

SOUTH WAIRARAPA DISTRICT COUNCIL

5 APRIL 2017

AGENDA ITEM C5

PLANNING AND ENVIRONMENT GROUP FEES AND CHARGES FOR 2017/18 YEAR

Purpose of Report

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

Recommendations

Officers recommend that the Council:

1. *Receive the information.*
2. *Approve the schedule of fees and charges relating to the Resource Management and Food Acts as set out in Appendix 1 for inclusion into the 2017-18 Annual Plan (AP) for consultation, with the balance of fees and charges listed in appendix 1 to take effect from 1 July 2017.*
3. *That the Council give notice of fees for registration of dogs by public notification no less than one month prior to the new fees taking effect.*

1. Executive Summary

Council has not reviewed all fees and charges levied by the Planning and Environment Group for 2 years.

Some individual fees have however been adjusted by Council last year.

Even with those more recent adjustments, all fees and charges are in need of review again to ensure they cover costs and relate to Council's funding policies, as set out in the Long Term Plan (LTP) 2015-25.

The adjustments proposed to building fees and charges are, for the most part, generally aligned with Masterton and Carterton (there are still differences brought about by local factors), so all 3 Councils are in much closer alignment than ever before in this area.

In total, the revised user pays fees and charges, if adopted by Council, should reduce the requirement for ongoing funding from rates for the

group's activities by up to \$30-35,000 in the next year (note: additional savings have already been built into the next Annual Plan for the group through higher revenue forecasts of approximately \$65,000).

These figures are as always subject to external changes in economic activity levels (up/down) which can occur from time to time. This means all predicted revenue has been conservatively assessed to ensure the forecasts are reasonably durable.

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 or charges or charging method.

Council's funding policy then lists the internal parameters for setting fees and charges through the public/private benefit split (contained in the current LTP), this driving the level of recovery of costs incurred by Council in delivering its services.

Most forms of regulatory approvals are deemed to be 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. As such fees and charges should continue to be levied by Council.

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, control and classification(including tags)
- Dog impounding
- Stock control and 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
- alcohol on and off licences; specials; managers certificates
- Verification of Food Control Plans (FCP)
- Compliance for food plans
- Food hygiene registration
- Noise control
- Resource consents, S221 and S224 Certificates Resource Management Act 1991(RMA)
- Right of Way Certificates (S.348 Local Government Act) and S.226(1)(e) RMA Certificates
- Building Consents, Project Information Memorandums (PIMS), Building Warrant of Fitness's (BWOFs), Swimming pools; inspections
- Land information memoranda (LIMS)
- Planning / Building Certificates (Sale and Supply of Alcohol Act 2012)

For all the above activities, this review is essentially to bring the level of cost recovery into line with approved expenditure and Council's funding policy. In that context the use of fees and charges is well established, necessary and justifiable.

3.2 Financial Considerations

If fees and charges are not adjusted the income generated will fall behind the actual costs of providing the services.

This would require greater rating input to sustain these activities at or about the level of service which currently exists.

In order to reduce rates input either a rise is required to be made or a cut in service levels. This latter option is not desirable as it could delay consenting processes, result in legal exposure or cause criticism of Council.

4. Changes

4.1 Public Protection - Building

The Building Act (BA) generates significant work for Council and a commensurate large cost. It is proposed that building consent and inspection charges should be adjusted by 3% to maintain cost recovery parity, for the year ahead.

The proposed change is generally consistent with Carterton (CDC) and Masterton District (MDC) Councils fees and charges. The revised fees and charges also align well with this Council's funding policy for this activity.

In that regard this adjustment (around \$14,000 increase in revenue) helps to address the requirement to match Council's funding policy (80-90% private benefit / 20-10% public good split).

Appendix 1 shows the proposed fees and charges as adjusted by 3%.

This change does not allow for any new revenue (and costs) from inspection of swimming pools (new statutory requirement) or BWOF's (Ministry of Business Innovation and Employment Review recommendation) or building certificates (new Statutory requirement under Sale and Supply of Alcohol

Act) or scanning charges, which should generate another \$30000 -50000 income and offset the additional costs of carrying out these recently provided for functions.

4.2 Planning - Resource Management

The fees and charges levied for all Resource Consents and Section 223/224 Certificates were adjusted last year in an attempt to recover more of Council's costs.

Recoveries were below the target set in the Annual Plan even though workload was up 40%. This was partly because many consents were processed without charge (heritage and trees).

Last year charges for heritage applications were introduced. Revenues have increased in consequence, but not to full recovery as required by the funding policy.

