



## Purpose

The purpose of this document is to used when an owner wants to make a series of building consent applications for stages of the proposed building work. The scope of the work must be clearly defined in each case.

## Scope

This document describes what a staged consent is and how it complies with the building code.

## References

BLD-4.2-PROC, Applying for a building consent

BLD-15.1-FLOW, Staged consents

BLD-15.2-PROC, Staged consents

Building Act 2004 – Section 44(2), 48(1), 363, 364

## Policy

Section 44(2) of the Building Act states that a building consent maybe staged and section 48(1) requires that all building consents are granted or declined within 20 working days. A staged building consent is a building development split into various stages of construction.

**Note:** The number of stages is unlimited.

Although any building consent may be staged, staged consents are preferable for large-scale commercial developments. The following two types of consents will encourage the use of staged consents which will speed up processing times, and enable better management of the occupation of public premises.

1. **Processing:** These applications will often involve many specialists and generally take longer to process than the average building consent application (BLD-4.2-PROC).
2. **Construction:** These developments will often be completed in stages and it may be necessary to occupy part or all of a building before work has reached practical completion

To achieve this Auckland City Environments (ACE) will encourage developers undertaking large-scale commercial developments to visit and participate in pre-consent meetings. These meetings will help to determine whether the staging of a building consent will be of value to the customer and will ensure that ACE are able to meet processing deadlines and manage the occupation of public premises.

Applications that might be staged are: multi-storey buildings, multi-unit apartment blocks (with or without retail space below), schools or university campuses and commercial complexes such as shopping malls and industrial parks.

An application might be staged by:

- Site works
- Foundations, floor and drainage
- Structure
- Fit-out.

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