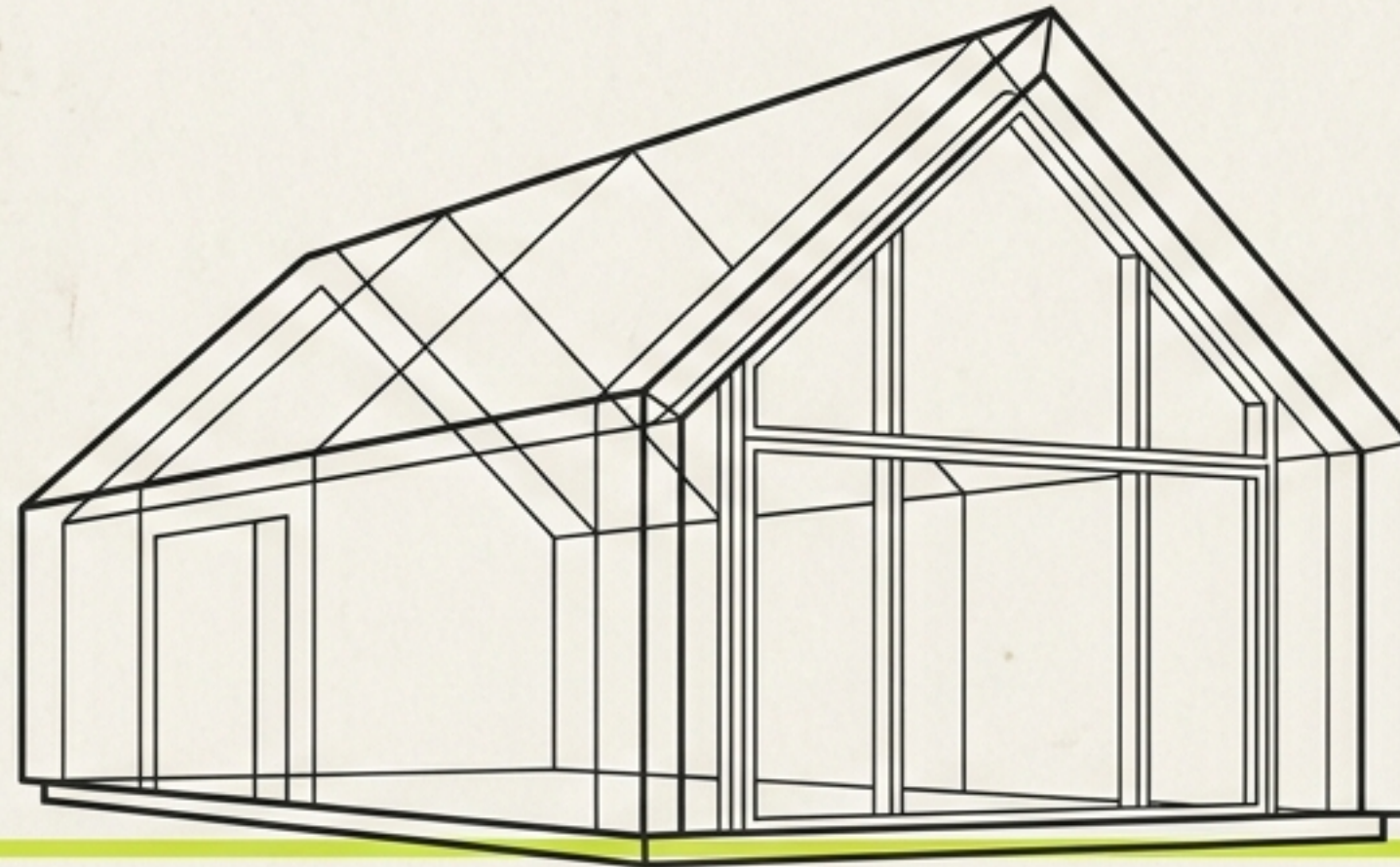


The Invisible Scaffolding

Navigating the building consent process in Nelson Tasman.





