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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  
Phone **06 871 5000** | [www.hastingsdc.govt.nz](http://www.hastingsdc.govt.nz)  
**TE KAUNIHERA Ā-ROHE O HERETAUNGA**

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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
Planning		
Lodgement fee (unless otherwise stated) Current incl GST		
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:		
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.		
All lodgement fees unless otherwise stated shall be subject to standard Clause 10 (Hourly Charges) where the costs exceed the lodgement fee		
A vehicle rate of \$0.81/km (including GST) return journey or portion thereof will be charged for all necessary inspections or site visits.		
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.		
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.		
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.		
Resource Consents - Land Use		
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

	Current Fee	Proposed Fee 23/24
Gambling Act 2003		
Class 4 Gambling Venue Consent	\$1,200.00	\$1,800.00
District Plan		
Reserves, Facilities, Roading and Development Contributions	DC Policy	DC Policy
Hourly Rates (per hour)		
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





Customer service @ 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.

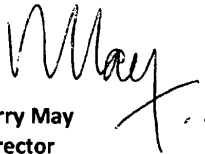
Whilst there was not extensive feedback from other landowners at the public meeting there was a consensus for ongoing support for the project.

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**



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Strategy Manager  
Hastings District Council  
Private Bag 9002  
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Title:	<input type="text" value="DIRECTOR, GRAEME LOWE TANNERY LTD"/>
First name:	<input type="text" value="PHILIP"/> *
Last name:	<input type="text" value="HOCQUARD"/> *
Street address:	<input type="text" value="499 COVENTRY ROAD, HASTINGS"/> *
Daytime contact phone:	<input type="text" value="(027) 208-3302"/> *
Evening contact phone:	<input type="text" value=""/>
Email address:	<input type="text" value="pwh@lowecorp.co.nz"/>

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.

WE SUPPORT, IN PRINCIPLE, A TARGETED RATE FOR THE COUNCIL
TO PROVIDE A LARGE PUMP (NO DETENTION) OPTION.
HOWEVER, THIS IS SUBJECT TO AN ACCEPTABLE RESPONSE
FROM COUNCIL ON THE FOLLOWING ISSUES:
(1) WE BELIEVE THERE IS A SIGNIFICANT PUBLIC GOOD COMPONENT
TO THESE WORKS. WHAKATU WEST IS THE ONLY SIGNIFICANT ZONE
FOR WET INDUSTRIAL TYPE DEVELOPMENT AND IS UNDERUTILISED
DUE TO INSUFFICIENT DRAINAGE. THE PUMP STATION OPTION 1 WILL
ENABLE FULL DEVELOPMENT OF THE LAND PROVIDING EMPLOYMENT
OPPORTUNITIES AND ATTRACTION OF FURTHER BUSINESS TO THE CITY.
THE INCREASE IN VALUE OF DEVELOPED LAND WILL ALSO PROVIDE
SIGNIFICANT ADDITIONAL RATING REVENUE FOR THE CITY ONGOING.
(2) OUR SUPPORT IS PREMISED ON THE BASIS THAT INSTALLATION OF
THE PUMP STATION WILL ENABLE US TO FILL THE BALANCE OF OUR
LAND SO AS TO DEVELOP IT FOR THE INDUSTRIAL USES FOR WHICH
IT IS ZONED
(3) CONFIRMATION FROM COUNCIL THAT PROPERTIES OUTSIDE
THE WHAKATU SCHEME AREA (SHOWN IN FIGURE 1 ATTACHED) WILL
NOT BE ABLE TO USE THE SCHEME OR, IF SO, WILL CARRY THEIR
SHARE OF THE COST PLUS ANY ENHANCEMENTS REQUIRED TO ACCEPT
THEIR ADDITIONAL VOLUME WITHOUT DETRACTING FROM THE SERVICE
AVAILABLE TO THOSE WITHIN THE SCHEME AREA. COUNCIL TO ENSURE
THAT THOSE WITHIN THE SCHEME AREA DO NOT ADD TO STORMWATER
VOLUMES FROM OTHER ADJOINING LAND OUTSIDE THE SCHEME AREA
(4) PRIOR CONTRIBUTIONS BY US TO ENABLE COUNCIL TO USE
GRAMAMI DRAIN BE OFFSET AGAINST ANY CONTRIBUTION BY US TO
THIS SCHEME
(5) APPROVAL FROM COUNCIL ENABLING US TO DIVERT THE SMALL
DRAIN ACROSS OUR LAND FROM THE TRANSPOWER LAND TO THE
SMALL WETLAND AREA ON OUR PROPERTY

