

Planning Processing - Building Consent

Easements still relevant ^{iv}	Yes/No	Details:	Clause:
Building over private easements ^v	Yes/No	Details:	Clause:
Cross lease property	Yes/No	Details:	Clause:
PNCC Drainage engineer approved building over PNCC Easement?	Yes/No		
Applicant been advised of 'Private Easement'?	Yes/No		
District Plan			
Zoning	Yes/No		
Stream Site in ponding areas/ min. floor areas	Yes/No	Details:	Clause:
Site in air noise zone	Yes/No	Details:	Clause:
Notable trees on/near site	Yes/No	Details:	Clause:
Building/site registered heritage building	Yes/No	Details:	Clause:
Site registered archaeological/Waahi Tapu site	Yes/No	Details:	Clause:
Activity / development complies with DP ^{vi}	Yes/No	Details:	
Land Use Consent			
Resource Consent required for the project?	Yes/No		
Resource Consent been 'Granted'?	Yes/No		
Is the non-compliance for separation distance in residential zone	Yes/No	If yes, Instant Resource Consent required	Clause:
Applicant advised & BCR applied?	Yes/No		
If it (what) does not comply is there an existing, valid (<5yrs) Land Use consent ^{vii}	Yes/No	Details:	
Is proposal compliant with landuse consent plans and information	Yes/No	Details of BCR advice:	
Landuse consent granted for relocated dwelling	Yes/No	Details:	Clause:
Roading			
Vehicle crossing complies with DP ^{viii}	Yes/No		
Vehicle crossing free of street trees (as identified from City View)	Yes/No	Details:	Clause:
Development Contributions			
Development contribution payable	Yes/No	Details:	Clause:
Development Contribution payment condition of Building Consent?	Yes/No		
Development Contribution been paid at 224 subdivision stage?	Yes/No		
Conditions entered on consent ?	Yes/No	Officer:	Date:
Application approved?	Yes/No	Signed:	

ⁱ Liaise with Subdivision Engr / Snr Subdivision Planner, see land instability process – Tonkin & Taylor Policy

ⁱⁱ Horizons.mw flood maps

ⁱⁱⁱ Section 75 required

^{iv} Check with City Networks, refer to current Certificate of Title

^v Advise applicant to obtain written approval from all parties' with an interest in the easement

^{vi} If proposed subdivision, check against existing & proposed boundaries

^{vii} Check RM Module/ Property file/ Subdivision file

^{viii} If proposed subdivision, check against existing & proposed boundaries