



THINKING ABOUT BUILDING?

**The 5 Key Things People
Want To Know**

1: WHAT WILL IT COST?

This is the #1 question every future homeowner asks — and with good reason.

Costs depend on:

- Size and layout of the home
- Materials and finishes
- Site complexity (flat vs sloping)
- Council fees and compliance
- Availability of trades and suppliers

💡 In Wanaka, new build costs range from \$2,500 to \$5,000+ per square metre depending on the spec.

2: HOW LONG WILL IT TAKE?

A realistic timeline for most new builds is 6–12 months, plus:

- 1–3 months for design and consents
- Delays for weather, supply chain, or council approvals

🔧 Good builders give you a timeline with milestones — and stick to them.

3: DO I NEED CONSENTS AND APPROVALS?

Yes — new builds may require:

- Resource consent (depending on zoning)
- Building consent from your local council
- Site-specific reports (geotech, stormwater, etc.)

🏠 You'll also need to comply with NZ Building Code, zoning rules, and potentially covenants in your area.

4: CAN I CUSTOMISE THE DESIGN?

Absolutely. You can:

- Start with a stock plan and tweak it
- Work with a designer for a fully custom build
- Choose your own cladding, roofing, kitchen layout, bathroom fixtures, etc.



Custom builds take longer and cost more — but you get exactly what you want.

5: HOW DO I CHOOSE THE RIGHT BUILDER?

Choosing the right builder is just as important as the design.

Ask:

- Are they licensed and insured?
- Can I speak to past clients?
- Do they offer fixed-price contracts or transparent variations?
- Do they manage consents and subtrades?



A good builder saves you money, time, and stress — even if they're not the cheapest.



TALK TO MCKAY BROTHERS RENOVATIONS

We've helped Wanaka families build homes that are functional, future-proofed and finished to the highest quality

We'll guide you through:



Budgeting and feasibility



Design and compliance



Construction and handover



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