A proposed series of further adjustments focussed on the actual cost of processing of consents are listed. Staff re-assessed the time/cost of processing different types of consents (especially subdivisions). This showed charges were low relative to the work involved in processing in many cases.

New categories have been introduced to help overcome this. In addition it is an unfortunate fact that as case law has developed the expectations on content and the quality of S42A Reports has grown, so increasing processing costs, which has also been allowed for.

These changes should help bring the RMA charges move more into line with the funding policy and the forecasts contained within the LTP.

Appendix 1 shows the proposed fees/charges. This should increase revenue by \$8-12000.

4.3 Public Protection - Dogs

The Control of Dogs Policy 2013 (CDP) 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.

Given the CDP document, dog registration and other associated fees and charges, should notionally be adjusted each year so as to ensure the income stream meets the target set (self-funding).

When this policy came in the size of adjustment to move fully to self-funding was significant.

Because of this we have attempted to stage increases over a number of years. The next incremental increase is due this year. Again however it is a reasonably sizeable increase that is required, which is further complicated by shifts in the number of dogs in each registration class and a drop (150) over all in registered dogs (this does not mean the dogs are gone, rather

compliance with the registration requirement has fallen causing more work to enforce the requirement).

As such it is hard for Council to eliminate rates inputs to the animal control activity as a whole as the figures in the appendix to this report show. In addition it should be noted that, as this area includes stock control and animal related bylaw issues, and these are seen as public good funded, rates will continue to be required.

Ideally the cost centre should be around 85-90% self-funded if dogs are moved to 100% self-funded.

Appendix 1 shows the proposed new fees and charges. It is expected, even with these increases, that revenue will slightly decrease by around \$3-6000.

This change does count all revenue sources such as revenue from stock control (minimal) or higher impounding cost for dogs or fines (can be substantial) which are all difficult to predict or multi dog rural registrations.

In that context, if the reason for the loss of 150 dog registrations this year is "failure to register", then fines may well make up the forecast loss and in fact result in higher revenue.

These figures do not account for any expenditure on a new pound facility such as loan servicing and interest costs.

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. In the 2015/16 year this activity centre recovered around 26% of costs, so fees were increased in some areas to lift the overall recovery rate. In addition the alcohol licencing fees were increased by Government, notably increasing Council's level of recoveries for this work. It was expected that these changes would lift revenue to around 50% of costs.

The level of recovery over the first 6 months of this year (2016/17) is \$35,000 ahead of budget, so that around 63% of costs could be recovered over the full year. This would mean that the LTP policy is being achieved although there is still a small catch-up required if the upper 70% figure is applied.

This change in position is the result of the fee changes but also a much more "rigorous" application of our fees and charges.

Because of the improvement in revenue, this year our focus has been more on streamlining fees (the array of charges previously used was confusing and duplicative) and adjusting fees up/down in consequence of a more thorough estimate of actual costs (mainly staff time).

Any residual gap in revenue against the upper level of the funding policy may be difficult to close in consequence and may suggest the funding policy is either not fully representative of the type of work undertaken or maybe the ability to recover costs is over estimated or perhaps the fees are still too low.

Whatever the driver is, income is now in the range of what the funding policy targets.

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

As noted above, we have sought to have the rate charged for permits and licences 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.

Safe food (under the new Food Act) revenue has improved with some adjustments last year (new registration fee), but are still also not fully recovered. However it is recommended that these should be left for future review, except for some (+-) corrections and for premises still operating under the food hygiene regulations fees.

There is a 3 year transition phase presently in play from the Food Hygiene Regulations to the Food Act, but the sooner fees between the old regime and new are equalised, the sooner premises will migrate across, so enabling Council to make longer term decisions in regard to its ongoing role.

With respect to the bylaw related charges and general public health activities, a review of charges elsewhere shows that in a number of areas the Council's fees and charges remain on the low side. Some adjustments are therefore proposed as part of the streamlining of charges.

Appendix 1 shows the proposed fees and charges. This is not expected to significantly increase revenue for this activity (may be \$5000).

This change does not allow for any revenue from new fees and charges for safe food work under the new Food Act as this is difficult to predict without knowing the rate of transition to the new regime by premises.

4.5 Planning – Land Information Memoranda (LIM's)

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, is appropriate. Sums of \$250 for non-urgent and \$450 for urgent are in place and these are not proposed to be increased. Overall revenue from LIM's remains high.

Appendix 1 shows all the fees and charges applicable to the Planning and Environment Group.

