

SOUTH WAIRARAPA DISTRICT COUNCIL

22 APRIL 2015

AGENDA ITEM D2

PLANNING AND ENVIRONMENT GROUP FEES AND CHARGES FOR 2015/16 YEAR

Purpose of Report

To obtain Council's formal approval to the proposed adjustments to the fees and charges of the Planning and Environment Group.

Recommendations

Officers recommend that the Council:

1. *Receive the information.*
2. *Approve the schedules of fees and charges relating to resource management and environmental health as set out in Appendix 1 for inclusion into the 2015-25 LTP for public consultation, with the balance of fees and charges listed in appendix 1 to take effect from on 1 July 2015.*
3. *Approve investigating the provision of a public notification service for on and off licence applications under the Sale and Supply of Alcohol Act 2012 to determine whether it would prove economic to do so.*

1. Executive Summary

Council has not comprehensively reviewed the fees and charges levied by the Planning and Environment Group in recent years (3 plus years for many fees and charges).

Some individual fees have however been adjusted by Council, notably for dogs and resource consents, while fees for licencing under the Supply and Sale of Alcohol Act were adjusted by Government regulation last year.

In the next 12 to 24 months fees for food registration will also be reviewed by Government regulation.

Even with the recent adjustments, all fees and charges are in need of a wider review to bring them into line with costs and to better relate them to Council's funding policies.

The adjustments proposed to building related fees and charges have been agreed with Masterton District Council staff so are in close alignment.

Some new fees and charges are also proposed which will generate a small increase in revenue.

In total, the revised user pays fees and charges, if adopted by Council, have the potential to reduce the requirement for ongoing funding from rates for these activities by up to \$140,000 per annum in the 2015-25 LTP.

This figure is however subject to external changes in economic activity levels (up/down) which can occur from time to time.

2. Background

Most legislation provides for Council to recover the cost of providing services on an actual and reasonable basis or against a prescribed schedule of fees and charges.

Council's funding policy then sets the internal parameters for setting fees and charges by determining the public/private benefit split, this driving the level of recovery of costs incurred by Council.

Most forms of regulatory approvals are deemed to be largely a private benefit so that a high percentage of the cost of processing permits, licences, consents and other regulatory approvals is passed onto applicants. Likewise the cost of inspections, audits and compliance monitoring is generally charged to users.

If such costs are not passed onto users, they fall on the general ratepayer.

3. Discussion

3.1 Services currently subject to fees and charges

The following current services attract a fee or charge from Council in accord with statutory requirements or Council policy;

- Dog registration (including tags)
- Dog impounding
- Registration of food premises
- Licencing of
 - food premises
 - food stalls
 - camping grounds
 - beauticians, hairdressers, tattooists, skin piercers
 - offensive trades
 - hawkers
 - mobile shops
 - itinerant traders
 - street stalls
 - amusement devices
 - amusement galleries
 - gambling venues and machines

- on and off licences; specials; managers
- Noise control
- Resource consents
- Building Consents
- Land information memoranda

For all the above activities, the use of fees and charges is well established, necessary and justifiable, and fees and charges should continue to be levied by Council.

They do however require review to bring the level of cost recovery into line with inflation over the last 3 or so years and Council's funding policy.

3.2 Services Which Could be Subject to Fees or Charges

Council already has a relatively comprehensive range of fees and charges covering most activities for which they can be levied. On review however, it has been identified that there remain a few areas which could and should have fees and charges levied, but which currently do not. These are;

- Planning and building Certificates (for SSoA Act 2012)
- R.o.W Certificates (S.348 LGAct) and S.226(1)(e) RMA) Certificates
- Fencing of swimming pool inspections

3.3 New Service Which Could be Offered Subject to a Fee

A staff member has suggested that Council offer to publish on and off licence applications (as per the Sale and supply of Alcohol Act 2012) on our website for applicants at a fee.

Currently applicants have to place a notice in a newspaper as no other public means exists. Council website legally qualifies for use by applicants for this purpose. This would need some evaluation as to how/who and cost before a commitment could be made.

3.4 Financial Considerations

Most fees and charges have not been adjusted in recent years so the income generated has fallen behind actual costs of providing the services.

This has required greater rating input to sustain these activities at or about the level of service which existed. In order to reduce rates input a rise is required to be made or a cut in service levels.

