

# Latest building consent news from Selwyn

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## Update on our workload

### Inspection timeframes

Our inspections are generally 48 hours from booking.

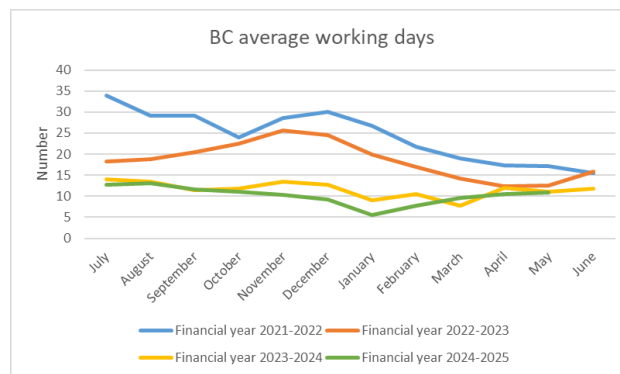
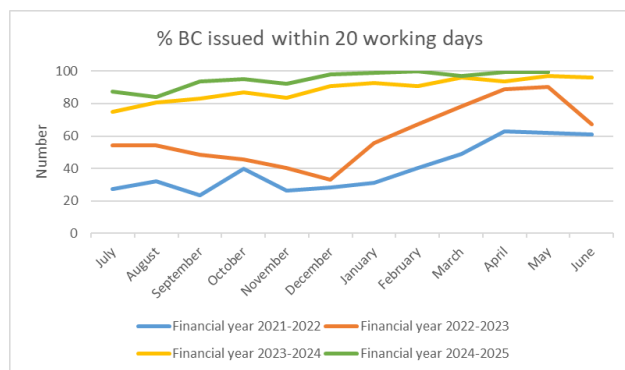
Please consider your scheduling of work and inspection requirements during periods of school and public holidays as this affects our capacity and may impact our booking timeframe.

### Processing timeframes

At the end of May:

- The average working days for building consents being issued was 11 days (note this is an average).
- 99.5% of applications were processed within 20 working days.
- New commercial consents are generally being processed within 20 working days.

Note that the timeframes above depend on the quality of your application.



## Importing timeframes

- Applications are currently being imported generally within 72hrs.
- We're working hard to get this back to our usual 48hrs!

## Fees & charges update

Many of our fees and charges will increase from 1 July 2025 due to inflation:

- These increases are as per the Long-term Plan (LTP).
- Our fees and charges schedule will be up to date on our website from 1 July 2025.
- All fees and charges are inclusive of GST unless otherwise stated.

On the building [fees & charges](#) you will now also see a table with approximate consent costs.

Note that these are approximate only and provided as a general guide. The costs will vary depending on the complexity of the building work and quality of the consent application.

## Inspection reminders

### Providing LBP details when booking inspections

Remember to have all relevant LBP details at the time of booking. Specifically when booking post/wrap inspections where two LBPs are required to be provided (wall & roof).

## Inspection bookings builder's app being turned off

You will no longer be able to book inspections using the Builders App **from 30 June 2025**.

The app has not been available to download from the app store for over a year or so due to the ageing programming language not supported by the app store.

Overall, this shouldn't have too much impact on the industry as we are only seeing a maximum of 10% of inspection bookings being requested via the app at present.

For further information on booking inspections refer to the information on our website at [Selwyn District Council - Booking Inspections](#).



## Viewing smoke alarms at solid fuel heater inspections

All alarms need to be viewed and checked at the final inspection for a solid fuel heater inspection. This means entry is required to all bedrooms.

Please ensure that your customers understand this requirement when you supply or install a solid fuel heater for them so that there are no surprises for them at time of inspection.

## Mud and sediment run off from building sites

Mud and sediment run off from building sites onto roads is an environmental concern for Environment Canterbury (ECan). It can pollute stormwater drains and waterways and harm aquatic life.

To address this, ECan encourages reporting such incidents and implementing best practices for erosion and sediment control on building sites.

### Responsibility

Both builders and the public have a role to play in preventing mud from polluting our environment and failure to manage sediment runoff can result in fines and abatement notices from ECan.

### How to report a perceived issue

You can report any issues either via:

1. [ECan](#) Snap Send Solve app or calling their 24/7 pollution hotline at 0800 765 588, **OR**
2. Selwyn District Council [Snap Send Solve](#) which will be re-allocated to ECan for you.

## Best practices for builders

ECan emphasises the importance of erosion and sediment control on building sites, including measures like:

- Stabilized entrances to prevent vehicles from tracking mud onto roads.
- Wheel wash systems to clean vehicles before they leave the site.
- Properly managing site runoff to prevent it from entering waterways.
- Keeping sites tidy and cleaning up mud and debris promptly.

Refer [ECan erosion and sediment control toolbox](#) for more information.

## Professional partnership programme update

We're excited to announce changes to our professional partnership programme (PPP) from 1 May 2025.

This has already led to us welcoming onto the programme several new partners, including our first couple of construction partners. Our [current partners](#) are listed on our website.

Key changes to the programme are:

- Dedicated contact person for our PPP partners.
- Adding a discount for our bronze design partners.
- Increased the scope for silver partners.
- A new gold status.
- Admitting consents with outstanding land use consent at silver and gold.
- Potential to admit consents prior to s224 for silver and gold partners – dependant on pre-application meeting.
- Creation of construction partnership which includes:
  - remote inspection capability,
  - inspection waitlist availability, and
  - discount for remote inspections completed.

See our [website for all details on benefits at each partner level](#).

## Parking safety reminder

Building sites can be busy places with many trades onsite at various stages of the build. We're aware that

space can be tight, particularly in new subdivisions where there are many builds underway at the same time, however the road rules remain the same.

We'd appreciate your help in ensuring the district remains safe by making sure your teams and trades follow the rules:

- It's illegal to park on or obstruct a footpath; this includes parking on the berm.
- Park on the road fully, or within the allotment boundaries.
- Park in the direction of traffic; it's actually illegal to park on the side of the road with your vehicle facing against the traffic flow.
- Think about delivery timeframes and arrange these outside of when school children are around.
- Parking on the footpath or berm damages the finished surfaces and service covers which are not designed to carry vehicle loads.
- Parking rules apply to all vehicles including trailers, machinery, etc.

**Important note:** To clarify, our building inspectors don't issue parking tickets, they can however provide you with stickers (see image) for you to attach to your construction site safety boards to help you promote good practice for those on site.



Council's parking wardens are out and about around the district regularly and aim to be educational in the first instance. Ultimately it is up to all of us as road users to do the right thing and make sure we follow the law when it comes to parking, driving, registering and warranting of vehicles, etc.

If you're in the unfortunate position of receiving a ticket at any time, please don't take out your frustrations on council staff; they're simply doing their job.

Any queries or complaints should be laid through the appropriate channels which are detailed on the ticket.

## 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.

It is expected that small standalone dwellings can be built without a building consent by early 2026. This will become exempt building work for small standalone dwellings up to 70m<sup>2</sup> 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.](#)