

Fees and charges

Consenting and property information fees and charges

Effective from 1 July 2017



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

Building consent fees (including GST)					
Type	Description	*Fixed fee	Processing deposit	Inspection deposit	Total deposit
Pre-application meeting	Pre-application: standard	\$300			
	Pre-application: complex		\$300		\$300
Fire engineering briefs (new)	Fire engineering brief meeting, limited to one hour (hourly rates apply thereafter)		\$300		\$300
LINZ registration (Land Information New Zealand)	Where land is subject to natural hazards, or when building is across more than one lot	\$360			
Building application	Building application: national multiple use approval (based on project value \$100,000-\$499,999)		\$1309	based on project value	
Building application	Building application: national multiple use approval (based on project value \$500,000 and over)		\$2726	based on project value	
Solid fuel heating appliances (fee per appliance)	If installed by an approved installer** providing a producer statement	\$198			
	Wetback (plus one inspection fee payable at time of application)	\$198		\$159	
	If installed by a person who is not an approved installer** (plus one inspection fee payable at time of application)	\$198		\$159	
Solar water or heat pump water heating devices (fee per device)	If installed by an approved installer** providing a producer statement	\$250			
	If installed by a person who is not an approved installer ** (plus one inspection fee payable at time of application)	\$250		\$159	
Temporary structures	Application for a temporary structure	\$454			
Exemption	Application for exemption from building consent requirements	\$453			
Injected wall applications	Application for injected wall insulation	\$525			

Building consent fees (including GST)					
Type	Description	*Fixed fee	Processing deposit	Inspection deposit	Total deposit
Separation	Application to separate an existing building consent that relates to two or more buildings on the same site		\$220		\$220
All other building applications	Project value up to \$1,999		\$500	\$288	\$788
	Project value \$2,000-\$4,999		\$840	\$432	\$1,272
	Project value \$5,000-\$19,999		\$1,325	\$576	\$1,901
	Project value \$20,000-\$99,999		\$1,925	\$720	\$2,645
	Project value \$100,000-\$499,999		\$2,775	\$1,440	\$4,215
	Project value \$500,000 and over		\$4,620	\$1,728	\$6,348
Amended plans	Amended building consent applications: project value up to \$19,999		\$355		\$355
	Amended building consent applications: project value \$20,000-\$99,000		\$640		\$640
	Amended building consent applications: project value \$100,000 and over		\$1005		\$1005
Project Information Memorandum (PIM)	Issuing Project Information Memorandum		\$426		\$426
Building inspections ⁿ	Building inspection (per standard 45 minute inspection)		\$159		\$159
Building inspections- same day cancellation	Fee for building inspections cancelled on the same day (each)	\$159			
Street damage inspection ⁿ	Inspection for street damage	\$85			
Accreditation levy ⁿ		40c per \$1000 value of works			
Code Compliance Certificate (CCC)	Project value up to \$19,999		\$152		\$152
	Project value \$20,000-\$99,999		\$355		\$355
	Project value \$100,000-\$499,999		\$533		\$533
	Project value \$500,000 and over		\$853		\$853

Building consent fees (including GST)					
Type	Description	*Fixed fee	Processing Deposit	Inspection Deposit	Total Deposit
Product assessment	Carrying out product assessment		\$1636		\$1636
Filing fee	Receiving third party reports or any other information to place on a property file at the owners request, or Schedule 1 Exemption filing	\$193			
Extensions of time	Extension of time to commence or complete building work under a building consent	\$100			
Lapsing	Lapsing of building consent	\$100			
Refusing	Refusing of building consent	\$100			
Waiver	Building consent subject to waiver or modification of building code		\$115		\$115
Certificate of Acceptance***	Project value up to \$19,999	\$261	\$640	Based on number of inspections	
	Project value is \$20,000 and over	\$471	\$993	Based on number of inspections	
Issuing compliance schedule	Base charge	\$117			
	Additional charge per specified system	\$26			
	Amendment to compliance schedule	\$105			
Building Warrant of Fitness (BWOF)	Annual renewal: one specified system only	\$94			
	Annual renewal: two or more specified systems	\$141			
IQP Register	Registration costs for Independent Qualified Person (IQP)	\$172			
	Registration for each specified system: IQP	\$130			
	Registration renewal for Independent Qualified Person	\$110			
	Advisory inspection	\$159			
Notice to fix	Issuing notice to fix	\$250			

Building consent fees (including GST)					
Type	Description	*Fixed fee	Processing Deposit	Inspection Deposit	Total Deposit
Certificate For Public Use (CPU)	Certificate	\$500			
	Extension of time for CPU	\$235			
Issuing consent report	Weekly (annual subscription)	\$1,516			
	Monthly (annual subscription)	\$728			
	Single request (monthly or weekly report)	\$141			
Title search	Certificate of Title	\$42			
Alcohol licensing building and planning certificate	Certificate that the proposed use of premises meets the requirements of the building code and Resource Management Act	\$919.60			
Construction of vehicle crossings	Vehicle crossing permit (application processing and inspection)	\$328			
Producer statement author register	Registration as a producer statement author	\$328			
Producer statement author register	Renewal of registration	\$161			
Portable swimming or spa pool	Application for a portable above ground ring-fenced swimming or spa pool	\$300			
Swimming / spa pool compliance inspection	Swimming/spa pool inspections (each)	\$126			
Industrial cooling tower	Industrial cooling towers registration	\$168			
	Industrial cooling towers renewal	\$107			

ⁿ Please refer to notes section for more information.

