

Type	Description	Processing Deposit
Residential and non residential	Vacant lot	\$155
	Standard service	\$245
	Urgent - vacant lot (where service is available)	\$265
	Urgent service (where service is available)	\$345

12/07/2011_AC-LIM

Building Consents, Resource Consents and LIM Fees

Effective from 1 July 2011

Find out more: phone 09 301 0101
or visit www.aucklandcouncil.govt.nz

Find out more: phone 09 301 0101
or visit www.aucklandcouncil.govt.nz

BUILDING CONSENT FEES (including GST) 1				
Type	Description	Processing Deposit	Inspection Deposit	Total Deposit
Pre-application	Pre application meeting - standard	\$210*		\$210*
	Pre application meeting - complex	\$210		\$210
Building processing	Application to build on land subject to natural hazards	\$170		\$170
	Application where there is a national multiple-use approval	\$500	Deposit based on project value	\$500
	Demolition or house removal	\$185	\$115	\$300
All other cases	Project value up to \$1,999	\$90	\$115	\$205
	Project value \$2,000 to \$4,999	\$245	\$230	\$475
	Project value \$5,000 to \$19,999	\$400	\$345	\$745
	Project value \$20,000 to \$99,999	\$550	\$460	\$1,010
	Project value \$100,000 to \$499,999	\$585	\$1,035	\$1,620
	Project value over \$500,000	\$1,270	\$1,150	\$2,420
Amended plans	Amended building consent applications	no deposit		no deposit
	Application for exemption from building consent requirements	\$165		\$165
PIM	Issuing Project Information Memorandum	\$190		\$190
Inspections	Building inspection (per inspection)	\$115		\$115
Bond or damage deposit	Project value less than \$20,000	\$500		\$500
	Project value between \$20,000 to \$99,999	\$500		\$500
	Project value more than \$100,000	\$1,000		\$1,000
	House removal or relocation	\$1,000		\$1,000
	Demolition of building or construction of swimming pool	\$500		\$500

BUILDING CONSENT FEES (including GST) 2				
Type	Description	Processing Deposit	Inspection Deposit	Total Deposit
	Building work within Auckland Central Business District and project value more than \$500,000	\$5,000		\$5,000
	Significant projects (refer to notes section for criteria)	\$5,000		\$5,000
	Inspection for refund of bonds	\$75*		\$75*
Accreditation Levy	20c per \$1000 value of works	20c per \$1000 value of works		20c per \$1000 value of works
Code Compliance Certificate	Project value up to \$19,999	\$60		\$60
	Project value over \$20,000	\$155		\$155
	For consents granted under the Building Act 1991 (lodged prior to 30 Nov 2004)	\$125		\$125
Product assessment	Carrying out product assessment	\$460		\$460
Safe and sanitary	Receiving safe and sanitary report	\$160		\$160
Extensions	Consent to extension of building consent	\$85		\$85
Lapsing	Lapsing of building consent	\$85		\$85
Waiver	Building consent subject to waiver or modification of building code	\$100		\$100
Unauthorised work	Receipt of acknowledgement in respect of unauthorised building work	\$205		\$205
Certificate of Acceptance	Certificate of acceptance	\$295	\$115	\$410
Issuing compliance schedule	Base charge	\$95*		\$95*
	Additional charge per specified system	\$20*		\$20*

BUILDING CONSENT FEES (including GST) 3				
Type	Description	Processing Deposit	Inspection Deposit	Total Deposit
	Amendment to compliance schedule	\$85*		\$85*
Building Warrant of Fitness	Registration: one specified system only	\$60*		\$60*
	Registration: more than one specified system	\$95*		\$95*
	Inspection	\$115*		\$115*
Approval of Independently Qualified Person	Base charge	\$80		\$80
	Additional charge per specified system	\$45*		\$45*
	Providing copy of extract of register of independently qualified persons	\$30*		\$30*
Notice to Fix	Issuing Notice to Fix	\$210*		\$210*
Certificate public use	Certificate of public use	\$175	\$115	\$290
Other	Site Information Report (SIR)	\$190		\$190
Issuing consent report	Weekly (annual subscription)	\$1,050*		\$1,050*
	Monthly (annual subscription)	\$510*		\$510*
	Single request	\$100		\$100
Title search	Title search	no deposit		no deposit
Liquor (building code certificate)	Certificate that proposed use of premises meets requirements of building code	\$80	\$115	\$195
Construction of Vehicle Crossing	Vehicle crossing permit (application processing and inspection)	\$261*		\$261*

