

Building Act Activity

The cost of your building consent depends on the type of application, costs of the work involved, levies, how long it takes to process and how many inspections you will need.

An estimated number of inspections will be charged for at the outset, with additional inspections charged for at the end of the project. Refunds may be available for any unused inspections, which is calculated at the end of the job.

All building work over a certain value attract MBIE and BRANZ levies and an insurance charge— see end of building consent fees and charges for this.

You, as the owner, are responsible for paying the fees. If you withdraw an application at any stage, you are still required to pay charges incurred for the consent.

All new housing/residential, commercial buildings, major alterations and Certificate of Acceptances require the deposit to be paid. Deposits are non-refundable, please ensure your application is complete before lodging.

Any functions or services that are provided but are not specifically detailed in this schedule will be charged at the relevant officer charge out rate.

Housing / Residential Units – Single and Multi-Unit

Deposit – per application	\$3,000
Project Information Memorandum (with BC application)	\$235 plus processing fees
Compliance Check - RMA / Planning	\$105 plus processing time if over 30 minutes
Consent fee	Category Res 1 & 2 \$595 Res 3 \$775 Multi units x 2 or more \$1,185 All plus processing fees
Alpha One / Objective Build online processing charge	\$92 for total value of work less than \$125,000, or 0.075% for total value of work over \$125,000
BCA Quality Assurance / Accreditation Levy	Single unit \$400 Multi-units \$800
Inspection Fees	\$235 each
Code Compliance Certificate	Category Res 1 & 2 \$593 Res 3 \$775 Multi units x 2 or more \$1,185 All plus processing fees

Commercial/Industrial

Deposit – per application	\$3,000
Project Information Memorandum	\$340 plus processing fees
Compliance Check – RMA / Planning	\$105 plus processing time if over 30 minutes
Consent fee	Category Com 1 & 2 \$775 Com 3 \$950 plus processing fees
Alpha One / Objective Build online processing charge	\$92 for total value of work less than \$125,000, or 0.075% for total value of work over \$125,000
BCA Quality Assurance / Accreditation Levy	\$500
Inspection Fee	\$235 each
Code Compliance Certificate –	Category Com 1 & 2 \$775 Com 3 \$950 All plus processing fees

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Accessory Buildings – garages, shed, sleepouts, temporary buildings, pool, signs and demolition outside of Schedule 1 etc

Project Information Memorandum	\$235 plus processing fees
Compliance Check – RMA	\$105 plus processing time if over 30 minutes
Consent & processing	\$215 plus processing fees
Alpha One / Objective Build online processing charge	\$92 for total value of work less than \$125,000, or 0.075% for total value of work over \$125,000
BCA Accreditation Levy	\$200
Inspection Fee	\$235 each
Code Compliance Certificate	\$215 plus processing fees

Minor Alterations/Renovations (<\$150,000)

Project Information Memorandum	\$235 plus processing fees
Compliance Check - RMA	\$105 plus processing time if over 30 minutes
Consent fee	\$215 plus processing fees
Alpha One / Objective Build online processing charge	\$92 for total value of work less than \$125,000, or 0.075% for total value of work over \$125,000
BCA Accreditation Levy	\$200
Inspection Fee	\$235 each
Code Compliance Certificate	\$215 plus processing fees

Major Alterations/Renovations (>\$150,000 and over)

Deposit - required	\$3,000
Project Information Memorandum	\$235 plus processing fees
Compliance Check - RMA	\$105 plus processing time if over 30 minutes
Consent fee	Category Res 1 & 2 \$595 Res 3 \$775 Category Com 1 & 2 \$775 Com 3 \$916 plus processing fees
Alpha One / Objective Build online processing charge	\$92 for total value of work less than \$125,000, or 0.075% for total value of work over \$125,000
BCA Accreditation Levy	\$400
Inspection Fee	\$225 each
Code Compliance Certificate	Category Res 1 & 2 \$595 Res 3 \$775 Category Com 1 & 2 \$775 Com 3 \$916 plus processing fees

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Free-standing Spaceheater

Set fee, including one inspection	\$635
Additional Inspection Fees	\$235 each
Additional Processing	As per processing section.