* All fixed fees are non-refundable.

** Installer must be listed on Auckland Council's producer statement authors register.

*** The fixed fee plus the deposit fee must be paid at lodgement.

Resource management and other lodgement deposits (including GST)		
Consents may require further charges that exceed the initial lodgement deposit		
Type	Description	Lodgement deposit
Pre-application meeting ⁿ	Standard	\$300*
	Complex (initial deposit, with additional charges by the hour)	\$300
Combination of applications	Combination of two or more land use, subdivision and/or regional (excludes minor land use, see descriptions below)	\$4,500
Land use	Minor land use: siteworks, retaining wall, bylaw signs (LGA), waiver of outline plan, skylights, solar tubes, roof window etc.	\$500
	Residential land use (infringing development controls)	\$2,500
	Residential land use (four or more dwellings) or non-residential	\$4,500
	Tree works	\$250*
Subdivision	Fee simple subdivision (with the exception of those below)	\$3,500
	Cross-lease, unit title, boundary adjustment	\$1,200
	Right of way and other non-resource consent matters relating to subdivisions e.g. cancellation of easements	\$1,000
Regional	Coastal: structures, activities and occupation; sediment; earthworks; water take, use and diversion; works in, on, under or over lakes, rivers and streams; discharge of stormwater, domestic wastewater or other contaminants; transfer of coastal, water or discharge permit to another site	\$3,500
	Contaminated sites, landfills, discharge of contaminants to air	\$7,000
Private plan change	Simple projects	\$10,000
	Complex projects	\$30,000
Notice of requirement	Notice of requirement	\$10,000
Other	Certificate of compliance, existing use, outline plan, extension of time	\$1,000
	Variation, review of conditions	\$2,000
	Permitted activity review: reviewing of any proposal or query to determine if it is a permitted activity	\$250

Resource consent lodgement deposits (including GST)		
Consents may require further charges that exceed the initial lodgement deposit		
Type	Description	Lodgement Deposit
	Drill or alter a bore	\$500
	Consent transfer or consent surrender	\$223.80
Notified	Fully notified	\$20,000
	Limited notified	\$10,000
	Hearing (where complex a higher deposit will be required)	\$3,000
	Tree works	\$530*
	Engineering	Approval of minor engineering works and common access way
Consent report	Approval of major engineering works and consent to drainage works. Construction of private drains through adjoining premises of works on private land	\$1,500
	Weekly (annual subscription)	\$1,516 *
	Monthly (annual subscription)	\$728 *
	Single request (monthly or weekly report)	\$141 *

ⁿ Please refer to Notes section for more information.

* Fixed charge





Hourly rates (including GST)

Description	Rates
Manager/project manager/legal services (all areas)	\$198
Senior processing/inspection, senior specialist, principal, team leader (all areas)	\$189
Planner, engineer, subdivision advisor, specialist, urban design, other (excluding senior)	\$159
Building, compliance, monitoring, incident investigator, environmental health officer, licensing, other (excluding senior)	\$159
Administration (all areas)	\$105

Note:

1. The categories denote descriptions of work performed by council officers.
2. Position titles vary across Auckland Council.
3. External specialists are charged at cost.



Notes	
Topic	Note
Accreditation levy	An accreditation levy is payable on all building consents to cover the council's costs of meeting the standards and criteria required under the Building (Accreditation of Building Consent Authorities) Regulations 2006.
All deposits	Additional processing and administration charges may apply depending on actual time taken to process applications. Additional inspection charges may also apply if there is a need for additional inspections. The processing deposit and the inspection deposit are payable when the application/service request is lodged. Where the actual costs are lower than the deposit paid a refund will be made to the original payer. Where the actual costs exceed the deposit paid, the additional costs (including charges by external specialists) will be invoiced. Interim invoices may be issued.
Financial and development contributions	Financial and/or development contributions may be payable in addition to the consent processing charges. Please refer to the development or financial contributions policy and relevant district plan for your development.
Building inspection	Standard inspection fee includes charges for: <ul style="list-style-type: none"> • preparation • system updating • travel time • review of associated documents. If an inspection has taken longer than 45 minutes, additional charges may apply.
Building research 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. GST does not apply to this levy.
Contaminated land site enquiries	Information relevant to the potential or actual contamination of a given property is collated and presented in a response letter, which includes records of pollution incidents, environmental investigations, selected consents, and corresponding files. The fee varies, depending on the time spent on collating the information. The fee is charged upon the completion of a response letter to the party making the enquiry.
Compliance monitoring inspections	Resource consent monitoring fees may be charged at the time of issue of resource consent. Should additional monitoring be required in excess of that deposit, additional charges will be invoiced.

