are fixed. The charge-out rates for Council officers and mileage apply when processing any resource management application.

If it is necessary for the services of a planning consultant, engineering, lwi or other consultant including attending any hearing, then the recoverable charge for the consultant will be charged in full to the applicant unless there is an element of public good.

Any legal fees incurred by the Council in relation to advice obtained on any particular application, including the fees incurred if Council's solicitor is required to be present at any hearing, will be charged in full to the applicant unless there is an element of public good.

Any Commissioner hearing fees and associated costs in considering and determining any particular application will be charged in full to the applicant.

The Planning Services Manager shall have the discretion to reduce any charges payable if in his or her opinion there are some benefits to the community as a whole or there are circumstances that exist which warrant a reduction of the charges.

PAYMENT OF FIXED CHARGES

All the amounts specified as fixed charges are payable in advance pursuant to Section 36 (7) of the RMA and Council may not perform the action to which the charge relates until the charge has been paid to it in full.

ADDITIONAL CHARGES

Pursuant to Section 36 (3) of the RMA, where the fixed charge as set out in the schedule hereof is in any particular case inadequate to enable the Council to recover its actual and reasonable costs in respect of the matter concerned the Council may require the person who is liable to pay the charge to also pay an additional charge.

REFUND OF CHARGES

Pursuant to Section 36 (5) of the RMA, the Council may remit the whole or any part of a fixed charge where the charge paid is greater than the actual and reasonable costs incurred by the Council relating to any particular application. Any refunds will be paid after Council has assessed the final costs incurred by the Council in respect to the application.

LIST OF FIXED CHARGES

A fixed charge shall be paid by the applicant for each type of application or action listed in the attached schedule.

DESCRIPTION OF SERVICE

All references are to the Resource Management Act 1991 (RMA) unless specified otherwise.

EXISTING FIXED CHARGE	AMENDED FIXED CHARGE
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APPLICATIONS FOR LAND USE CONSENT

NON-NOTIFIED APPLICATIONS

Controlled Activities	\$450.00
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Except no charge will be made for applications involving only:

- *Special Landscape Character Areas*
- *Central Cambridge Character Areas*

Discretionary Activities	\$550.00
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<i>Except for Residential and Rural dwellings and accessory buildings, which cannot meet the conditions for a permitted activity in the zone.</i>	\$450.00
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Except no charge will be made for applications involving only:

- *Heritage Buildings and Sites*
- *Protected Trees*

	EXISTING FIXED CHARGE	AMENDED FIXED CHARGE
Non-Complying Activities		\$650.00
<i>Except for Structures which only cannot meet the front yard setbacks for the zone.</i>		\$450.00
<i>Except no charge will be made for applications involving only:</i>		
▪ <i>Heritage Buildings and Sites</i>		
▪ <i>Protected Trees</i>		
PUBLICLY NOTIFIED APPLICATIONS		
<i>All Land Use Consent Applications</i>		\$2,500.00
LIMITED NOTIFIED APPLICATIONS		
<i>All Land Use Consent Applications</i>		\$2,000.00
 ACTIONS RELATED TO ALL TYPES OF LAND USE CONSENTS		
<i>Monitoring of significant Land Use Consents involving the administration, monitoring and supervision of the conditions and the progress with giving effect to the consent.</i>	\$150.00	
<i>Additional charge for each inspection required after the first inspection</i>		\$90.00
 APPLICATION FOR SUBDIVISION CONSENT <i>(including subdivision by way of cross lease, company lease or unit title)</i>		
NON-NOTIFIED APPLICATIONS		
<i>Subdivision applications involving less than 10 lots</i>		\$1,000.00
<i>Subdivision applications which involve 10 or more lots</i>	\$2,000 <i>plus \$50.00 per additional lot after the first 10 lots</i>	
 NOTIFIED APPLICATIONS		
<i>All Subdivision Applications</i>		\$2,500.00 <i>plus \$50.00 per additional lot after the first 10 lots</i>

