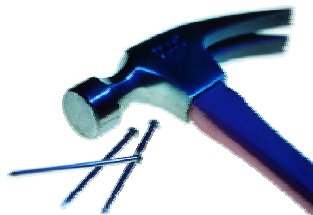


When do I need a building consent?

Most construction projects require consent, including the relocation of any building. This includes:

- Swimming pools and their fences, and spa pools
 - Retaining walls higher than 1.5m or that support loads from buildings or vehicles.
- Garages and carports, exceeding 20m²
- Structural building: alterations, extensions, re-piling.
 - New buildings.
 - Decks, platforms or bridges more than 1.5 metres off the ground.
 - Fences or walls (higher than 2.5m).
 - Plumbing and drainage work (except repairs).
 - Heating including inbuilt and freestanding fireplaces.
 - Lifts.
 - Demolition of buildings over 3 storeys high.
 - Relocation of a building.
 - Sheds greater than 10 square metres in floor area.
 - Glass houses and conservatories.

You should consult council for a complete list



What work does not require a building consent?

The following are some examples where a Building Consent is not required -

- Retaining walls no higher than 1.5m and not carrying a surcharge
 - Fences no higher than 2.5 metres
 - Garden sheds no greater than 10 square metres. (You must still meet the requirements of the District Plan.)
 - Changing plumbing/minor drainage work either completed or signed off by licenced plumber or drainlayer
 - Building a cabin near existing home as long as it is <10m² and does not have cooking or sanitary facilities and is no more than 1 storey. (You must still meet the requirements of the District Plan)
 - Removing or changing a non load bearing wall
 - Installing or replacing windows or exterior doors providing there have not been durability problems, there are no changes to structural elements and it does not reduce means of escape from fire
 - Making a home more accessible by widening doorways and building access ramps providing structural stability is not reduced
 - Fitting out shop or office interiors where the work does not modify certain important building features e.g. fire escapes and protection, sanitary facilities, structural stability or disabled access.
 - Erecting tents or marquees, as long as they are smaller than 100m² (for private use and for public assembly) and will not be used for more than 1 month
 - Replacing or altering linings or finishes of any internal wall, ceiling, or floor of a dwelling
 - Making a penetration no greater than 30cm in diameter to enable the passage of pipes, cables, ducts, wires and hoses and the like through any existing building, and any associated work such as weatherproofing, fireproofing or sealing
 - Level Installing thermal insulation in an existing building other than in an external wall or a firewall of the building
 - Demolishing all or part of a damaged building that is detached (stand alone) and no more than 3 storeys high
 - Repairing and replacing all or part of a damaged outbuilding with a comparable outbuilding within the same area
 - Removing any sign and a sign's structural support, retaining wall, plinth or similar foundation, or playground equipment
- Constructing, installing, replacing, or altering any sign and any structural support of a sign if the sign has been designed by a chartered professional engineer, or the sign does not exceed 6 square metres and is no more than 3m above the ground.
 - Constructing, installing, replacing, or altering any height restriction gantry, and the removal of any such gantry
 - Constructing, installing, replacing, or altering any retaining wall in a rural zone if the wall has been designed by a chartered professional engineer, retains no more than 3m depth of ground and is no closer than its own height to any legal boundary or existing building.
 - Constructing, installing, replacing, or altering any plinth or similar foundation designed by a chartered professional engineer, used for supporting mechanical plant, a tank, equipment, machinery, or any similar item
 - Constructing, installing, replacing, or altering any stall, booth, compartment, or similar structure with a floor area less than 100 square metres used at a fair, exhibition or market for no more than one month, and the removal of any such stall, booth, compartment, or similar structure
 - Constructing, installing, replacing, or altering made of fabric or other similar lightweight material and associated structural support provided it is at least 1m from any legal boundary and on the ground or first storey level if on a building, and the removal of any such shade sail
 - Constructing, installing, replacing, or altering any ground level carport not exceeding 20 square metres and the removal of any such carport
 - Constructing, installing, replacing, or altering any playground equipment designed by a chartered professional engineer provided the work is for a government department, Crown entity, licensed early childhood centre or a territorial or regional authority
 - Constructing, installing, replacing, or altering any playground equipment used by a single household provided no part of the equipment is more than 3m above the ground
 - In relation to the construction or alteration of tanks and pools and any structural support of the tank or pool the following additional configurations will be exempt:
 - up to 16,000 litres no more than 0.25m above the ground

- up to 8,000 litres no more than 0.5m above the ground
- up to 4,000 litres no more than 1m above the ground
- up to 1,000 litres no more than 3m above the ground

Where work must comply with the requirements of the District Plan (e.g. service court, living court, daylight and boundary controls) the Duty Planner at Hauraki district Council will be happy to provide you with the information you need. Please call on 07 862 8609 or 0800 734 834 (from within the District)

You should consult council for a complete list

Relocating buildings

Relocating new buildings

The owner will need to lodge a Building Consent with a Code of Compliance Certificate (CCC) which should be supplied to the new owner by the manufacturer.

Relocating within the Hauraki District

The prospective owner will need a CCC if building is under 5 years old or building report issued by a Building Control Authority Officer to evaluate whether the building is structurally sound and is suitable for relocation. The owner will need to include the CCC or BCA Officer's report in the Building Consent Application. They will also need details of the proposed site.

Relocating from out of district into Hauraki District

The prospective owner will need a CCC for buildings under 5 years old or a building report issued by a Building Control Authority Officer to evaluate whether the building is structurally sound and is suitable for relocation. If the building is more than 120km from the Hauraki District the owner will need a report from a recognized building inspection service or the Building Control Authority for that area. The owner will need to include the CCC or Building Control Authority Officer's report in the Building Consent Application. They will also need details of the proposed site.

What happens if work has been done without a building consent?

If you are building without a consent you are liable for a fine and may also have trouble selling the building or obtaining insurance.

- The building Act 2004 allows for a person to apply for a 'Certificate of Acceptance' for any work that has been completed without a Building

Consent. This however is only applicable to work carried out after the inception of the Building Act 1991. A Certificate of Acceptance is usually issued for urgent and minor works, such as a retaining wall that has been built because of a hill slide.

- For any work completed with out a Building Consent and prior to 1 July 1992 there is no process available through Council for acceptance or qualification of this work. Where building work is the subject of a condition for a building report in a sale and purchase agreement, then you will need to obtain the services of a qualified person from the private sector.
- Council is bound by the Building Act 2004 and has a role to ensure the health and safety of the public, with regards to buildings, is always maintained. If you are aware of a situation that you believe compromises the health and safety of building users then you need to refer the matter to the council as soon as possible.



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Basic Rules for Building

