



Fee types

There are two fee types:

1. Fixed fee. This fee covers projects where the costs are easily identified before application, or where an average rate is appropriate. The amount is fixed. No additional costs will be charged by NPDC in regard to the fee quoted.
2. Base fee. The base fee is based on the anticipated costs for the project and is non-refundable.

Application for amendment generates an individual fee which covers all non-technical aspects of the amendment process including electronic lodgement, administration time, completeness check, document acceptance and client liaison (time spent on the application by a technical officer will be also charged as detailed in the 'Costs for additional staff time' section of the fees and charges).

Application for code compliance certificate generates an individual fee which covers electronic lodgement, administration time, completeness check, document acceptance, technical check of application, client liaison and certificate issue.

In some cases actual costs of a project may exceed the estimated minimum fee, due to external or specialist inputs, additional information submitted, application complexity, inspection complexity or additional inspections undertaken.

At the end of a project, if the actual costs have significantly exceeded the minimum fee, an invoice for the additional costs will be sent and are required to be paid prior to issue of a code compliance certificate.

Environment Protection Agency (EPA) Fast Track consents

EPA Fast Track legislation enables councils to recover costs for their input. All NPDC officer time spent on applications will be charged on the hourly rates stipulated in the Schedule of Fees and Charges based on roles.

Cancellations

When an application is withdrawn before the consent is issued and fees are outstanding, an invoice for the work completed to date will be sent to the fee payer.

If an application is withdrawn after the consent is issued, a refund will be sent to the payer for monies not used by the activities to date.

Payment of fees*

You will be invoiced on submission for all fees and levies applicable to your consent based on the estimated value of your building work. Once full payment has been received, we will accept your application for processing.

Extra inspections or re-inspections will be invoiced at the end of the project, including any additional processing or amendment fees outstanding. All charges are required to be paid prior to the issue of the code compliance certificate.

A reduced application fee may be set by the Manager Building (Building Lead) where unusual circumstances or the characteristics of the application would make it inappropriate to charge the normal fixed fee or base fee.

Where an application belongs within a higher fee category, additional fees will be required to be paid before the continuation of processing. This will apply when the work is undervalued. The estimated value of the finished work will be used.

Where an application falls within more than one fee category, the higher category will apply.

Non-payment of fees or the invoiced additional processing costs will result in processing or inspections being suspended unless alternative payment arrangements have been formally agreed.

A typical calculation of the fee you are to pay can be done using this formula:

Value of work under \$20,000:

- Base fee for category + accreditation levy.

Value of work \$20,000 and over:

- Base fee for category + BRANZ levy + accreditation levy.

Value of work \$65,000 and over:

- Base fee for category + MBIE building levy + BRANZ levy + accreditation levy.

* Fees adjusted following new building levy guidance, effective 1 July 2024.



Table 1 – Building consent process (building consent and Project Information Memorandum inclusive)

Note: unless otherwise specified, for uses that fall into more than one category, the higher cost category applies.

Scale code and category	Total base fee
Application fees - see 'Lodgement charges – Objective Build' section (p. 4)	
Dwellings residential – new dwellings and additions	
RES1 <\$10,000	\$950.00
RES2 \$10,000 – \$24,999	\$1,503.00
RES3 \$25,000 – \$79,999	\$1,977.00
RES4 \$80,000 – \$129,999	\$3,229.00
RES5 \$130,000 – \$249,999	\$4,315.00
RES6 \$250,000 – \$499,999	\$ 5,480.00
RES7 \$500,000 – \$999,999	\$6,168.00
RES8 \$1,000,000+	\$7,212.00
<p>The scope includes attached garages and any external buildings used for habitation, as well as non-habitable buildings such as conservatories, sheds, detached garages, carports, glass/shade houses, and barns. It also encompasses any components that are part of the building at the time of construction, including decks and pergolas. Minor buildings include sheds up to 15m², conservatories on existing slabs, carports, and other conservatories. Ancillary and external works, such as signs, fences, pergolas, decks, retaining walls, and in-ground swimming pools, may be joined to or separate from a building, constructed subsequently or independently and are considered non-habitable. If constructed as part of the building, they are incorporated into the building consent and assessed accordingly; for ancillary/external works valued at \$100,000 or more, refer to the 'Community, Commercial and Industrial – new and additions' fee category. Additions refer to building work that increases the footprint and/or building envelope. Relocation involves placing a building on a new site, including new foundations, reinstatement of the original structure, and connection to sewer or wastewater systems, but excludes alterations or additions, which incur additional fees.</p> <p>Note: a detached dwelling no more than three stories high that is removed off-site or demolished does not require a building consent, though appropriate application forms for disconnecting reticulation services must be submitted.</p>	
Community, commercial and industrial – new and additions	
COM1 < \$15,000	\$997.00
COM2 \$15,000 – \$24,999	\$1,446.00
COM3 \$25,000 – \$79,999	\$3,243.00
COM4 \$80,000 – \$129,999	\$4,243.00
COM5 \$130,000 – \$249,999	\$7,143.00
COM6 \$250,000+	\$8,620.00
<p>Includes all community, commercial and industrial buildings, plus ancillary/external works \$100,000 or greater.</p> <p>Note: an addition is building work that results in an increase of the size of the footprint and/or the building envelope.</p>	
Log fires	
FIR1 Inbuilt or with plumbing	\$642.00
FIR2 Freestanding without plumbing	\$499.00
Certificate of acceptance	2.0 x base fee for the relevant building consent
Application for minor variation	\$122.00
Application for amendment	\$306.00
Application for code compliance	\$368.00

