

Demolition

Information sheet



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Code: IS-106

Please refer to the Building Act 2004 with regard to demolitions (see below).

*Building Act 2004: Schedule 1, Part 1 (building work not requiring building consent) **Section 30 Demolition of detached building***

The complete demolition of a building that is detached and is not more than 3 storeys.

Section 31 Removal of building element

The removal of a building element from a building that is not more than 3 storeys, provided that the removal does not affect –

- (a) the primary structure of the building;*
- or (b) any specified system; or (c) any fire separation.*

A Building Consent may not be required prior to a demolition or removal of a building or part of a building HOWEVER if you intend to demolish or remove a building or structure from your site, a building consent would ensure that all related services are capped / sealed, that the site is fully cleared, and that the Timaru District Council files and rating assessments correctly reflect these changes.

Planning requirements

Resource consent may also be required if buildings have a heritage rating under the Timaru District Plan.

Please talk to Timaru District Council Planning staff if you have any queries.

Drainage and water requirements

A services consent may be required for the disconnection of existing drainage and water services.

Please talk to Timaru District Council Drainage and Water staff if you have any queries.

Please ensure all connections are capped off and accurately mapped.

Other matters

If you suspect that the building has hazardous material contact Worksafe New Zealand [worksafe.govt.nz](https://www.worksafe.govt.nz) and Community and Public Health [cph.co.nz](https://www.cph.co.nz) for help and information. Dispose in an appropriate landfill.

Other service authorities also need to be notified such as:

- The local electricity distribution network, Alpine Energy Ltd [alpineenergy.co.nz](https://www.alpineenergy.co.nz)
- Communications service providers Spark New Zealand [spark.co.nz](https://www.spark.co.nz)

Standard of documentation

All documentation submitted with your application must be accurately drawn to an appropriate scale for the job. To assess your applications appropriately, the Council must know exactly what they are being asked to approve.

Glossary of terms

Description	Term
Ministry of Building, Innovation and Employment	MBIE
Land Information Memorandum	LIM
Project Information Memorandum	PIM
Licensed Building Practitioner	LBP
Building Research Association of New Zealand	BRANZ
Environment Canterbury	ECan
New Zealand Building Code	NZBC
Restricted Building Work	RBW

Other information sheets available

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Fees and charges	IS-101
Change of use	IS-105
Demolition	IS-106
Effluent disposal and waste water treatment systems	IS-107
Relocating a dwelling / building	IS-109
Transportable buildings	IS-110
Domestic smoke alarm systems for dwellings	IS-111
Accessible facilities	IS-115
Amusement devices and marquees	IS-116
Essential features of a producer statement	IS-122
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