4. Changes

4.1 Building Act

The Building Act generates significant work for Council and a commensurate large cost. Building consent and inspection charges have not been adjusted for around 3 years and an adjustment to maintain cost recovery parity is required, for those 3 years and the year ahead.

The proposed change to our fees and charges has been discussed with MDC. Consequently it is proposed that both Council's will make a 4.1% fee

adjustment. The revised fees and charges align well with this Council's funding policy for this activity.

This adjustment with the already included fee revenue adjustment (around \$80,000) helps to address the requirement to match Council's funding policy based on an 80-90% private benefit / 20-10% public good split.

Appendix 1 shows the proposed fees and charges as adjusted by 4.1%. This is expected to increase revenue by around \$16,830. This change does not allow for any revenue from inspections of swimming pools or building certificates which while difficult to predict should generate another \$3,000.

4.2 Resource Management Act

The fees and charges levied for all Resource Consents and Section 223/224 Certificates were adjusted last year. This occurred after it became apparent that the previous decision to align such charges with MDC had led to a significant fall in revenue (at least 50%).

The cause for this was the very different funding policies adopted by the two Councils. At MDC the private benefit was assessed at 10% while for Council the figure was 95%. This led to a very different apportionment of costs and therefore charges (to recover the cost).

A proposed series of further adjustments focussed mainly on consents for subdivisions and recovering site check/inspection costs, should bring the RMA charges more or less into line with the funding policy and forecasts contained within the 2015-25 LTP.

Staff have assessed the time/cost of processing these consents and this showed these charges were low relative to other charges and the work involved in processing them.

Appendix 1 shows the proposed fees/charges. This is expected to increase revenue by around \$23,653. This change incorporates revenue from R.o.W Certificates / title certification and planning certificates which while difficult to predict should generate up to \$5,000.

4.3 Dogs

An anomaly exists in the setting of fees for dogs. This arises from the target set in the Control of Dogs Policy 2013 which states

"The Council aims to self-fund dog control operations from dog control fees, with the exception that from time to time the Council may approve a contribution from the general ratepayer base".

This sets the target as "self-funding" or in other words 100% funded by fees and charges. On the other hand the current LTP 2015-2025 funding policy targets only 60-70% as private benefit for the dog and animal control functions jointly.

Given that the CDP is the more recent document, dog registration and other associated fees and charges, should notionally be adjusted so as to move the income stream towards the target set (self-funding).

The size of adjustment to registration fees to go to self-funding this year is shown in the Appendix 1. The adjustments would be reasonably significant for many dog owners. In that regard the multiple dog owner category needs to be carefully considered. The prior registration fee was \$210 for 5 or more dogs.

It is proposed to change this to \$210 for up to 10 dogs then charge \$20 for each additional dog. This \$20 charge is to cover the direct costs of registration. For owners with between 5 and 10 dogs the new structure will reduce the actual cost down towards just covering registration, especially for around 9-10 dogs. For owners with more than 10 dogs (23) the actual cost of registration will rise by \$20 per dog (156 dogs).

The changes will not eliminate rates inputs to the animal control activity, as this area includes stock control and animal related bylaw issues.

Council has previously resolved that these activities be dealt with as rates funded. The cost centre will however move to around 85-90% self-funded if dogs are moved to 100% self-funded.

Appendix 1 shows the proposed fees and charges. This is expected to increase revenue by around \$30,524. This change does not allow for any revenue from stock control or higher impounding cost for dogs or fines which are all difficult to predict.

4.4 Public Protection – Environmental Health

This area of activity covers liquor, food, noise (RMA S.16), public health (beauticians etc) and public places (trading etc).

The LTP funding policy is to recover 60-70% of costs from fees and charges i.e. this is the private benefit. The activity currently recovers a round 25 to 26% of costs.

This is a significant gap which suggests the funding policy is either not representative of the type of work undertaken or that too little emphasis exists in this area on cost recovery through fees and charges (perhaps the fees are too low or not enforced) or in reality, maybe the ability to recover costs is significantly over estimated.

Whatever the driver is, the fact is that income is short of what the funding policy targets. Currently around \$82,000 income is received for these services whereas it should be in the order of \$187,000 at the lower funding policy target of 60%. At 70% the figure should be around \$218,000.

