



Building Consent Initial Fees and Other Charges

Charges for processing building consents and for the performance of other building control functions or services have been set by the Queenstown Lakes District Council in accordance with section 219 of the Building Act 2004.

The following schedule of initial fees and charges is effective from 1 July ~~2016~~2017.

- All charges and initial fees are inclusive of GST and are payable on application.
- The initial fees are minimum charges based on the expected reasonable costs relative to the estimate value of work. Further costs will be invoiced on a time basis and are payable before further work is completed.
- The Estimated Value of Building Work is defined in section 10 of the Goods and Services Act 1985, which includes the cost of building materials, labour, design costs, siteworks, but excludes furnishings, carpets and appliances.
- The use of external consultants where required will be charged on a full recovery basis. Disbursements will be charged on a full recovery basis.

HOURLY RATES		\$
Building Control Officer (BCO)		145.00
Administration		90.00

BUILDING CONSENT NO PIM (Initial Fee)				(No PIM) \$
Estimated Value of Building Work (Incl GST)				
-	-	5,000		325.00
5,001	-	20,000		715.00
20,001	-	180,000	Unlined Accessory Building	1,155.00
20,001	-	180,000		1,750.00
180,001	-	500,000	Single Residential	2,850.00
180,001	-	500,000	Commercial	3,100.00
500,001	-	1,000,000	Single Residential	4,350.00
500,001	-	1,000,000	Commercial	4,800.00
Over		1,000,000	*	5,300.00
* for every \$50,000 or part thereof over \$1,000,000 an additional initial fee of \$55.00				

BUILDING CONSENT INCL PIM (Initial Fee)				(Incl PIM) \$
-	-	5,000		365.00
5,001	-	20,000		755.00
20,001	-	180,000	Unlined Accessory Building	1,180.00
20,001	-	180,000		1,775.00
180,001	-	500,000	Single Residential	2,875.00
180,001	-	500,000	Commercial	3,125.00
500,001	-	1,000,000	Single Residential	4,375.00
500,001	-	1,000,000	Commercial	4,825.00
Over		1,000,000	*	5,325.00
* for every \$50,000 or part thereof over \$1,000,000 an additional initial fee of \$55.00				

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SPECIFIC BUILDING TYPE (Initial Fee)		\$
Heating Appliances	335.00	295.00
Demolition - Residential	230.00	
Demolition - Commercial	335.00	
Demolition - Minor	115.00	

GOVERNMENT LEVIES (for all building work of value \$20,000 and over)		
Building Research Levy BRANZ	\$1.00 per \$1,000 of building work	
Department of Building and Housing Levy	\$2.01 per \$1,000 of building work	

BUILDING ADMINISTRATION		\$
Minor Plan Variation (No additional processing work and very simple changes)	hourly BCO rate	110.00
Relodged / Split Building Consent Application (no change in value of work)	420.00	
PIM only - Residential (cost is later deducted from subsequent full Building Consent Initial Fee)	230.00	
PIM only - Commercial (cost is later deducted from subsequent full Building Consent Initial Fee)	390.00	
PIM Amendment Assessment	70.00	
Certificate of Public Use (sect 363)	250.00 (Com 1&2) 350.00(Com3) 235.00	
Certificate of Public Use amendment (sect 363)	190.00	115.00
Change of Use Consideration (if no building work required)	145.00	80.00
Exempted Building Work consideration	250.00 initial fee plus hourly rate 110.00	
Certificate of Acceptance	Full Building Initial Fee based on value of work	
Relocation assessment and report	235.00	
Notice to Fix (where no building consent active)	235.00	
Building Across 2 allotments (sect 75)	hourly rate plus legal disbursements	
Natural Hazards (sect 72 certificate)	hourly rate plus legal disbursements	
Alternative Solution Approval	hourly BCO rate	
Pre-Application meetings	hourly BCO rate	
Cancellation of Building Consent	unused initial fee returned	
Application to extend time frame for which Building Consent is valid	hourly rate 70.00	
Monthly BC Issue information report - per annum (or \$35 per month)	360.00	

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RELATED APPROVALS (Fixed Fee)		\$
Building Certification - Sale of Liquor Act		140.00
Utility Services – admin fee only (new connection Water, Sewer, Stormwater, Crossing) – each		60.00
Utility Services – Approval and inspections of physical works – each		130.00

FOOTPATH BONDS	-	-
Footpath bonds	-	per separate schedule

BUILDING WARRANT OF FITNESS CHARGES (Fixed Fees)		\$
Compliance Schedule (issue and register)		235.00
Amended Compliance Schedule	145.00	115.00
Annual BWO certificate		90.00
BWO audit on-site (approx 3 year intervals)		hourly rate

FENCING OF SWIMMING POOLS (Fixed Fee)		\$
Pool Registration		220.00
Initial Pool Inspection or Application for Exemption		
Pool Inspection		145.00
Annual Inspection for Exemptions granted		130.00
Waiver and Modifications		145.00

NEW ZEALAND FIRE SERVICE - DESIGN REVIEW UNIT (Fixed Fee)		\$
Some plans will require assessment by the NZ Fire Service. This assessment will incur a charge from the Fire Service, based on the time required, which will be passed on to the applicant, and an administration fee of \$60 will also be charged to cover costs incurred by Queenstown Lakes District Council.		65.00

LAND INFORMATION MEMORANDUM (Fixed Fee)		\$
Residential - standard 10 working days		200.00
Commercial - Standard 10 working days		305.00
Residential - Speedy 3 working days		315.00
Commercial - Speedy 3 working days		420.00