

Natural hazards processing checklist

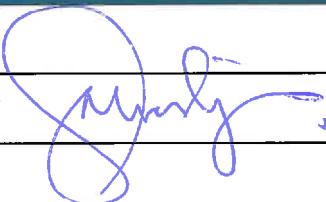
NB refer to AC1107 and AC2229 for guidance in completing this process

Address:	362 Matakana Valley Road Matakana 0985	Consent N°:	BCO10260425
Processed by:	Gil Salvador	Date:	19/01/2018
Description of hazard(s):	natural hazard (flood plains)		

Section 71 (BCA)		Comments / decisions
1.	Is the land subject to one or more natural hazards? If YES go to next step, if NO, no further action required	Yes, the site is subject to natural hazard as above
2.	S.71 (1) Is the application for: a) Construction of a new building; or b) Major alteration defined as:- - an increase of more than 20m² to the floor area of the building - the alteration affects more than 30% of the existing floor area of the building; or - an addition which forms part of an alteration which increases the affect of the natural hazard on the existing building If YES to either question proceed to next step If NO to a or b above, process the BC as normal	Yes new building
3.	S.71 (1) (a) Identify the hazard(s) (e.g. erosion; falling debris; subsidence; inundation or slippage)	flood plains
4.	S.71 (1) (b) Is the building work likely to accelerate, worsen or result in a natural hazard on that land or any other property? If YES, refuse building consent If NO proceed to next step	No, the building work will not accelerate, worsen or result in a natural hazard on the land or any other property

Section 71 (BCA)		Comments / decisions
5.	S.71 (2) (b) Has or will adequate provision be made to restore any damage to that land or other property caused by the natural hazard as a result of the proposed building work? Describe / list information relied upon (if via waiver or modification of the Building Code, also refer step 7) If YES is the remedial works part of this consent application? If so, insert an appropriate condition on the building consent to cover these remedial works and note that the CCC cannot be issued until this condition has been satisfied. If the remedial works is not part of this building consent application place application on hold until such time as the hazard has been removed via a separate building consent. Where hazards are remediated; decision must be peer reviewed by a Senior Processing Officer or Technical Specialist. If NO continue with the following steps and place condition on title	No
Section 72 (BCA)		Comments / decisions
6.	S.72(a) Will the building work remove the hazard? Describe / list information relied upon in assessment (if via waiver or modification of the Building Code, refer step 7) If YES are the remedial works to remove the hazard part of this building consent application? If so, insert an appropriate condition on the building consent to cover this and note that the CCC cannot be issued until this condition has been satisfied. If the work to remove the hazard is not part of this building consent application place application on hold until such time as the hazard has been removed via a separate building consent. Where hazards are removed; decision must be peer reviewed by a Senior Processing Officer or Technical Specialist. If NO, continue with the following steps and place condition on title	No

7.	S.67 Waiver / modification <i>The applicant must provide information on the Code clauses etc that they wish waived or modified refer to tables 1-3 in AC2229 for guidance</i> Specify what waiver or modification, if any has been applied for and if approved, record advice in consent conditions (s.67)	N/A
8.	Has the owner acknowledged the ramifications of this notice on the title? A signed AC2141 Acknowledgement of risk from Owner(s) form can be used for this. If owner refuses, seek advice from legal.	Legal and technical advice to be signed as per AC2141, section 73 to be issued under section 72- information has been signed off and provided
9.	Complete AC2003 Building consent – insert conditions - S.73 if hazards; and - S.67 if waiver or modification involved (send copy to Manager Weathertightness and Compliance who notifies MBIE)	Condition to be imposed- Form 5 condition has been added

Final sign off		Yes	No
Discipline	Signature	Date	
Officer:	Gil Salvador 	25.01.18	
Peer reviewer:			