The ability to recover costs is controlled in some of the work areas, for instance for alcohol the Governments sets all fees and charges which Council can levy.

In the past 2 years new fees have increased revenue for alcohol by around 50 to 60%. The impact of the annual inspection fee, while not yet fully understood due to the short time the new provisions (6 months) have been in force, is notable. This year it appears Council is on track to gain at least

an additional \$40,000 income from the annual fee, based on the first 6 months revenue for the 2014/15 financial year.

However, the recovery of costs for the environmental health activity centre as a whole is still well short of the funding policy target overall (between \$80- 110,000), even if for alcohol it has moved much closer to a cost recovery situation.

The areas of shortfall are food licencing and permits and licences under the Bylaws. In addition very little cost recovery occurs in compliance / enforcement / monitoring. These later activities should, in my view be discounted, as it is very difficult to achieve cost recovery, as it is generally not within Council's control.

With regard to food and licences under the bylaws, there are some obvious issues with current charges that should be remedied. These would include aligning the cost of any inspection to a uniform charge (the same cost no matter which public protection activity it covers) and linking that charge to what is charged for a building inspection.

The rate charged for licences should also be made as uniform as possible as the current variety of charges are not reflective of actual costs and are inconsistent and to some extent confusing.

The biggest area though, food, should be left for future review (except for some adjustments now to recover more of Council's known costs), once the new food safety regime is fully established and new regulations covering charging for services are known.

This should enable the fees and charges for these services to be more fully reviewed next year in time for the 2016/17 Annual Plan.

With respect to the bylaw related charges and general public health activities, a review of charges at MDC shows that in a number of areas the Council's fees and charges are on the low side. Where this is evident an adjustment is required and it is proposed to bring Council's charges into line with Council policy.

Appendix 1 shows the proposed fees and charges. This is expected to increase revenue for this activity by around \$48,000. This change does not allow for any revenue from new fees and charges for safe food work under the new Act as this is difficult to predict without the regulations in place or some experience of charging or cost recovery under the new regime.

4.5 LIMS

The processing of LIM's has been creating pressures on timelines for other consents. This has arisen because of a strong trend towards applications for urgent LIM's.

Analysis suggests that this is happening for two reasons. Firstly, the cost differential between an urgent and non-urgent LIM is not sufficient to discourage people from choosing urgent, when there is no real or pressing need to do so. Second, the overall cost of obtaining a LIM is too low.

This is verified when the actual cost of processing a LIM is accounted for and when comparing current charges to what other Council's levy.

These factors support a minimum charge around \$250, especially if Council's costs are to be recovered. The present charge was set (note it has not been adjusted for around 3 years) in conjunction with the two other Wairarapa councils but this fails to take into account the differences in how each Council has to process an application.

For instance MDC have all building files in electronic format and so researching this information is a push button desk-top exercise. We do not have electronic files, so staff have to physically search for hardcopy files, then manually go through those files to obtain the necessary building information for a LIM.

MDC are at this time reviewing their charge for LIMs but have indicated that a base fee of \$250 may be high in terms of their cost structures but accept that it may be appropriate and justifiable in our case due to our systems.

For Council I would also suggest that the urgent fee be adjusted more than proportionally, so as to create a clear differential between the urgent and non-urgent types.

While the funding policy does not set a private benefit for LIMs, this process falls within the Resource Management area, so applying the 95% private benefit formula used for resource consents, would seem appropriate, in addition to a changed proportionality. Sums of \$250 for non-urgent and \$450 for urgent are therefore proposed.

Appendix 1 shows the proposed fees and charges. These are expected to increase revenue by around \$16,897. These changes allow for a shift back towards non-urgent LIMs to a 50/50 split, as compared to the current 75/25 split.

4.6 Noise Control

Where an after-hours excessive noise callout results in the seizure of equipment, Council seeks to recover its costs.

Given a new contract has been agreed with Council's contractor which resulted in a 3% increased cost for callouts this should be covered. In addition Council has had its own cost increases so its component of the charge should also be increased.

A 4.1% adjustment as per the building fees and charges would deal with these increases.

The actual current charge is however not great given that in such cases an offender has required the after-hours service to attend the scene twice and often to engage with Police if a seizure occurs. A more realistic charge would be around the \$350 mark in such circumstances.

