

- Any easements over the site, eg, if there is a stormwater or wastewater easement staff need to see where that easement is and check that any buildings are clear of the easement.
- The site plan needs to be drawn to scale (eg, 1:200, 1:500).

Certificate of Title

The Certificate of Title:

- Can be ordered from Council for \$15 or on line from Land Information New Zealand at www.linz.govt.nz/land/land-records/order-title.
- Must be less than three months old.
- Must include the diagram page.
- Must include any relevant encumbrances, eg, the detail of any consent notices or covenants.

Location of Boundaries

When you are considering building works close to a boundary, it is important that you establish the position of the boundary. People often assume that fences are constructed on their boundary line and that the edge of the formed road is the front boundary of their property. This is not necessarily the case.

These types of situations can create real issues, especially where there is a difficult relationship with a neighbour and also when a property is sold. Therefore, it is important that the information supplied to Council on the location of the boundary is correct.

To establish the location of the boundary you can:

- Locate your boundary pegs, check these against the boundary points shown on your Certificate of Title and then determine where the boundary

lies. However, if your boundary pegs have been moved, or if you don't measure accurately, then there is a risk the information may not be correct; OR

- Contract a surveyor. If a building is located close to a boundary and/or there is any uncertainty as to the location of the boundary, then Council would recommend this approach.

Earthworks

Any earthworks proposed need to be shown on the submitted plans, including the volume of earthworks and depth of any cuts.

NES Soil

Where there is a change in the use of a site, eg, a house is being constructed on a rural site, or where earthworks are being undertaken, you will need to check whether there is a risk of soil contamination. The brochure entitled NES Soil has more information on this.

Flooding

Horizons Regional Council (phone 0508 800 800) holds information on flood risks for Taumarunui and Ohakune.

We're Happy to Help

Undertaking building works and going through the building consent process can be expensive and stressful for some people.

We're trying to make this process as simple and stress-free as possible. So, if you have any questions please feel free to give us a ring, or make an appointment and we can discuss your project with you.

A Guide to

District Plan Standards

(Relating to Building Consents)



Ruapehu District Plan

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Avoid Project Delays

All Building Consent applications are checked by a Planner to see that the works proposed meet the District Plan Rules. To avoid delays, it is recommended that you check whether your building works meet the relevant rules before submitting your Building Consent application. Council staff are more than happy to discuss your proposal before the application is lodged (Pre-Lodgement Meeting).

The most common resource consent issues we find with applications are:

District Plan Rules Haven't Been Checked

For example, an extension to a building is closer to the boundary or is higher than the District Plan allows for.

To check whether your building works comply with the District Plan you can:

- Check the District Plan - see: www.ruapehudc.govt.nz . Please note: you need to check:
 - » Relevant Zone Rules, eg, the Residential, Rural, Commercial or Industrial Zone Rules.
 - » The Car Parking and Access Rules (see the Transport Infrastructure and Car Parking Rules).
 - » Activity Specific Rules, for example, the Relocated Buildings, Heritage Buildings or Signage Rules.

OR

- Contact Council's Resource Consents team and they can discuss your project with you.

Note: If the works you are proposing do not meet the District Plan Rules you can apply for resource consent. Again, Council staff are more than happy to explain what is involved and the likely costs.

District Plan Rules - Height in Relation to Boundary

On residential sites, the most common rule that people misinterpret is the height rule. Our rule differs from the '2m + 45 degrees' rule used in many District Plans. Contact the Resource Consents team for more information.

Inadequate Site Plan

The site plan provided needs to show:

- The boundaries of your site (your site plan will match the plan on your Certificate of Title).
- Where the works are proposed and specify the distances to boundaries.
- Where the vehicle access to the site is and, if the activity is new, where the car parking and maneuvering areas are.
- Location of any other buildings on site.
- The location of any streams, rivers and native bush.
- Any High Voltage Power Lines crossing the site.