GST is included unless otherwise stated



Table 2 - Additional fees and charges

Activity	Charge
Levies	
<p>Building research (BRANZ) levy:</p> <ul style="list-style-type: none"> Estimated value of work under \$20,000 Values \$20,000 and over <p><i>The building research levy is subject to 15% GST from 1 July 2026</i></p> <p>MBIE building levy:</p> <ul style="list-style-type: none"> Estimated value of work under \$65,000 Values \$65,000 and over <p>Accreditation levy (applies to all building consents)</p>	<p>Nil</p> <p>\$1.15 per \$1,000 building work</p> <p>Nil</p> <p>\$1.75 per \$1,000 building work</p> <p>\$2.25 per \$1,000 building work</p>
Costs for additional staff time	
<p>Hourly rates for the Processing Team have been rationalised into a single administrative and single technical hourly rate.</p> <ul style="list-style-type: none"> Development Engineer Planner Administration Technical Building inspection <p>Costs for engineering review or other professional services not available in-house</p>	<p>\$267.00 per hour</p> <p>\$242.00 per hour</p> <p>\$182.00 per hour</p> <p>\$220.00 per hour</p> <p>\$247.00 per inspection</p> <p>Actual cost plus 10%</p>
Other	
<p>Extension of time for a building consent</p> <p>Natural hazards (s71 Building Act 2004)</p> <p>Building over boundary (s75 Building Act 2004)</p> <p>Application for waiver</p> <p>Certificate for public use</p> <p>Cancellation of building consent</p> <p>Sale of alcohol building certificate</p>	<p>\$140.00 fixed fee</p> <p>\$454.00 fixed fee</p> <p>\$454.00 fixed fee</p> <p>\$331.00 fixed fee</p> <p>\$368.00 fixed fee</p> <p>NPDC will determine processing and administration costs and provide a refund for unused monies or invoice for additional costs.</p> <p>\$368.00 fixed fee</p>
Review after refusal of code compliance certificate	
<p>2–5 years since grant date</p> <p>5–10 years since grant date</p> <p>10+ years since grant date</p>	<p>\$368.00 fixed fee</p> <p>\$439.00 fixed fee</p> <p>\$848.00 fixed fee</p>
Separate Project Information Memorandum (PIM) application	
<p>(not applied for with building consent)</p> <p>Dwellings and relocations</p> <p>Granny flat exemption (Ministry of Business, Innovation and Employment)</p> <p>Community/commercial/industrial</p> <p>Outbuildings, milking sheds, alterations, demolition, ancillary and external works</p>	<p>\$450.00 base fee</p> <p>\$804.00 base fee</p> <p>\$687.00 base fee</p> <p>\$450.00 base fee</p>
Compliance schedule and building warrant of fitness	
<p>New compliance schedule (includes preliminary compliance schedule and building statement of fitness)</p> <p>New building warrant of fitness</p> <p>Changes to compliance schedule</p> <p>Building warrant of fitness audit (high, medium and low risk)</p>	<p>\$414.00 plus \$96.00 per fixed fee</p> <p>\$86.00</p> <p>\$220.00 per hour</p> <p>\$220.00 per hour</p>



