

## Proposed Amendments to Fees and Charges

December 2024

### INFORMATION ABOUT THIS DOCUMENT

<b>Date Adopted by Council</b>		<b>Resolution No.</b>	
<b>Document Owner</b>	Manager Development and Planning		
<b>Document Development Officer</b>	Manager Development and Planning		

### Document History

Doc No.	Date Amended	Details/Comments eg Resolution No.
Rev 1	14 November 2024	Prepared for Ordinary Meeting 17 December 2024

### SUMMARY

Each year Council is required to determine fees and charges for services it provides. The complete list of fees and charges are made up of both fees provided under the relevant Acts, and fees determined by Council.

Council has adopted its 2024/25 Fees and Charges Schedule as part of the 2024/25 budget at the Ordinary meeting held 25 June 2024. It has since been identified that a number of new fees should be introduced prior to the next budget setting process, and certain other existing fees amended, to cover the current costs accruing to Council, and also to ensure clarity around Planning Proposal costs.

The following is proposed:

- a) the introduction of several new fees to the existing *24/25 Fees and Charges Schedule* for the following processes which are currently not charged:
  - Subdivision Works Certificates and any associated inspections.
  - Road Naming
  - Section 138 Applications
  
- b) the amendment of some existing fees already included in the *24/25 Fees and Charges Schedule* for the following processes:
  - Planning Proposals
  - Subdivision Certificates

These fees are required to cover the cost to Council of providing these services.

Section 608 of the Local Government Act 1993 provides that Councils may charge and recover an approved fee for a service it provides, or for inspecting premises required to be inspected in the exercise of Council's functions.

Public notice of a Council's proposed Fees and Charges Schedule must be given in the draft Operational Plan for the year in which the fee is to be made.

Section 610F of the Act provides that if after the date the Operational Plan commences, a new fee is proposed, the Council must give further public notice for 28 days prior to adoption.

## SUBDIVISION WORKS CERTIFICATE:

Council's adopted Fees and Charges Schedule does not currently include fees for a SWC or for additional inspections, if required.

### Proposed Fees:

Name	Fee (GST Excl)	GST	Fee (GST Incl)	Unit
Subdivision Works Certificate	\$409.09	\$40.91	\$450.00	Per lot (includes up to 5 inspections)
Subdivision Works Inspection	\$357.27	\$35.73	\$393.00	Per inspection over 5 (if over 5 required)

## ROAD NAMING:

Council's adopted Fees and Charges does not currently include a fee for road naming.

### Proposed Fee:

Name	Fee (GST Excl)	GST	Fee (GST Incl)	Unit
Road Naming Administration and Advertising Fee	\$281.00	\$0	\$281.00	Per road

## SECTION 138 APPLICATION

Council's adopted Fees and Charges does not currently include a fee for a driveway crossover or drainage inlet works.

### Proposed Fee:

Name	Fee (GST Excl)	GST	Fee (GST Incl)	Unit
Section 138 Approval (Driveway crossover and kerb inlets)	\$197.00	\$0	\$197.00	Per application

## PLANNING PROPOSALS

Council's fees and charges prescribes the following fee information:

Planning Proposal Application	
Subject to \$4,500 deposit, and at full cost to the applicant.	Last year fee at full cost to applicant

It is considered that the above fee information is vague and does not reflect the broad range and complexity of PP's. While the fee information ensures that that the applicant is liable for full costs, it does not provide guidance as to the likely fees, or key steps. Furthermore, the fee information provides difficulty and ambiguity as it excludes milestones where fee invoices from Council would be expected.

### Proposed Fees:

Planning Proposals <b>Minor</b> LEP Amendments				
Total overall fee for minor LEP amendments is \$14,000 plus \$180 per hour over 50 hours plus full cost of community consultation, public hearings and specialist studies if required.				
Stage	Fee (GST Excl)	GST	Fee (GST Incl)	Unit
Stage 1 - pre-lodgement	\$1,050.00	\$0.00	\$1,050.00	Per proposal
Stage 2 - lodgement	\$3,000.00	\$0.00	\$3,000.00	
Stage 3 - submission requesting gateway determination	\$5,250.00	\$0.00	\$5,250.00	
Public Notification and Community Consultation	Full Cost Recovery			Per hearing
Public Hearing				
Specialist Studies				
The cost of specialist studies is to be met by the proponent for the planning proposal				

Standard Planning Proposals				
Total overall fee for Standard LEP amendments is \$32,000 plus \$180 per hour over 75 hours plus full cost of community consultation, public hearings and specialist studies if required.				

Stage	Fee (GST Excl)	GST	Fee (GST Incl)	Unit
Stage 1 - pre-lodgement	\$2,100.00	\$0.00	\$2,100.00	Per proposal
Stage 2 - lodgement	\$6,300.00		\$6,300.00	
Stage 3 - submission requesting gateway determination	\$14,700.00		\$14,700.00	
Stage 4 - implement gateway determination and make LEP amendment	\$10,500.00		\$10,500.00	
Public Notification and Community Consultation	Full Cost Recovery			Per hearing
Public Hearing				
Specialist Studies				
The cost of specialist studies is to be met by the proponent for the planning proposal.				

<b>Complex Planning Proposals</b>				
Total overall fee for all Complex LEP amendments is \$46,000 plus \$180 per hour over 90 hours plus full cost of community consultation, public hearings and specialist studies if required.				
Stage	Fee (GST Excl)	GST	Fee (GST Incl)	Unit
Stage 1 - pre-lodgement	\$4,200.00	\$0.00	\$4,200.00	Per proposal
Stage 2 - lodgement	\$10,500.00		\$10,500.00	
Stage 3 - submission requesting gateway determination	\$18,900.00		\$18,900.00	
Stage 4 - implement gateway determination and make LEP amendment	\$14,700.00		\$14,700.00	
Public Notification and Community Consultation	Full Cost Recovery			Per hearing
Public Hearing				
Specialist Studies				
The cost of specialist studies is to be met by the proponent for the planning proposal.				

## SUBDIVISION CERTIFICATE

Council's current fee is as follows:

Name	Fee (GST Excl)	GST	Fee (GST Incl)	Unit
Subdivision Certificate / Title Plan Processing Fee	\$189.50	\$0	\$189.50	Per application

### Proposed Fees:

Name	Fee (GST Incl)	Unit
Subdivision Certificate / Title Plan Processing Fee - Units, Occupancies or Lots - 2-10	\$500 + \$90 per unit/lot	Per certificate

---

Subdivision Certificate / Title Plan Processing Fee - Units, Occupancies or Lots - > 10	\$1,100 + \$90 per unit/lot	
--	-----------------------------	--

**CONCLUSION**

The additional and amended fees will ensure that appropriate cost recovery will occur in relation to the processing of several development-related applications and processes, and where relevant, ambiguity is reduced.