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

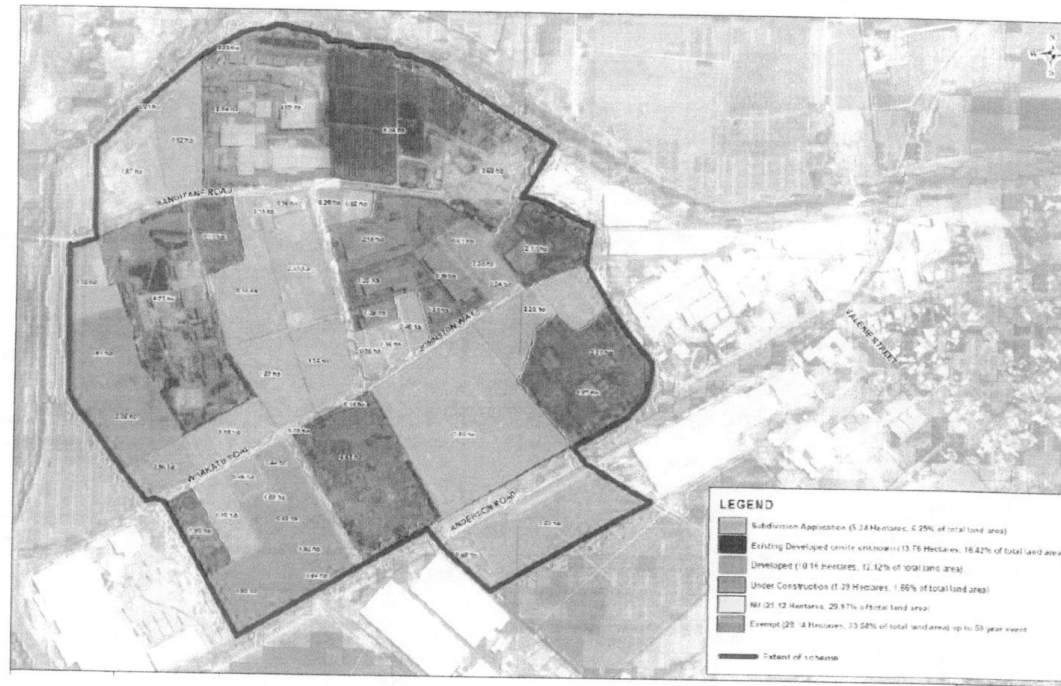


Figure 1 Plan showing extent of the Whakatu Scheme Area

Note: The scheme area was requested at the meeting held on 4<sup>th</sup> May 2023 so that it shows those properties that are included and exempt. The Grey properties are exempt.





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Title:	<input type="text" value="MR"/>	
First name:	<input type="text" value="Graham Neil"/>	*
Last name:	<input type="text" value="Hammond"/>	*
Street address:	<input type="text" value="2569 Puketitiri Rd. RD4 Napier 4184"/>	*
Daytime contact phone:	<input type="text" value="0273207525"/>	*
Evening contact phone:	<input type="text"/>	
Email address:	<input type="text" value="hammonds@farmside.co.nz"/>	

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

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While I support the proposed installation of the stormwater pump, being the largest pump with no retention pond, I strongly disagree that any contribution should be sought from the land owners in any form, including a targeted rate levy, which is currently being suggested.

My reasons for this are as follows:

When I carried out my due diligence for purchasing my land in 2017 no mention of this stormwater system or added costs were found or raised when my lawyers checked the title.

I believe the way the HDC has handled this project to be completely wrong, in that if they were to approve any land development, then any improvements required for the change of land use or development must be factored in, paid for and completed at the time of development/approval. Whether the cost of this is met by the council or the developer is up to the council to negotiate at the time. It is certainly not acceptable to kick the ball down the road and load this onto future land owners!