5. Conclusion

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

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

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

6. Appendices

Appendix 1 – Proposed Fees and Charges for the 2017-18 Financial Year

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

**Appendix 1 – 2017/2018
Schedule of Fees and
Charges for Planning and
Environment Group**

APPENDIX 1

2017/2018 SCHEDULE OF FEES AND CHARGES FOR PLANNING AND ENVIRONMENT GROUP (FEES SHOWN ARE INCLUSIVE OF GST).

ENVIRONMENTAL SERVICES - DOGS		FEES	\$	AVERAGE DOGS /	NO OF OWNERS	ESTIMATED REVENUE \$	
		2016/17	2017/18	2016	2017	2016/17	2017/18
Registration Fees							
Desexed	Urban	66	75	849	766	56034	50556
	Rural	42		733	507	30786	21294
Entire	Urban	95	105	244	258	23180	24510
	Rural	64	64	1144	1298	73216	83072
Late Fees Desexed	Urban	99	112.50				
	Rural	63	63				
Late Fees Entire	Urban	142.50	157.50				
	Rural	96	96				
Flat fee for up to 10 Rural Dogs plus \$20 per additional dog		210	210				
Late flat fee up to 10 dogs plus \$30 per additional dog		300	300				
Surrender a dog for euthanasia		60	30				
Permit application to keep more than two dogs in an urban area including breeder		140	140				
Re-homing fee for impounded dogs		90	30				
Costs and expenses relating to impounding and securing impounded dogs		Actual plus 10%	Actual plus 10%				
Replacement registration tag (if tag lost or damaged)		7.50	7.50				
Bark Control Collars		Actual cost plus 10%	Actual plus 10%				
Impounding Fees							
First Impounding		90	80				
Second Impounding		170	170				
Third Impounding		265	265				
Feeding (per day)		25	25				
Stock							
Costs and expenses for impounding and securing impounded stock		Actual plus 10%	Actual plus 10%				
Callout fee per hour (or part)		140.80	148				
Impounding Fees							
First Impounding per animal		200	200				
Second Impounding per animal		400	400				
Third Impounding per animal		600	600				
Feeding per day		50	50				

ENVIRONMENTAL SERVICES - SAFE FOOD; BYLAWS; NOISE; GAMBLING

FEES 2016/17

\$

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

Food Hygiene Regulations Registration	210	260
Food Act Registration	100	100
Food Act Verification	260	260
EHO Hourly Rate for Compliance/ Enforcement	140	148
Camping Ground (per annum)	153	255
Hairdressers Registration (per annum)	255	255
Offensive Trade Registration (per annum)	255	255
Bylaw Permit Fee (includes hawkers, itinerant trader, advertising signs, hoardings, street stalls [large], food stalls, amusement galleries, event registration)	153 - 245	153
Bylaw Permit Fee (includes street stall [small])	21	21
Amusement Devices – for one device, for the first seven days of proposed operation or part thereof	11.50	11.50
Additional Device – first week (or part week)	2.30	2.30
Additional Weeks (or part week) per device	1.15	1.15

Noise Control		
Noise control charges (seizure) - per callout to property	357	357
Return of seized equipment –administration and return fee per property, PLUS	102	102
Burglar alarm disconnection (if required)	Electrician/ Service Callout charges plus 10%	
General		
Abandoned vehicles removal and disposal	Actual plus 10%	Actual plus 10%
Bylaws Enforcement (incl long grass removal (fire risk) and removal of vegetation over-hanging public places)	Actual plus 10%	Actual plus 10%
Gambling		
Venue and gaming machine per consent	357	357

ENVIRONMENTAL SERVICES - LIQUOR LICENCING	FEES	
	\$	
Licence applications	As per Act	As per Act
Managers certificates	As per Act	As per Act

PLANNING – RESOURCE MANAGEMENT; LOCAL GOVERNMENT ACTS	FEES 2016/17	FEES 2017/18 \$
	\$	
Non-Notified Landuse		
Controlled	550	550
Restricted discretionary-minor	350	350
Restricted discretionary-other	650	650
Discretionary (Heritage – Minor)	350	350
Discretionary	800	810
Non-complying	1,550	1560
Limited Notified Landuse		
Restricted discretionary	850	960
Discretionary	1,100	1250
Non-complying	1,900	2050
Publicly Notified Landuse		
Restricted discretionary	1,150	1450
Discretionary	1,500	1800
Non-complying	2,300	2600
Non-Notified Subdivision		
Controlled (up to 3 lots created)	850	850
Controlled (4 to 10 lots created)		1050
Controlled (11 or more lots created)		1250
Restricted discretionary (up to 3 lots created)	920	920
Restricted discretionary (4 to 10 lots created)		1120
Restricted discretionary (11 or more lots created)		1320
Discretionary (up to 3 lots created)	1020	1320
Discretionary (4 to 10 lots created)		1520
Discretionary (11 or more lots created)		1720
Non-complying (up to 3 lots created)	1750	1520
Non-complying (4 to 10 lots created)		1720
Non-complying (11 or more lots created)		1920
Limited Notified Subdivision		
Restricted discretionary	1120	1520
Discretionary	1300	1920
Non-complying	2100	2120
Publicly Notified Subdivision		
Restricted discretionary	1,150	1720
Discretionary	1,500	2120
Non-complying	2,300	2320
Plan Change		
<i>All fees are a deposit only. Where the costs for processing an application exceed the fee deposit, the additional cost will be payable at the following rates.</i>		
Staff time (per hour)	140	148
Plan change	5500	5600