For the administrative charge a higher figure is also justified given the fact that often the offenders never seek to recover their equipment and Council then must sell off the gear to recover some of its costs.

This all takes time and the charges should be set at a level to ensure no refund to the offender occurs after Council's costs are considered. As such an admin fee of \$100 is proposed.

Appendix 1 shows the proposed fees and charges. These changes will only make a minor change to revenue of between \$1-2000.

5. New Charges

5.1 Planning and Building Certificates

When applying for liquor licences through the District Licencing Agency, applicants are required to show that the premises comply with both planning and building requirements.

This is done by Council issuing a certificate. At present these certificates (broadly equivalent to a Certificate of Compliance) are provided without charge to applicants via an internal request form.

It is proposed to change this system to require applicants to make application for the issuance of such certificates in a more formal way by Council, given they have statutory implications and involve a duty of care for Council (liability) and effort is therefore required to generate them.

Given also that such certificates are effectively a private benefit it seems appropriate to recover the cost of providing them.

A proposed fee is shown in Appendix 1. This charge will likely recover around \$3-4000 per annum.

5.2 R.o.W Certificates S.348 LGA/S.226 (1) (e) RMA Certificates

These certificates are granted under the Local Government / Resource Management Acts respectively and relate to the right to form a private road or way and issuance of titles.

Council has to consider applications and grant approval and this requires, even if more limited in scope, a similar assessment to that required for minor resource consent.

This is a private benefit activity which should be subject to cost recovery on the same basis as for resource consents. It is therefore proposed to align the fee to that of a minor landuse consent.

A proposed fee is shown in Appendix 1. This charge is likely to recover up to \$3000 per annum.

5.3 Fencing of Swimming Pool Inspections

Under the Fencing of Swimming Pools Act Council is required to audit swimming pools for compliance with the provisions of that Act and the Building Act.

Currently such compliance inspections are not charged to the pool owner. This is a private benefit and should be charged for on the same basis as any other inspection.

A proposed fee is shown in Appendix 1. This charge is likely to recover up to \$2,000 per annum.

6. New Service

Staff have suggested offering a public notice service for applications for an off or on licence under the Sale and Supply of Alcohol Act 2012.

This would require an extension to Councils website to enable such notices to be publicised. If Council agrees in principle that it is a sound idea the detail would need to be worked through and all costs identified, and then reported back on to Council for final decision.

At present such notices in local papers costs around \$110, so if Council's website option could be run for less, a savings for applicants could accrue.

Having one place where such notices were published could assist anyone with an interest to readily locate the information, as people often turn to and expect Council to deal with such things.

7. Conclusion

If Council is to achieve funding targets set in the current LTP and other policy documents, adjustments to the fees and charges levied by Council for its regulatory services need to be made.

The adjustments proposed will result in higher revenues for Council and reduce the overall rating requirement for the Planning and Environment Group.

The fees and charges also seek to achieve greater uniformity and more consistent methods for setting fees across the group where it is appropriate.

8. Appendices

Appendix 1 – Proposed Fees and Charges for the 2015-16 Financial Year

Contact Officer: Murray Buchanan, Group Manager, Planning and Environment.

**Appendix 1 – 2015/2016
Schedule of Fees and
Charges for Planning and
Environment Group**

APPENDIX 1

2015/2016 SCHEDULE OF FEES AND CHARGES FOR PLANNING AND ENVIRONMENT GROUP (FEES SHOWN ARE INCLUSIVE OF GST).

DOGS		FEES \$	AVERAGE NO OF DOGS / OWNERS	ESTIMATED REVENUE GAIN \$
General Fees				
Desexed	Urban	66	666	6666
	Rural	42	615	5535
Entire	Urban	95	252	3780
	Rural	64	727	14540
Late Fees Desexed	Urban	99		
	Rural	63		
Late Fees Entire	Urban	142.50		
	Rural	96		
Dogs - Other Fees				
Flat fee for 10 plus Rural Dogs plus \$20 per additional dog		\$210	Currently 23 owners and 156 dogs	3120
Late fee for 5 plus Rural Dogs plus \$30 per dog		300		
Surrender a dog for euthanasia		60		
Permit application to keep more than two dogs in an urban area including breeder		140		
Re-homing fee for impounded dogs		90		
Costs and expenses relating to impounding and securing impounded dogs		Actual plus 10%		
Replacement registration tag (if tag lost or damaged)		5		
Bark Control Collars		Actual cost plus 10%		
Impounding Fees				
First Impounding		85		
Second Impounding		170		
Third Impounding		265		
Feeding (per day)		20		
STOCK RANGING				
Costs and expenses relating to impounding and securing impounded stock		Actual plus 10%		
Callout fee per hour (or part)		140.80		
Impounding Fees				
First Impounding per animal		200		
Second Impounding per animal		400		
Third Impounding per animal		600		
Feeding (per day per animal)		50		
				Estimate + \$30524
				Estimate < +\$2000

