

Planning Processing - Building Consent

Will the building work accelerate, worsen or result in a natural hazard on the land or any other property?	N/A if Yes to question above	<input type="checkbox"/> Yes: Refuse application. Inform applicant in writing. <input type="checkbox"/> No: Liaise with Senior Building Officer for Building Code waiver/modification. Add condition to BC & make notification under Building Act 2004, section 73. (Ref form: PL BA Sect 73)
Section 75 – Building over 2 or more allotments		
Building constructed over boundaries ^{iv}	Yes/No	Details: Clause:
Does proposed building contain a 'Party Wall'?	Yes/No	(if 'YES' refer to DSM)
Has 'Subdivision' been made to amalgamate allotments?	Yes/No	(if 'YES' has 224 certificate been issued?)
City View plan marked demonstrating lots affected?	Yes/No	Number of lots affected: 1 2 3 4 5 6 7 (circle number applicable)
Condition placed on Building Consent	Yes/No	
Project file suspended – forward to BSO	Yes/No	
Cert. of Title/Easements/X Lease		
Any easements/building line restrictions	Yes/No	Details: Clause:
Easements still relevant ^v	Yes/No	Details: Clause:
Building over private easements ^{vi}	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	
Is the BC for an additional dwelling that could lead to an increase in rates?	Yes/No	<input type="checkbox"/> 1 additional dwelling <input type="checkbox"/> Multiple additional dwellings Add appropriate endorsement from Ozone to BC
District Plan		
Zoning		
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 ^{vii}	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 ^{viii}	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 ^{ix}	Yes/No	
Vehicle crossing free of street trees (as identified from City View)	Yes/No	Details: Clause:

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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 Natural hazard means: erosion(including coastal erosion, bank erosion and sheet erosion); falling debris (including soil, rock, snow and ice); subsidence; inundation (including flooding, overland flow, storm surge, tidal effects and ponding); slippage. *The answer to this question is based on the best knowledge and systems available to Council officers at the time of processing the application.*

^{iv} Section 75 required

^v Check with City Networks, refer to current Certificate of Title

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

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

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

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