Regulation as Quality Assurance

The NZ Building Act 2004 is designed to protect your investment. At Ecotectural Home Builders, we view the consent process not as red tape, but as the foundational blueprint of a durable, safe, and masterful home.

01

Structural integrity
(Stability & Moisture control)

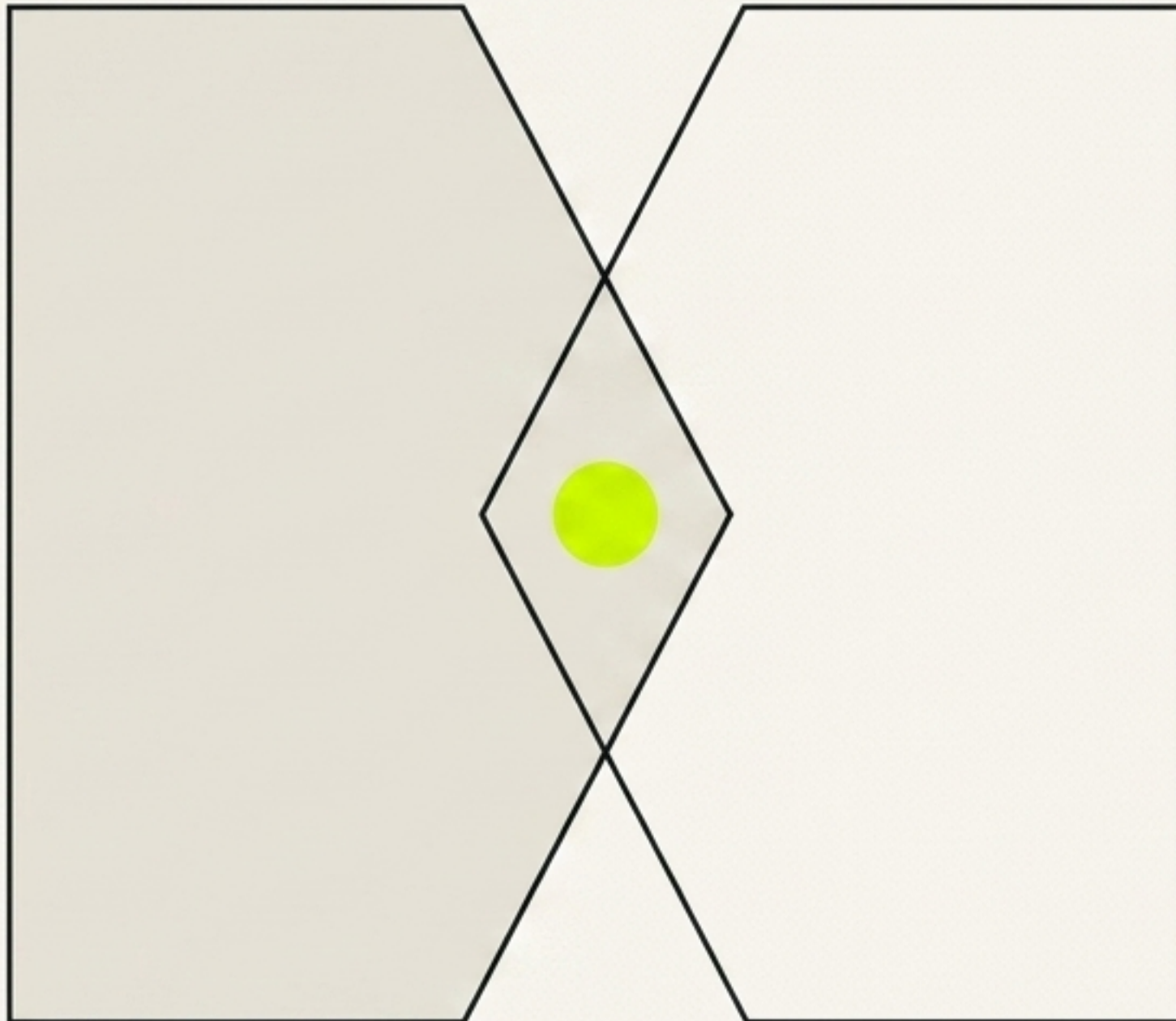
02

Safe, healthy occupancy

03

Long-term property value

Dual Jurisdictions, Singular Focus



Nelson City Council (NCC)

Governs the urban and immediate suburban boundaries.

