

Building Services

Ratonga Hangatanga

BUILDING CONSENT APPLICATION

"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 0.5% of 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."

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

2022/2023
\$

2023/2024
\$

Solid Fuel Heater: Freestanding

290.00-25%=217.50

302.00-25%=226.50 - Includes 1 hour processing and 1 inspection additional will be charged at 188.00 per hour/inspection

Solid Fuel Heater: Inbuilt/Wetbacks

435.00-25%=326.25

453.00-25%=326.25 - Includes 1 hour processing and 1 inspection additional will be charged at 188.00 per hour/inspection

Insulation

435.00-25%=326.25

435.00-25%=326.25 - Includes 1 hour processing and 1 inspection additional will be charged at 188.00 per hour/inspection

Earthquake Strengthening

1,000.00 deposit plus time and/or inspection fees

1,000.00 deposit plus time and/or inspection fees

(A) RESIDENTIAL

2022/2023
\$

2023/2024
\$

New Dwellings Single/Semi-Detached/Additions (Includes plumbing and drainage) and Residential interior alterations (including plumbing and drainage)

24.00/m²

25.00/m²

Residential interior alterations (includes plumbing & drainage)

24.00/m²

25.00/m²

Building placed on site/foundation only

14.00/m²

14.50 /m²

Multi-Residential (includes plumbing and drainage)

25.00/m²

26.00 /m²

Conservatories/Verandahs

536.00 flat rate

558.50 flat rate

Re-roof/reclad

536.00 flat rate

558.50 flat rate

BUILDING CONSENT APPLICATION		
(A) RESIDENTIAL	2022/2023 \$	2023/2024 \$
Amendment	160.00 flat rate plus time costs and/or additional inspections	188.00 which includes the first hour of processing. Anything over one hour will be invoiced at 188.00/hr and any additional inspections will be charged at 188.00 per inspection
Waiver / Modification Amendment	216.00 flat rate	188.00 which includes the first hour of processing. Anything over one hour will be invoiced at 188.00/hr and any additional inspections will be charged at 188.00 per inspection
Solid Fuel Heater		
▪ Freestanding	290.00 flat rate	302.00 flat rate - Includes 1 hour processing and 1 inspection additional will be charged at 188.00 per hour/inspection
▪ Diesel Freestanding	435.00 flat rate	453.00 flat rate - includes 1 hour processing and 1 inspection additional will be charged at 188.00 per hour/inspection
▪ Inbuilt / Wetbacks	435.00 flat rate	453.00 flat rate - includes 1 hour processing and 1 inspection additional will be charged at 188.00 per hour/inspection
▪ Boilers - oil and diesel fired	435.00 flat rate	453.00 flat rate - includes 1 hour processing and 1 inspection additional will be charged at 188.00 per hour/inspection
Bathroom alteration including wet area shower	536.00 flat rate	558.00 flat rate
Plumbing – Solar Heating	432.00 flat rate	450.00 flat rate
Fences/timber deck	322.00 flat rate	335.00 flat rate
Swimming pools	230.00 flat rate	240.00 flat rate
Swimming pool registration (three yearly)	216.00 flat rate	225.00 flat rate
Swimming pool exemption request	216.00 flat rate	225.00 flat rate



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BUILDING CONSENT APPLICATION		
(A) RESIDENTIAL	2022/2023 \$	2023/2024 \$
Accessory Buildings (unlined)	18.50/m ² capped at 1,085.00	19.00/m ² capped at 1,130.00
Accessory Buildings (lined)	22.00/m ² capped at 1,085.00	23.00/m ² capped at 1,130.00
Accessory Buildings Extension	18.25/m ² (minimum fee 320.00)	19/m ² (minimum fee 330.00)
(B) COMMERCIAL/INDUSTRIAL	2022/2023 \$	2023/2024 \$
New Commercial/Additions (General) includes plumbing and drainage	34.25/m ²	30.00/m ²
Foundation / Slab / Bridge Only	450 flat rate	467.00 flat rate
Shell only (internal unfinished)	18.75/m ²	19.50/m ²
Re-roof / reclad	650.00 flat rate	677.00 flat rate
Amendments	160.00 flat rate plus time costs and/or additional inspections	188.00 which includes the first hour of processing. Anything over one hour will be invoiced at 188.00/hr and any additional inspections will be charged at 188.00 per inspection
Waiver / Modification Amendment	216.00 flat rate	188.00 which includes the first hour of processing. Anything over one hour will be invoiced at 188.00/hr and any additional inspections will be charged at 188.00 per inspection

