



So you want to build a shed or a sleepout

From 31 August you won't need a consent

New exemptions to the Building Act mean you won't need a building consent for single storey detached buildings up to 30 square metres. That includes things like sleepouts, sheds, carports and greenhouses.

That's great news for homeowners, but don't break out the hammer just yet. There are still some important steps to take before getting started.

Step 1

Check if you need a building consent

You don't want your build blowing over with the first gust of wind so the first step is to check if you need a building consent.

Check Section 1 of the Building Act, speak to a qualified builder or check with us.

Do I need a Building Consent?

Yes Follow the building consent process

No Your build falls into 'exempt building' category - **Go to Step 2**



Step 2

Check with a planner

Talk with one of our district planners to see if your project complies with the rules in our District Plan, local bylaws and resource consent requirements.

Does your project comply with our rules?

Yes I've complied with all requirements. Excellent - **Go to Step 3**

No The build doesn't comply with our planning rules, so it's back to the drawing board.



Step 3

Check if you need a professional or if you can build it yourself

Most buildings (including kitset buildings) must be designed by a chartered professional engineer. It's also likely your building work will need to be checked or supervised by a Licensed Building Practitioner. Only buildings made from lightweight materials, like greenhouses, can be put up without using a professional - but they still need to comply with the building code.

Do I need to use a professional?

Yes I have the right professional for the job.

No I've got this. I can safely build it myself and meet the building code standards.



Stick to the standards

And even I won't be able to blow your sleepout down


You may not need a consent for your project, but you will still need to meet the building code standards.



Huh? What's a building code?

The building code is a set of detailed structural guidelines for all buildings in Aotearoa New Zealand. The code sets clear expectations of building standards for things like wind zones, rainfall, structural stability, fire safety, access, moisture control, durability, services and facilities, and energy efficiency. You'll need to ensure you build according to the standards.

Keen to know more?

 Read about development standards and zones in our district plan - <https://www.hauraki-dc.govt.nz/district-plan>

Check if you need a consent at www.building.govt.nz/check-if-you-need-consents

Read the building codes standards at <https://www.hauraki-dc.govt.nz/building>

 To book an appointment with our planning specialists call **0800 734 834** (in district) or **07 862 8609**

Farewell me hearties!

There's a bigger, better, safer pirate ship on the horizon so it's farewell to Victoria Park's (Rocket Park) pirate ship this week. It'll be all hands on deck for the next few weeks as we scupper this ship and replace it as part of the Waihi Lions Club and HDC playground upgrade.

Watch this space for a whole new generation of memories!