Manages high-density sites and enforces specific coastal engineering codes.

Tasman District Council (TDC)

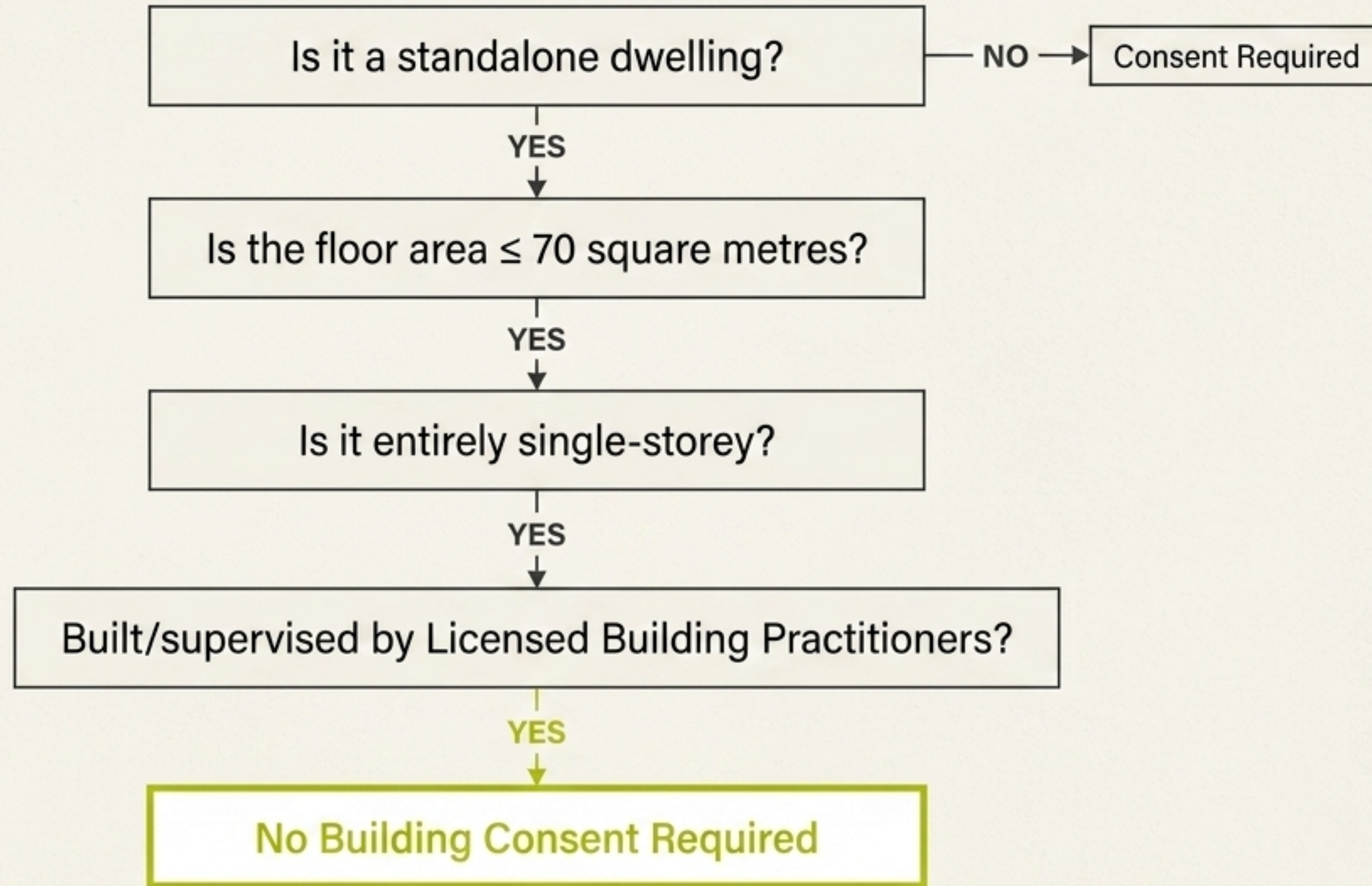
Governs the broader rural and semi-rural expanses.

