

FACT SHEET – Garden Sheds or Detached Buildings

GENERAL INFORMATION:

The following information gives the requirements for the placing of garden sheds and small detached buildings.

This information comes from the Building Act 2004. Please follow this advice as it will ensure that you will have happy neighbours and be able to enjoy your investment.

- A. If a detached building is less than 10m² in area, and is not closer than its own height to any legal boundary or other residential accommodation, it does not require a building consent, however, a resource consent may be necessary (check with Council's Development Liaison Team).
- B. If a shed is less than 10m² and is closer than its own height to a boundary it will need a building consent and may require resource consent.
- C. A neighbour's consent to site accessory buildings close to legal boundaries is almost always a condition of a building and resource consent.

A detached building is defined in the Building Act as not exceeding 10m² in floor areas, does not exceed 1 storey, does not contain sanitary or facilities for the storage of potable water, but may contain sleeping accommodation (without cooking facilities) if the detached building is used in conjunction with a dwelling.

A neighbour has a right to refuse to give consent.

Should you require further information please contact the Council on 07 3760899.