

Building Services

Building Consent Application

All application based on square meter 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 0.5% the construction value.

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.

| (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 | 2019/2020 \$ | 2020/2021 \$ |
| Solid Fuel Heater: Freestanding | 275.00 – 25% = 206.25 | 275.00 – 25% = 206.25 |
| Solid Fuel Heater: Inbuilt / Wetbacks | 410.00 – 25% = 307.50 | 410.00 – 25% = 307.50 |
| Insulation | 410.00 – 25% = 307.50 | 410.00 – 25% = 307.50 |
| Earthquake prone buildings | | |
| Earthquake Strengthening | | 1,000.00 deposit plus time and/or inspection fees |
| (b) Residential | | |
| New Dwellings Single / Semi-Detached / Additions (Includes plumbing and drainage) | 22.50/m2 | 22.75/m2 |
| Residential interior alterations | 18.50/m2 | 18.75/m2 |
| Building placed on site/foundation only | 12.25/m2 | 12.50/m2 |
| Multi-Residential (includes plumbing and drainage) | 23.00/m2 | 23.25/m2 |
| Conservatories / Verandahs | 510.00 flat rate | 510.00 flat rate |
| Re-roof / reclad | 510.00 flat rate | 510.00 flat rate |
| Amendment | 155.00 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 | 255.00 flat rate | 255.00 flat rate |
| (b) Waiver / Modification Amendment | 205.00 flat rate | 205.00 flat rate |
| Solid fuel heater: | | |
| • Freestanding | 275.00 flat rate | 275.00 flat rate |
| • Diesel Freestanding | 410.00 flat rate | 410.00 flat rate |
| • Inbuilt / Wetbacks | 410.00 flat rate | 410.00 flat rate |
| • Boilers - oil and diesel fired | 410.00 flat rate | 410.00 flat rate |

| Building Consent Application continued | 2019/2020 \$ | 2020/2021 \$ |
|---|--|--|
| Bathroom alteration including wet area shower | 510.00 flat rate | 510.00 flat rate |
| Plumbing – Solar Heating | 410.00 flat rate | 410.00 flat rate |
| Fences/timber deck | 305.00 flat rate | 305.00 flat rate |
| Swimming pools | 220.00 flat rate | 220.00 flat rate |
| Swimming pool registration (three yearly) | 205.00 flat rate | 205.00 flat rate |
| Swimming pool exemption request | 205.00 flat rate | 205.00 flat rate |
| Accessory Buildings (unlined) | 17.25/m ² capped at 1,025.00 | 17.50/m ² capped at 1,025.00 |
| Accessory Buildings (lined) | 20.50/m ² capped at 1,025.00 | 20.75/m ² capped at 1,025.00 |
| Accessory Buildings Extension | 17.00/m ² (minimum fee 305.00) | 17.25/m ² (minimum fee 305.00) |
| (c) Commercial | | |
| New Commercial / Additions (General) | 25.75/m ² | 25.75/m ² |
| Foundation / Slab / Bridge Only | 410.00 | 410.00 |
| New Office / Additions | 22.75/m ² | 22.75/m ² |
| Shell only (internal unfinished) | 17.75/m ² | 17.75/m ² |
| Commercial interior alterations | 17.75/m ² | 17.75/m ² |
| Earthquake Strengthening | \$500 time costs and/or inspections | Discontinued |
| Minor Work | 10.50/m ² | 10.50/m ² |
| Re-roof / re-clad | 615.00 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 | 255.00 flat rate | 255.00 flat rate |
| (b) Waiver / Modification Amendment | 205.00 flat rate | 205.00 flat rate |
| (d) Industrial | | |
| New Industrial / Additions | 15.25/m ² | 15.50/m ² |
| Industrial interior alterations | 15.25/m ² | 15.50/m ² |
| Farm Buildings (unlined) (bonafide farm use) | 10.25/m ² capped at 1,000.00 | 10.50/m ² |
| Amendment | 150.00 flat rate plus time costs and/or additional inspections | 150.00 flat rate plus time costs and/or additional inspections |

