

Fast Track Building Consent

Processed in five working days

Council has a Fast Track Consent (FTC) process that takes five working days. Building consents are normally processed within 20 working days but Council has set a target of five working days for low risk FTC consents applications.

The list over the page states the types of consents that can be processed as a low risk FTC.

The five day processing starts from the day your consent is accepted if it is received before 12 noon. You must lodge your application with all the required information, documentation and fee.

Important Note: You must provide all the required documentation, to meet our strict quality standards. If the application is incomplete, you will be advised and your building consent will be put on hold until the requested information has been received. The application will then be processed as a normal building consent within 20 working days once the information is received. There may be additional fees to pay if the application drops out of the FTC system.

Building work approved for FTC

The list of building work covered by FTC is non-negotiable. Council makes every endeavour to process all building consents in a timely manner but the list of FTC are the only work that meet the five working day criteria.

Low risk fast track option applies for work on a residential property only.

Fill in a Solid Fuel Heating application for:

- Fires (Solid Fuel Heaters) excluding ZT boxes (ZT-zero tolerance = low clearance fire box built into a non-masonry enclosure)

Fill in a Minor Building Consent application for:

- Minor internal alterations
- Minor plumbing/drainage work
- Drain repairs as a result of Council's infiltration tests
- Enclose an existing porch
- Repitch an existing roof
- Pergola on existing deck
- Solar panels
- New hot water cylinder
- Factory manufactured conservatory in a reticulated* residential zone but excluding those in flood/site caution
- Carports up to 36m² that are open on three sides and on flat land in a reticulated* residential zone but excluding those in flood/site caution

Fill in a Building Consent application for:

- Proprietary** garages up to a maximum size of 36m² - on flat land in a reticulated* residential zone with no plumbing and drainage, but excludes those with a firewall and/or in a flood/site caution zone.

The value of work must be less than \$20,000.

* Your property must be connected to Council's wastewater network - not on a septic tank.

** Garages from one of the national chains such as Versatile, Skyline, Ideal, Totalspan, KiwiSpan and others that meet the above criteria.

Notwithstanding anything set out in this fact sheet, in no circumstances shall the Gisborne District Council be liable for an loss or damage (including, but not limited to, consequential or indirect loss or damages, or any claim by any other person against the applicant) suffered by the applicant, or any other person, for not processing the consent within the fast track timeframes outlined.



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