

Planning Information to be Included with Complex Residential Building Consent Applications such as New Dwellings and Multi Unit Developments.

March 2025

THIS CHECK SHEET IS ONLY TO BE USED AS A GUIDANCE TOOL TO HELP APPLICANTS FOR BUILDING CONSENTS (OR RESOURCE CONSENTS). THE DUNEDIN DISTRICT PLAN SHOULD BE REFERRED TO FOR FURTHER DETAILS.

Record of Title	
Are there any relevant legal interests registered on the Record of Title that may affect the proposal? (Including but not limited to, any consent notices, building line restrictions, or encumbrances)	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, relevant details must be shown on the application plans to demonstrate compliance.
Existing Resource Consent	
Is there an existing resource consent related to the proposal?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Consent Number and Purpose:	LUC..... or N/A
Date Granted: or N/A
Are the building consent plans in general accordance with the plans of the resource consent?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> If no, outline main changes below:
Have all the pre-commencement conditions of the resource been satisfied?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

Proposed Second Generation Plan (2GP)			
Zoning:	Choose an item.		
Overlays:	e.g., South Dunedin Mapped Area		
Rule 15.3.3 - Land Use Activity & Status	e.g., Standard Residential - Permitted		
Rule 15.3.4 - Development Activity & Status	e.g., Buildings and Structures – Permitted or Multi-unit development – Restricted Discretionary etc.		
Rule 15.3.6 - Activity Status in Hazard 1 & 2 (flood)	... or N/A		
2GP Land Use Performance Standards			
Rule	Performance Standard	Complies?	Notes:
15.5.1	Acoustic Insulation	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.5.2	Density	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.5.4	Hours of Operation	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.5.5	Light Spill	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.5.6	Location	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.5.7	Maximum Gross Floor Area	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.5.8	Maximum Mobility Car Parking	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	

15.5.9	Minimum Vehicle Loading	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.5.10	Noise	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.5.11	Outdoor Living Space (area and quality)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Note: Standards for 'units not at ground level' are only applicable for units that are located above another unit.
15.5.12	Service Areas	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.5.13	Setback from National Grid	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.5.14	Ancillary Residential Units	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
2GP Development Performance Standards			
15.6.1	Building Length	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.6.2	Fence Height and Design	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.6.3	Firefighting	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.6.4	Natural Hazard Performance Standards	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.6.5	Hazardous Substances	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
Rule 15.6.6 – Height			
15.6.6.1	Height in relation to boundary	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.6.6.2	Maximum Height	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.6.7	Location and Screening of Car Parking	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.6.8	Location and Screening of Outdoor Storage	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.6.9	Materials and Design	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.6.10	Maximum Building Site Coverage and Impermeable Surfaces	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Note: All buildings and structures greater than 10m ² in footprint must be included in the coverage calculation under column i. (and must exclude the access leg area) and all buildings and structures regardless of size is included in the coverage calculation under column ii.
15.6.11	Signage	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.6.12	Parking, Loading and Access Standards	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	See Section 6 of 2GP
15.6.13	Setbacks	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Note: the 1m setback from boundary of right of way only applies to right of ways that are contained within the subject site (i.e. the standard side boundary setback applies to any boundaries adjacent to right of ways contained within an adjoining property)
15.6.14	Vegetation Clearance	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.6.15	Service Connections (NDMA)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.6.16	Area of Buildings and Structures	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.6.17	Reflectivity	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
15.8	Structure Plan Mapped Area Rules	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	

