

Building Services

Building Consent Application		
<p>All application based on square metre rates are subject to a minimum \$500 and a maximum \$22,000 fee, except any construction project with an estimated construction value greater than \$3,000,000 that will be charged a flat rate of 0.8% the construction value.</p> <p>Fees are based on the floor area affected, for example if a wall is removed the areas of the rooms on both sides of the demolished wall are used to calculate the fee.</p>		
(a) Healthy Homes		
Council offers a 25% subsidy off the following fees as part of our commitment to the Government's Warm Up New Zealand: Healthy Homes Programme	2017/18 \$	2018/19 \$
Solid Fuel Heater: Freestanding	270.00 -25% = 202.50	275.00 - 25% = 206.25
Solid Fuel Heater: Inbuilt / Wetbacks	400.00 -25%= 300.00	410.00 - 25% = 307.50
Insulation	400.00 -25% = 300.00	410.00 - 25% = 307.50
(b) Residential		
New Dwellings Single / Semi-Detached / Additions (Includes plumbing and drainage)	22.00/m ²	22.50/m ²
Residential interior alterations	18.00/m ²	18.50/m ²
Building placed on site/foundation only	12.00/m ²	12.25/m ²
Multi-Residential (includes plumbing and drainage)	22.50/m ²	23.00/m ²
Conservatories / Verandahs	500.00 flat rate	510.00 flat rate
Re-roof / reclad	500.00 flat rate	510.00 flat rate
Amendment	150.00 flat rate plus time costs and/or additional inspections	155.00 flat rate plus time costs and/or additional inspections
(a) Fast Track Foundation Amendment	250.00 flat rate	255.00 flat rate
(b) Waiver / Modification Amendment	200.00 flat rate	205.00 flat rate
Solid fuel heater:		
• Freestanding	270.00 flat rate	275.00 flat rate
• Diesel Freestanding	400.00 flat rate	410.00 flat rate
• Inbuilt / Wetbacks	400.00 flat rate	410.00 flat rate
• Boilers - oil and diesel fired	410.00 flat rate	410.00 flat rate
Bathroom alteration including wet area shower	500.00 flat rate	510.00 flat rate
Plumbing - Solar Heating	400.00 flat rate	410.00 flat rate
Fences/timber deck	300.00 flat rate	305.00 flat rate

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Swimming pools	215.00 flat rate	220.00 flat rate
Swimming pool registration (three yearly)	200.00 flat rate	205.00 flat rate
Swimming pool exemption request	200.00 flat rate	205.00 flat rate
Accessory Buildings (unlined)	17.00 /m ² capped at 1,000.00	17.25/m ² capped at 1,025.00
Accessory Buildings (lined)	20.00 /m ² capped at 1,000.00	20.50/m ² capped at 1,025.00
Accessory Buildings Extension	17.00 /m ² (minimum fee 300.00)	17.00/m ² (minimum fee 305.00)
(c) Commercial		
New Commercial / Additions (General)	25.00 /m ²	25.50/m ²
Foundation / Slab / Bridge Only	400.00	410.00
New Office / Additions	22.00 /m ²	22.50/m ²
Shell only (internal unfinished)	17.00 /m ²	17.50/m ²
Commercial interior alterations	17.00 /m ²	17.50/m ²
Minor Work	10.00 /m ²	10.25/m ²
Re-roof / reclad	600.00 flat rate	615.00 flat rate
Amendments	150.00 flat rate plus time costs and/or additional inspections	150.00 flat rate plus time costs and/or additional inspections
(a) Fast Track Foundation Amendment	250.00 flat rate	255.00 flat rate
(b) Waiver / Modification Amendment	200.00 flat rate	205.00 flat rate
(d) Industrial		
New Industrial / Additions	17.00/m ²	15.25/m ²
Industrial interior alterations	15.00/m ²	15.25/m ²
Farm Buildings (unlined) (bonafide farm use)	10.00/m ² capped at 1,000.00	10.25/m ² capped at 1,000.00
Amendment	150.00 flat rate plus time costs and/or additional inspections	150.00 flat rate plus time costs and/or additional inspections
(a) Fast Track Foundation Amendment	250.00 flat rate	255.00 flat rate
(b) Waiver / Modification Amendment	200.00 flat rate	205.00 flat rate

