

Building Control

Ratonga Hangatanga

BUILDING CONSENT APPLICATION

All application based on square metre rates are subject to a minimum \$500, and a maximum of \$22,000, except any construction project with an estimated construction value greater than \$4,500,000 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

2023/2024
\$

2024/2025
\$

Solid Fuel Heater: Freestanding

226.30

247.00

Solid Fuel Heater: Wetbacks

326.25

370.00

Insulation

435.00

474.00

(A) RESIDENTIAL

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

25.00/m²

27.00/m²

Building placed on site/foundation only

14.50/m²

16.00 /m²

Multi-Residential (includes plumbing and drainage)

26.00/m²

28.00 /m²

Conservatories/Verandas

558.50 flat rate

609.00 flat rate

Re-roof/reclad

558.50 flat rate

609.00 flat rate

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(A) RESIDENTIAL	2023/2024 \$	2024/2025 \$
Amendment	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	205.00 which includes the first hour of processing. Anything over one hour will be invoiced at 205.00/hr and any additional inspections will be charged at 205.00 per inspection
Waiver / Modification Amendment	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	205.00 which includes the first hour of processing. Anything over one hour will be invoiced at 205.00/hr and any additional inspections will be charged at 205.00 per inspection
Solid Fuel Heater		
▪ Freestanding	302.00	329.00
▪ Diesel Freestanding	453.00	494.00
▪ Insert / Wetbacks	453.00	494.00
▪ Boilers	453.00	494.00
Bathroom alteration which includes wet area shower	558.00	720.00
Plumbing – Solar Heating	450.00	491.00
Fences/timber deck	335.00	365.00
Swimming pools	240.00	615.00
Swimming pool registration (three yearly)	225.00	245.00
Swimming pool exemption request	225.00	245.00



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(A) RESIDENTIAL	2023/2024 \$	2024/2025 \$
Accessory Buildings (unlined)	19.00/m ² (capped at 1,130.00)	21.00/m ² (capped at 1,230.00)
Accessory Buildings (lined)	23.00/m ² (capped at 1,130.00)	25.00/m ² (capped at 1,845.00)
Accessory Buildings Extension	19/m ² (minimum fee 330.00)	21.00/m ² (minimum fee 500.00)
(B) COMMERCIAL/INDUSTRIAL	2023/2024 \$	2024/2025 \$
New Commercial/Additions (General) includes plumbing and drainage)	30.00/m ²	33.00/m ²
Foundation / Slab / Bridge Only	467.00 flat rate	509.00 flat rate
Shell only (internal unfinished)	19.50/m ²	21.00/m ²
Re-roof / reclad	677.00 flat rate	738.00 flat rate
Amendments	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	205.00 which includes the first hour of processing. Anything over one hour will be invoiced at 205.00/hr and any additional inspections will be charged at 205.00 per inspection
Waiver / Modification Amendment	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	205.00 which includes the first hour of processing. Anything over one hour will be invoiced at 205.00/hr and any additional inspections will be charged at 205.00 per inspection

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(C) INDUSTRIAL	2023/2024 \$	2024/2025 \$
Farm Buildings (unlined) (bonafide farm use)	12.50/m ²	14.00/m ²
Amendment	188.00 which includes the first hour of processing. Anything over one hour will be invoiced at 188.00 /hour and any additional inspections will be charged at 188.00 per inspection	To be removed
Waiver/Modification Amendment	188.00 which includes the first hour of processing. Anything over one hour will be invoiced at 188.00 /hour and any additional inspections will be charged at 188.00 per inspection	To be removed
(D) PLUMBING	2023/2024 \$	2024/2025 \$
Site Servicing/Ext Drainage/Sump	16.30/lineal metre (minimum fee 300.00)	18.50/lineal metre (minimum fee 500.00)
Connection to Kennington Sewerage Scheme	7,300.00	7,300.00
Connection to North Road extension	5,400.00/flat	5,400.00/flat
(E) MECHANICAL	2023/2024 \$	2024/2025 \$
HVAC (affected area) (min. of \$300.00)	Min 300.00 - 1.75 /m ²	To be removed
Sprinkler System (affected area) (min of \$300.00)	Min 300.00 - 1.75 /m ²	To be removed
Fire Alarm, Auto-Doors, Other Specified System	336.50 flat rate	To be removed
All specified systems including HVAC, Sprinklers, Fire Alarms, Auto-doors etc.	-	\$205.00 per system
(F) DEMOLITION	2023/2024 \$	2024/2025 \$
Residential	396.00	432.00
Commercial / Industrial	562.50	613.00

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BUILDING CONSENT APPLICATION		
CERTIFICATE OF ACCEPTANCE	2023/2024 \$	2024/2025 \$
Certificate of Acceptance Building (Plus DBH, BRANZ and Accreditation levies if applicable)	Consent fee x 2	Building Consent fee x 2
OFFICER CHARGE OUT RATES	2023/2024 \$	2024/2025 \$
Processing - additional time	188.00 per hour	205.00 per hour
Inspection - additional Additional/reinspection fee charged for any inspections over and above those listed on the form 5	188.00 flat rate	205.00 flat rate
PROJECT INFORMATION MEMORANDUM (PIM)	2023/2024 \$	2024/2025 \$
PIM – residential	335.50	540.00
PIM – commercial / industrial	450.00	850.00
TERRITORIAL AUTHORITY NOTIFICATION (TAN)	2023/2024 \$	2024/2025 \$
TAN - Residential	335.50	460.00
TAN - Commercial	450.00	770.00
LAND INFORMATION MEMORANDUM	2023/2024 \$	2024/2025 \$
Residential - Single Property:		
▪ 5 working days (electronic)	575.00 flat rate	To be removed
▪ 10 working days (electronic)	345.00 flat rate	385.00 flat rate
Commercial/Industrial/Multi Residential/Other	-	660.00 flat rate
Commercial and Industrial (combined above)		
10 working days (electronic)	575.00 deposit for the first 4 hours. 101.00 per hour fee thereafter.	To be removed
Note: The set fee for a Land Information Memorandum is for an electronic copy. Should you require a hard copy version; a further \$12.00 charge will apply.	11.00 per copy	12.00 per copy