Plumbing & Drainage

Project Information Memoranda	\$235
Compliance Check	\$105 plus processing time if over 30 minutes
Consent fee	\$215 plus processing fees
Alpha One / Objective Build online processing charge	\$92 for total value of work less than \$125,000, or 0.075% for total value of work over \$125,000
BCA Accreditation Levy	\$65
Inspection Fee	\$235 each
Code Compliance Certificate	\$215 plus processing fees

Application for Project Information Memorandum (PIM) only

BCA Accreditation Levy	\$65
PIM Fees - Residential	\$235 plus processing fees
PIM Fee - Commercial/Industrial	\$340 plus processing fees
Alpha One / Objective Build online processing charge	\$92
Compliance Check	\$105 plus processing time if over 30 minutes

++Where any building charge is inadequate to enable the recovery of the actual and reasonable costs, a further charge may be payable.

Marquees Only

Consent fee	\$70 plus processing fees
Alpha One / Objective Build online processing charge	\$92 for total value of work less than \$125,000, or 0.075% for total value of work over \$125,000
BCA Accreditation Levy	\$62
Inspection Fee	\$235 each
Code Compliance Certificate	\$70 plus processing fees

Other Building Act Activities

Receiving and Checking Building Warrant of Fitness (BWOFF)

BWOFF - On or before due date	\$65 backflow preventor only \$200 (2 – 4 specified systems) \$300 (5 – 6 specified systems) \$400 (7 or more specified systems)
After due date	\$200 late fee
BWOFF – audits	\$235 per inspection Plus processing time

Building Act Activity

Compliance Schedules

New Compliance Schedules	\$455 plus processing fees
	\$166

Duplicate/copy Compliance Schedules

Amendment to compliance schedule	\$235 plus processing fees
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Certificate of Acceptance

Certificate of Acceptance – Emergency works	A fee of \$595 plus any fees, charges and levies that would have been payable had a building consent been applied for plus processing fees
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Certificate of Acceptance – all other works application fee	\$1,850 flat fee plus any fees, charges and levies that would have been payable had a building consent been applied for in accordance with Section 97 of the Building Act 2004. plus processing fees
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Other Building Charges

Withdrawal or Lapse of Building Consent	\$155
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Waiver / Modification for Durability	\$155
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Notices to Fix	\$546, includes 1 investigation inspection and 1 hour processing time. Additional inspections will be charged accordingly as per the inspection fees.
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Notice to Fix – Building Warrant of Fitness	\$285, includes processing fees
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Residential Swimming Pool compliance inspection	\$235 per inspection
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Certificate of Public Use [CPU] (valid for 12 months from issue)	\$565, includes one hour processing time
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Additional CPUs for the same consent	\$820, includes one hour processing time
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Minor - Variation to building consent	\$115 plus processing fees
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Building consent amendment	\$355 plus processing fees, additional inspections and levies (includes Objective fee charge and quality/ accreditation levy)
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Accreditation charge for amendments	\$100
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Extension of time for exercise of building consent	\$175
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Signing of Certificates for Lodgement (s 72 & s75)	\$350
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Deposit to lodge s 72/75 certificate	\$670 (actual costs to be charged) includes lawyers costs,, and lodgement fee.
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Signing / Removal of s 73 or 75 certificate	\$350
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Section 124 notice – dangerous/insanitary buildings (except in the event of a natural disaster)	\$350
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Extension of time for obtaining CCC	\$175
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Preparation of Sec 37 Certificate	\$85
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Reapply for a CCC once it is refused	\$175
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Exemptions under Schedule 1(2)	\$400 plus levies & hourly processing \$92 Objective Build charge fees apply whether the decision is to approve or decline the application.
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Building Act Activity

