

Undertaking Site Works & Creating Building Platforms

Information sheet



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What is Site Works and a Building Platform

The excavation (cutting or filling) of soils on an allotment for the purpose of creating a platform (base) to erect or re-locate a building on is “Building Work” and “Site Work” as defined by the Building Act 2004 section 7.

Due to this definition, many of these situations will require a building consent to be obtained before you carry out that work. Unfortunately, over the years there has been a lot of confusion and misinformation as to what does or does not require a consent, and who is allowed to authorise that work.

Things to Consider

If you are intending to cut or fill your site, create a platform to building on, construct any type of retaining wall to support the fill or you are a contractor that has been engaged to carry out this type of work, the below points are important (but not limited to) for you to consider:

- What is the reason for cutting or filling the site or creating a platform, “intended use”?
- Are you intending to construct a retaining wall to support filled soils?
- Do you intend to erect or locate a building on your filled site or platform at some stage in the future?
- Have you engaged a suitably qualified design professional (structural and or Geotechnical engineer) to establish an appropriate design?
- Have you checked with council to see if a building consent is required for this work?

Important Information

Early engagement with the council’s building team will ensure you understand the compliance requirements and that your project will be fit for purpose.

Examples of when a building consent may not be required:

- Building up a site for landscaping purposes only
- Clearing a site by cutting and filling, making it more presentable for sale
- Disposing of clean fill onto a site to level it up
- NOTE: (please ensure you are not altering a natural water course)

Please Remember:

Whilst engineers can produce specific engineer designs and provide producer statements (PS1 & PS4) and inspect certain work, they are not authorised to approve building work relating to a building consent. Only a Building Consent Authority (BCA) has the authority and powers to approve and certify building work and or allow third party inspections when related to the building consent process.

Therefore if you are intending to carry out any of the work identified within this guidance, it's vitally important that you seek all the relevant information from council to understand the requirements and any council approvals that maybe needed, before you undertake that work. Doing this will ensure you achieve compliance, reduce the need for any unnecessary hold ups, rework or worst case scenario the removal of those site works and start again, which could be at great cost to you and or your client.

Contacts

For further details, information and or to discuss your proposal you can contact the Building Advisory Office. Contact details are below.

Building Advisory Office

Contact phone number: 03 687 7236

Email: building.enquiry@timdc.govt.nz