Through the recent discussions with council and information provided, council has repeatedly asked for a commitment (recently modified to support) from land owners for a targeted rate levy, ie. Asking the land owners how are you prepared to pay for this scheme? This is putting the cart before the horse, as Council have not made any commitment or undertaking that Council will contribute anything to the cost of the project, referring to a possible contribution of a "public good component". I believe that the entire cost of this project should be met by the council and not by the land owners.

Full council funding option under "public good component" can be justified in my opinion. HDC was and is clearly in need of well located Wet industrial land. The growth of this area has significant benefit to the Hastings and wider Hawkes Bay region in creating job growth, both through the building phase and long term employment from the business' established in the area. These benefits should be sufficient to meet the public good component.




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Title:

First name:  \*

Last name:  \*

Street address:  \*

Daytime contact phone:  \*

Evening contact phone:

Email address:

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☐ Yes  
☒ No

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#### Whakatu West Stormwater Scheme

Liz Davis, 11 Johnston Way, Whakatu. 021 164 0606

I understand that development in the Whakatu West Industrial Area has been constrained due to lack of drainage capacity from the area to Clive River(Ref 1). The Regional Council now requires developers to install stormwater mitigation measures managing the stormwater discharge from all land. Another landowner has confirmed swamping and the need for drainage to their property. Works and Graeme Drains provide land drainage which to my understanding also includes road drainage, roading in the Whakatu area can act as a "river".

#### Issues and recommendations

1. At the Works Committee Meeting on 12 October 2006, the committee resolved that there was no public good component.  
**Recommendation** is that there is a public good component to the community to any development, providing employment at all stages of development-construction, building, servicing which is employment to the area- attracting people to the Hawkes Bay and rate payers and contributing to the community.
2. More than 50% of the land area has been fully developed for several years. (ref 1) The council document notes that the development in 2006 was about 30%. We have owned the property since 2012 and have not noticed any flooding in the area. It appears that the gravity pipe, swale drains, reticulation pipes and Graeme drains have prevented property inundation.  
**Recommendation**  
There is no need for the pump station- since 2012 the only time the pump station would have been in use would be from inundation from Cyclone Gabrielle. There was not power in the area, as noted in Ref 1, the pump station is at risk of failure if the power supply is affected. Would the pump station have worked with Cyclone Gabrielle inundation?
3. Council roading acting as a "river"  
**Recommendation** is that the council land ownership is included at the same contribution as other landowners derived on a land area basis if the pump station is to go ahead.
4. Minutes from the 4 May 2023 are unclear and don't match with my notes and understanding. This includes unclear processes for the proposed design and costing of the pump station.  
**Recommendation-** the minutes from this meeting are written up correctly and distributed to all landowners, including the council as landowners.
5. The council has allowed on site detention systems or other means of mitigation of water inundation, going against the Ref1. Where significant investment in on-site systems will act as a disincentive to join and collective system that benefits all landowners causing significant extra cost to a smaller number of landowners.  
**Recommendation-** all landowners in the Whakatu area are included in mitigation systems as inundation is variable depending on rainfall, land use, stop bank breaching, drainage, runoff.

#### Reference;

1. Whakatu Industrial Area Stormwater proposal, Hastings District Council. 2006. WAT-18-06-4-06-232



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Title:	<input type="text" value="Mrs"/>	
First name:	<input type="text" value="Loraine"/>	*
Last name:	<input type="text" value="Midgley"/>	*
Street address:	<input type="text" value="52 Rangitane Road, Whakatu, Hastings"/>	*
Daytime contact phone:	<input type="text" value="0272366242"/>	*
Evening contact phone:	<input type="text"/>	
Email address:	<input type="text" value="loraine@postharvest.co.nz"/>	

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?

