

BUILDING DEPARTMENT

PROJECT INFORMATION MEMORANDUM (PIM) APPLICATION

PIM COMMERCIAL	(\$)
All works for new, existing and alterations to existing buildings described in the terms of the Building Regulations under the classifications of commercial, industrial and communal residential. In short if the works are not solely and expressly residential then it is deemed commercial.	517.00
Examples of such include, but are not limited to: show homes, milking sheds and other farm buildings, residential accommodation in or attached to a commercial building, schools, changing a bedroom so it can be used as part of a home occupation, retaining walls and bridges for sub divisional development, communal buildings within retirement villages.	
RESIDENTIAL PIM – TYPE 1	
All works for new, existing and alterations to existing buildings described in the terms of the Building Regulations under the classifications of housing, outbuilding and ancillary.	416.00
Examples of such include, but are not limited to: dwellings, minor residential dwellings, farm worker's accommodation, sleep outs, garages, carports, and any alterations affecting or changing the exterior footprint of the building, pergolas, decks, swimming pools, retaining walls and bridges not for sub divisional development.	
RESIDENTIAL PIM – TYPE 2	
Internal alterations with a change of use, re-roof with a change of pitch, re-cladding, drainage or re-piling.	184.00
Examples of such include, but are not limited to: altering a wardrobe or bedroom to become an ensuite / bathroom or laundry, closing in a carport to become a garage, changing from tiles to long run or corrugated iron roofing.	
RESIDENTIAL PIM – TYPE 3	
Minor alterations, fireplaces and plumbing. Removal or demolition of buildings.	114.00
Examples of such include, but are not limited to: replacing a window with a ranch slider, constructing or altering of a non-load-bearing wall without a change of use (see PIM – type 2 for examples of change of use), repositioning of kitchen or bathroom fixtures within existing kitchen or bathroom, wet area showers within existing bathroom, taking out a bath and replacing it with a shower.	
REVIEW OF PLANNING FOR PIM PRIOR'S AND AMENDMENTS	
This fee provides for planning issues to be reviewed at the building consent application stage.	
Residential	116.00
Commercial	160.00

BUILDING CONSENTS

Any external services that are required through the consenting process to be evaluated by an appropriate engineer or agency like the New Zealand Fire Service will be invoiced at the actual cost incurred through the review process.

Inspection fees charged at the current rate are valid for 12 months following payment. Inspections beyond the 12-month period will be invoiced at any new rate and any additional inspections will incur the new rate at the time of service.

Inspections will be charged per inspection type regardless of when the service is provided.

Building Consent applications

RESIDENTIAL

The below fees are instalments only and may attract additional processing fees charged on a time basis.

ESTIMATED VALUE OF THE BUILDING PROJECT	ESTIMATED NUMBER OF INSPECTIONS REQUIRED	BUILDING CONSENTS		CERTIFICATE OF ACCEPTANCE
		BUILDING CONSENT (INCLUDES PA) * (\$)	BUILDING CONSENT (INCLUDES PIM) * (\$)	CERTIFICATE OF ACCEPTANCE (INCLUDES PA) * (\$)
		INCLUDES INSPECTION INSTALMENT BASED ON ESTIMATED INSPECTIONS REQUIRED		INCLUDES 1 INSPECTION. ADDITIONAL INSPECTION FEES MAY APPLY
Heating and/or Solar Appliances	1	409.00	523.00	467.00
\$0 to \$5,000	2	1,163.00	1,177.00	1,067.00
\$5,001 to \$10,000	3	1,492.00	1,562.00	1,301.00
\$10,001 to \$50,000	5	2,329.00	2,477.00	2,001.00
\$50,001 to \$100,000	7	2,992.00	3,140.00	2,507.00
\$100,001 to \$250,000	9	3,639.00	3,787.00	2,981.00
\$250,001 to \$500,000	12	4,682.00	4,830.00	3,837.00
\$500,001 to \$900,000	18	6,675.00	6,823.00	5,363.00
\$900,001 and over	25	9,169.00	9,317.00	7,481.00
* BRANZ and MBIE levies apply as per below.				
Accreditation Levy apply to all Building Consent applications				

BRANZ LEVY

Calculated at \$1.00 per \$1,000 or part thereof of projects with an estimated value of building work exceeding \$19,999 (or as amended by BRANZ). (This is exempt from GST).

MBIE LEVY

Calculated at \$2.01 per \$1,000 or part thereof of projects with an estimated value of building work exceeding \$20,443 (or as amended by the MBIE). (This levy is inclusive of GST).

ACCREDITATION LEVY

21 cents per \$1,000 of project value or part thereof.

A Building Consent Fee Calculator is available on Council's website:

www.wdc.govt.nz/BuildingandProperty/BuildingConsents/Pages/Building-Consent-Costs.aspx

COMMERCIAL

The below fees are instalments only and may attract additional processing fees charged on a time basis.