BUILDING CONSENT APPLICATION		
(C) INDUSTRIAL	2022/2023 \$	2023/2024 \$
Farm Buildings (unlined) (bonafide farm use)	12.00/m ²	12.50/m ²
Amendment	160.00 flat rate plus time costs and/or additonal inspections	188.00 which includes the first hour of processing. Anything over one hour will be invoiced at 188.00/hr and any additional inspections will be charged at 188.00 per inspection
Waiver/Modification Amendment	216.00 flat rate	188.00 which includes the first hour of processing. Anything over one hour will be invoiced at 188.00/hr and any additional inspections will be charged at 188.00 per inspection
(D) PLUMBING	2022/2023 \$	2023/2024 \$
Site Servicing/Ext Drainage/Road Openers (min \$300.00)	16.30/lineal metre	16.30/lineal metre
Connection to Kennington Sewerage Scheme	7,000.00/Flat +BC Fee 300.00	7,000.00/Flat +BC Fee 300.00
Connection to North Road extension	5,400.00/flat	5,400.00/flat
(E) MECHANICAL	2022/2023 \$	2023/2024 \$
HVAC (affected area) (min. of \$300.00)	No change	Min 300.00 - 1.75 /m ²
Sprinkler System (affected area) (min of \$300.00)	No Change	Min 300.00 - 1.75 /m ²
Fire Alarm, Auto-Doors, Other Specified System	322.00 flat rate	336.50 flat rate
(F) DEMOLITION	2022/2023 \$	2023/2024 \$
Residential	380.00 flat rate	396.00 flat rate
Commercial / Industrial	540.00 flat rate	562.50 flat rate



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BUILDING CONSENT APPLICATION		
CERTIFICATE OF ACCEPTANCE	2022/2023 \$	2023/2024 \$
Certificate of Acceptance Building (Plus DBH, BRANZ and Accreditation levies if applicable)	Consent fee x 2	Consent fee x 2
OFFICER CHARGE OUT RATES	2022/2023 \$	2023/2024 \$
Processing - additional time	188.00 per hour	188.00 per hour
Inspection - additional Additional/reinspection fee charged for any inspections over and above those listed on the form 5	188.00 flat rate	188.00 flat rate
PROJECT INFORMATION MEMORANDUM	2022/2023 \$	2023/2024 \$
PIM – residential	332.00 flat rate	335.50 flat rate
Residential Resource Management Act Check	-	335.50 flat rate
PIM – commercial / industrial	432.00 flat rate	450.00 flat rate
Commercial Resource Management Act Check	-	450.00 flat rate
LAND INFORMATION MEMORANDUM	2022/2023 \$	2023/2024 \$
Residential - Single Property:		
▪ 5 working days (electronic)	486.00 flat rate	575.00 flat rate
▪ 10 working days (electronic)	290.00 flat rate	345.00 flat rate
Other: Includes Rural/Multi Residential/Commercial and Industrial		
▪ 10 working days (electronic)	486.00 flat rate	575.00 deposit for the first 4 hours. 101.00 per hour fee thereafter.
Note: The set fee for a Land Information Memorandum is for an electronic copy. Should you require a hard copy version; a further \$10.50 charge will apply.	10.50 per copy	11.00 per copy