Manages distinct earthworks thresholds and rural retaining wall codes (up to 3.0m without consent if engineered).

The Consent Threshold Matrix

	Consent Required		Exempt (Schedule 1)
Structural	Alterations, re-piling, load-bearing work.	✓	Low-risk repair and maintenance.
Retaining Walls	Higher than 1.5m (or 3.0m in rural zones).	✓	Below 1.5m supporting ground only.
Elevated Platforms	Decks, bridges > 1.5m above ground.	✓	Decks < 1.5m above ground.
Outbuildings	Sheds > 30sqm.	✓	Sheds < 30sqm (using lightweight materials).
Plumbing	Creating an additional sanitary fixture.	✓	Basic repair of existing fixtures.

The Schedule 1A Pathway: Granny Flats



* Notification to the TDC or NCC with final design plans and Records of Work is still legally required to update the property file.

The Cost of Non-Compliance

Bypassing the Building Act is illegal. Operating without a required consent shifts massive legal and financial liability onto the homeowner.

- **Notice to Fix:** Immediate council order halting all site work.
- **Financial Penalties:** Fines up to \$200,000, plus \$10,000 for every day the offense continues.
- **Instant Fines:** On-the-spot \$1,000 penalties from inspectors.
- **Asset Devaluation:** Unconsented work must be declared upon sale and can nullify insurance policies.

\$200,000

Liability



The Blueprint of Responsibility



The Homeowner
(You)

- Approves final design scope.
- Funds the consent fees.
- Retains ultimate legal ownership of the completed property file.



Ecotectural Home
Builders (LBP)

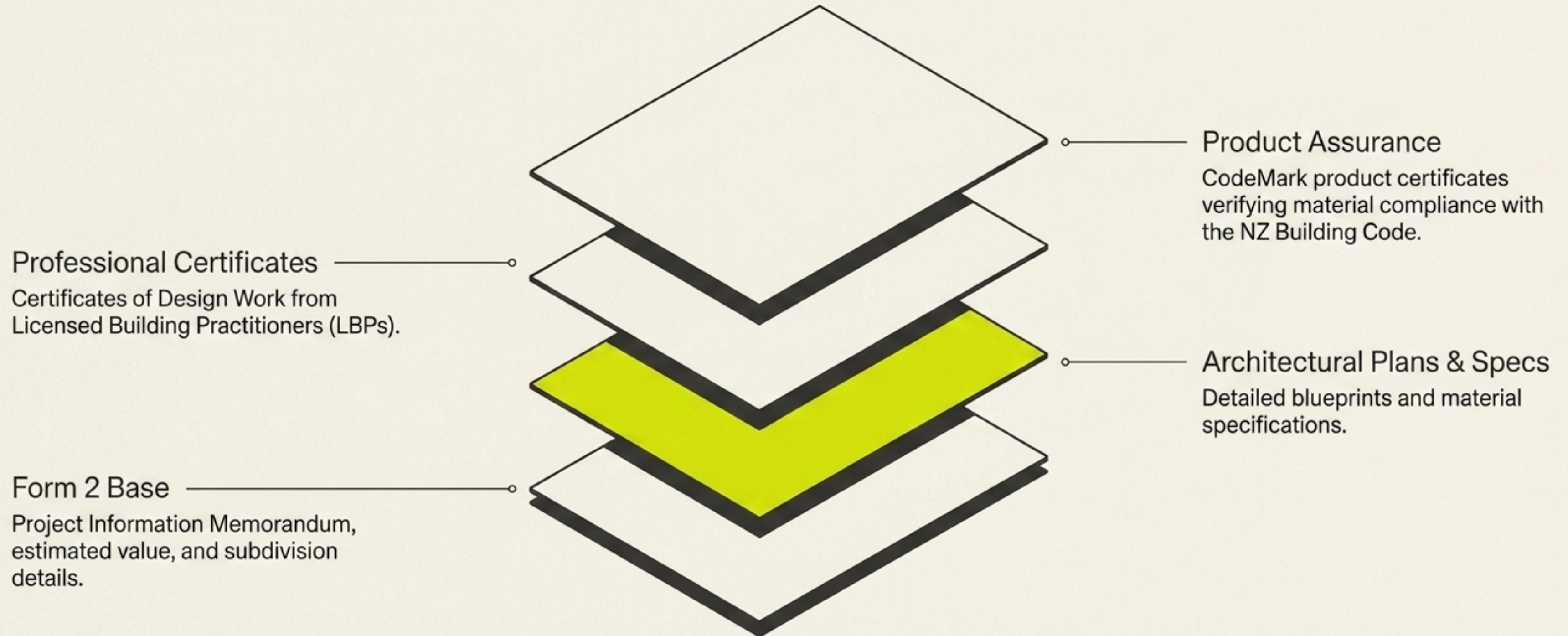
- Compiles the Form 2 dossier.
- Coordinates engineers and architects.
- Issues Records of Work (RoW) and Certificates of Work (CoW).