	EXISTING FIXED CHARGE	AMENDED FIXED CHARGE
LIMITED NOTIFIED APPLICATIONS		
<i>All Subdivision Applications less than 10 lots</i>		<i>\$2,000 plus \$50.00 per additional lot after the first 10 lots</i>
ACTIONS RELATED TO ALL TYPES OF SUBDIVISION CONSENTS		
<i>Certificates for:</i>		
<i>Section 222 (RMA) – Completion Certificate</i>		<i>\$70.00</i>
<i>Section 223 (RMA) – Survey Plan Approval</i>		<i>\$120.00</i>
<i>Section 224 (RMA) – Completion of Subdivision Conditions</i>		<i>\$150.00</i>
<i>Section 226 (RMA) – Restrictions upon issue of CT</i>	<i>\$300.00</i>	
<i>Section 243 (RMA) – Easement Approval and Revocation of Easement Approval plus legal costs</i>		<i>\$90.00</i>
 <i>Cross Lease Amendments to flat plan</i>		 <i>\$250.00</i>
 <i>Amalgamation Cancellation (Section 241 RMA)</i>		 <i>\$70.00</i>
 <i>Covenant plus legal costs (Section 220(1)(b) and 220(2) RMA)</i>		 <i>\$70.00</i>
 <i>Consent Notice Administration plus legal costs (Section 221 RMA)</i>		 <i>\$90.00</i>
 <i>Consent Notice release, partial release or variation plus legal costs (Section 221 RMA)</i>		 <i>\$90.00</i>
 <i>Checking and signing easement documentation</i>		 <i>\$90.00</i>
Inspection of conditions and engineering plans		
<i>For inspection of works required to comply with conditions</i>	<i>Actual staff time and mileage</i>	
<i>For checking engineering plans or for re-checking amendments</i>	<i>Actual staff time</i>	
 <i>Applications for creating an esplanade strip, or variation, or cancellation pursuant to Sections 232 and 234 (RMA) plus legal costs</i>	 <i>\$120.00</i>	

<i>EXISTING FIXED CHARGE</i>	<i>AMENDED FIXED CHARGE</i>
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APPLICATION FOR A CHANGE TO THE DISTRICT PLAN

For all costs associated with processing, considering and determining a private plan change to the District Plan in accordance with the First Schedule of the RMA

\$10,000.00

CHARGES RELATING TO ALL TYPES OF RESOURCE CONSENTS AND OTHER RESOURCE MANAGEMENT ACTIVITIES

Renewal of Resource Consent (Section 124 RMA) \$300.00

Extension of Consent Periods (Section 125, 126 RMA) \$300.00

Change or Cancellation of Consent Conditions (Section 127 RMA) \$300.00

Review of Consent Conditions (Section 128-132 RMA) \$300.00

Existing Use Right Determination (Section 139A) \$300.00

Certification of Compliance (Section 139 RMA) \$300.00

ROW Approval (Section 348 Local Government Act 1974) \$300.00

Administration for Cash Bond, including release \$150.00

Request for additional time to carry out any work in respect of which a bond has been given (Section 109(4), 222(2) RMA) \$120.00

Administration costs to process a resource management application Actual staff time

Hearing Costs \$200.00

Minimum hearing fee with a further sum of \$100.00 for each half hour or part thereof of hearing time after the first half hour

Note

The hearing fee is partial reimbursement of the Committee's costs associated with the hearing time.

	EXISTING FIXED CHARGE	AMENDED FIXED CHARGE
<i>If an applicant fails to give at least 2 working days' 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.</i>	<i>Actual costs including staff time</i>	
<i>Pre-hearing meetings</i>		\$150.00
<i>Minimum pre-hearing fee with a further sum of \$60.00 for each half hour or part thereof of pre-hearing time after the first half hour</i>		
<i>Decisions on resource management applications by staff acting under delegated authority</i>		\$90.00
<i>Where no other charge is prescribed for administration costs incurred in affixing Council's seal and/or signature to any document required in connection with the implementation of the conditions imposed in a resource consent or in connection with the subsequent variation or release of any document entered into pursuant to a condition imposed plus legal costs</i>		\$90.00
<i>Objections (Section 357 RMA)</i>		\$300.00
Note <i>Council may decide to refund any deposit paid if the Council upholds the objection in its entirety</i>		
<i>Surrender of resource consent (Section 138 RMA)</i>	\$300.00	
<i>Public Notice costs</i>	<i>Actual costs</i>	
<i>Sign</i>	\$10.00	
APPLICATIONS FOR REQUIREMENTS FOR DESIGNATIONS AND HERITAGE ORDERS		
NON-NOTIFIED APPLICATIONS		
<i>Requirement for designation (Section 168 and 168A RMA)</i>	\$2,500.00	
<i>Approval of Outline Plan (Section 176A RMA)</i>		\$150.00
<i>Requirement for alteration to a designation (Section 181 RMA)</i>	\$1,000.00	
<i>Requirement for removal of a designation (Section 182 RMA)</i>	\$500.00	

