

Demolition or Removal of Buildings

Introduction

Demolition or removal activities can have adverse effects on the environment, people and Council's infrastructure. For example, a vehicle crossing being damaged by a truck, which is a Council asset and may also cause issues for the public using the footpath.

It is the duty of the Invercargill City Council to ensure that adverse effects are avoided, remedied or mitigated. The following is a general outline of some of the demolition or removal standards and requirements set out in the Invercargill City Council District Plan 2019.

While most demolitions may be exempt under the Building Act, it may still need a consent under the District Plan. The Building Act exemptions do not override the Resource Management Act 1991.

How much can I remove?

Except for buildings listed in **Part Three - HH Heritage** of the District Plan, demolition and removal of buildings and structures is a permitted activity with an area less than:

Zone	Area permitted to remove
Residential 1 and 1A	Less than 80m ²
Residential 2	Less than 80m ²
Residential 3	Less than 80m ²
Residential 4	Less than 80m ²
Otatara	Less than 80m ²
Rural	Less than 120m ²
Smelter	Less than 1000m ²
All other zones	Less than 120m ²

It is your responsibility to ensure that your site is left tidy and no nuisance is caused to neighbouring properties.

If you wish to remove or demolish buildings larger than what is permitted, you will need to apply for land use consent. The application form can be found on Council's website.

Land use consent application

Like any resource consent, an application for land use consent must meet the requirements under section 88 of the Resource Management Act 1991. In addition to the standard requirements, Council also considers the following matters when addressing your application:

1. Screening mechanisms if needed
2. Mitigation of the effects of any earthworks undertaken in association with the demolition

3. Site rehabilitation
4. The imposition of a bond to ensure the completion of rehabilitation including any necessary remedial work to infrastructure damaged or affected as a result of demolition or removal activity. The value of the bond shall be calculated at up to 1.5 times the value of the work required to rehabilitate the site
5. The ability to either recycle or to dispose of waste materials in an environmentally responsible manner
6. The time needed to complete the demolition or removal
7. The methods proposed for demolition and disposal or removal.

What do I need to supply with my land use application?

- A completed and signed application
- Payment of the land use consent fee
- Site plan/ images showing area proposed to be demolished/ removed
- Assessment of Environmental Effects

It is also helpful if the approved contractor who is undertaking the works is noted on the application.

If you need assistance with applying for a land use consent we recommend seeking help from a Planning Consultant.

Council has 20 working days to process your application. However, if we require more information from you, we can "stop the clock" until the information is provided.

We have more information regarding land use consent applications on our website.

Please note that a land use consent application must be lodged and approved by Council before the demolition/ removal occurs. If it is applied for after the building has been removed, you may need to apply for a retrospective land use consent (additional fees may apply).

If your building is a **heritage building**, please get in contact with the Council's Planning Department to discuss.

Advice

You also may need to speak to other Council departments regarding your demolition/ removal activity, for example, building, parks and rates.

If you require further information please contact the **Duty Planner** by phoning **(03) 211 1777**, or by emailing duty.planner@icc.govt.nz