The Council
(TDC / NCC)

- Reviews plans against the Building Code.
- Conducts on-site physical inspections.
- Issues the final Code Compliance Certificate (CCC).

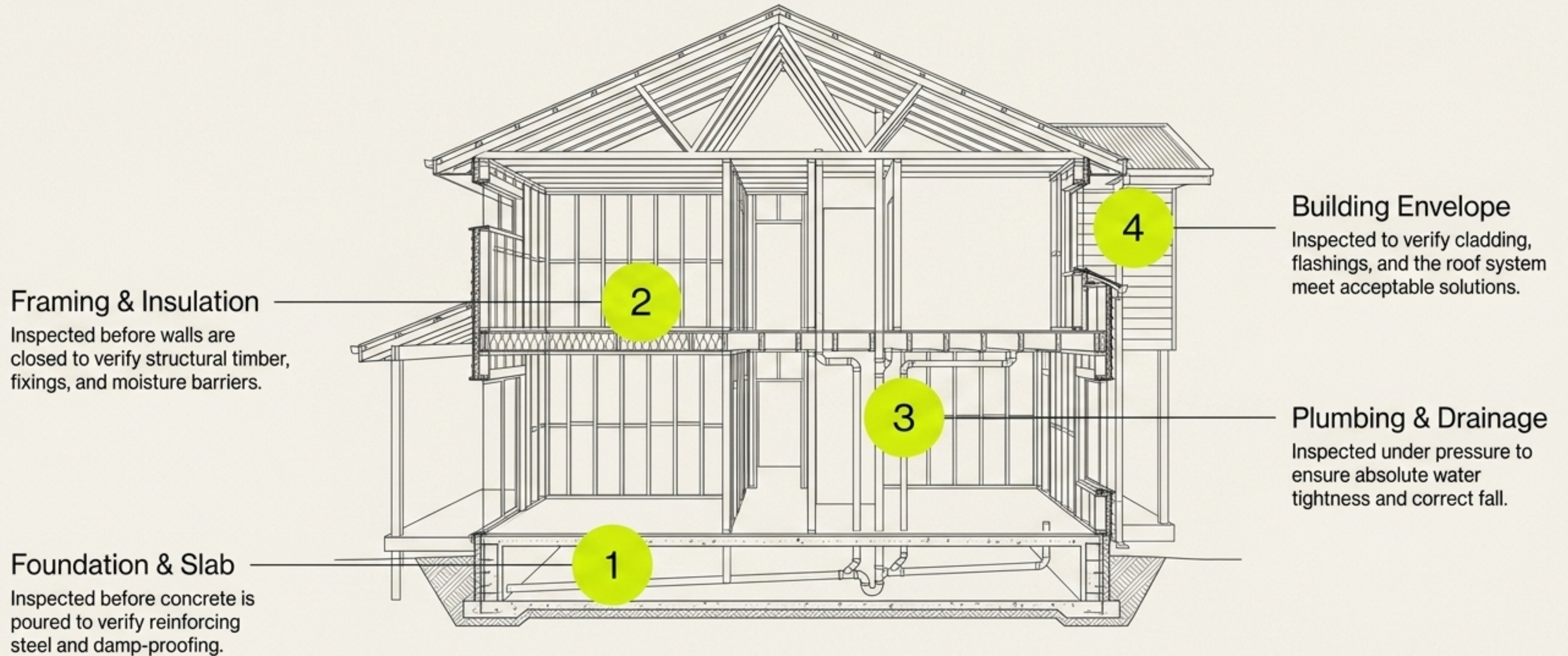
Anatomy of a Complete Application



Pacing the Project

	Months 1-3: Pre-Build	Months 3-5: The Consent Window	Months 5-10: The Physical Build	Month 11: Handover
Regulatory Path		Application submitted to TDC/NCC. Council review (clock pauses for any Requests for Information).		Final inspections and CCC issuance.
Physical Path	Design finalization, title checks, gathering Form 2 documentation.		 (20-24 Weeks) Ecotectural breaks ground. Earthworks, framing, lock-in, interior finishing.	

Council Checkpoints



Managing Design Variations

The Rule

Once a consent is granted by the TDC or NCC, you must build exactly to those approved plans.

On-the-fly architectural changes are not permitted under the Building Act.

Minor Variations

Small, low-risk changes (e.g., swapping a window for a door of the same size) documented on-site by the LBP.



Formal Amendments

Significant changes (e.g., altering the footprint or load-bearing walls) require submitting an amendment to the council, pausing work on that specific area until re-approved.





Resolving Regulatory Deadlocks

Occasionally, a dispute arises regarding how the Nelson or Tasman council interprets the Building Code.

THE MECHANISM: DETERMINATIONS

A determination is a legally binding decision made by the Ministry of Business, Innovation and Employment (MBIE). It provides a definitive ruling on disputes regarding building rules, accessibility, or health and safety, overriding local council impasses.