*Fixed charge

RESOURCE CONSENT FEES (including GST)		4
Type	Description	Processing Deposit
Pre-application	Pre-application meeting – standard	\$210*
	Pre-application meeting – complex	\$210
Non-notified	Roof-mounted skylight, solar tubes, roof window, sun tunnel	\$255
	Single infringement controlled or restricted discretionary activity (for example accessory building, additions and alterations, signs)	\$715
	Complex application (for example density applications, 4 or more dwellings units)	\$1,150
	Other residential applications	\$870
	Other non-residential applications	\$1,020
	Tree works, where district plan requires payment of a charge	\$615
Subdivisions	Boundary adjustment	\$680
	Freehold subdivision around existing development	\$1,015
	Other freehold subdivision 1 or 2 lots	\$1,150
	Other freehold subdivision 3 or more lots	\$1,535
	Cross lease: first stage or complete stage	\$1,090
	Cross lease: subsequent stages or update	\$615
	Unit title: proposed unit development, unit plan, substituted proposed unit plan or redevelopment plan	\$1,090
	Unit title: section 32(2)(a) certificate or complete unit plan	\$615
	Unit title certificate; cross-lease or unit title amendment or variation	\$615
	Consent to vary or cancel consent notice condition	\$1,020
	Approval of survey plan	\$240
	Certificate for completion of conditions under section 224(c)	\$255
	Certificate under section 226	\$345
	Consent for individual disposition of land held in particular certificate of title or cancellation of requirement that allotments be amalgamated	\$345
	Consent to create, surrender, merge or vary easement and section 348 approval (Right of Way)	\$345
Consent to alter or cancel building line restriction	\$345	
Combined land use and subdivision consent (non-notified)	Combined land use and subdivision consent (non-notified) – 1 to 10 lots	\$2,915

RESOURCE CONSENT FEES (including GST)		5
Type	Description	Processing Deposit
	Combined land use and subdivision consent (non-notified) – 11 or more lots	\$3,755
Liquor	Resource management certificate under the Sale of Liquor Act (renewal only as per previously issued certificate, otherwise resource consent or certificate of compliance will be required at the charges specified in this schedule)	\$190
	Notified applications	\$530*
	Application involving heritage item	\$1,535
	Limited notification	\$3,120
	Application including notice of requirement	\$4,090
	Application to change or cancel conditions of consent (notified)	\$1,230
	Review of consent conditions (notified)	\$1,230
	Other notified applications	\$4,090
Compliance and monitoring	Compliance and monitoring	Deposit charged when consent granted
	Other	Certificate of Compliance
	Existing Use Certificate	\$570
	Confirmation of compliance with National Environmental Standards	\$570
	Application for extension of consent	\$460
	Application to change or cancel conditions of consent (non-notified)	\$460
	Review of consent conditions (non-notified)	\$460
	Approval of outline plan of works	\$460
	Hearing of resource consent application	\$1,535
	Bond or damage deposit as condition of consent	No deposit
	Application for consent for new or revised street numbers or names	No deposit
Issuing consent report	Weekly (annual subscription)	\$1,050*
	Monthly (annual subscription)	\$510*
	Single request	\$100
Engineering	Approval of minor engineering works	\$145
	Approval of major engineering works	\$380
	Approval of engineering works – common accessway	\$665
	Consent to drainage works – construction of private drains through adjoining premises or works on private land	\$1,020

RESOURCE CONSENT FEES (including GST)		6	
Type	Description	Processing Deposit	
Air and Water Consents	Non-Notified	Consent transfers	\$213*
		Transfer of coastal, water or discharge permits (s135-s137) (in part or whole of consent to another person on the same site)	\$2,045
		Transfer of coastal, water or discharge permits (s135-s137) to another site	\$2,045
	Consent surrender	Surrender of a consent	\$213*
	Water allocation	Take, use or dam surface water	\$2,045
		Take, use or divert groundwater	\$2,045
		Drill or alter a bore	\$430
	Lakes, rivers and streams	Works in, on, under or over the bed of a lake/river/stream	\$2,045
		Divert surface water	\$2,045
	Coastal	Coastal structures, activities and occupation	\$2,045
	Stormwater management	Stormwater diversion and/or discharge	\$2,045
	Sediment control	Sediment control for earthworks, roading, tracking, trenching and quarries	\$2,555
	Water quality	Discharge of domestic wastewater (less than or equal to 6m ³)	\$2,045
		Discharge of domestic wastewater (greater than 6m ³) and/or other contaminants	\$2,555
		Discharge contaminants from industrial or trade processes (other than to air)	\$2,045
	Farm dairy discharge	\$2,045	
Contaminated land	Contaminated sites and landfills	\$5,110	
Air quality	Discharge contaminants to air (where main discharge is odour)	\$15,335	
	Discharge contaminants to air (other than odour)	\$5,110	
	Contaminated land site enquiries	No deposit	
Notified applications	Limited notification (air and water)	\$7,665	
	Notified application (except discharge contaminants to air where main discharge is odour)	\$7,665	
	Discharge contaminants to air (where main discharge is odour)	\$15,335	
	Permission to transfer water permit or discharge permit (in whole or in part) to another site (notified)	\$3,065	

