

Consenting & Compliance Group

Practice Note

Subject:	Multiple buildings (residential and commercial) and multiple building consent applications			
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Initial date:	Last Reviewed:	CIR Ref:	Historic Ref (if applicable):	PN Number:
29/10/2015	New	566	N/A	PN027
Relevant Legislation [ie Building Act 2004, Building Code etc]:				
Building Act 2004.				

[For internal and external use]

1. Purpose

The purpose of this practice note is to provide clarity around the Christchurch City Council's requirements under the Building Act 2004 for accepting multiple buildings (residential and commercial) and/or multiple building consent applications. This practice note can be used as guidance for internal and external customers.

2. Background

In the past there have been many instances where there have been misunderstandings for both internal and external customers as to the ability to proceed with building consents and the issuing of code compliance certificates where there are multiple buildings on one or more sites.

3. Discussion

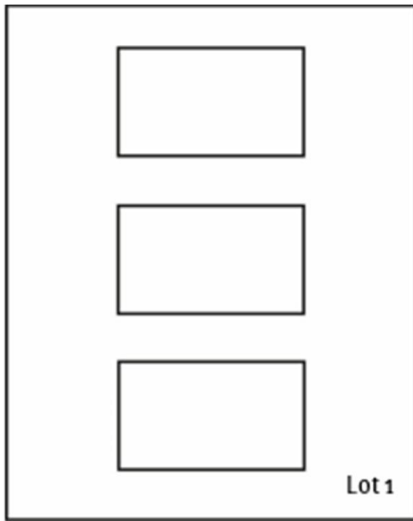
To assist with this, a number of examples have been worked up to explain the advantages and disadvantages of the particular path to compliance that is taken.

It is intended that with early dialog with customers, there will be no surprises through the journey to compliance.

4. Conclusion

Below are examples of different scenarios including a description of the outcome in each instance. This list is not exhaustive and may be added to from time to time. These examples have been completed in consultation with officers from Planning, Subdivisions, Vetting & Allocation and Building Consent Officers.

Please note that all of the following scenarios are subject to City Plan and RMA rules.



Example A: 1 Site - 3 Dwellings

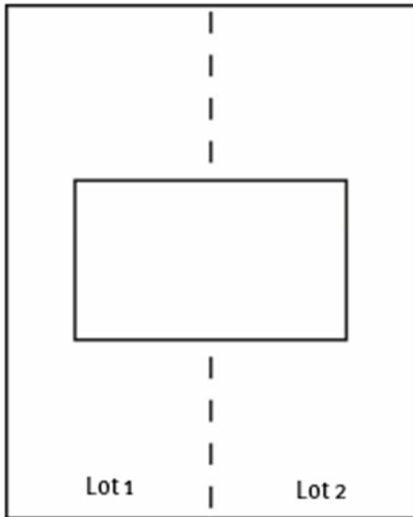


1 Building Consent
1 Code Compliance Certificate

OR



3 Building Consents
3 Code Compliance Certificates



Example B: 2 Sites - 2 Dwellings

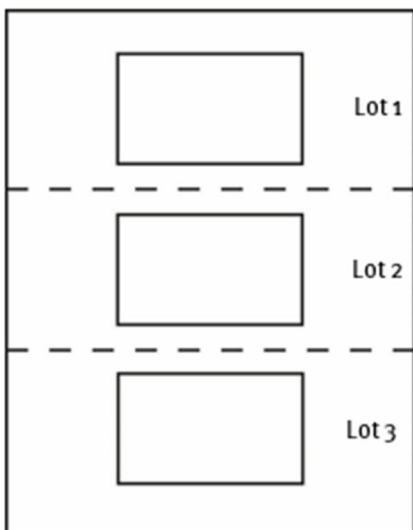


2 Building Consents
2 Code Compliance Certificates
(Party Wall Agreement required)

OR



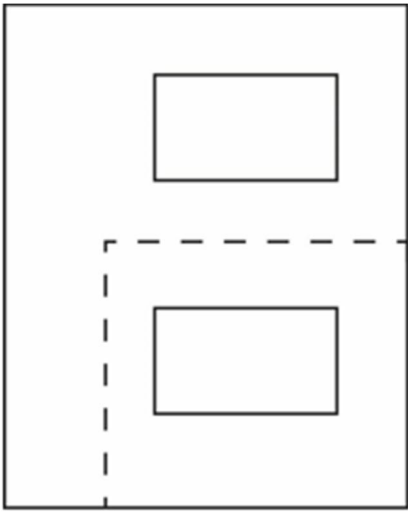
1 Building Consent
1 Code Compliance certificate
(Subject to a Section 77 certificate)



