

Statement of Proposal

Manawatū District Council Planning Fees and Charges 2026/27

1 Introduction

This statement of proposal has been prepared to fulfil the requirements of section 83 of the Local Government Act 2002 and Section 36(3) of the Resource Management Act 1991.

The Council reviews its Planning service charges annually. Prior to fixing fees under Section 36(2) of the Resource Management Act 1991 (the Planning service charges), the Council is required to consult on the proposed fees using the special consultative procedure detailed within the Local Government Act 2002, prior to adoption by the Council.

2 Background

The Planning service charges are set according to the Resource Management Act 1991. These enable the Manawatū District Council to recover the costs of processing applications, monitoring consents, for notice of requirement designations and private District Plan changes. The Council's fees and charges for 2026/27 have been proposed in alignment with the Council's Revenue and Financing Policy. This Policy determines the basis used to calculate the level of fees and charges needed to recover costs.

3 Proposal

The adjusted fees are proposed to apply from 01 July 2026:

	2025/26	2026/27
Fee Description		
Notified and Limited Notified applications and Public Works Designations		
Administration	\$ 2,433.00	\$ 2,482.00
Advertising lodgement	\$ 626.00	\$ 639.00
Hearing	\$ 781.00	\$ 797.00
Hearings when heard by Commissioners	At cost plus disbursements	At cost plus disbursements
Hearings when heard by Hearings Committee	At cost plus disbursements	At cost plus disbursements
Processing of application	At officer hourly rate	At officer hourly rate
Non-notified application fees (lodgements)		
Controlled activities	\$ 1,120.00	\$ 1,142.00
Restricted discretionary activities	\$ 1,615.00	\$ 1,647.00
Discretionary activities	\$ 2,333.00	\$ 2,380.00
Non-complying land uses	\$ 3,049.00	\$ 3,110.00
Non-notified application fixed fees		
Permitted relocated building (assessment and monitoring)	\$ 686.00	\$ 700.00
Boundary activities	\$ 318.00	\$ 324.00
Marginal or temporary activities	\$ 1,103.00	\$ 1,125.00
Subdivision applications fees (Lodgement)		

Controlled	\$ 1,043.00	\$ 1,064.00
Restricted discretionary	\$ 1,615.00	\$ 1,647.00
Discretionary	\$ 3,049.00	\$ 3,110.00
Non-complying	\$ 3,766.00	\$ 3,841.00
Certificates under Section 226	\$ 999.00	\$ 1019.00
Approval for cross-lease plans previously approved	\$ 999.00	\$ 1019.00
Right-of-way approval (no sealing fee)	\$ 836.00	\$ 853.00
Consultation with District Land Registrar (LINZ)	\$ 250.00	\$ 255.00
Road Access Certificate (Sections 321 and 346 of the Local Government Act 1974)	\$ 627.00	\$ 640.00
Bond preparation	\$ 627.00	\$ 640.00
s223 approval	\$ 420.00	\$ 428.00
s224 approval (if applied for separately from s223)	\$ 813.00	\$ 829.00
Combined s223 and s224 approval (when lodged together)	\$ 1,045.00	\$ 1,066.00
s223 and s224 engineering approval and inspections will be charged at the hourly officer rate for 'technical and professional staff from all other units' as listed in the "Council staff and decision-maker charges" section		
Applications for District Plan changes		
Lodgement for a District Plan change	\$ 15,000.00	\$ 15,000.00
Miscellaneous lodgement fee		
Certificate of Compliance	\$ 502.00	\$ 512.00
Variation to resource consent applications	\$ 878.00	\$ 896.00
Extensions to time for resource consents	\$ 586.00	\$ 598.00
Certificates under the Overseas Investment Act	\$ 502.00	\$ 512.00
Existing use certificates	\$ 878.00	\$ 896.00
Outline plan of works (including waivers)	\$ 832.00	\$ 849.00
Uplifting a designation	\$ 502.00	\$ 512.00
Non-notified designation requirements, heritage orders and designation alterations	\$ 832.00	\$ 849.00
Notified designation requirements, heritage orders and designation alterations	\$ 2,499.00	\$ 2,549.00
Instrument creating esplanade strip/reserve	\$ 502.00	\$ 512.00
Revocation of easements, building line restrictions etc when separate from a subdivision consent	\$ 502.00	\$ 512.00
Easements not requiring a subdivision consent and not included as part of the subdivision consent	\$ 502.00	\$ 512.00
Consideration, processing and issuing of certificates not itemised in this schedule	\$ 586.00	\$ 598.00
Monitoring of resource consents	Inspections charged hourly rate per officer	Inspections charged hourly rate per officer
Manawatu District Plan - Plan Strategy and Rules	\$ 139.00	\$ 142.00
Manawatu District Plan - Planning Maps	\$ 151.00	\$ 154.00
Road stopping lodgement fees		
Road stopping under the Public Works Act 1981	\$ 586.00	\$ 598.00
Road stopping under the Local Government Act 1974 - (extra cost may be incurred if a hearing is required)	\$ 878.00	\$ 896.00
Hearing for road stopping	At actual cost	At actual cost
Review of development contribution		
Reconsideration of development contributions	\$ 833.00	\$ 850.00
Objection to development contributions (covers administration costs and hearing fee)	At actual cost	At actual cost
Planning inspection fees – building consents		