LIQUOR LICENCING	FEES \$		ESTIMATED REVENUE GAIN \$
Licence applications	As per Act		
Managers certificates	As per Act		
Refer to the Sale and Supply of Alcohol Act 2012 (Annual Fee)	As per Act		Estimate +\$40,000

ENVIRONMENTAL HEALTH	FEES		ESTIMATED REVENUE GAIN
	\$		\$
Note: Food premises operating under an approved Food Control Plan and will be charged according to the food hygiene registration fees until new regulations come into force			
New Food Premises	255	5	
Annual Registration of Food Premises	250	75	3375
Minor Food Processing (limited sale)	125	20	400
Inspection Fee (for all permits and licences per inspection)	140.80		
Camping Ground (per annum)	150.00	5	
Hairdressers Registration (per annum)	250	8	960
Offensive Trade Registration (per annum)	250	4	480
Hawkers licence	150	10	600
Mobile shop licence – involving food per annum	150	4	-260
Transfer of registration	130		
Itinerant trader per annum	240		
Street stall – large	\$150		
Street stall – small	20.00		
Food stall (Minimum)	150	10	1300
Registration of event	150	5	375
Amusement gallery (per annum)	150		
Amusement Devices – for one device, for the first seven days of proposed operation or part thereof	11.50	5	
Additional Device – first week (or part week)	2.30		
Additional Weeks (or part week) per device	1.15		
Noise Control			
Noise control charges (seizure) - per callout to property	350		
Return of seized equipment –administration and return fee per property, PLUS	100		
Burglar alarm disconnection (if required)	Electrician/ Service Callout charges plus 10%		
			Estimate +\$7230
Bylaws			
Advertising sign permit	150		
Hoardings permit	150		
Abandoned vehicles removal and disposal	Actual plus 10%		
Long grass removal (fire risk)	Actual plus 10%		
Removal of vegetation over-hanging public places	Actual plus 10%		
Gambling			
Venue and gaming machine per consent	\$ 350		

RESOURCE MANAGEMENT	FEES	AVERAGE NUMBER	ESTIMATED REVENUE GAIN
	\$		\$
Non-Notified Landuse			
Controlled	550	12	600
Restricted discretionary-minor	350	35	1750
Restricted discretionary-other	650		
Discretionary	750		
Non-complying	1,530		
Limited Notified Landuse			
Controlled	765		
Restricted discretionary	765		
Discretionary	1,071		
Non-complying	1,887		
Non-Notified Subdivision			
Controlled	800	20	4000
Restricted discretionary	900	4	800
Discretionary	1000	19	3800
Non-complying	1730	4	800
Limited Notified Subdivision			
Controlled	1000		
Restricted discretionary	1100		
Discretionary	1200		
Non-complying	2000		
Publicly Notified			
Controlled	1,122		
Restricted discretionary	1,122		
Discretionary	1,428		
Non-complying	2,244		

RESOURCE MANAGEMENT	FEES \$	AVERAGE NUMBER	ESTIMATED REVENUE GAIN \$
Plan Change and Resource Consents			
<i>All fees are a deposit only. Where the costs for processing an application exceed the fee deposit, the additional cost will be payable.</i>			
Staff time (per hour)	96		
Plan change	5500		
Additional Charges			
Site inspections (per inspection)	140.80	20	2816
Pre-hearing	510		
Hearing	1200		
Hourly Rate above deposit	96		
External consultancy	Actual cost plus 10%		
Heritage Items	No charge to applicant *		
<i>*Fees will not be charged for applications relating to modifying or removing trees listed in Appendix 1.4 Notable Trees of the Wairarapa Combined District Plan, additions and alterations to buildings listed at Appendix 1.7 (Heritage items) of the Wairarapa Combined District Plan, or located within a Historic Heritage Precinct (Appendix 1.8) of the Wairarapa Combined District Plan. This only applies where no other aspect of the proposal requires resource consent; e.g. a yard encroachment.</i>			
Certification			
223 Certificates	255	36	
224 Certificates	320	33	2145
S226 Certificate	320	3	42
S243 Approval	320	2	640
S348 of LGA approvals	320	5	1600
Certificate of Compliance	320	3	960
Planning Certificates (SSoA)	320	5	1600
Request to vary condition of consent	350	3	1050
Objection to condition of consent	350	3	1050
			Estimate + \$23653
LIM			
LIM – Urgent (5 working days) includes GST	450		
LIM – Standard (10 working days), includes GST	250		Estimate + \$16897
Certification of Title Searches includes GST	25		