PLANNING – RESOURCE MANAGEMENT; LOCAL GOVERNMENT ACTS	FEES 2016/17	FEES 2017/18 \$
	\$	
Additional Charges		
Site inspections (per inspection up to 1 hour then hourly rate shall apply)	140.80	100
Pre-hearing	510	525
Hearing	1200	1200
Hourly Rate above deposit	140.40	148
External consultancy	Actual cost plus 10%	Actual cost plus 10%
Protected Trees	No charge to applicant*	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. This only applies where no other aspect of the proposal requires resource consent.</i>		
Certification		
S223 Certificates	310	310
S224 Certificates	375	400
S226 Certificate	375	375
S243 Approval	375	375
S348 of LGA approvals	375	375
Certificate of Compliance	450	650
Planning Certificates (SSoA)	75	75
Request to vary condition of consent	350	400
Objection to condition of consent	400	650
LIM		
LIM – Urgent (5 working days)	450	450
LIM – Standard (10 working days)	250	250
Certification of Title Searches	25	30

BUILDING – 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	APPROX 3% INCREASE PIMS	APPROX 3% INCREASE BC'S
	\$	\$		
Plumbing and Drainage (P and D)				
Minor Work				
MA Solid fuel heater	Following all 44.88	292	Following all 46	300
MB Minor plumbing, drainage work – fittings, drain alteration, solar panel		368		379
MC Drainage work e.g. new minor subdivision services & common drains (see commercial fees for larger subdivisions)		942		971
MD Drainage work e.g. new effluent disposal system		942		971
ME Wet area shower (vinyl floor)		467		481
MF Wet area shower (tiled floor)		700		721
MG Private marquee <i>professional assembly only</i> (no inspection)		135		139
MH Public marquee >100 sq m < 50 people <i>professional assembly</i> (no inspection)		135		139
MI Public marquee >100 sq m > 50 people private marquee > 100 sq m (with inspection)		278		287
Sheds / Garages / Conservatories etc				
MJ Spa pools, swimming pool <1200 high on ground & swimming pool fence only	N/A	81	N/A	83
SN All other and in-ground swimming pool		336	N/A	346
SA Garden sheds/retaining walls/carports/decks/proprietary aluminum conservatories/other minor works	44.88	494	46	509
SC Minor farm buildings/ haysheds/covered yards 1-6 bays etc incl farm bridges < \$15,000	Following all 89.76	646	Following all 92	666
SD Larger farm buildings (covered yards, wool sheds) no P&D incl farm bridges >\$15,000		1014		1045
SE Larger farm buildings (covered yards, wool sheds) with P&D		1409		1452
SF Proprietary garages std		682		703
SG Proprietary garages with fire wall		790		814
SO Proprietary garages with P&D		996		1026
SH Proprietary garages including sleepout no P&D		790		814
SI Proprietary garages including sleepout with P&D		1077		1109
SJ Garages, simple custom design single level		853		878
SK Garages, simple custom design single level with P&D (if sleepout use dwelling fee)		1248		1285
SL Residential repile	44.88	557	46	573
SM Residential demolition	44.88	233	46	240
Residential New Dwellings				
NA Single storey brick veneer Urban	Following all 359.04	3124	Following all 370	3217