	EXISTING FIXED CHARGE	AMENDED FIXED CHARGE
<i>Transfer of rights and responsibilities for designations (Section 180 RMA)</i>	\$500.00	
<i>Application to determine that a designation should not lapse (Section 184 and 184A RMA)</i>	\$300.00	
<i>Request pursuant to Section 177 (RMA) relating to a Requiring Authority responsible for the earlier designation or heritage order</i>	\$300.00	
<i>Application for consent pursuant to Section 178 (RMA) to do anything, which would prevent or hinder the public work</i>	\$300.00	
<i>Requirements for heritage orders (Section 189 and 189A RMA)</i>	\$1,500.00	
<i>Requirements for removal of heritage orders (Section 196 RMA)</i>	\$1,000.00	
NOTIFIED APPLICATIONS		
<i>Requirements for designations (Section 168 and 168A RMA)</i>		\$5,000.00
<i>All other notified designation or heritage order applications</i>		\$2,500.00
REQUEST FOR INFORMATION AND SUPPLY OF DOCUMENTS		
<i>For any request to provide information in respect of the District Plan or any resource consent – per half hour or part thereof after the first half hour of time</i>	\$28.00	
<i>For copies of the District Plan</i>		
▪ <i>Text and A4 coloured maps</i>	\$215.00	
▪ <i>Text only</i>	\$120.00	
▪ <i>A4 colour maps</i>	\$120.00	
▪ <i>A3 colour maps</i>	\$135.00	
▪ <i>A4 colour maps per sheet</i>	\$3.35	
▪ <i>A3 colour maps per sheet</i>	\$5.60	
<i>For Annotation Service on District Plan – per annotation</i>	Actual cost	
<i>For copies of any Change or Variation to the District Plan</i>	Actual cost	

	EXISTING FIXED CHARGE	AMENDED FIXED CHARGE
<i>For photocopying (including double sided)</i>		
<i>Each A4 page</i>	\$0.15	
<i>Each A3 page</i>	\$0.20	
HOURLY CHARGE-OUT FOR COUNCIL OFFICERS		
<i>Planning Services Manager</i>		\$125.00
<i>Senior Planning officer</i>		\$100.00
<i>Planning Officers</i>		\$95.00
<i>Engineering Officers</i>		\$95.00
<i>Environmental Health Officers</i>	\$90.00	
<i>Building Control Officers</i>	\$90.00	
<i>Parks and Reserves Officers</i>	\$90.00	
<i>Monitoring and Enforcement Officers</i>	\$90.00	
<i>Planning Administration Officers</i>	\$70.00	
MILEAGE		
<i>For each kilometre travelled</i>		\$1.00
LAND INFORMATION MEMORANDA		
	NON- URGENT	URGENT
<i>Fee A Properties zoned Town Centres, General, Industrial (excluding those properties used solely for residential purposes whereby Fee B will apply)</i>	\$281.25	\$337.50
<i>Fee B Properties zoned Residential, Rural, Deferred Residential, Hydro-electric Power Stations and Mystery Creek Exhibition Centre</i>	\$225.00	\$295.00
	Cr Taranaki/Cr Sharpe	

9 PROPOSED FEES AND CHARGES – 2006/2007

File: 75-15-03

Report of Financial Planning Manager dated 20 February 2006 was included in the agenda.

RESOLVED

2/06/24

That the report of the Financial Planning Manager dated 20 February 2006 be received.

Cr Webber/Cr Thomas

Group Manager Policy and Strategy, Ross McNeil, said the schedule of Fees and Charges is reviewed and updated as part of the estimates process (except for the Resource Management Fees which are a separate process and are covered in item 8). Fees and Charges which have been suggested for amendment include Building Control, Animal Control, Pensioner and Residential Rentals, Environmental Health Fees and Library Fees.

Mr McNeil explained that Animal Control fees and charges are required to be publicly advertised within the month before registration falls due, therefore changes to the fees need to be confirmed by 30 May 2006.

Councillor Sharpe asked if “see note” could be added to (a) under permits on page 13 of the report to draw attention to the explanation on the next page about property size. She also asked if there could be dog registration maps for the Lowe Road/Peacocke Road and Mangakawa rural residential areas

Councillor Webber said he felt the Cambridge Superloo admission fees should be reviewed. Following discussion it was agreed that this could be raised through a submission to the LTCCP by the Cambridge Community Board. In response to a question from Councillor Webber about the Karapiro Hall fees, Mr McNeil said there would be the ability for Council to amend any of the fees up until confirmation of the LTCCP at the end of June.

In response to questions on cemetery fees and interment depths, Acting Chief Executive, Garry Dyet, explained the rationale for the existing tiered fee structure.

RESOLVED

2/06/25

That the Fees and Charges as per the attached "Proposed Rates, Fees and Charges Schedule", including the two amendments suggested, be recommended to Council for adoption, effective from 1 July 2006, with the exception of the Resource Management Fees and Charges.

Cr Taranaki/Mayor Livingston

[The meeting adjourned at 10.05am and reconvened at 10.28am when item 7 was taken.]

There being no further business the meeting was declared closed at 11.15pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

CHAIRPERSON: _____

DATE: _____