2GP City Wide Activities/ Provisions			
Section 8A - Earthworks			
8A.5.1	Earthworks - Small Scale Thresholds		
8A.5.1.1	General	<p>Earthworks within 1.8m from the building footprint of an approved building consent is considered 'earthworks-small scale'. This means earthwork details beyond 1.8m of the building footprint is required to comply with the small-scale thresholds below (8A.5.1.3 to 8A.5.1.5) and must be detailed on the plans to demonstrate compliance.</p> <p>Have earthwork details been shown on the plans? Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>	
8A.5.1.3	Maximum change in finished ground level	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
8A.5.1.4	Maximum area for earthworks	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
8A.5.1.5	Maximum volume of combined cut and fill	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	<p>Note:</p> <ul style="list-style-type: none"> Any cut reused on site must be included in the fill volume. Check the maximum slope gradient for the area subject to the earthworks as this will determine the maximum small-scale volume. Earthworks includes any stripping of topsoil and any materials used for driveway/ vehicle access.
8A.5.2	Archaeological Sites	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	<p>Note: In addition to any confirmed archaeological sites, any site that was associated with human activity that occurred before 1900 is also considered to be an 'archaeological site'.</p>
8A.5.3	Batter Gradient	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
8A.5.4	Setback from Property Boundary, Buildings, Structures and Cliffs	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	<p>Note: Any retaining walls subject to the setback requirements is measured from the closest portion of the retaining structure (including any poles) to the boundary as per the diagram in Figure 8A.5.4B</p>
8A.5.5	Setback from National Grid (Earthworks)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
8A.5.X	Setback from Critical Electricity Distribution Infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
8A.5.6	Setback from Network Utilities	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	<p>Note: This rule applies to any works required to construct a vehicle access or crossing within 2.5m of a water main or 1.5m from any other network utility structure (including any power poles).</p>
8A.5.7	Sediment Control	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
8A.5.8	Removal of High-Class Soils	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
8A.5.10	Setback from Coast and Water Bodies	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	

8A.5.11	Setback from Scheduled Tree	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
8A.5.12	Dust Control	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
Section 9 – Public Health and Safety			
9.3.3	Firefighting	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Note: The minimum 45,000 litre water storage requirement is for fire-fighting purposes only and any domestic potable water storage must be provided in addition to this.
Section 4 - Temporary Activities			
4.5.1	Development Standards	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
4.5.4.1	Construction (Noise and Vibration)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
4.5.7	Number, Location and Design of Temporary Signs (including construction signs)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
Section 6 - Transportation			
6.6.1.1	Minimum parking space dimensions	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Note: Any permanent obstructions on any sides of the parking stall or aisle may require additional stall width or depth.
6.6.1.2	Minimum manoeuvring space dimensions for parking areas	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.1.3	Minimum queuing space for parking areas	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.1.4	Gradient of parking areas	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.1.5	Surfacing and marking of parking areas	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.1.6	Lighting of parking areas	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.1.7	Access to parking areas	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.2	Vehicle Loading Design	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.3	Vehicle Access Design and Location		
6.6.3.1	Maximum number of vehicle crossings	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.3.2	Minimum sight distance from a vehicle access	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.3.3	Maximum width for a vehicle access	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.3.4	Minimum distances of new vehicle crossing from intersections and level crossings	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.3.5	Standard of vehicle accesses onto state highways	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	

6.6.3.6	Surfacing of driveways	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.3.7	Gradient of driveways	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.3.8	Minimum distance between driveways and dwelling	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.3.9	Width of driveways	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
6.6.3.10	Sightlines to level crossings	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
Other	Public Amenities, Temporary activities, Network Utilities, Transportation, Scheduled Trees, Natural Hazard Mitigation Activities, Public Health and Safety, Natural Environment, Natural Hazards, New Urban Land Provisions, Heritage	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
Overall activity status under the Proposed 2GP? Permitted <input type="checkbox"/> Controlled <input type="checkbox"/> Restricted Discretionary <input type="checkbox"/> Discretionary <input type="checkbox"/> Non-complying <input type="checkbox"/> Prohibited <input type="checkbox"/>			
Is a resource consent required under the Proposed 2GP? Yes <input type="checkbox"/> No <input type="checkbox"/>			

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)	
Is the site a 'piece of land' covered by the NESCS i.e., it is/was/maybe is a HAIL site?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the activity covered by the NESCS i.e., removal/replacement of fuel storage system, soil sampling, soil disturbance, and/or change of use reasonably likely to harm human health?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will the activity comply with Regulation 8(3) of the NESCS?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will the proposed activity be considered a "change of use" as defined under the NESCS?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is a resource consent required under the NESCS? Yes <input type="checkbox"/> No <input type="checkbox"/>	

Please note that there may be a development contribution fee payable for any new self-contained residential units or when establishing a new activity such as a visitor accommodation or other commercial activity.