BUILDING – 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 \$	APPROX 3% INCREASE PIMS	APPROX 3% INCREASE BC'S
NB Single storey brick veneer rural		3770		3883
NC Single storey weatherboard urban		3267		3365
ND Single storey weatherboard rural		3949		4068
NE Single storey stucco/texture coating/ply/steel/block or multi cladding urban		3501		3606
NF Single storey stucco/texture coating/ply/steel/block or multi cladding rural		4219		4345
NG Multi storey brick veneer urban	Following all 538.56	3483	Following all 555	3587
NH Multi storey brick veneer rural		4219		4345
NI Multi storey weatherboard urban		3626		3735
NJ Multi storey weatherboard rural		4308		4438
NK Multi storey stucco/texture coating/ply/steel/block or multi cladding urban		3860		3976
NL Multi storey stucco/texture coating/ply/steel/block or multi cladding rural		4578		4715
NM Transportable dwelling (yard built)	89.76	2747	92	2829
<i>Note: Double units charged at single unit rate plus 50%.</i>				
Residential Dwelling Additions and Alterations (incl. non-proprietary conservatories)				
AA Internal alterations	44.88	573	46	590
AB Internal alterations with P&D	44.88	716	46	738
AC Single storey brick veneer	Following all 89.76	1634	Following all 92	1683
AD Single storey brick veneer with P and D		1813		1868
AE Single storey weatherboard		1813		1868
AF Single storey weatherboard with P and D		2100		2163
AG Single storey stucco/texture coating/ply/steel/block		2136		2200
AH Single storey stucco/texture coating/ply/steel/block with P&D		2424		2496
AI Multi storey brick veneer	Following all 179.52	1921	Following all 185	1979
AJ Multi storey brick veneer with P&D		2208		2274
AK Multi storey weatherboard		2172		2237
AL Multi storey weatherboard with P&D		2459		2533
AM Multi storey stucco/texture coating/ply/steel/block		2406		2478
AN Multi storey stucco/texture coating/Ply/Steel/Block with P&D		2693		2774
<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 Add Alteration & Addition rate as above</i>				
RA Relocated residential dwelling urban	538.56	1616	555	1664
RB Relocated residential dwelling rural	538.56	1903	555	1960
<i>Note: See other charges for bonds</i>				
Commercial / Industrial				
CN Commercial demolition	44.88	557	46	573
CA Single storey shop fit outs	44.88	1158	46	1193
CB Multi storey shop fit outs	89.76	1445	92	1489
CC Single storey multi unit apartments/motels	359.04	2118 plus 430 per unit	370	2182 plus 443 per unit
CD Multi storey multi unit apartments/motels	538.56	2477 plus 718 per unit	555	2551 plus 740 per unit
CE Minor commercial work e.g. signs/shop fronts/minor fit outs (No P&D)	179.52	898	185	925
<i>Note: Use commercial rate for large subdivision services installations</i>				
CF Commercial/Industrial <\$50,000	287.23	2190	296	2256
CG Commercial/Industrial \$50,001 - \$100,000	430.85	3052	444	3143
CH Commercial/Industrial \$100,001 - \$150,000	574.46	3914	593	4031
CI Commercial/Industrial \$150,001 - \$250,000	718.00	4775	740	4919
CJ Commercial/Industrial \$250,001 - \$350,000	861.70	5637	887	5806
CK Commercial/Industrial \$350,001 - \$500,000	1005.31	6499	1035	6694
CL Commercial/Industrial \$500,001 - \$1,000,000	1005.31	7073	1035	7285
CM Commercial/Industrial >\$1,000,001	1005.31	7073 plus 718 per 100,000 value	1035	7285 plus 740 per 100,000 value

BUILDING – OTHER CHARGES	UNITS	FEES	
		\$	
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	
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 engineer's assessment which may be required.</i>			
Compliance schedule change – new and/or amended		175	185
Inspection hourly rate		175	185
Inspection fee (minimum)	Per inspection	140	148
Certificate of Acceptance - Building consent fee for the applicable building payable with lodgment plus actual charges	Per hour – payable on issue of certificate	180	185
Re-assessment fee (amended BC plans) lodgment fee includes ½ hour assessment		262 lodgment plus 175 per hr. over and above first hr.	277 lodgment plus 185 per hr. over and above first hr.
Building Warrant of Fitness and Swimming Pool audit / inspection fee.	Per hour	180	185
Building warrant of Fitness Renewal		100	100
Building certificates (SSoA)		75	75
Application for Certificate of Public Use		269	277
Application for a modification or waiver to a building consent		90	92
Charge for conversion of hardcopy documents (applications etc) and conversion of documents to approved electronic format payable on every Building Consent		75	77
New Building Consent Minor Works printed			10
New Building Consent Residential Consent printed			30
New Building Consent Commercial Consent printed			50
Old Building Consents Minor Works printed			50
Old Building Consents Residential Consent printed			75
Old Building Consents Commercial Consent printed (additional charges will apply for larger consents as below)			100
Scan documents, email electronic copies, Google drive (dropbox)			10 per ten minutes
Infrastructure Deposits (refundable)			
All relocated dwellings, work over \$100000, commercial work in urban area greater than \$20000, and at officer discretion where there is a risk to public infrastructure.		1000	1000