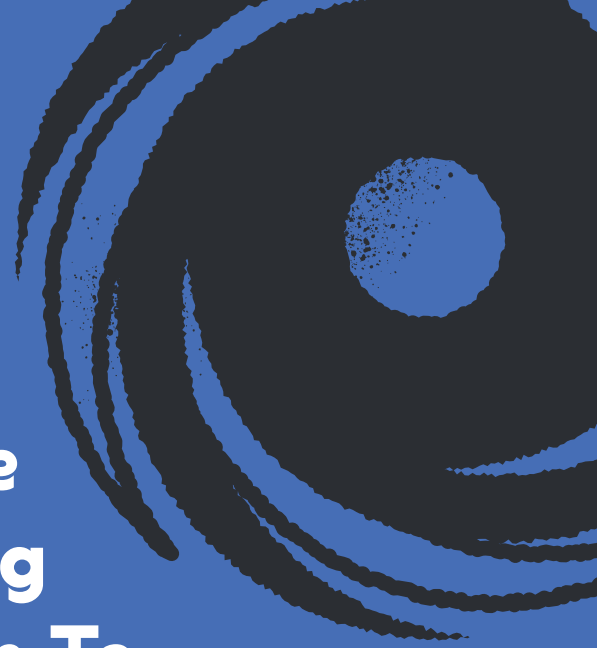


November 2023

Supplemental Guidance for Commercial Building Consent Applications in Te Matau a Māui/Hawke's Bay following Cyclone Gabrielle



Hastings District Council Supplemental Guidance for Commercial Buildings – November 2023

This Supplemental Guidance is to be read in conjunction with the Guidance for Building Consent Applications in Te Matau a Māui / Hawke's Bay following Cyclone Gabrielle which currently only applies to applications for building consents in relation to residential buildings or sleeping accommodation.

Hastings District Council has prepared this Supplemental Guidance for applications for building consent for commercial buildings within its territorial jurisdiction as it considers that the Guidance and Approach to Building consenting by Category aligns with the requirements under the Building Act 2004 and is appropriate for all types of buildings and uses.

Category 1

For Category 1 the current approach will apply to any building type/use.

Categories 2C, 2C* and 2P

For Category 2 the current approach will apply to any building type/use.

Category 3

For Category 3 applications the Council considers that the intolerable risk of injury or death identified in these areas equally applies to any buildings which may have a high occupancy and/or frequency of extended use. Permitting new buildings or major work to proceed or continue (including any active consents granted prior to Cyclone Gabrielle) may be contrary to the purposes of the Act.

However, other types of building use directly related to functions on the land which have infrequent and/or short periods of occupation may be acceptable. For example, a consent for a new shed where the predominant use is for storage of farm/horticultural equipment but may also include a small portion of the building which has amenities for staff use that work on the land during the day.

Each application for building consent in Category 3 areas will be processed on a case-by-case basis.

Applicants should be aware that as the natural hazard (inundation) cannot be mitigated for Category 3 areas, any consents for new buildings or major alterations to buildings will be subject to a section 72 notification and registration of the natural hazard on the Record of Title.