BUILDING CONSENTS	PIM FEE (IF APPLYING PRIOR OR WITH BC APPLICATION ADDITIONAL TO BC FEE) \$	BUILDING CONSENT (BC) ONLY FEE EXCLUDING BRANZ AND DBH LEVIES \$	4.1% INCREASE ACROSS ALL FEES AND CHARGES	ESTIMATED REVENUE GAIN \$
Plumbing and Drainage (P and D)				
Minor Work				
MA Solid fuel heater	44	286		
MB Minor plumbing, drainage work – fittings, drain alteration, solar panel	44	361		
MC Drainage work e.g. new minor subdivision services & common drains (see commercial fees for larger subdivisions)	44	924		
MD Drainage work e.g. new effluent disposal system	44	924		
ME Wet area shower (vinyl floor)	44	458		
MF Wet area shower (tiled floor)	44	686		
MG Private marquee professional assembly only (no inspection)	44	132		
MH Public marquee >100 sq m < 50 people professional assembly (no inspection)	44	132		
MI Public marquee >100 sq m > 50 people private marquee > 100 sq m (with inspection)	44	273		
Sheds / Garages / Conservatories etc				
MJ Spa pools, swimming pool <1200 high on ground & swimming pool fence only	N/A	79		
SN All other and in-ground swimming pool	44	329		
SA Garden sheds/retaining walls/carports/decks/proprietary aluminum conservatories/other minor works	44	484		
SC Minor farm buildings/ haysheds/covered yards 1-6 bays etc incl farm bridges < \$15,000	88	634		
SD Larger farm buildings (covered yards, wool sheds) no P&D incl farm bridges >\$15,000	88	994		
SE Larger farm buildings (covered yards, wool sheds) with P&D	88	1382		
SF Proprietary garages std	88	669		
SG Proprietary garages with fire wall	88	774		
SO Proprietary garages with P&D	88	977		
SH Proprietary garages including sleepout no P&D	88	774		

