

Quick consents

Scope and limitations



The 'quick consent' process will allow low risk and minor building work to be appraised, processed and granted in a timely and more efficient manner.

'Quick consents' will only include work that is 'Standard residential'; and is an acceptable solution under the New Zealand Building Code. The work must not be subject to District Plan rules, Resource Act compliance, health issues or specific engineering and a high standard of documentation must be provided. The building consent receiving officer will confirm if an application is accepted as a 'quick consent'. If an application received by mail is not suitable for a 'quick consent', it will be treated as a standard building consent and a letter will be sent to explain this decision.

The following work will be considered for a 'quick consent':

1. any Building Act Schedule 1 work including: infilling a window or replace a window with a door of same width; and replace existing deck, balustrade and stairs that are <1.5m high, >2m from any boundary
2. inbuilt and freestanding wood and pellet burners including burners with wetbacks
3. partial/total timber re-pile
4. water heating system including solar water heater (if a structural check is not required)
5. internal stairs (non-engineered)
6. up to two new NZS3604 beams supporting a maximum of one storey
7. replace roof cladding with similar or lighter weight (including membranes of Butynol or EDPM up to 40m²)
8. demolition or removal of dwelling
9. new bathroom or laundry within the existing building footprint
10. plumbing up to a value of \$20,000, including internal wet area membranes
11. stand-alone fencing (ie does not incorporate the house or other existing barriers) for existing spa or pool.

Excluded work:

The lodging officer has authority, if they identify any particular area of risk, to move 'quick consent' applications into the standard building consent workflow. These risks may include work:

- required to be assessed by other than a building or plumbing officer (ie is subject to district plan rules, Resource Management Act compliance, health issues, vehicle access compliance, specific engineering design)
- that extends the footprint of the existing building
- subject to specific design wind zone, or unknown wind zone, or where the E2/AS1 risk matrix score under is over 20
- that involves existing or new hazardous substances or products (such as mould, asbestos, lead based paints)
- on a site that is subject to natural hazards (sec 71-74 of the Building Act 2004; eg slippage, ground contamination, flood hazards, or is on a fault line)
- over or within 500mm of public sewer and stormwater mains (or any network utility services)
- involving the installation of a second kitchen sink or a bar sink
- that is an alternative or engineered solution to the NZ Building Code compliance documents (generally this means outside the scope of NZ3604)
- weathertightness (leaky building) repairs
- resulting in a change of use including the creation of additional household units
- that includes creating new connections to a Council main water, sewer or stormwater services
- that impacts or creates pumped or ground soakage stormwater systems
- involving roof cladding membranes other than acceptable solutions Butynol or EPDM
- that creates new or altered driveways and curb crossings
- that has documentation provided that is substandard and/or likely to take greater than 45 minutes to review.