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Thursday, 15 June 2023

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*Te Hui o Te Kaunihera ā-Rohe o Heretaunga*

**Hastings District Council**

**Council Meeting**

*Kaupapataka*

# Attachments Vol 2

## WHAKATU STORMWATER TARGETED RATE AND SCHEDULE OF FEES AND CHARGES

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*Te Rā Hui:*  
Meeting date: **Commencing Thursday, 15 June 2023**

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*Te Wā:*  
Time: **1.00pm**

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*Te Wāhi:*  
Venue: **Council Chamber  
Ground Floor  
Civic Administration Building  
Lyndon Road East  
Hastings**

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**HASTINGS DISTRICT COUNCIL**  
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156  
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**TE KAUNIHERA Ā-ROHE O HERETAUNGA**

ITEM	SUBJECT	PAGE
<b>8.</b>	<b>WHAKATU STORMWATER TARGETED RATE AND SCHEDULE OF FEES AND CHARGES</b>	
Attachment 1:	Schedule of Fees and Charges set under the Resource Management Act	3
Attachment 2:	Annual plan - Submissions 2023/24 - Submissions - Terry May	7
Attachment 3:	Annual plan - Submissions 2023/24 - Submissions - Philip Hoguard	11
Attachment 4:	Annual plan - Submissions 2023/24 - Submissions - Graham Hammond	15
Attachment 5:	Annual plan - Submissions 2023/24 - Submissions - Liz Davis	17
Attachment 6:	Annual plan - Submissions 2023/24 - Submissions - Lorraine Midgley	19
Attachment 7:	Annual plan - Submissions 2023/24 - Submissions - Peter Lawry	21
Attachment 8:	Annual plan - Submissions 2023/24 - Submissions - Michael Gunn	23
Attachment 9:	Annual plan - Submissions 2023/24 - Submissions - Kevin Bull	25
Attachment 10:	Annual plan - Submissions 2023/24 - Submissions - Bill Nimon	29



**SCHEDULE OF FEES AND CHARGES – SET UNDER THE RESOURCE MANAGEMENT ACT 1991**

**Planning**

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

	Current Fee	Proposed Fee 23/24
<b>Planning</b>		
<i>Lodgement fee (unless otherwise stated) Current incl GST</i>		
<i>A lodgement fee shall be payable at the time of lodging, Resource Consent and Certificates of Acceptance, or other applications as listed in the following tables for Planning fees and charges:</i>		
<i>For applications and other approvals under the Resource Management Act 1991 the following lodgement fees represent a fixed charge in terms of Section 36(1) of the Resource Management Act 1991.</i>		
<i>All lodgement fees unless otherwise stated shall be subject to standard Clause 10 (Hourly Charges) where the costs exceed the lodgement fee</i>		
<i>A vehicle rate of \$0.81/km (including GST) return journey or portion thereof will be charged for all necessary inspections or site visits.</i>		
<i>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 fixed charge paid.</i>		
<i>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.</i>		
<i>Where inspections or site visits are necessary in addition to the normal requirements, these will be charged at the applicable hourly rate. Any costs incurred through the engagement of external expertise will be charged to the applicant at cost.</i>		
<b>Resource Consents - Land Use</b>		
Controlled Activity	\$1,000.00	\$1,200.00
Restricted Discretionary Activity	\$1,200.00	\$1,400.00

	<b>Current Fee</b>	<b>Proposed Fee 23/24</b>
Discretionary Activity	\$1,500.00	\$1,800.00
Non Complying Activity	\$1,800.00	\$2,000.00
Permitted Boundary Activity	\$400.00	\$500.00
<b>Resource Consents and Designation</b>		
Fully Notified	\$16,000.00	\$16,000.00
Limited Notified	\$7,000.00	\$8,000.00
Hearing only	\$3,000.00	\$3,000.00
Alteration of Designation/Variation of Conditions	\$1,500.00	\$1,800.00
Resource Consent Extension of Lapse Date (s.125)	\$1,000.00	\$1,400.00
Resource Management Act Certificate of Compliance, Existing Use Right Certificate and Overseas Investment Certificate	\$1,200.00	\$1,200.00
Outline Plan Processing	\$1,000.00	\$1,200.00
Outline Plan Waiver	\$400.00	\$500.00
Pre-application Meeting	\$300.00	\$300.00
<b>Resource Consents - Subdivisions</b>		
Freehold and Leasehold	\$1,500.00	\$1,800.00
Amendment to Existing Leasehold Titles	\$800.00	\$1,000.00
Right of Way Survey Plans	\$800.00	\$1,000.00
Consent Notice (section 221 of RMA)(per document)	\$180.00	\$180.00
Section 223 Certification only	Hourly Rates	Hourly Rates
Section 224 Certification (this will also apply when 223 and 224 certification are applied for together)	Hourly Rates	Hourly Rates
Engineer Check for Section 224	Hourly Rates	Hourly Rates
Resource Management Act Section 226 Certificate	\$800.00	\$1,200.00
Certificate of Transfer and other legal documents	\$220.00	\$300.00
Hearings and associated Site Visit and Deliberations (both HDC Hearings Committee and HDC Hearings Commissioner(s) Hearings). The fee is per hour	\$400.00	\$400.00
Review of Delegated Decisions (Lodgement Fee)	\$800.00	\$1,000.00
Bond Administration Fee	\$700.00	\$1,400.00
<b>Resource Consents - Policy</b>		
Private Plan Change	\$40,000.00	\$40,000.00