	BUILDING CONSENTS		CERTIFICATE OF ACCEPTANCE	
	ESTIMATED NUMBER OF INSPECTIONS REQUIRED	BUILDING CONSENT (INCLUDES PA) * (\$)	BUILDING CONSENT (INCLUDES PIM) * (\$)	CERTIFICATE OF ACCEPTANCE (INCLUDES PA) * (\$)
ESTIMATED MARKET VALUE OF THE BUILDING PROJECT		INCLUDES INSPECTION INSTALMENT BASED ON ESTIMATED INSPECTIONS REQUIRED		INCLUDES 1 INSPECTION. ADDITIONAL INSPECTION FEES & HOURLY RATE MAY APPLY
\$0 to \$5,000	2	1,950.00	2,129.00	2,220.00
\$5,001 to \$10,000	3	2,542.00	2,721.00	2,872.00
\$10,001 to \$50,000	4	3,283.00	3,462.00	3,822.00
\$50,001 to \$100,000	5	3,789.00	3,968.00	4,302.00
\$100,001 to \$250,000	7	5,062.00	5,241.00	5,784.00
\$250,001 to \$500,000	9	6,248.00	6,427.00	7,092.00
\$500,001 to \$1,000,000	12	8,968.00	9,147.00	10,936.00
\$1,000,001 to \$1,500,000	18	13,044.00	13,223.00	15,896.00
\$1,500,001 and over	25	18,241.00	18,420.00	22,566.00
* BRANZ and MBIE levies apply as per below				
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ACCREDITATION LEVY

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OTHER APPLICATIONS, FUNCTIONS OR SERVICES

The below fees are instalments only and may attract additional processing fees charged on a time basis.

	(\$)
Amendment to a Building Consent – residential	211.00
Amendment to a Building Consent – commercial	211.00
Certificate for Public Use – commercial	374.00
Exemption under Schedule One (1) from the requirement for Building Consent	178.00
Extension of time application fee	92.00
Service connection or disconnection to the public utility infrastructure	392.00
Certificate of title registration or removal of registration (e.g. natural hazards identification or the binding of two or more allotments)	367.00
Vehicle crossing application to Council's engineering standards	392.00
Notice to fix issuance only (additional fees will be charged on a time basis)	176.00/hr
Building code certificate under section 100(f) of the Sale and Supply of Alcohol Act 2012	176.00/hr
Change of certifier – residential review (including two inspections)	909.00
Change of certifier – commercial review (including two inspections)	1,031.00
Change of certifier – fireplace (including one inspection)	279.00
Building inspection fee – residential (per inspection)	205.00
Building inspection fee – commercial (per inspection)	266.00
Code compliance certificate (CCC) – residential	272.00
Code compliance certificate (CCC)– commercial	272.00
Potential contaminants site search (file review only) – residential (allowance of two (2) hours only)	242.00
Potential contaminants site search (file review only) – commercial (allowance of three (3) hours only)	404.00
Oakura Sewerage Charge	463.00 + Accreditation Levy

BUILDING WARRANT OF FITNESS AND COMPLIANCE SCHEDULES

The below fees are instalments only and may attract additional processing fees charged on a time basis.

	(\$)
Independent qualified person (IQP) - application to be registered	364.00
Specified system registration for an IQP (note: this is per system)	153.00
IQP annual renewal to remain registered (per person)	153.00
Compliance schedule statement	72.00
Building Warrant of Fitness (BWOF) receipt and administration fee	105.00
BWOF site audits (allowance of one (1) hour only)	
Risk category 1 buildings – once per year	157.00/hr
Risk category 2 buildings – once per 3 years	157.00/hr
Risk category 3 buildings – once per 5 years	157.00/hr
Building warrant of fitness site audit rechecks	157.00/hr

SUBSCRIPTIONS AND PUBLICATIONS

	(\$)
Issued building consent register – monthly	37.00
Issued building consent register - annual	311.00

LAND INFORMATION MEMORANDUM (LIM)

The below fees are instalments only and may attract additional processing fees charged on a time basis.

RESIDENTIAL (INCLUDING LIFESTYLE BLOCKS LESS THAN 20 HECTARS)	(\$)
USED PRINCIPALLY FOR RESIDENTIAL PURPOSES OR LIFESTYLE RESIDENTIAL PURPOSES	
A lifestyle block includes properties of variable size, but generally comprise of 20 hectares or less, which might otherwise be categorised as rural, but which are used for non-economic (in the traditional farming sense) lifestyle residential purposes	368.00
LIM - Cancellation fee	94.00

COMMERCIAL (INCLUDING FARMS OVER 20 HECTARS)	(\$)
A BUILDING OR LAND IN WHICH ANY NATURAL RESOURCES, GOODS, SERVICES OR MONEY ARE EITHER DEVELOPED, SOLD, EXCHANGED OR STORED	
Large commercial/industrial LIMs will be assessed and may incur additional costs	664.00
LIM - Cancellation fee	94.00

BYLAW ENFORCEMENT

SEIZURE OF PROPERTY UNDER BYLAWS

		(\$)
Seizure and confiscation of signs under the Local Government Act 2002 and bylaws	Signs under 1m ²	64.00
	Signs over 1m ²	127.00
Seizure of other property		Actual cost recovery at \$84.00/hr and mileage of \$0.72/km plus any additional specialist contractors' costs
Seizure of skateboards, bikes and similar		62.00
Where otherwise not specified any application for a permit, consent or exemption application or request under a Whangarei District Bylaw.		107.00

CAMERON STREET MALL PERMITS

CAMERON ST MALL PERMITS	(\$)
Cameron Street mall permits	20.00
Preferred busking permit	20.00
Bond for power charge	20.00