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Building Consents

What is a Building Consent?

A building consent is Council's written authority to carry out building work that it considers will comply with the Building Code provided it is completed in accordance with the plans and specifications submitted with the building consent application. It cannot be issued retrospectively for work already completed. In these circumstances a certificate of acceptance should be applied for.

When and How to Apply for a Building Consent:

You must obtain a building consent before carrying out building work that includes: structural work, plumbing and drainage work and site work for new houses or alterations, or before shifting an existing building onto a new section.

- Structural building – additions, alterations, re-pilling, demolition
- Plumbing and drainage (except the repair and maintenance of existing components)
- Relocating a building
- Installing a wood burner or air-conditioning system,
- Retaining walls higher than 1.5 metres
- Fences or walls higher than 2 metres, and all swimming pool fences
- Swimming pools
- Decks, platforms or bridges more than 1 metre above ground level
- Shed greater than 1 square metres in floor area