

Document type: Practice note

Title: Removal of buildings from a property

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1. Purpose

The purpose of this practice note is to define the process involved when checking an application that involves the demolition or removal of buildings from a property.

2. Legislative requirements

A building consent is not required to demolish (or remove) stand-alone detached buildings, which are no more three stories in height. Refer Building Act 2004: Schedule 1. However, if a building is attached to another building, then a building consent is required.

Note: Whilst one of the objectives behind this exemption was to accommodate the need to demolish damaged buildings or parts of buildings after a natural disaster (e.g., earthquake or flood, the **extent and/or cause of the damage is irrelevant when considering whether the proposed demolition work is exempt**. This means that any building can be demolished regardless of whether it is damaged or not.

All building work must be carried out in accordance with the Building Code.

Applicants must check with the Planning team to determine whether resource consent is required.

3. Check GIS

If a building consent is required, the following items will be checked:-

Trees

Notify Auckland Council arborist if the aerial photos show any existing trees on the property, berm, street, or intended travel route, which may be affected by the removal of the building.

Spa or swimming pools

Refer to practice note AC2247 for advice on the removal of pools. If the pool is to be retained, check to ensure that fencing is not affected by the demolition or removal of any buildings.

Right of way

If the building is being demolished or removed, check to see whether there is sufficient access available and that there is no likelihood of damage to other property refer section 4(j) of the Building Act 2004.

Power, gas and water

A certificate confirming the power, gas, water supply has been disconnected is to be supplied when building works are completed.

Private drainage

Drawings shall include location of drains where foul water and storm water is to be capped and sealed off.

4. Intended relocation

If the building is relocated to another site, a building consent will be required for the relocation.

5. Other matters

The removal of buildings can become quite complex, for this reason the safety and security of other buildings must be considered. This is particularly so if a building is attached to another building which is to remain. Deconstruction may also affect the weathertightness of another building where they share a party wall. All aspects must be considered.

It is recommended that a team leader double check the application before final approval is granted.