Notes	
Topic	Note
Deposit level	For complex and significant applications (including hearing deposits) or if specialist input is needed, the council may require a higher deposit payment before proceeding. This will be discussed with the applicant in advance.
Engineering	If works are not explicitly noted as being 'minor,' then a 'major' approval is required.
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, eg. costs arising from the use of a specialist consultant, independent hearing commissioner(s).
Hourly rates	The hourly rates displayed in the hourly rates table above apply to all resource management related services including private plan changes and notices of requirement.
Ministry of Business Innovation & Employment (MBIE) 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.
Other services	Other services will be charged at cost. External specialists will be charged at the consultant cost. Where Auckland Council committee members are engaged, fair and reasonable costs will be recovered.
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 technical staff attending. Please refer to the council website for further information.
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.
Street damage inspection	Inspection undertaken by Auckland Transport on completion of the building project to check for any damage to Auckland Council assets such as drainage, street lights, street trees, piped services, road carriageways, kerbs, footpaths and grass berms.
Fee changes	Fees and charges may change. Please check our website aucklandcouncil.govt.nz or your nearest service centre for up to date information.

Land and property information (including GST)		
Category	Service	Fee
LIM reports - residential and non residential	Standard service (10 working days)	\$293.40
	Urgent service - where service is available (three working days)	\$395
	Copy of LIM at the time of purchase of original LIM	\$11
Property information	Property file online or USB: standard (10 working days)*	\$60.90
	Property file online or USB: urgent (three working days)*	\$91.40
	Hard copy property file viewing (where service available)	\$31.50
	Electronic property file viewing (at a service centre only)	\$21.30
Maps, reports and certificates	Building consent status report per property	\$11
	Site remediation report	\$11
	Soil reports	\$11
	Private drainage plan	\$11
	Valuations certified copy	\$11
	Building inspection report	\$11
	Site consent summary	\$11
	Copy of Code Compliance Certificate (CCC)	\$11
	Copy of Building Warrant of Fitness (BWF)	\$11
	Combined public drainage and contour map	\$53.80
	GIS maps (including aerial maps): A4	\$8.15
	GIS maps (including aerial maps): A3	\$11
	District plan: zoning/designation maps	\$11
Printing (specialist/HD)	Paper size A0	\$16.30
	Paper size A1	\$11.50
	Paper size A2	\$6.50
	Paper size A3	\$3.50
	Paper size A4	\$2.50

Land and property information (including GST)		
Category	Service	Fee
Photocopies	Black and white paper size A0: Add \$0.50 extra for colour copy	\$1
	Black and white paper size A1: Add \$0.50 extra for colour copy	\$1
	Black and white paper size A2: Add \$0.50 extra for colour copy	\$1
	Black and white paper size A3: Add \$0.50 extra for colour copy	\$1
	Black and white paper size A4: Add \$0.50 extra for colour copy	\$1
Miscellaneous	Courier charges will be charged at cost and average costs will be available at aucklandcouncil.govt.nz . An administration charge of 15 minutes may apply for bulk requests.	

* Working days (Monday- Friday)

** Working hours (8.30am-5pm)

Note:

A0/A1/A2 size printing/photocopying may not be available at all service centres.



Links

The following forms and publications are available on the council website. Use the appropriate link to download the latest version of these documents.

Building Control forms – all:

- aucklandcouncil.govt.nz/EN/ratesbuildingproperty/consents/Pages/formsanddocuments.aspx

Building Consent application packs:

- aucklandcouncil.govt.nz/EN/ratesbuildingproperty/consents/Pages/formsanddocuments.aspx

Resource Consent forms- all:

- aucklandcouncil.govt.nz/EN/ratesbuildingproperty/consents/Pages/formsanddocuments.aspx

Enjoy the heat, not the smoke! – brochure for domestic fires and woodburners

- aucklandcouncil.govt.nz/EN/environmentwaste/pollution/Documents/airqualitybrochure2012.pdf

Guidance information about the fencing of swimming and spa pools:

- aucklandcouncil.govt.nz/EN/ratesbuildingproperty/consents/buildingstructures/Pages/poolsandspas.aspx

Vehicle crossing application – Auckland Transport:

- at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/

Building work that does not require a building consent – guidance publication:

- dbh.govt.nz/bc-no-consent



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