

# Latest building consent news from Selwyn

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## What's happening out in the market right now – commentary from Mike Blackburn

Mike Blackburn from Blackburn Consulting provides an update on the Canterbury construction market from July 2022 data and provides interesting market insights. You can [watch this on YouTube](#).

## Prepare for changes to H1 requirements

Under the 2022 Building Code update by the Ministry of Building, Innovation and Employment (MBIE) there will be a staged approach to H1 requirements of products.

Following consultation with the industry, MBIE have decided:

- Wall, floor, and roof insulation in housing changes have had the time extended 6 months to 1 May 2023 to give the industry more time to adjust to the changes to comply with the new requirements, and
- Window and door insulation requirements will continue to see a staged implementation process from 3 November.

## So what does the staged window and door insulation requirements look like?

For Canterbury that means climate zone 5. Which means (for housing only):

- windows and doors have an interim increase to a minimum R-value of 0.37 starting from 3 November 2022, and
- this will increase to R0.50 six months later, on 1 May 2023.

To support the industry MBIE are making resources available as an online resource library that content will be added to as more is developed. So keep an eye on the [Building Performance website](#).

## Want to know more?

Check out these links:

- [Building Performance webinar on new energy efficiency documents](#)
- [Transition period for the energy efficiency of housing \(Outcome of consultation Building Code update 2022\)](#)

## Keeping your home safe against wildfire

We probably all remember the Port Hills wildfire in February 2017. Wildfire risk is a natural hazard that has been identified in the [proposed district plan](#).

So if you're in or near a rural area, it's wise to be fire smart and protect your home and property from the threat of rural fire. You'll find helpful information on protecting your home in Fire and Emergency New Zealand's [Wildfire Safer Housing Guide](#).

## Update on our workload

### Inspection timeframes

Our inspection workload is currently pushed out to 5 days. This is due to increased illness within the team and the loss of one contractor.

But we're aiming to ensure we pull back this timeframe over the coming weeks.

### You can help us by:

- ensuring you have completed the work required for each inspection to illuminate the need for reinspection's,
- submitting required documentation early – you know the drill; you don't have to wait for the inspector to request it, and
- being organised – so if things change on site, let us know so we can cancel your inspection and rebook it for a suitable day.

And thank you for your ongoing patience.

## Processing workload

At the end of August:

- The average working days for building consents remains below 20 working days (note this is an average, with a number of applications still going over the 20 day statutory timeframe)
- 54% of applications were processed within 20 working days, with our team processing more applications in August than we received

- We are receiving applications for fast track consenting from more partners than before – for more details on fast tracking consents see our information on the [professional partnership programme](#)

### **What are we doing to reduce the timeframes?**

We're:

- training a new cohort of new recruits,
- continuing to use contractors as available,
- welcoming a couple of new contractors who are just coming on board now,
- working actively with our professional partnership partners to fast track more applications through this route, and
- pushing back applications that aren't complete.

### [Meet our new recruits](#)

We're excited to welcome onboard the six new members of our training cohort! They started with us 25 July and will be starting to help out with our workload under supervision.

So if you haven't already come across them in your dealings with our team, you can expect to hear from them very soon.



Back row (left to right) – Lovedeep Singh, Joyel Stephen, Shang Xiang

Front (left to right) – John Melville, Al Abela, Cass Scouller

## Key Information for Building Customers Variation 1 to the Proposed District Plan (incorporating Medium Density Residential Standards)

On 20 August 2022 Selwyn District Council notified Variation 1 to the Proposed District Plan to incorporate mandatory Medium Density Residential Standards.

These standards have immediate legal effect for sites within a relevant residential zone in Rolleston, Lincoln or Prebbleton. This means affected landowners must comply with them now.

### Why have these changes been made?

These changes are required by the Government's new housing intensification legislation, passed last year, which requires some councils to make changes to their district plans to allow for more housing and at greater heights in relevant residential areas.

### What are the key changes?

There are some key changes and additions to the bulk and location requirements and the way that they are measured. **This means that when you lodge a building consent, you will need to show these requirements on your building plans differently for us to be able to process your consent.**

[Follow this link to our website](#) to find out more information on view our summary guidance document for building customers.