Investigation/Additional / Site Inspections	\$235 each
Desktop / Remote inspection – only with prior approval and 2 day booking	\$160 each
Cancellation of inspection – on the day of	\$130 each
Certificate of compliance (district licencing agency) – building code assessment for fire safety and sanitary facilities in a building, done with a alcohol licence application	\$250, includes one hour processing time
Building Infringement	Relevant set fee plus \$155 administration charge
Application for extension of time – Heritage Earthquake prone building	\$360, includes one hour processing fees
Receiving and reviewing of engineer/ information relating to status of an earthquake prone building	\$460, includes one hour processing fees
Issue of Earthquake prone building notice (S133AL)	\$260, includes 1 hour processing fees
Removal of an Earthquake prone building notice	\$260 includes 1 hour processing fees
Application for or information for Determinations	Hourly rate for staff involved and lawyers' fees
Applications for court orders	\$150 plus processing costs
File lodgement fee for BCA to supplying records to the TA under S238 of the Building Act 2004	\$155

Insurance / Legal Levy

Residential, and accessory buildings: assessed value of work over \$20,000

Accessory buildings	\$100
Housing / Residential standalone units	\$300
Housing/Residential multi units of 2	\$650
Housing/Residential muti units 3 or more	\$850
Commercial	\$500

Hourly Fee structure for staff – per hour

Processing fees per hour	Refer to Hourly staff fees below
Administration staff	\$155
Compliance, monitoring & enforcement officer	\$210
Residential Building Control Officer	\$210
Commercial Building Control Officer	\$230
Building Team Leader/Manager	\$260
Infrastructure Officer fees	\$210
Meetings charge out rate – staff	Refer to Hourly fee structure for staff (first 30 minutes free)
Specialist / consultancy specific design input	At cost plus 10%

Building Research Levy

In addition to the Building Consent Fee, a Building Research Levy based upon \$1.00 per \$1,000 or part thereof of total value is required to be paid.

Consents of lesser value than \$20,000 are exempt from this levy.

Building MBIE Levy

In addition to the Building Consent, a Building Industry Levy based upon \$1.75 per \$1,000 or part thereof of total value is required to be paid.

Consents of lesser value than \$65,000 are exempt from this levy.

Building Act Activity

Independent Building Consent Authority (BCA)

Where the services of a Building Certifier are used, the fee will be established on a case-by-case basis to ensure full cost recovery.

Election Signs – if not exempt work under Schedule 1 of the Building Act 2004

Up to 3 signs	\$335, plus online fees, accreditation levy and processing time.
Up to 6 signs	\$670 , plus online fees, accreditation levy and processing time.
For each additional sign in excess of 6. signs	\$25

Reports

Monthly building consent reports	\$85
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Baches on Unformed Legal Road

Annual Site Fee	\$2,717
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District Assets

Water Supply Connections

Actual cost recovery relating to the installation of water supply connections.

Sewerage & Stormwater Connections

Actual cost recovery relating to the installation of sewerage and stormwater connections.

Sewerage Supply

Trade Waste charges are levied separately according to waste volume and utilisation of sewerage system.
Minimum fee of \$3000 per annum

Dumping into sewerage system, annually	\$3000
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Water Supply Annual Charges

Hokitika / Kaniere Water Supply	Commercial metered supply per cubic metre \$3.00
The minimum charge for commercial or significant user metered water connections is the same as the commercial water rate.	

Council reserves the right to negotiate metered charges with significant users

Treated Supplies—Rural Towns Fox Glacier / Franz Josef / Commercial metered supply per cubic metre \$3.00
Whataroa / Hari Hari

Vehicle Crossings

Actual cost recovery relating to the installation of vehicle crossings.

Road Damage – New Build

Road damage deposit – refundable deposit	\$2,500
Road Damage (unconsented works) enforcement	\$210 per hour
Remedial action for unconsented road works	Full cost of remedial work required plus staff time

Building and consent process

Internal / External charge	\$210 per hour
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