	<b>Current Fee</b>	<b>Proposed Fee 23/24</b>
<b>Gambling Act 2003</b>		
Class 4 Gambling Venue Consent	\$1,200.00	\$1,800.00
<b>District Plan</b>		
Reserves, Facilities, Roading and Development Contributions	DC Policy	DC Policy
<b>Hourly Rates (per hour)</b>		
Team Leader Environmental Planning	\$230.00	\$242.00
Senior Environmental Planner	\$215.00	\$225.00
Environmental Planning Officer	\$190.00	\$200.00
EP (Grad)	\$150.00	\$158.00
Environmental Planning Assistant	\$140.00	\$147.00
Development Engineer	\$230.00	\$242.00





customerservice@hdc.govt.nz.  
attention: Lex Verhoeven.  
Feedback Form to:  
Long Term Plan Amendment 2023/24  
Draft Development Contributions Policy 2023/24  
Schedule of Fees and Charges (RMA)  
Whakatu West Stormwater Targeted Rate

Strategy Manager  
Hastings District Council  
Private Bag 9002  
HASTINGS

**Feedback closes 7 June 2023**

(\*Mandatory field) Please be aware when providing personal information that submissions will be reproduced and included in Council public documents. Your submission and supporting documents will be published on Council's website. If you have concerns regarding the privacy of your information, please call 06 8715000 and other arrangements may be made.

Title:

First name:  \*

Last name:  \*

Street address:  \*

Daytime contact phone:  \*

Evening contact phone:

Email address:

Please indicate whether or not you wish to speak to Council in regards to your feedback on this proposal on 15 June 2023.

- Yes
- No

Please indicate which item you wish to feedback on below?

- Long Term Plan Amendment
- Draft Development Contributions Policy
- Schedule of Fees and Charges (RMA)
- Whakatu West Stormwater Targeted Rate



Please tell us your views here. Please write clearly in ink to enable copies to be made.

Refer attached submission.

**Please Note: Your submission is a public document for the use in the feedback process and details may be made publicly available.**

## **Submission to Hasting District Council on behalf of the owner of 42 Johnston Way, Whakatu**

On behalf of the directors and shareholders of Johnston Way Developments Limited, the owner of the property at 42 Johnston Way, I confirm our ongoing support for the construction of the proposed pump station as soon as possible.

Based on the distinct options provided Option 1 with no detention dam is the logical option to pursue, being the most economical in terms of cost and providing the largest pumping capacity. We understand that whilst there is additional benefit in having a detention dam, the additional cost will be substantial to provide a marginal benefit.

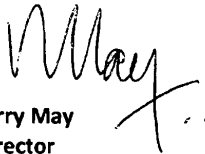
Whilst there was not extensive feedback from other landowners at the public meeting there was a consensus for ongoing support for the project.

To get this across the line we put forward the following comments for your consideration:

- This project needs to be included in the current Annual Plan process, i.e. it needs to be locked in, the land owners will then take additional notice
- The Council needs to firm up its position on the "Public Good" element, so that this can be included within the budget for final approval. Given recent events the "Public Good" element should be significantly higher than it might have been previously.
- The process needs to be transparent in terms of costs, with the final cost determining the targeted rate amount.
- The stake holders of the catchment are commercial people and as such this is a commercial proposition. Council needs to present it in a way that has all the details clearly set out with an elevated level of cost risk mitigation with readable and accurate maps and figures etc. To date this has not been the case.
- The outlying landowners need to be included in the scheme e.g. Transpower and all the Port land, to apportion the cost as widely as possible over the beneficiaries.
- Along with this Unison has a small holding of land which is in the middle of our block of land, used as a substation, while this will only have a small contribution in terms of land area percentage it is the infrastructure that needs the most protection. Has the Council spoken directly to Unison on a higher contribution to protection of their infrastructures? This should be factored into the "Public Good" consideration to have power resilience and security for a wider Hawkes Bay area.

- The owners within the scheme area boundaries that are not included in the scheme should be forced to upgrade their standalone systems to the same standard as the system. Otherwise in a major event they will be underwritten by this scheme at no cost to those owners, i.e. if their standalone systems fail, does their overland path run into the scheme area?
- The development contributions for future development within the scheme area should be reviewed and adjusted to reflect that the landowners are paying for the stormwater upgrade, i.e. the Council should not be able to double dip on the cost of the upgrade if it is also being factored into the cost of the development contributions.
- The proposed pump station should not be imbedded in the ground as per the sample plan we were supplied to hide the visual effects. The high water table would make this construction expensive, it is not a large building and is within an industrial area, therefore the visual affects do not need mitigating to the same extent they would in a residential area or CBD commercial location.

**Dated: 5 June 2023**



**Terry May**  
**Director**  
**Johnston Way Developments Limited**











































