

## GENERAL INFORMATION

The following information gives the requirements for the placing of garden sheds buildings closer than their own height from the boundary.

If you are able to satisfy all of the requirements set out below Council considers the building work to be exempt under discretionary exemption, item 2 from the 1st schedule of the Building Act.

If you are unable to achieve all of the following conditions then please refer to the 1st Schedule NZBA for other small buildings that fit within the prescribed “single-storey detached buildings” that are exempt from requiring building consent.

- Must be in conjunction with a dwelling
- Floor area not more than 10m<sup>2</sup> in size
- No part of the structure may exceed 2m in height within 1m of the boundary
- Must be free standing
- Must be secured to prevent wind uplift
- Not located over any utility services
- Doesn't apply surcharge to existing structures such as retaining walls
- Must not contain plumbing fixtures or sleeping
- No windows facing a boundary
- Constructed of permanent materials
- Constructed in accordance with the Building Code
- Doesn't contain more than 5 litres of a flammable liquid (such as motor mower petrol)
- Stormwater collected by the roof is not discharging on to neighbouring properties
- Does not affect parking and turning requirements

If you meet these requirements will not require building consent or resource consent.

**Other Considerations As a courtesy you should discuss the location with your neighbour.**

Should you require further information please contact the Consent Solutions Team at the Rotorua Lakes Council.