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Building Services continued

| Building Consent Application continued | 2019/2020 \$ | 2020/2021 \$ |
|--|--------------------|--|
| (a) Fast Track Foundation Amendment | 255.00 flat rate | 255.00 flat rate |
| (b) Waiver / Modification Amendment | 205.00 flat rate | 205.00 flat rate |
| (e) Plumbing | | |
| Interior Plumbing and Drainage | 410.00 flat rate | 410.00 flat rate |
| Site Servicing / Ext. Drainage / Road Openers (min. \$300.00) | 15.50/lin.m | 15.50/lin.m |
| Hot water cylinder replacement (same location) | 205.00 flat rate | 205.00 flat rate |
| Connection to Kennington Sewerage Scheme | | 7,000.00 plus 300.00 building consent fee |
| 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> | 925.00 flat rate | 925.00 flat rate |
| (f) Mechanical | | |
| HVAC (affected area) (min. of \$300.00) | 1.75/m2 | 1.75/m2 |
| Sprinkler System (affected area) (min. of \$300.00) | 1.00/m2 | 1.00/m2 |
| Fire Alarm, Auto-Doors, Other Specified System | 305.00 flat rate | 305.00 flat rate |
| (g) Demolition | | |
| Residential | 360.00 flat rate | 360.00 flat rate |
| Commercial / Industrial | 510.00 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> | 150.00 per hour | 160.00 per hour |
| Inspection – additional <i>Third inspection per stage will be charged an additional fee</i> | 150.00 per hour | 160.00 per hour |
| Project Information Memorandum | | |
| PIM – residential | 305.00 flat rate | 305.00 flat rate |
| PIM – commercial / industrial | 410.00 flat rate | 410.00 flat rate |

| Land Information Memorandum | 2019/2020 \$ | 2020/2021 \$ |
|---|--|--|
| Residential - Single Property: | | |
| • 5 working days (electronic) | 460.00 flat rate | 460.00 flat rate |
| • 10 working days (electronic) | 275.00 flat rate | 275.00 flat rate |
| Other: Includes Rural/Multi Residential/Commercial and Industrial | | |
| • 10 working days (electronic) | 460.00 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 | | |
| New Compliance Schedule | 305.00 flat rate | 305.00 flat rate |
| Building Warrant of Fitness Renewal | 155.00 flat rate | 155.00 flat rate |
| Building Warrant of Fitness audit inspection (including file note) | 150.00 flat rate plus time costs and/or additional inspections | 150.00 flat rate plus time costs and/or additional inspections |
| Amendment to Compliance Schedule | 205.00 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 | 86.50 per hour capped at 275.00 | 90.00 per hour capped at 275.00 |
| Administrative Charge | 86.50 per hour capped at 275.00 | 90.00 per hour capped at 275.00 |

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Building Services continued

| Miscellaneous | 2019/2020 \$ | 2020/2021 \$ |
|--|--------------------------------------|--------------------------------------|
| Signs/Retaining Walls | 360.00 flat rate | 360.00 flat rate |
| Playground Equipment (\$300.00 min) | 5.00/m ² | 5.00/m ² |
| Tents/Marquees | 305.00 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 | 205.00 flat rate | 205.00 flat rate |
| Schedule 1 paperwork acceptance | 110.00 flat rate | 110.00 flat rate |
| Schedule 1 Exemption 2 | 410.00 flat rate | 410.00 flat rate |
| Peer Review/Consultant | Cost plus 10% | Cost plus 10% |
| Permit inspection (Consent Prior to 1993) | 205.00 flat rate | 205.00 flat rate |
| House relocation suitability report (plus report costs) | 305.00 flat rate | - |
| Dangerous/Insanitary/Earthquake Prone Consultation/Engaging consultants | 500.00 hourly rate | Cost plus 10% |
| 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 |
| Section 37 of the Building Act | 110.00 flat rate | 110.00 flat rate |

| Government Levies (May be varied by Government legislation) | 2019/2020 \$ | 2020/2021 \$ |
|--|--|--|
| 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 | 1.75 per 1,000 of GST inclusive work for all applications of \$20,444 or more. |
| 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 | | |
| 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 |

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Building Services continued

| Legal Processes | 2019/2020 \$ | 2020/2021 \$ |
|---|-----------------|-----------------|
| 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 |
| 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 |
| Restricted Building Work | | |
| 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 | 2019/2020 \$ | 2020/2021 \$ |
|--|-----------------|-----------------|
| 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 |

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