

# 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.		507.00
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.		408.00
Examples of such include, but are not limited to: dwellings, minor residential dwellings, farm workers 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.		181.00
Examples of such include, but are not limited to: altering a wardrobe or bedroom to become an en suite/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.		112.00
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		114.00
Commercial		157.00

## 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.

### 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	401.00	511.00	457.00
\$0 to \$5,000	2	1,141.00	1,155.00	1,047.00
\$5,001 to \$10,000	3	1,464.00	1,533.00	1,277.00
\$10,001 to \$50,000	5	2,285.00	2,430.00	1,964.00
\$50,001 to \$100,000	7	2,935.00	3,080.00	2,460.00
\$100,001 to \$250,000	9	3,570.00	3,715.00	2,926.00
\$250,001 to \$500,000	12	4,593.00	4,738.00	3,766.00
\$500,001 to \$900,000	18	6,547.00	6,692.00	5,262.00
\$900,001 and over	25	8,994.00	9,139.00	7,342.00
* BRANZ and DBH levies apply on applications in excess of \$19,999.				
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).

#### DBH LEVY

Calculated at \$2.01 per \$1,000 or part thereof of projects with an estimated value of building work exceeding \$19,999 (or as amended by the DBH). (This is exclusive 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](http://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.

Estimated market 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 & hourly rate may apply
\$0 to \$5,000	2	1,913.00	2,089.00	2,178.00
\$5,001 to \$10,000	3	2,493.00	2,669.00	2,816.00
\$10,001 to \$50,000	4	3,221.00	3,397.00	3,750.00
\$50,001 to \$100,000	5	3,718.00	3,894.00	4,222.00
\$100,001 to \$250,000	7	4,966.00	5,142.00	5,674.00
\$250,001 to \$500,000	9	6,130.00	6,306.00	6,958.00
\$500,001 to \$1,000,000	12	8,800.00	8,976.00	10,732.00
\$1,000,001 to \$1,500,000	18	12,799.00	12,975.00	15,598.00
\$1,500,001 and over	25	17,899.00	18,075.00	22,144.00
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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	207.00
Amendment to a Building Consent – commercial	207.00
Certificate for Public Use – commercial	367.00
Exemption under Schedule One (1) from the requirement for Building Consent	175.00
Extension of time application fee	90.00
Service connection or disconnection to the public utility infrastructure	385.00
Certificate of title registration or removal of registration (e.g. natural hazards identification or the binding of two or more allotments)	360.00
Vehicle crossing application to Council's engineering standards	385.00
Notice to fix issuance only (additional fess will be charged on a time basis)	173.00/hr
Building code certificate under section 100(f) of the Sale and Supply of Alcohol Act 2012	173.00/hr
Change of certifier – residential review (including two inspections)	892.00
Change of certifier – commercial review (including two inspections)	1,012.00
Change of certifier – fireplace (including one inspection)	274.00
Building inspection fee – residential	201.00
Building inspection fee – commercial	261.00
Code compliance certificate (CCC) – residential	267.00
Code compliance certificate (CCC)– commercial	267.00
Potential contaminants site search (file review only) – residential (allowance of two (2) hours only)	237.00
Potential contaminants site search (file review only) – commercial (allowance of three (3) hours only)	396.00
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	358.00
Specified system registration for an IQP (note: this is per system)	151.00
IQP annual renewal to remain registered (per person)	151.00
Copy of IQP register (paper copy)	42.00
Compliance schedule statement	71.00
Building Warrant of Fitness (BWOF) receipt and administration fee	103.00
BWOF site audits (allowance of one (1) hour only)	
Risk category 1 buildings – once per year	154.00/hr
Risk category 2 buildings – once per 3 years	154.00/hr
Risk category 3 buildings – once per 5 years	154.00/hr
Building warrant of fitness site audit rechecks	154.00/hr