



24 July 2025

Simone Hadley

s7(2)(a)

Tēnā koe Simone,

Request for Information – Local Government Official Information and Meetings Act (LGOIMA) 1987

We refer to your official information request dated 1 July 2025, requesting:

I would like to know if the person building their house at 70 Acacia Avenue, Maungaraki has a Certificate for Public use and is allowed to be living in the dwelling before it has a Code Compliance Certificate.

Answer:

A Certificate for Public Use (CPU) has not been issued for this property, as it is not required in this case.

Under the Building Act 2004, a CPU is generally required when public premises are occupied before a Code Compliance Certificate (CCC) is issued. The purpose of a CPU is to ensure that buildings intended for public use are safe to enter and occupy while construction is still underway.

This requirement does not apply to private residential dwellings that are being occupied by their owners. In this instance, the property is a new build and is being occupied by the owner, which is permitted prior to the CCC being issued.

A Code Compliance Certificate is a formal statement issued under section 95 of the Building Act 2004, confirming that building work carried out under a building consent complies with that consent. The owner must apply for a CCC once all consented work is completed. If the property were being rented out or otherwise occupied by someone other than the owner, a CCC would be required before occupation.

Further information about CPUs and CCCs is publicly available on the Building Performance website at: [Building Performance](#).

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at: [How to make a complaint | Ombudsman New Zealand](#), or freephone 0800 802 602.

Please note that this response to your information request may be published on Hutt City Council's website: [Proactive releases | Hutt City Council](#)

Ngā mihi nui



Rebekah van der Splinter
Senior Advisor, Official Information and Privacy