BUILDING CONSENTS	PIM FEE (IF APPLYING PRIOR OR WITH BC APPLICATION ADDITIONAL TO BC FEE) \$	BUILDING CONSENT (BC) ONLY FEE EXCLUDING BRANZ AND DBH LEVIES \$	4.1% INCREASE ACROSS ALL FEES AND CHARGES	ESTIMATED REVENUE GAIN \$
SI Proprietary garages including sleepout with P&D	88	1056		
SJ Garages, simple custom design single level	88	836		
SK Garages, simple custom design single level with P&D (if sleepout use dwelling fee)	88	1223		
SL Residential repile	44	546		
SM Residential demolition	44	229		
Residential New Dwellings				
NA Single storey brick veneer Urban	352	3062		
NB Single storey brick veneer rural	352	3696		
NC Single storey weatherboard urban	352	3203		
ND Single storey weatherboard rural	352	3872		
NE Single storey stucco/texture coating/ply/steel/block or multi cladding urban	352	3432		
NF Single storey stucco/texture coating/ply/steel/block or multi cladding rural	352	4136		
NG Multi storey brick veneer urban	528	3414		
NH Multi storey brick veneer rural	528	4048		
NI Multi storey weatherboard urban	528	3555		
NJ Multi storey weatherboard rural	528	4224		
NK Multi storey stucco/texture coating/ply/steel/block or multi cladding urban	528	3784		
NL Multi storey stucco/texture coating/ply/steel/block or multi cladding rural	528	4488		
NM Transportable dwelling (yard built)	83	2693		
<i>Note: Double units charged at single unit rate plus 50%.</i>				
Residential Dwelling Additions and Alterations (incl. non-proprietary conservatories)				
AA Internal alterations	44	561		
AB Internal alterations with P&D	44	702		
AC Single storey brick veneer	88	1602		
AD Single storey brick veneer with P and D	88	1778		
AE Single storey weatherboard	88	1778		
AF Single storey weatherboard with P and D	88	2059		
AG Single storey stucco/texture coating/ply/steel/block	88	2094		
AH Single storey stucco/texture coating/ply/steel/block with P&D	88	2376		
AI Multi storey brick veneer	176	1883		
AJ Multi storey brick veneer with P&D	176	2165		
AK Multi storey weatherboard	176	2130		
AL Multi storey weatherboard with P&D	176	2411		
AM Multi storey stucco/texture coating/ply/steel/block	176	2358		
AN Multi storey stucco/texture coating/Ply/Steel/Block with P&D	176	2640		
<i>Note: All residential additions with multiple cladding types are charged as stucco/texture coating/ply/steel/block rate</i>				
Relocated Residential Dwellings				
<i>Note: If Relocation Includes Alterations or Additions</i>				
Add Alteration & Addition rate as above				
RA Relocated residential dwelling urban	528	1584		
RB Relocated residential dwelling rural	528	1866		
<i>Note: See other charges for bonds</i>				
Commercial / Industrial				
CN Commercial demolition	44	546		
CA Single storey shop fit outs	44	1135		
CB Multi storey shop fit outs	88	1417		
CC Single storey multi unit apartments/motels	352	2062 plus 419 per unit		
CD Multi storey multi unit apartments/motels	528	2413 plus 699 per unit		
CE Minor commercial work e.g. signs/shop fronts/minor fit outs (No P&D)	176	880		
<i>Use commercial rate for large subdivision services installations</i>				
CF Commercial/Industrial <\$50,000	281.60	2147		
CG Commercial/Industrial \$50,001 - \$100,000	422.40	2992		
CH Commercial/Industrial \$100,001 - \$150,000	563.20	3837		
CI Commercial/Industrial \$150,001 - \$250,000	704	4682		
CJ Commercial/Industrial \$250,001 - \$350,000	844.80	5526		
CK Commercial/Industrial \$350,001 - \$500,000	985.60	6371		
CL Commercial/Industrial \$500,001 - \$1,000,000	985.60	6934		

BUILDING CONSENTS	PIM FEE (IF APPLYING PRIOR OR WITH BC APPLICATION ADDITIONAL TO BC FEE) \$	BUILDING CONSENT (BC) ONLY FEE EXCLUDING BRANZ AND DBH LEVIES \$	4.1% INCREASE ACROSS ALL FEES AND CHARGES	ESTIMATED REVENUE GAIN \$
CM Commercial/Industrial >\$1,000,001	985.60	6934 plus 413 per 100,000 value		Estimate + \$16830

BUILDING CONSENTS – OTHER CHARGES	UNITS	FEES \$		ESTIMATED REVENUE GAIN \$
Other charges				
BRANZ Levy (for work of \$20,000 or more)	Per 1,000	1.00		
DBH Levy (for work of \$20,000 or more)	Per 1,000	2.01		
Unscheduled building, plumbing and drainage inspections		140.80		
Structural engineering or fire engineering assessment/peer review		Cost +10%		
NZ Fire Service design review		Cost +10%		
<i>The building consent fee does not include the cost of any structural or fire engineers assessment which may be required.</i>				
Compliance schedule change – new and/or amended		175		
Inspection hourly rate		175		
Inspection fee (Building Act, fencing of Swimming Pools Act)	per inspection	140.80		1400
Certificate of Acceptance - Building consent fee for the applicable building payable with lodgment plus actual charges	Per hour – payable on issue of certificate	175		
Re-assessment fee (amended plans) lodgment fee includes ½ hour assessment		262 lodgment plus 175 per hr over and above first hr		
Building Warrant of Fitness audit inspection fee	Per hour	175		
Building certificates (SSoA)		320		1600
Application for Certificate of Public Use		262		
Application for a modification or waiver to a building consent		88		
Charge for conversion of hardcopy documents (applications etc) conversion to approved to electronic format		25		Estimate + \$3000