

Latest building consent news from Selwyn

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Update on our workload

Inspection timeframes

Our inspections are generally 48 hours from booking.

Please consider your scheduling of work and inspection requirements during periods of school and public holidays as this affects our capacity and may impact our booking timeframe.

Processing timeframes

At the end of March:

- The average working days for building consents being issued was 10 days (note this is an average)
- 97% of applications were processed within 20 working days.
- New commercial consents are generally being processed within 20 working days.

Note that timeframes depend on the quality of your application.

Professional Partnership Programme (PPP) review update

We ran an industry event to relaunch the Professional Partnership Programme (PPP) on the evening of Thursday 10 April.

The PPP was first launched in May 2021, with the aim of fast-tracking building consents for standalone single storey detached dwellings. Over the last 4 years the programme has been operating we have approved 1,315 consents,



equating to approximately 20% of applications we receive. The programme is currently delivering consents in an average of 4 working days.

The changes to the programme were well received by those in attendance.

Industry can start to engage with the new offerings **from 1 May 2025**. Further details can be found on councils website at [Selwyn District Council - Professional partnership programme \(PPP\)](#).

We look forward to fostering new relationships as well as strengthening those with existing partners.

Why relaunch the programme?

The relaunch of the programme is to refresh the offering to enable a greater range and complexity of work to be fast tracked.

Key changes to the programme include:

- introduction of a 'gold' status, noting historically the programme was limited to 'bronze' and 'silver'
- reduced consenting fees across all status levels
- remote inspections and an inspection waitlist for partners
- a dedicated contact person.

These changes align to central governments aims of creating efficiencies and cost savings in the consenting process and avoid unnecessary delays in the sector.

[Engineering acceptance for minor residential units – update](#)

As of 7 April 2025 engineering acceptance (EA) is no longer required for minor residential units in residential zones (except in MRZ where it is required for all multi-units).

Minor residential units are defined in the District Plan, and are essentially small secondary units of no more than 70m² that are held in common ownership and share servicing connections with the main residential unit on the site.

Our Development Engineering team is working to improve accessibility and provide more up to date resources online – [click here to take a look](#). Information includes

Multi-unit developments points to note

To support multi-unit developments, a range of servicing options have been developed:

Wastewater connections:

1. Approval is provided to connect up to three connections to a 100mm dia sewer lateral – this is subject to Engineering Acceptance.
2. Alternatively, connections to the Council's wastewater system for each principal residential unit or principal building in an urban multi-unit development within the MRZ are approved for the purposes of the **Wastewater Bylaw** subject to engineering acceptance.

Water Connections:

1. A standard connection detail for urban multi-unit developments has been developed – refer SDC [Engineering Code of Practice](#).
2. Alternatively, for those who intend to subdivide, approval is provided following **Water Supply Bylaw** for a connection to the Council's water supply system for each principal residential unit or principal building in an urban multi-unit development within the MRZ subject to engineering acceptance.

PLG1 form – separate form required

You will need to provide with your consent application a completed [National Environment Standards \(NES\) & Earthworks \(PLG1\) form](#). This is for assessing and managing contaminants in soil to protect human health, as well as earthworks subject to a building consent.

Previously this form was part of your application for a building consent via AlphaOne. You will now need to complete this form separately and provide with your consent documents in the correct document order [outlined here](#).

What's the purpose of the PLG1 form?

This form identifies:

- Land which is actually or potentially contaminated either from an activity or industry on the **Hazardous Activities or Industries List (HAIL)**, or where a HAIL activity is likely to have been undertaken on that land.
- Earthworks within the Plains Flood Management Overlay where the activity will potentially displace or divert floodwater onto surrounding land.

What is the earthworks assessment about?

When a building consent application is submitted, council is required to consider earthworks under EW-R1

of the Partially Operative District Plan (PODP).

What this means for you:

- Site scrape or building on piles

If a project only includes a site scrape or is a building established on piles, it will comply with the relevant rule.

- Filling and earthworks for building platforms

If a project includes any filling and earthworks to establish a building platform (e.g. for geotech or flood mitigation) council may seek confirmation that NH-REQ4 will be complied with. The existing PLG1 form has been amended to provide a means of confirming compliance.

Resource consents – online dashboard

Selwyn District Council is one of the first councils in New Zealand to launch an online dashboard for resource consent applications. This is to provide more transparency on applications.

The dashboard provides customers and residents with an overview on how applications are progressing, comprehensive data on our total workload, on how we are tracking and how that compares to previous years.

To check out the new dashboard on our website, visit selwyn.govt.nz/rcdashboard.

Reminders on legislation and building code changes

There are two key changes the industry should keep informed on:

- **Making it easier to build small standalone dwellings (i.e. granny flats)**

The Government is making it easier to build 'granny flats' as a way to improve affordable housing options to people.

It is expected that by early 2026 that small standalone dwellings can be built without a building consent. This will become exempt building work for small standalone dwellings up to 70m² if:

- it is a simple design and meets the building code,
- building work is carried out or supervised by licensed building professionals, and
- homeowners notify their local council before they commence building and once it is completed.

Small standalone dwellings **still need a building consent until the law changes in 2026!**

In addition, the proposed exemption will not apply to:

- any building work in progress, or
- existing structure.

[More information about standalone dwellings.](#)

- **Removing barriers to overseas building products**

The Building (Overseas Building Products, Standards, and Certification Schemes) Amendment Bill passed on 3 April 2025.

Streamlining the citing of international standards will be in place by July 2025.

This legislation makes changes to the Building Act that target each level of the building product assurance system (standards, certification schemes and compliance pathways) to improve competition by:

- enabling recognition of overseas standards and standards certification schemes,
- streamlining the citing of international standards with the new building product specifications to show compliance with the building code, and
- requiring BCAs to accept building products certified overseas and recognised by the regulator (i.e. the Ministry of Business, Innovation and Employment).

[More about overseas building products.](#)