New construction - housing, commercial and industrial	Actual costs based on hourly rate per officer	Actual costs based on hourly rate per officer
Alterations and additions - housing, commercial and industrial	Actual costs based on hourly rate per officer	Actual costs based on hourly rate per officer
Accessory and farm buildings - includes alterations and additions	Actual costs based on hourly rate per officer	Actual costs based on hourly rate per officer
Building Act 2004		
Section 73 Notification - land subject to natural hazards	\$ 935.00	\$ 954.00
Section 75(2) Certificate - building over two allotments	\$ 935.00	\$ 954.00
Certificate of Title		
Certificates of Title	\$ 34.00	\$ 35.00
Other		
Scanning and digital fees (for consent applications received in hard copy)	\$ 150.00	\$ 153.00
Objection to decision s357 RMA	\$ 631.00	\$ 644.00
Note		
1. The fee is a lodgement fee only for applications for alterations to designations, engineering approvals and inspections, review of development contribution, requests for plan changes and road stoppings. The lodgement fee is the amount required up front when lodging an application. Council will take no action on the application in accordance with section 36(7) until this amount is paid.		
2. Section 36 of the Resource Management Act enables the Manawatu District Council to charge additional fees. These are fees to recover actual and reasonable costs incurred where the actual and reasonable costs exceed the lodgement fee (fixed charge) paid. Council will charge any costs incurred through the engagement of external expertise to the applicant at cost.		
3. Council will charge fees to cover actual and reasonable costs incurred. It will charge the applicable staff charge-out rate together with the costs associated with employing the services of professional consultants where necessary. It will recover actual and reasonable costs associated with any required consent hearing from the applicant.		
4. Where specialist peer-review reports are required, the applicant is required to pay a lodgement fee of \$500.00 per report when lodging an application. The applicant then pays the full amount on the completion of the report/assessment.		
Council staff and decision-maker charges	Fee per hour	Fee per hour
The Council will charge the following hourly rates for its officers and decision makers for the processing of consents, hearings, and designations etc that do not have a set fee.		
Committee/Administration Officer	\$ 165.00	\$ 168.00

Planning Technician/Graduate Planner/Planning Officer/Policy Planner/Compliance and Enforcement Officer	\$ 215.00	\$ 219.00
Intermediate/Senior Consents Planner/Senior Policy Planner	\$ 248.00	\$ 253.00
Compliance & Planning Manager/Principal Policy Planner	\$ 284.00	\$ 290.00
Regulatory Manager	\$ 345.00	\$ 352.00
Land Development Engineer/Officer	\$ 248.00	\$ 253.00
Land Development Manager	\$ 284.00	\$ 290.00
Roading Engineer/Utility Engineer	\$ 248.00	\$ 253.00
Roading Manager/Utility Manager	\$ 345.00	\$ 352.00
Commissioner	At cost plus disbursements	At cost plus disbursements
Fees for advertising, consultants and solicitors associated with all work types including processing of a consent or certificate. (This includes specialist technical or legal advice and new notice of requirements, designation alterations, removal of designations and District Plan changes.)	At cost plus disbursements	At cost plus disbursements

4 Consultation process

Anyone can make a submission about the proposal described in this document.

This Statement of Proposal will be available from:

- Manawatū District Council's website <https://makeyourmark.manawatudc.govt.nz/>
- Manawatū Community Hub Libraries, 64 Stafford Street, Feilding

The submission period runs from Friday 06 March 2026 until Monday 06 April 2026.

Submissions can be made online via the link on the Manawatū District Council website, by email or letter.

Emailed submissions are to be sent to submissions@mdc.govt.nz subject heading '**Planning Fees and Charges**', hand delivered submissions delivered to the Council's Front of House reception at 135 Manchester Street, Feilding and posted submissions sent to the following address:

Manawatū District Council
Private Bag 10 001
Feilding 4743

Submitters should note that their submission will be copied and made available to the public after the submission period closes. Any submitter wishing to have their contact details withheld from the public documentation will need to state so in their submission.

5 Hearing of Submissions

A hearing will be scheduled after the consultation period to hear any submissions made. Please state in your submission whether or not you wish to be heard.

The Council will contact all submitters in writing to advise the confirmed time, date and venue of the meeting to hear submissions. An analysis of all submissions and a final report will be presented to the Council for consideration and adoption.