Form 4
Certificate Attached to Project Information Memorandum
Section 37, Building Act 2004

RE: BC220380, Generation Homes Christchurch South Limited, 41 Oates Street
Lincoln

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum or building consent is also required to have the following resource consents under the Resource Management Act 1991:
The section 224 certificate in relation to the subdivision that will create this lot has not yet been issued. This means that the Council has not yet approved the construction of the infrastructure (such as roads, water supply and sewerage) that will serve this lot. Until this infrastructure is approved by the Council, the proposed dwelling will not comply with District Plan rules requiring connection to reticulated water supply and sewerage infrastructure or access to a formed legal road. Until the section 224 certificate is approved and the new lots are created, the proposed dwelling would also breach the District Plan rules that limit the number of dwellings per allotment to one.

Therefore, a section 37 notice has been placed on your building consent, meaning you cannot commence construction until the section 224 certificate has been issued. Once the subdivision is approved pursuant to section 224 of the Resource Management Act 1991, the resource consents team will review your building consent and lift the section 37 notice.

As these resource consents will or may materially affect the building work to which the attached project information memorandum or building consent relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

For further information regarding this memorandum contact the duty planner on (03) 347 2868, or email planning.info@selwyn.govt.nz.

Liana Hills
Assistant Resource Management Planner
On behalf of: Selwyn District Council

Issue Date: 25 March 2022