



1. Details

This is to request that the following documents be accepted as supporting documentation to building consent applications for (property address)

which is currently being subdivided under resource consent number

Documents attached to this request are:

Type of subdivision

Boundary adjustment where lots are owned by different owners

Documents attached to this request

Plan deposit notice

New lots being created

S223 has been issued; S224 has not yet been issued

Certificate from registered professional surveyor or suitably qualified engineer stating that the subdivision has progressed to the point that all geotechnical requirements (including earthworks), infrastructure requirements (including sewage, water and stormwater), and roading and traffic requirements that are part of the conditions of the subdivision are known, and solutions have been incorporated to the building consent application.

Report from a suitably qualified person on the suitability of the ground.

Copy of land transfer plan and S223 certificate.

Copy of relevant portion of the sale and purchase agreement (the page where the names of the sellers and buyers and the site that was sold are stated).

Copy of as-built certifying the location of the sewer and water/stormwater connections/easements to the site and the location of the street furniture (including trees and sumps) relative to the proposed vehicle access.

S224 has been issued

Copy of S224 certificate.

Copy of land transfer plan and S223 certificate.

Copy of relevant portion of the sale and purchase agreement (the page where the names of the sellers and buyers and the site that was sold are stated).

Copy of consent notice where referred to in S224 certificate.

Copy of as-built certifying the location of the sewer and water/stormwater connections/easements to the site and the location of the street furniture (including trees and sumps) relative to the proposed vehicle access.

2. Request details

2a. Company

2b. Agent

First name(s)

Surname

Signature

Date

Please turn over

OFFICE USE ONLY

Date received

Applicant #

Application #

Time received

Property #

Document #

Received by

Land #

Amount paid \$

Information required with building consent applications for land that is in the process of subdivision

Boundary adjustment

Where the building work is proposed on land that is in the process of boundary adjustment under a subdivision application and lots are owned by different owners, building consent applications will be accepted for processing only when the plan deposit notice is provided with the building consent application.

New Lots being created

Where the building work is proposed on land that is in the process of being subdivided, building consent applications will be accepted for processing only when the S224 certificate under the Resource Management Act 1991 is issued by NPDC, and sewer, water and stormwater services are not bonded, and the following documents are provided with the building consent application:

1. Copy of S224 certificate, and
2. Copy of land transfer plan and S223 certificate endorsed, and
3. Site plan based on the approved subdivision plan, instead of the parent property, and
4. Copy of relevant portion of the sale and purchase agreement (the page where the names of the seller and buyer and the site that was sold are stated), and
5. Copy of consent notice, if applicable, and
6. Copy of as-built certifying the location of the sewer and water/stormwater connections/easements to the site and the location of the street furniture (including trees and sumps) relative to proposed vehicle access.

NPDC discretion in certain circumstances

If the subdivision has not yet received an S224 certificate under the Resource Management Act 1991, an application for a building consent may be accepted for processing only if the following documents are provided:

1. Certificate from a licensed surveyor or suitably qualified engineer stating that the subdivision has progressed to the point that all geotechnical requirements (including earthworks), infrastructure requirements (including sewage, water and stormwater), and roading and traffic requirements conditions that are part of the subdivision are known and solutions have been incorporated to the building consent application, and
2. A report from a suitably qualified person on the suitability of the ground, and
3. Copy of land transfer plan and S223 certificate endorsed, and
4. Site plan based on the approved subdivision plan, instead of the parent property, and
5. Copy of relevant portion of the sale and purchase agreement (the page where the names of the seller and buyer and the site that was sold are stated), and
6. Copy of as-built certifying the location of the sewer and water/stormwater connections/easements to the site and the location of the street furniture (including trees and sumps) relative to proposed vehicle access.

Indemnity

The owner/applicant accepts that the issue of a building consent as requested by an application does not provide any assurance or representation by New Plymouth District Council that legal title to the land is now or will ever become available and the owner/applicant should take legal advice before commencing any construction work.

Exemptions

Project information memorandum (PIM) applications may be lodged at any time.

If your building project is limited to any of the following projects, building consent applications may be lodged at any time:

- a) Plumbing and drainage only.
- b) Internal alterations.
- c) Demolition.
- d) Removal.
- e) Conversion of an existing dwelling into flats.
- f) Accessory and minor farm buildings.
- g) Retaining walls.