

Form 2AAC:

Additional information to accompany project information memorandum for non-consented small standalone dwelling

SECTION 35A, BUILDING ACT 2004

Building

Territorial authority project
information memorandum
record number:

Street address of site:

Owner

Name:

*Agent

*Name:

**Omit if not applicable*

Information on characteristics of non-consented small standalone dwelling

For this paragraph, select the statement that applies.

The considers that the proposed building work is likely/unlikely* to have the
(name of issuing territorial authority)

characteristics required by clause 1 of Schedule 1A of the Building Act 2004, which are that the building is standalone,
is new, has a floor area that is equal to or less than 70 square metres, and has a single storey only.

**Select one.*

or

The considers that it is unclear if the proposed building work is likely to have
(name of issuing territorial authority)

the characteristics required by clause 1 of Schedule 1A of the Building Act 2004, which are that the building is
standalone, is new, has a floor area that is equal to or less than 70 square metres, and has a single storey only.

Information on natural hazards

For this paragraph, select the statement that applies.

The considers/does not consider* that the construction of the dwelling
(name of issuing territorial authority)
is proposed to occur on land that is, or is likely to be, subject to 1 or more natural hazards (within the meaning of section 71(3) of the Building Act 2004).

*Select one.

or

The considers that it is unclear whether the construction of the dwelling
(name of issuing territorial authority)
is proposed to occur on land that is, or is likely to be, subject to 1 or more natural hazards (within the meaning of section 71(3) of the Building Act 2004).

Include the following paragraph only if the territorial authority considers the land is or is likely to be subject to 1 or more natural hazards (within the meaning of section 71(3) of the Building Act 2004).

The natural hazard(s) that the considers the land is likely to be subject
(name of territorial authority)

to are –

☐

*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

*Select the hazards that apply.

For this paragraph, select the statement that applies.

The considers/does not consider* that the construction of the dwelling
(name of issuing territorial authority)
is likely to accelerate, worsen, or result in a natural hazard on that land or any other property.

*Select one.

or

The considers that it is unclear whether the construction of the dwelling
(name of issuing territorial authority)
is likely to accelerate, worsen, or result in a natural hazard on that land or any other property.

Include the following paragraph only if the territorial authority considers that the construction of the dwelling is likely to accelerate, worsen, or result in a natural hazard on that land or any other property.

The natural hazard(s) that the considers the construction of the dwelling
(name of territorial authority)

is likely to accelerate, worsen, or result in on that land or any other property are –

- ☐ *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

**Select the hazards that apply.*

(Include the following paragraph only if the territorial authority advises that the land is or is likely to be subject to 1 or more natural hazards (within the meaning of section 71(3) of the Building Act 2004), or that the construction of the dwelling is likely to accelerate, worsen, or result in a natural hazard on that land or any other property.)

Section 71(2) of the Building Act 2004 would/would not* apply to the construction work if Schedule 1A of that Act (which concerns small standalone dwellings that are exempt from the requirement for a building consent) did not apply.

**Select one.*

Include the following paragraph only if section 71(2) of the Building Act 2004 would not apply.

A building consent may be required, or the preliminary design plans may need to be amended, or both, to adequately protect the land, building work, or other property from the natural hazard.

Other information

Describe any bylaws that may affect the design, construction, or location of the dwelling:

Set out any other information concerning the land that the territorial authority considers to be relevant, for example:

- › information in the district plan and regional plan
- › utility restrictions
- › distance from power lines that may be present
- › potentially contaminated ground
- › allotments or internal boundaries that may be present on the land
- › land covenants

Issuer

Date:

<input type="text"/>	<input type="text"/>	<input type="text"/>
DAY	MONTH	YEAR

Signature:

Position:

On behalf of:

(name of territorial authority)