* Fixed charge

HOURLY RATES (including GST)		7
Description	Speciality	Rates
Manager/project manager/legal services	All areas.	\$159
Team leader (excluding team leader admin)	All areas.	\$148
Specialist/advisor/senior	Planning, engineering, subdivisions, environmental health, compliance and monitoring, urban designer, arborist, licensing, incident investigators, other.	\$143
Senior building processing and inspections	Building Processing and Inspections.	\$138
Planning, engineering, subdivisions, urban designer, arborist, other (excluding specialist/advisor/senior)	Planning, engineering, subdivisions, urban designer, arborist, other.	\$128
Building processing and inspections, compliance, monitoring, environmental health	Building, compliance, monitoring, environmental health, licensing, Incident investigators, other.	\$116
Team leader admin	All areas.	\$116
Assistant/technician	Assistant planner, graduate development engineer, graduate resource consent planner, planning technician.	\$90
Administration	All areas.	\$90
Note The categories above denote descriptions of work performed by council officers. Position titles vary across the Auckland Council regulatory division.		

NOTES		8
Topic	Note	
Fee calculator	Please check our website for an on-line fee calculator.	
Deposit and hourly rate charging	The application deposit fees are payable when the application/service request is lodged. Where the actual costs exceed the deposit paid, the additional costs (including charges by external specialists) will be invoiced. Interim invoices may be issued to avoid a large invoice at the end of the process. Where charges are lower than the original deposit paid a refund will be made to the original payer.	
Deposit level	For complex and significant applications or if specialist input is needed, Council may require a higher deposit payment before proceeding. This will be discussed with the applicant in advance.	
Financial and Development Contributions	Financial and/or Development Contributions may be payable in addition to the consent processing charges. Please refer to the relevant development contributions policy and relevant district plan for your development.	
Value of work	The value of building work will be based on the New Zealand Building Economist set costs for residential construction and Rawlinsons New Zealand Construction Handbook set costs for commercial construction. Council staff will be able to assist with this.	
BRANZ levy	The Building Research levy Act 1969 requires the council to collect a levy of \$1 per \$1,000 value (or part thereof) of building work valued over \$20,000.	
DBH levy	The Building Act 2004 requires the council to collect a levy of \$2.01 per \$1,000 value (or part thereof) of building work valued over \$20,000.	
Accreditation Levy	An accreditation levy is payable on all building consents to cover Council's costs of meeting the standards and criteria required under the Building (Accreditation of Building Consent Authorities) Regulations 2006.	

NOTES		9
Topic	Note	
Pre-application fee	The 'Pre application meeting - standard' charge is a fixed fee i.e. there will be no further charge. Complex meetings will be charged based on the number and hourly rate of council staff attending. Please refer to the website for further information.	
Existing charges still apply	For existing regulatory and non regulatory charges not included in this schedule refer to the former Council's website.	
Hearings	The hearing deposit fee is payable prior to the hearing proceeding. The actual costs of the hearing that exceed the deposit fee will be charged as an additional charge e.g. costs arising from the use of a specialist consultant, independent Hearing Commissioner(s) etc.	
Bonds	<p>The damage deposit charged with building consent applications will be held by Council to ensure any necessary remediation to Council's assets is undertaken. This includes assets such as drainage, recreation reserves, street trees, street lights, piped services, road carriageways, kerbs, footpaths and grassed berms. Any refunds are payable to the original payer</p> <p>Significant Project Criteria</p> <ul style="list-style-type: none"> Commercial Development > \$500,000 Vertical or horizontal attached multi-residential developments with 4 or more units 4 or more houses 	
Other services	Other services will be charged at cost.	
GST	All fees displayed are inclusive of GST.	