

Resource Consents

January update



The CCC Resource Consent department wants to make sure you are kept up to date with the latest developments in our area. We will send newsletters outlining any changes and expect to send about one each month.

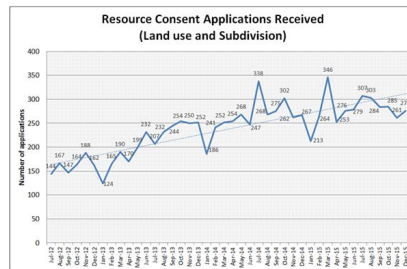
We encourage you to forward this newsletter to any colleagues or business associates who may be interested.

If you do not wish to receive these newsletters, you can unsubscribe.

Any questions or content suggestions should be addressed to the Duty Planner at epadutyplanner@ccc.govt.nz

Consent numbers

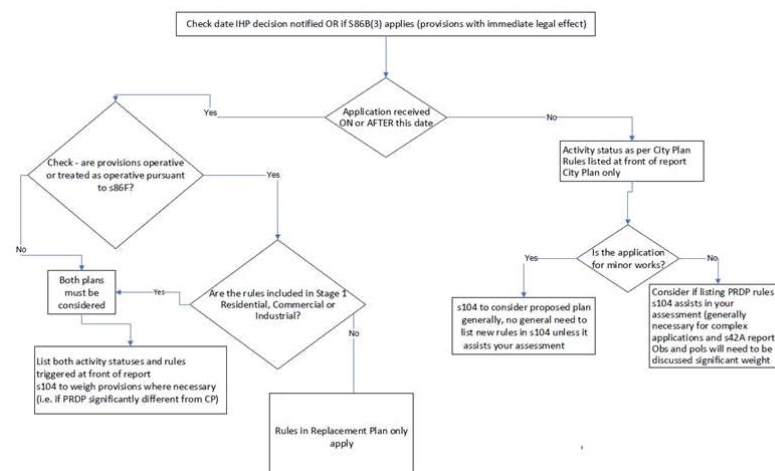
Resource consent applications continue to flow in, with 112 received over the Christmas break. The graph shows consents received from July 2012 to date. To keep achieving the statutory timeframes, we are making use of all available resource to process consents, including independent consultants and commissioners, university students and casual staff.



Latest District Plan decisions

The Independent Hearings Panel has released decisions on Stage 1 of the Residential, Commercial, Industrial and Stage 2 of the Transport chapters of the Replacement District Plan. These have now all been publicly notified. This means that any consent lodged now needs to be assessed against both sets of rules until such time as the City Plan rules are no longer operative. The [CCC website](#) contains all the decisions with the rules on the new district plan and the relevant dates.

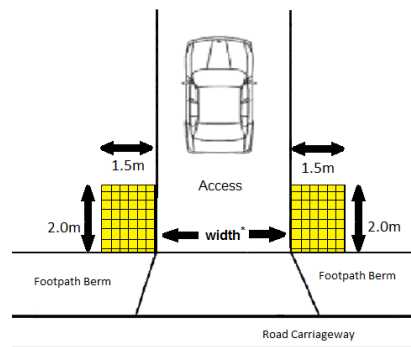
District vs City Plan




We have developed a simple flow diagram to help you decide which rules to consider.

Other District Plan decisions

The Panel released other decisions during 2015 and we are starting to see the provisions in action. One which is causing a lot of proposals to be modified is contained in the [Part 1 Transport decision](#) and relates to visibility requirements on either side of a driveway - in Appendix 7.7. One of our planners drafted this diagram to help you understand the rule. Of importance, our legal team has advised that if the 'visibility square' is not on the subject site, then the proposal must be considered to breach the rule as the consent holder will have no future control over the neighbouring land. This means that gates need to be set back, and, more critically, that the final stretch of a driveway cannot be immediately along an internal boundary.



*Width - ranges from 3.0-6.0m depending on number of households served by the access way - refer Table 7.10 Appendix 7.7. Maximum width for 1-3 household units is 4.5m.

 Area where clear visibility above 1m required

Another new rule relates to the distance a garage door can be from a kerb, something that is not often shown on plans. Particularly for PIMS, it is now useful to include the location of the kerb.

Once the new zone rules are fully operative we will be producing zone rule summaries to replace the Living zone ones on our website.

Duty planner

Our duty planners are available from 8.30am - 5pm (Monday to Thursday) and 8.30am - 4.30pm on Friday to assist you. The best way to make contact is by first sending an email to epadutyplanner@ccc.govt.nz. Even if you want to speak to someone over the phone, it is still easiest to send us an email - we are more than happy to call you.

With all the new rules, there are bound to be some that are going to surprise all of us. We are seeing these rules for the first time too so we may not be able to answer every question, but we can point you in the right direction.

Payment

Once a consent is lodged, an invoice is sent. Timeframes do not start until payment has been made. Most applicants pay within a couple of days as they want to get the process moving, however sometimes we wait weeks or months. With all the District Plan Changes and decisions, we are no longer able to do this and we will be returning consents not paid within 15 working days. Reminders will be sent after five working days and 10 working days. Any returned consents will need to be re-lodged.

Council is working on enabling online payments so you can lodge and pay at the same time, however it could be some time before this function is available.

Application requirements

The Resource Management Act changed the information requirement for applications on 3 March 2015. [Schedule 4](#) sets out the requirements for an application. You may have noticed we have been working towards improving the quality of applications, returning some which do not include all the information in Schedule 4. We will be continuing this quality improvement process in 2016 and our [duty planner](#) is always happy to assist you in identifying missing information.

Attending pre-applications meetings can greatly assist in checking information requirements and resolving issues. Call 941-8999 to arrange a meeting. The Council is working on a number of improvements to the meetings based on feedback received.

Development Contributions estimates and advice

Did you know that to assist with your pre-development discussions, we can supply an estimate of any development contributions that may be payable? As long as you can supply the information we need, for a \$95 fixed fee, we can prepare a development contributions estimate and summary of charges within a few days.

The development contribution assessors are also available to discuss any questions, or for more complex inquiries we can meet with you at Civic Offices. To talk with the team or arrange a time to meet, please call 941-8999.

More information regarding development contributions, including our Central City and Small Unit rebates, is available on the [Council website](#) where you can also download the estimate request form.

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