Example C: 3 Site - 3 Dwellings



3 Building Consents
3 Code Compliance Certificates



Example D: Composite Title (Undivided Share)



1 Building Consent
1 Code Compliance Certificate

OR



2 Building Consents
2 Code Compliance Certificates

Example E: Multi Unit Development (e.g. Retirement Villages)



1 Building Consent
1 Code Compliance Certificate

OR



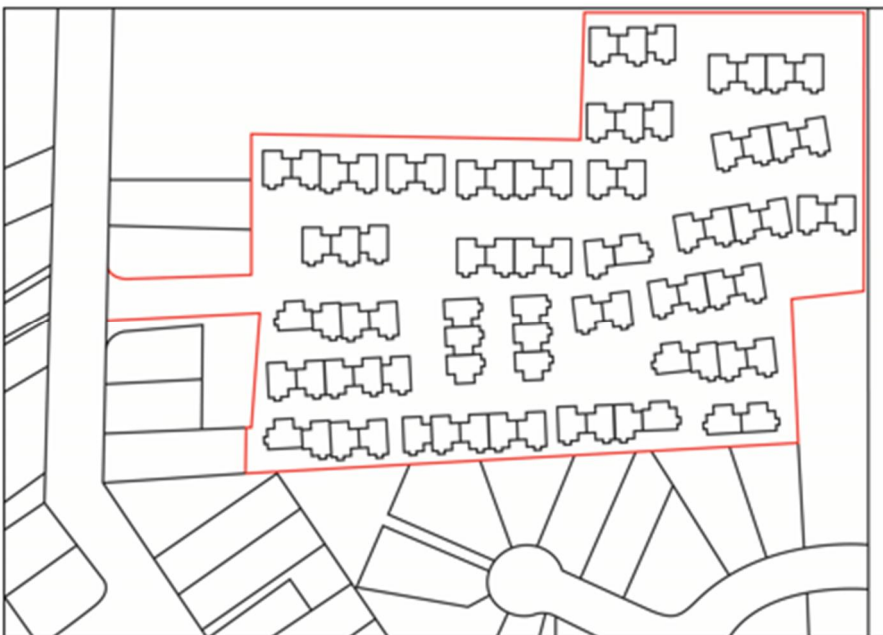
Multiple Building Consents (per unit)
Multiple Code Compliance Certificates

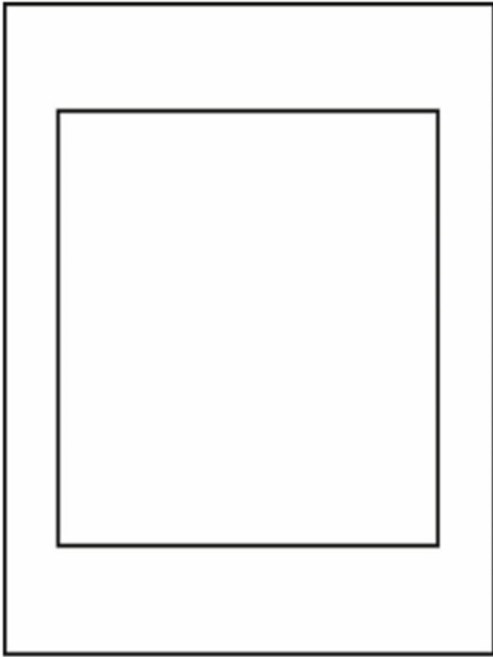
(Sec 362V can be used for occupancy purpose)

OR



1 Building Consent in Several Stages
1 Code Compliance Certificate





Example F1: Staged Consents (Commercial)

Stage One: Foundation

Stage Two: Main Structure

Stage Three: Fit Out

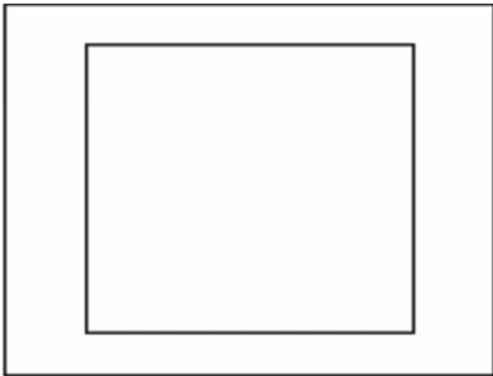


Where the premises is open to the public or intended for public use a code compliance certificate must be issued before the premises is occupied.

OR



A certificate for public use must be issued in accordance with Section 363 of the New Zealand Building Act 2004.



Example F2: Staged Consents (Residential)



Where the premises is a residential building(s) and the owner is a commercial on-seller, either a code compliance certificate or agreement under Section 362V of the Building Act 2004 must be issued before the residential building is on-sold.