

TS-20 Subdivision

ROLES AND RESPONSIBILITIES

- **Territorial Authority**
To develop District Plan rules, process subdivision consents in accordance with the Resource Management Act 1991, and develop procedures for considering the effects of subdivision on buildings.
- **Building Manager**
To ensure procedures for considering the effects of subdivision on buildings are followed.
To ensure that staff have appropriate skills for correctly assessing the effect of subdivision on buildings.
- **Building Officer**
To consider the effect of subdivisions on buildings while processing applications.

BACKGROUND

- Section 114 – 116A of the Building Act 2004 in relation to subdivision of buildings or land that affects buildings.
- This will usually arise through an application for change of use, PIM, building consent, or resource consent.

PROCEDURE

1 APPLICATION

- 1.1 Assess application and determine effects of subdivision on a building.


2 EVALUATE THE FOLLOWING

- 2.1 Is an inspection of property required?
- 2.2 Does the property continue to comply?
- 2.3 Is there adequate means of escape from fire?
- 2.4 Are access and facilities provided for people with disabilities?
- 2.5 Has other property been adequately protected?

3 EVALUATE FOR FURTHER INFORMATION

- 3.1 Depending on decision made, carry out the following
 - Arrange inspection if needed
 - Request further information for the rest of the other decisions.

4 APPLICATION ACCEPTED / REFUSED

	<p style="text-align: center;">Clutha District Council</p> <p style="text-align: center;">Building Consent Authority Manual</p>	Doc Ref	TS-20 Subdivision-NV
		Date	20/05/2008

- 4.1 If application is refused, advise client of reasons for refusal
- 4.2 If application complies clearly document and record all decision making, and impose conditions on consent that RMA approval is required prior to commencement of works
- 4.3 Approve the subdivision and continue with TS-19 Consent Processing.

NOTES

- Clutha District Plan
- Resource Management Act 1991