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

[illegible]

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Hastings District Council  
Private Bag 9002  
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Title:	<input type="text" value="Mr"/>	
First name:	<input type="text" value="Peter"/>	*
Last name:	<input type="text" value="Lawry"/>	*
Street address:	<input type="text" value="31 Johnston Way, Whakatu, Hastings"/>	*
Daytime contact phone:	<input type="text" value="06 8788847"/>	*
Evening contact phone:	<input type="text"/>	
Email address:	<input type="text" value="sales@precisionmetal.co.nz"/>	

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

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Title:	<input type="text" value="Mr"/>	
First name:	<input type="text" value="Michael"/>	*
Last name:	<input type="text" value="Gunn"/>	*
Street address:	<input type="text" value="49 Glen Road, Stanley Point"/>	*
Daytime contact phone:	<input type="text" value="021 846 350"/>	*
Evening contact phone:	<input type="text" value="021 846 350"/>	
Email address:	<input type="text" value="michael.gunn@cbre.co.nz"/>	

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

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It is proposed that the cost for Stage 2 of the Whakatū West Stormwater Scheme
(Pump Station) is spread evenly across properties within the catchment through a
targeted rate based on Land Area, excluding those properties which are exempt.
We Disagree with this approach for the reason that it is inconsistent with how the
Hastings District Council currently allocates rates in the district, and believe it is
unequitable.
We believe any targeted rate should be allocated across the properties based on their
CAPITAL VALUE, not land area.

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



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Title:

First name:  \*

Last name:  \*

Street address:  \*H/North

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

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See Attach Correspondence  
Dated 24/May 2023  
File Ref 9871

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

File ref: 9871

24 May 2023

The Project Manager  
Hastings District Council  
PO Box 9002  
**HASTINGS 4156**

**Attention: Steve C**  
**Email: SteveC@hdc.govt.nz**

**Re: Whakatu West Stormwater Scheme Stage 2**

The writer is one of the Directors of VCVB Limited ("VCVB") which owns the property at 37 Johnston Way, Whakatu. You have provided information on the Whakatu West Stormwater Scheme Stage 2 update to the landowner. VCVB was unable to attend the meeting on 4 May 2023 and was unrepresented. From the information supplied, it seems Council is to upgrade the Whakatu West Stormwater system and it proposes to fund that upgrade through a targeted rate levied upon some of the property owners in the locality.

VCVB is uninterested in contributing to the Scheme as it does not benefit from the Scheme. VCVB has owned 37 Johnston Way since 2019 during which time the site has had no water inundation issues. An inspection of the property immediately after Cyclone Gabrielle in February 2023 confirmed that the property was unaffected by surface water either during or after that weather event.

As the existing stormwater management for the property at 37 Johnston Way, Whakatu, is functional, the Scheme is of no added value to the property.

VCVB strongly objects to the proposed funding of the Scheme and opposes the imposition of a targeted rate or any other funding mechanism that requires landowner contribution beyond the existing rates.

Yours faithfully  
**VCVB Limited**







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:	<input type="text" value="MANAGING DIRECTOR"/>	
First name:	<input type="text" value="BILL"/>	*
Last name:	<input type="text" value="NIMON"/>	*
Street address:	<input type="text" value="39 WHAKATU ROAD, WHAKATU."/>	*
Daytime contact phone:	<input type="text" value="021 745585"/>	*
Evening contact phone:	<input type="text"/>	
Email address:	<input type="text" value="bill@nimonmechanical.co.nz"/>	

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?

- |  |
|--|
| <p><input type="radio"/> Long Term Plan Amendment</p> <p><input checked="" type="radio"/> Draft Development Contributions Policy</p> <p><input type="radio"/> Schedule of Fees and Charges (RMA)</p> <p><input checked="" type="radio"/> Whakatu West Stormwater Targeted Rate</p> |
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*Please tell us your views here. Please write clearly in ink to enable copies to be made.*

OUR CONSENTS FROM BOTH COUNCILS DO NOT ALLOW US TO DISCHARGE OFF THE PROPERTY UNDER NORMAL CIRCUMSTANCES, THE PROPERTY IS LOWER THAN MOST AND THE DRAINAGE GOES IN THE OPPOSITE DIRECTION TO THE PROPOSED PUMP STATION. WE SEE NO BENEFIT TO US SO WISH TO BE EXCLUDED, FROM THE TARGETED RATE AND THE SCHEME.

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