The Final Polish: Pre-Handover Inspection

0001

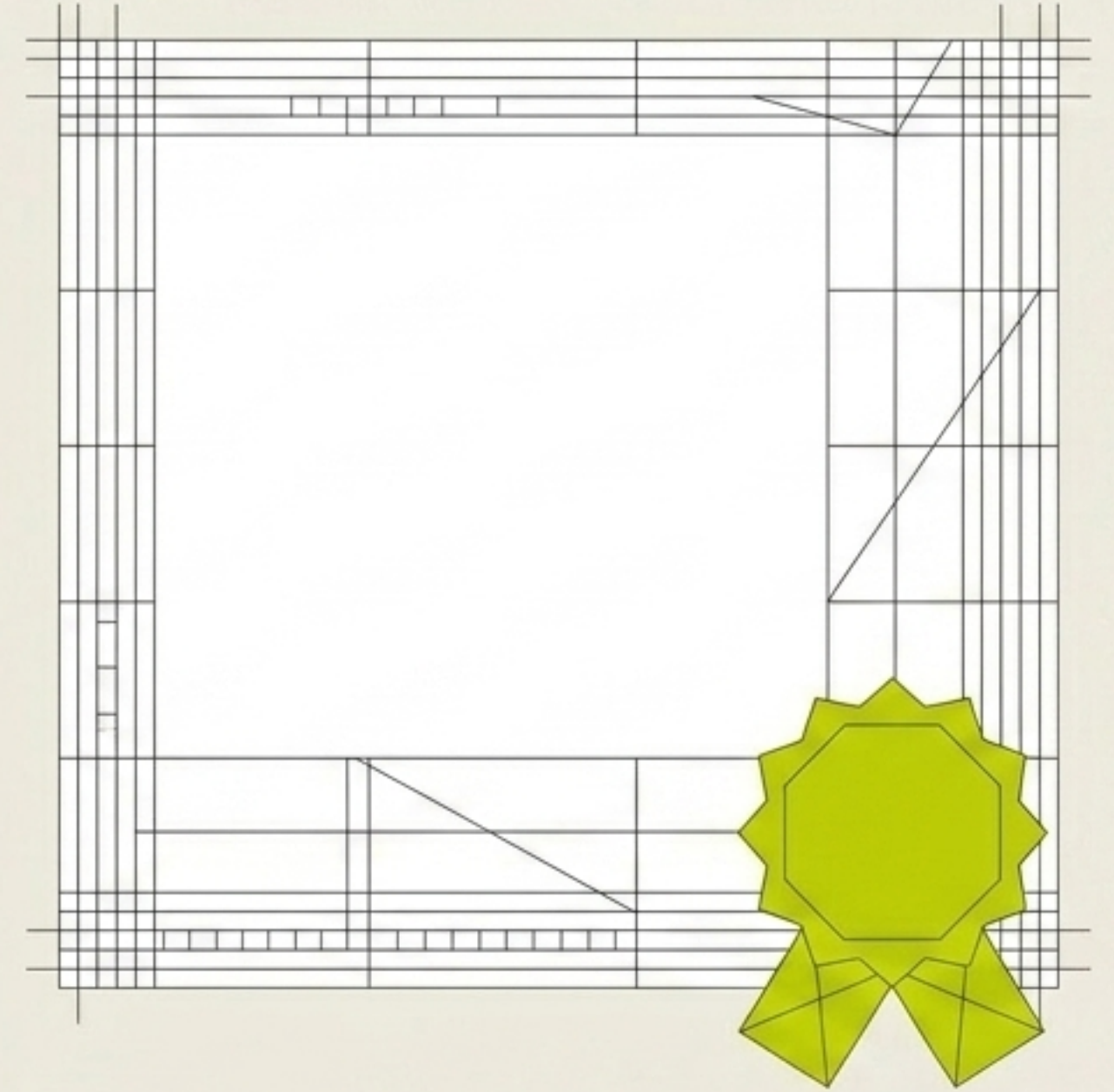
- **Exterior Integrity:** Water drainage paths clear, flashings secure, roof and cladding unblemished.
- **Interior Precision:** All doors/windows operate flawlessly, cabinetry aligned, all surfaces defect-free.
- **Systems Activation:** Tapware pressure tested, HVAC/heat pumps operational, electrical circuits live and certified.
- **Appliance Integration:** Stove, dishwasher, and utilities fully hooked up and tested.

The Ultimate Benchmark: The CCC

The Code Compliance Certificate (CCC) is the council's final, formal statement that all building work complies perfectly with the original building consent.

WHY IT MATTERS

- Unlocks final insurance policies and mortgage drawdowns.
- Guarantees the legal resale value of the property.
- Signifies the official end of the building process in Nelson Tasman.