Activity	Charge
Inspections	
Late cancellation of inspection (less than 24 hours)	\$73.00
Change of use (assessment and record of)	\$195.00 base fee
Application for exemptions	
One-offs	\$331.00
Registration of Schedule 1 exemption	
<ul style="list-style-type: none"> Excluding territorial authority discretionary exemptions Territorial authority discretionary exemption residential Territorial authority discretionary exemption commercial 	\$250.00 base fee \$650.00 base fee \$1,300.00 base fee
Unrecorded/unpermitted works registration	\$441.00
Notice to fix	\$182 fixed fee
Swimming pool compliance	
Re-inspection	\$246.00
Registration and audit inspection	\$270.00 every three years
Compliance action	
Compliance action includes but not limited to inspections	At cost
Amusement devices	
Application to operate an amusement device	\$11.50
Development contributions	
(refer to the Development and Financial Contributions Policy and Development Contributions page on NPDC's website)	
Required if a development increases demand on stormwater, water or road assets, or increases demand for community facilities and is a new residential, commercial, retail or industrial development.	
Development contributions must be paid before the code compliance certificate is issued.	

Lodgement charges – Objective Build

The fees set out below outline the transactional based fee which is charged for each accepted application based on the value of work. This allows NPDC to on-charge all fair and reasonable costs for the use of the system to the applicant. The fee structure has been designed to align with the Council's operating models and encapsulates a user pay model (zero ongoing costs) that ensures the Council is never out of pocket.

Application fee schedule

All fees below are a schedule of fees for application types for the ongoing licensing of the Objective Build end-to-end consenting solution **excluding GST** and on a per consent basis.

Value of work (multiplier)

- A fixed fee for applications with a value of work equal to or under \$124,999.
- A percentage multiplier fee for a value of work greater than \$125,000. An example has been provided below for a building consent application type with a capital value of \$600,000.

Example: Value of work of \$600,000 x 0.075% = \$450 (exclusive GST) application fee

Scale code and category	Total base fee (ex. GST)
Parent applications	
Application for Project Information Memorandum (PIM) and/or building consent:	
<ul style="list-style-type: none"> Value of work equal to or less than \$124,999 Value of work greater than \$125,000 and up to the value of \$2,499,999 Consents with a value over \$2,500,000 	\$80.00 fixed fee 0.075% multiplier \$1,875.00 fixed fee
PIM only - application for PIM	\$80.00 fixed fee
Applications for certificate of acceptance (COA):	
<ul style="list-style-type: none"> COA with a value up to \$124,999 COA with a value over \$125,000 	\$80.00 fixed fee \$350.00 fixed fee



Scale code and category	Total base fee (ex. GST)
<p>Amendment applications Application for amendment to a building consent Note: A negative fee (reduction in the value of work) will have a \$80.00 fixed fee associated to the amendment application.</p> <ul style="list-style-type: none"> Value of work equal to or less than \$124,999 Value of work greater than \$125,000 and up to the value of \$2,499,999 Consents with a value over \$2,500,000 	<p>\$80.00 fixed fee 0.075% multiplier \$1,875.00 fixed fee</p>
<p>Supporting application(s) Application for code compliance certificate</p> <p>Application for certificate for public use</p>	<p>No fee, part of the building consent workflow \$80.00 fixed fee</p>
<p>Other application(s) Extension of time</p> <p>Application for an exemption to a building consent</p>	<p>No fee, part of the building consent workflow \$80.00 fixed fee</p>
<p>Additional pricing notes</p> <p>The multiplier fee is for all applications with a value of work equal to or greater than \$125,000 and is capped at a value of work of \$2,500,000 resulting in a maximum fee of \$1,875 per application.</p> <p>The fees for the use of Objective Build have been implemented on the assumption that a Council/Building Consent Authority will set an application fee that is on charged to the applicant as per s240 of the Building Act 2004.</p> <p>The fees set out in this document cover the ongoing use of the Objective Build end-to-end consenting solution, support and maintenance from our New Zealand based team which includes applicants applying to the Councils and Building Consent Authorities.</p> <p>All accepted applications are invoiced monthly based on the actual numbers from the previous month.</p>	