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ANNUAL BUILDING WARRANT OF FITNESS	2023/2024 \$	2024/2025 \$
Compliance Officer / hourly rate	188.00/hr	205.00/hr
New Compliance Schedule	322.00 up to two hours after this the charge out rate of 188.00/hr applies	410.00 up to two hours after this the charge out rate of 205.00/hr applies
Building Warrant of Fitness Renewal	188.00 flat rate	205.00/hr
Building Warrant of Fitness audit inspection (including file note)	188.00 flat rate	205.00/hr
Amendment to Compliance Schedule	322.00 up to two hours after this the charge out rate of 188.00/hr applies	410.00 up to two hours after this the charge out rate of 205.00/hr applies
Building statistics report (per month)	33.00	36.00
Property File Retrieval	0.00	0.00
Record of Title	25.00	27.00
Copying charges:		
▪ A4 black & white	0.25 per page (plus administrative charge)	0.30 per page (plus administrative charge)
▪ A4 colour	0.50 per page (plus administrative charge)	0.60 per page (plus administrative charge)
▪ A3 black & white	0.45 per page (plus administrative charge)	0.50 per page (plus administrative charge)
▪ A3 colour	1.00 per page (plus administrative charge)	1.00 per page (plus administrative charge)
▪ A1 or A0	6.00 per page (plus administrative charge)	6.50 per page (plus administrative charge)
Scanning of property files	101.00 per hour, capped at 4 hours	110.00 per hour, capped at 4 hours
Administrative Charge	94.50 per hour capped at 290.00	110.00 per hour



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MISCELLANEOUS	2023/2024 \$	2024/2025 \$
Cancelled inspection fee (late cancellation for cancellations after 2pm the day prior to the day of inspection)	188.00 flat rate	205.00 flat rate
Consent system fee	-	145.00 per consent
Work Start Extension Request	97.00/hr	110.00 per consent
Code Compliance Certificates review and sign off (for building consents over \$500.00)	188.00 Flat rate	205.00 flat rate
Building consent file review	-	205.00/hr
Tents / Marquees	322.00 flat rate	350.00 flat rate
Certificate of Public Use		
▪ First six months	370.00 flat rate	403.00 flat rate
▪ Second six months	750.00 flat rate	818.00 flat rate
▪ Third and subsequent six months	2,100.00 flat rate	2,289.00 flat rate
Notice to Fix	547.00 flat rate	500.00 flat rate
Dangerous/Insanitary	-	500.00 flat rate
Earthquake prone	-	500.00 flat rate
Minor variation acceptance	188.00/hr	205.00/hr
Alternate Solution Assessment	188.00/hr	205.00/hr
Schedule 1 Notification	97.00/hr	110.00 flat rate
Schedule 1 Exemption 2	435.00	474.00
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	188.00 flat rate	205.00/hr
Amusement Device	11.50 first application 2.30 second application	11.50 first application 2.30 second application

LEGAL PROCESSES	2023/2024 \$	2024/2025 \$
Drain in Common fee (Applicant to engage surveyor to draw up plan and provide to Council for lodging with Land Information New Zealand)	602.00 plus any solicitors costs	410.00
Section 75 of the Building Act	383.00 plus any solicitors costs	417.00
Section 73 of the Building Act	383.00 plus any solicitors costs	417.00
Section 37 of the Building Act	120.00 flat rate	131.00
GOVERNMENT LEVIES (MAY BE VARIED BY GOVERNMENT LEGISLATION)	2023/2024 \$	2024/2025 \$
BRANZ Levy > \$20,444 assessed value	1.00 per 1,000.00 (rounded to the next 1,000.00)	1.00 per 1,000.00 (rounded to the next 1,000.00)
MBIE Levy > \$65,000 assessed value*	1.75 per 1,000.00 (rounded to the next 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)	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 (rounded to the next 1,000.00)	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*	2023/2024 \$	2024/2025 \$
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 that MBIE levies are subject to change and fees may need to be altered to reflect MBIE changes.



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GENERAL BUILDING OFFENCES*	2023/2024 \$	2024/2025 \$
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*	2023/2024 \$	2024/2025 \$
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*	2023/2024 \$	2024/2025 \$
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*	2023/2024 \$	2024/2025 \$
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

*GST not applicable

Notes:

- 1) Further details can be found at www.building.govt.nz/building-officials/building-levy/
- 2) All Dam Safety Offences will be removed in 2024/2025 as dam management lies outside ICC jurisdiction.
- 3) A new fee will be introduced in 2024/2025 to replace the previous fees per system.
- 4) Building consent file review: a new fee will be introduced in 2024/2025 for the time taken to review historical consents.