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(e) Plumbing		
Interior Plumbing and Drainage	400.00 flat rate	410.00 flat rate
Site Servicing / Ext. Drainage / Road Openers (min. \$300.00)	15.00 / lin.m	15.50/lin.m
Hot water cylinder replacement (same location)	200.00 flat rate	205.00 flat rate
Connection to North Road extension	5,377.00 flat rate	5,377.00 flat rate
On-site Waste Water Processing - (initial review) <i>Additional costs will be charged at an hourly rate for subsequent review</i>	875.00 flat rate	900.00 flat rate
(f) Mechanical		
HVAC (affected area) (min. of \$300.00)	1.50/m ²	1.55/m ²
Sprinkler System (affected area) (min. of \$300.00)	0.75/m ²	0.80/m ²
Fire Alarm, Auto-Doors, Other Specified System	300.00 flat rate	305.00 flat rate
(g) Demolition		
Residential	350.00 flat rate	360.00 flat rate
Commercial / Industrial	500.00 flat rate	510.00 flat rate
Certificate of Acceptance		
Certificate of Acceptance Building <i>(Plus DBH, BRANZ and Accreditation levies if applicable)</i>	Consent fee x 2	Consent fee x 2
Officer charge out rates		
Processing - additional time <i>Third review of application will be charged an additional processing fee</i>	120.00 per hour	150.00 per hour
Inspection - additional <i>Third inspection per stage will be charged an additional fee</i>	120.00 per hour	150.00 per hour
Project Information Memorandum		
PIM - residential	300.00 flat rate	305.00 flat rate
PIM - commercial / industrial	400.00 flat rate	410.00 flat rate

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Land Information Memorandum	2017/18 \$	2018/19 \$
Residential - Single Property:		
• 5 working days (electronic)	450.00 flat rate	460.00 flat rate
• 10 working days (electronic)	250.00 flat rate	275.00 flat rate
Other: Includes Rural/Multi Residential/Commercial and Industrial		
• 10 working days (electronic)	450.00 flat rate	460.00 flat rate
Note: The set fee for a Land Information Memorandum is for an electronic copy. Should you require a hard copy version; a further \$10.00 charge will apply.	\$10.00 per copy	\$10.00 per copy
Annual Building Warrant of Fitness	2017/18 \$	2018/19 \$
New Compliance Schedule	300.00 flat rate	305.00 flat rate
Building Warrant of Fitness Renewal	150.00 flat rate	155.00 flat rate
Building Warrant of Fitness audit inspection (including file note)	200.00 flat rate	150.00 flat rate plus time costs and/or additional inspections
Amendment to Compliance Schedule	200.00 flat rate	205.00 flat rate
Administrative		
Building statistics report (per month)	30.00	30.00
Property File Retrieval	10.00	10.00
Copying charges:		
• Per A4 or A3 page (Plus Administrative Charge)	0.20 per page	0.20 per page
• Per A1 or A0 page (Plus Administrative Charge)	5.00 per page	5.00 per page
Scanning of property files	80.00 per hour	85.00 per hour capped at 275.00
Administrative Charge	80.00 per hour	85.00 per hour capped at 275.00

Miscellaneous	2017/18 \$	2018/19 \$
Signs/Retaining Walls	350.00 flat rate	360.00 flat rate
Playground Equipment (\$300.00 min.)	5.00 / m ²	5.00/m ²
Tents / Marquees	300.00 flat rate	305.00 flat rate
Certificate of Public Use		
• First six months	350.00 flat rate	350.00 flat rate
• Second six months	700.00 flat rate	700.00 flat rate
• Third and subsequent six months	2,000.00 flat rate	2,000.00 flat rate
Notice to Fix / Dangerous / Insanitary / EQ Prone	500.00 flat rate	500.00 flat rate
Minor variation acceptance	150.00 flat rate	150.00 flat rate
Alternate Solution Assessment	200.00 flat rate	205.00 flat rate
Schedule 1 paperwork acceptance	110.00 flat rate	110.00 flat rate
Schedule 1 Exemption 2	400.00 flat rate	410.00 flat rate
Peer Review/Consultant	Cost plus 10%	Cost plus 10%
Permit inspection (Consent Prior to 1993)	200.00 flat rate	205.00 flat rate
House relocation suitability report (plus report costs)	300.00 flat rate	305.00 flat rate
Dangerous / Insanitary / Consultation Fee (First half hour free of charge then hourly rate applies).	Staff charged at hourly rate stated in the miscellaneous fees and charges section of the Council's Schedule of Fees and Charges.	Staff charged at hourly rate stated in the miscellaneous fees and charges section of the Council's Schedule of Fees and Charges.
Dangerous / Insanitary / Earthquake Prone Consultation / Engaging consultants	500.00 hourly rate	500.00 hourly rate
Change of Use notification/acceptance	200.00 flat rate	200.00 flat rate
PSA Registration Maintenance fee	150.00 for a three year registration	150.00 for a three year registration
Legal Processes		
Drain in Common fee <i>(Applicant to engage surveyor to draw up plan and provide to Council for lodging with Land Information New Zealand.)</i>	550.00 plus any solicitors costs	550.00 plus any solicitors costs
Section 75 of the Building Act	350.00 flat rate	350.00 flat rate
Section 73 of the Building Act	350.00 plus any solicitors costs	350.00 plus any solicitors costs