Mandatory Legal Protection

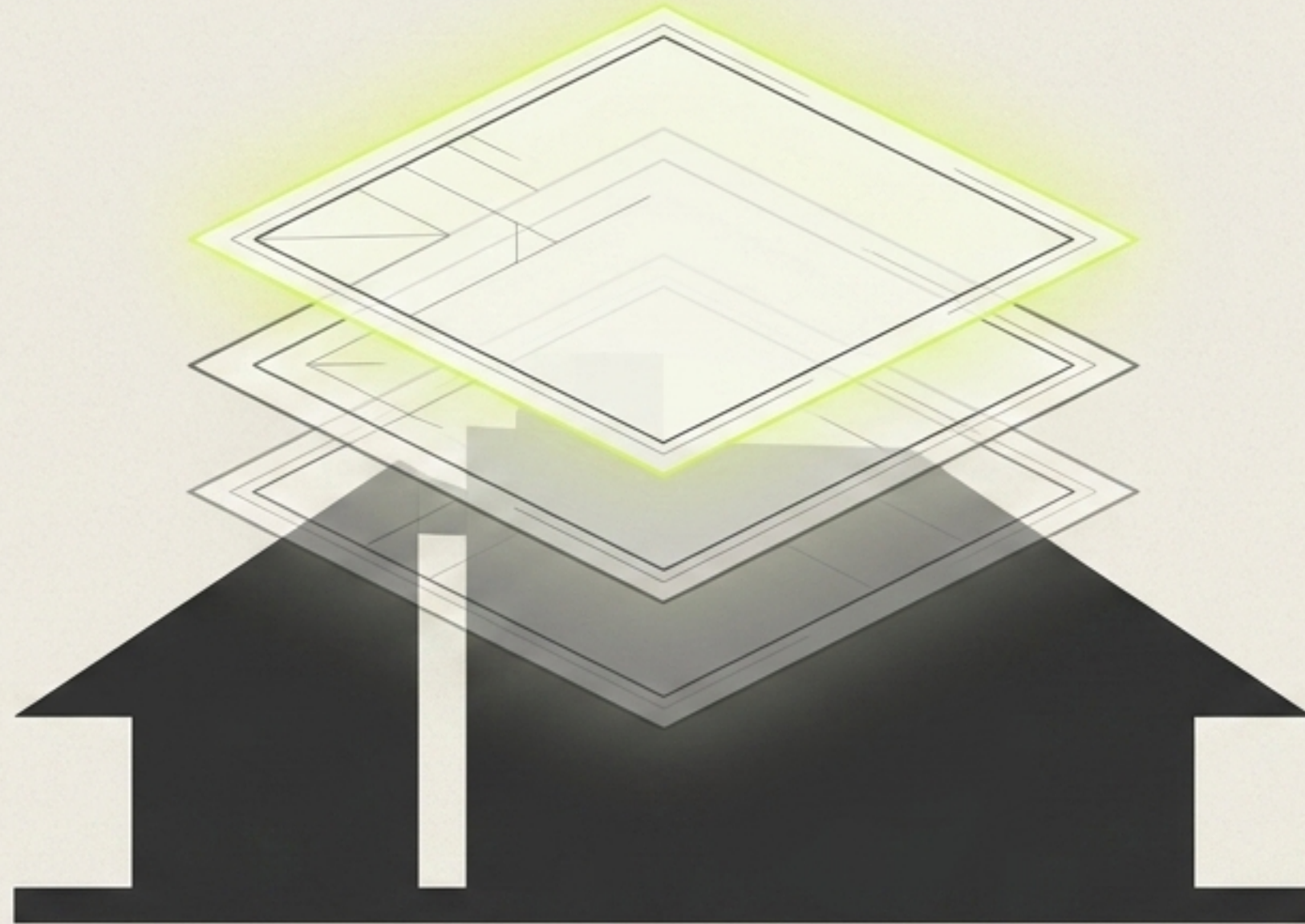
1-Year Defect Period

By law, Ecotectural must fix any defects in the building work that emerge within 12 months of completion, completely free of charge. The burden of proof is on the builder.

10-Year Structural Cover

A mandatory decade-long warranty covering severe structural defects and failures in the primary building envelope (including weather-tightness), ensuring generational stability.

The Blueprint Realized



Red tape is not a barrier to your dream home; it is the invisible scaffolding that ensures its endurance.
By mastering the NZ Building Act 2004 alongside the local nuances of Nelson and Tasman,
Ecotectural Home Builders delivers not just a beautiful structure, but a completely secure investment.