BUILDING CONSENT APPLICATION		
ANNUAL BUILDING WARRANT OF FITNESS	2022/2023 \$	2023/2024 \$
Compliance Officer hourly Rate	-	188.00/hr
New Compliance Schedule	322.00 flat rate	322.00 up to two hours after this the charge out rate of 188.00/hr applies
Building Warrant of Fitness Renewal	165.00 flat rate	188.00/hr
Building Warrant of Fitness audit inspection (including file note)	160.00 flat rate	188.00/hr
Amendment to Compliance Schedule	216.00 flat rate	322.00 up to two hours after this the charge out rate of 188.00/hr applies
Building statistics report (per month)	32.00	33.00
Property File Retrieval	0.00	0.00
Record of Title	25.00	25.00
Copying charges:		
▪ Per A4 (Plus Administrative Charge)	0.25 per page (plus administrative charge)	0.25 per page (plus administrative charge)
▪ Per A3 page (Plus Administrative Charge)	-	0.45
▪ Per A1 or A0 page (Plus Administrative Charge)	5.25 per page	6.00 per page
Scanning of property files	94.50 per hour capped at 290.00	101.00 per hour, capped at 4 hours
Administrative Charge	94.50 per hour capped at 290.00	94.50 per hour capped at 290.00



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MISCELLANEOUS	2022/2023 \$	2023/2024 \$
Cancelled inspection fee (late cancellation (For cancellations after 2pm the day prior to the day of inspection)	189.00 flat rate	188.00 flat rate
Work Start Extension Request	94.50	97.00/hr
Code Compliance review and sign off	-	188.00 flat rate
Tents / Marquees	322.00 flat rate	322.00 flat rate
Certificate of Public Use		
▪ First six months	370.00 flat rate	370.00 flat rate
▪ Second six months	750.00 flat rate	750.00 flat rate
▪ Third and subsequent six months	2,100.00 flat rate	100.00 flat rate
Notice to Fix / Dangerous / Insanitary / EQ Prone	525.00 flat rate	547.00 flat rate
Minor variation acceptance	160.00 flat rate	188.00/hr
Alternate Solution Assessment	216.00 flat rate	188.00/hr
Schedule 1 Notification	115.50 flat rate	97.00/hr
Schedule 1 Exemption 2	432.00 flat rate	435.00 flat rate
Peer Review/Consultant	Cost plus 10%	Cost plus 10%
Dangerous / Insanitary / Earthquake Prone Consultation / Engaging consultants	Cost plus 10%	Cost plus 10%
Change of Use notification/acceptance	212.00 flat rate	188.00/hr
Amusement Device	-	11.50 first application 2.30 second application

LEGAL PROCESSES	2022/2023 \$	2023/2024 \$
Drain in Common fee (Applicant to engage surveyor to draw up plan and provide to Council for lodging with Land Information New Zealand.)	577.50 plus any solicitors costs	602.00 plus any solicitors costs
Section 75 of the Building Act	367.50 plus any solicitors costs	383.00 plus any solicitors costs
Section 73 of the Building Act	367.50 plus any solicitors costs	383.00 plus any solicitors costs
Section 37 of the Building Act	115.50 flat rate	120.00 flat rate
GOVERNMENT LEVIES (MAY BE VARIED BY GOVERNMENT LEGISLATION)	2022/2023 \$	2023/2024 \$
BRANZ Levy > \$20,444 assessed value	1.00 per 1,000.00	1.00 per 1,000.00 (rounded to the next 1,000.00)
MBIE Levy > \$20,000 assessed value*	1.75 per 1,000.00	1.75 per 1,000.00 (rounded to the next 1,000.00)
MBIE Levy > \$20,000 assessed value (from 1994 to 2020)*		Refer to MBIE website for historical rates ¹ (rounded to the next 1,000.00)
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 (rounded to the next 1,000.00)
The following Infringement Fees are set by the Building Act 2004. Please note – the fine increases if Court proceedings are undertaken.		
GENERAL BUILDING OFFENCES*	2022/2023 \$	2023/2024 \$
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

*Note the MBIE levy is expected to change in October 2023. Fees will be changed to reflect any changes to the MBIE levy.

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GENERAL BUILDING OFFENCES*	2022/2023 \$	2023/2024 \$
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*	2022/2023 \$	2023/2024 \$
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

LEGAL PROCESSES*	2022/2023 \$	2023/2024 \$
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*	2022/2023 \$	2023/2024 \$
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*	2022/2023 \$	2023/2024 \$
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



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DAM SAFETY OFFENCES*	2022/2023 \$	2023/2024 \$
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

*GST not applicable

Notes:

1) Further details can be found at www.building.govt.nz/building-officials/building-levy/