

# Building consents

If you are intending to carry out any construction, alterations, demolition, or plumbing work, it is highly likely that you will require a building consent.

A building consent is a consent to begin building work, in accordance with the approved plan specifications. All building consents must comply with the requirements of the New Zealand Building Code.

Some work may also require resource consent; please contact our Planning Department for any queries you have regarding this.

## **Do I need a building consent?**

A building consent is necessary for plumbing and drainage work, structural building (including new buildings), demolition and relocation of existing buildings along with various other categories of building work. Please contact us if you are unsure whether your building project will require a consent.

A consent is not able to be issued after work has commenced. Council can, if made aware of unapproved building work, seek its demolition and/or prosecute the owner.

## **How much does a building consent cost?**

This varies on the type of work being carried out and is calculated on administration and processing costs, the number of inspections required & any other fees applicable such as levies Council has to pay to the Government. The costs are listed in Council's Fees and Charges booklet. As of 1/07/09 a deposit fee is required to accompany all building consent applications, with any further charges to be paid before the consent is issued.

If the final number of inspections exceed this estimate then an additional fee will be required. However, if the final number of inspections is less than estimated then a refund will be initiated.



### **How do I apply?**

Applications forms are available from our Customer Services Team on the ground floor of Council Offices on Brougham Street, the Reefton Service Centre, or can be printed from our website.

Applications will only be accepted if the forms are completed and all other required information is attached, including the deposit fee.

Please ensure all relevant information is included with your application. If sufficient information has not been supplied, your consent application will be put 'on hold' until the required information is received. If the information requested is not supplied within 3 months or an extension of time granted, the consent will be cancelled and documents returned.

When the consent is fully processed the applicant will be advised and invoiced for any additional costs over and above the deposit. When the fee is paid in full the consent will be released.

Building consents are required to be issued within 20 working days of all relevant information being received.

The building consent will detail the inspections required to ensure compliance with the approved plans. Please give 24 hours notice prior to any required inspection. When the building works are completed and a final inspection has been approved, a code compliance certificate will be issued verifying that the construction meets the requirements of the Building Act 1991.

### **Further information**

A range of brochures and information are available from Council offices. For further information or advice, please contact our Customer Services team at the Council. In all cases, please call first to make an appointment to ensure that a staff member is available to discuss your project with you.

For more information, please contact:  
Buller District Council  
Brougham St  
Westport  
Ph: (03) 788 9111