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Section 37 of the Building Act	110.00 flat rate	110.00 flat rate
Government Levies (May be varied by Government legislation)	2017/18 \$	2018/19 \$
BRANZ Levy	1.00 per 1,000.00 of GST inclusive work for all applications of 20,000 or more	1.00 per 1,000.00 of GST inclusive work for all applications of 20,000 or more
DBH Levy	2.01 per 1,000.00 of GST inclusive work for all applications of 20,000 or more	2.01 per 1,000.00 of GST inclusive work for all applications of 20,000 or more
Government Levies (May be varied by Government legislation)		
Accreditation Levy	1.00 per 1,000.00 of GST inclusive work for all applications of 5,000.00 or more	1.00 per 1,000.00 of GST inclusive work for all applications of 5,000.00 or more

**The following Infringement Fees are set by the Building Act 2004.
Please note – the fine increases if Court proceedings are undertaken.**

General Building Offences		
s40 - Failing to comply with the requirement that building work must be carried out in accordance with a building consent.	1,000.00	1,000.00
s101 - Failing to comply with requirement to obtain a compliance schedule	250.00	250.00
s108(5)(a) - Failing to display a building warrant of fitness required to be displayed.	250.00	250.00
S108(5)(aa) Failing to supply territorial authority with a building warrant of fitness	250.00	250.00
s108(5)(b) - Displaying a false or misleading building warrant of fitness.	1,000.00	1,000.00
s108(5)(c) - Displaying a building warrant of fitness other than in accordance with section 108.	1,000.00	1,000.00

Legal Processes	2017/18 \$	2018/19 \$
s116B(1)(a) - Using, or knowingly permitting the use of, a building for a use for which it is not safe or not sanitary.	1,500.00	1,500.00
s116B(1)(b) - Using, or knowingly permitting the use of, a building that has inadequate means of escape from fire.	2,000.00	2,000.00
s124 - Failing to comply with a notice, within the time stated in the notice, requiring work to be carried out on a dangerous, earthquake-prone, or insanitary building.	1,000.00	1,000.00
s128 - Using or occupying a building, or permitting another person to do so, contrary to a territorial authority's hoarding, fence, or notice.	2,000.00	2,000.00
S128A(2) Using or occupying a building, or permitting another person to do so, contrary to a territorial authority's hoarding, fence, or notice.	2,000.00	2,000.00
s168 - Failing to comply with a notice to fix.	1,000.00	1,000.00
s362D(4) Failing to provide prescribed disclosure information	500.00	500.00
s362D(4) Failing to provide prescribed checklist	500.00	500.00
s362F(4) Failing to have a written contract as prescribed	500.00	500.00
S362T(4) Failing to provide prescribed information or documentation to specified persons	500.00	500.00
s363 - Using, or permitting use of building having no consent or code compliance certificate or certificate for public use for premises for public use	1,500.00	1,500.00
s367 - Wilfully obstructing, hindering, or resisting a person executing powers conferred under the Act or its regulations.	500.00	500.00
s368 - Wilfully removing or defacing a notice published under the Act or inciting another person to do so.	500.00	500.00

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Restricted Building Work	2017/18 \$	2018/19 \$
s85(1) - Person who is not licensed building practitioner carrying out restricted building work without supervision of licensed building practitioner with appropriate licence.	750.00	750.00
s85(2)(a) - Licensed building practitioner carrying out restricted building work without appropriate licence.	500.00	500.00
s85(2)(b) - Licensed building practitioner supervising restricted building work without appropriate licence.	500.00	500.00
s314(1) - Person holding himself or herself out as being licensed to do or supervise building work or building inspection work while not being so licensed.	500.00	500.00
Dam Safety Offences		
s134C - Dam owner failing to classify dam.	500.00	500.00
s138 - Dam owner failing to comply with a direction from a regional authority to have a classification re-audited and submitted.	250.00	250.00
s140 - Dam owner failing to prepare, or arrange the preparation of, a dam safety assurance programme and submit it for audit.	500.00	500.00
s145 - Dam owner failing to comply with a direction from a regional authority to have a dam safety assurance programme re-audited and submitted.	250.00	250.00
s150(4)(a) - Dam owner knowingly failing to display a dam compliance certificate required to be displayed.	250.00	250.00
s150(4)(b) - Dam owner displaying a false or misleading dam compliance certificate.	1,000.00	1,000.00
s150(4)(c) - Dam owner displaying a dam compliance certificate other than in accordance with section 150.	1,000.00	1,000.00
s154 - Dam owner failing to comply with a notice, within the time stated in the notice, requiring work to be carried out on a dangerous dam.	2,000.00	2,000.00