

Resource Consents



August 2016

In this update you'll find information about site coverage rules, PIMs, temporary accommodation permits, road user visibility requirements, development contributions for family flats and a fees update.

Don't get caught out by new site coverage rules

It is important you are aware of a recent rule change affecting the area of a site a building can cover.

These need to be taken into account when designing buildings in the affected zones.

The limit in the Residential Suburban Zone (old Living 1) and the Residential Suburban Density Transition Zone (old Living 2) is now 35 per cent. Previously, the limit was 40 per cent for Living 2; for single storey buildings below 5.5m in height it was 40 per cent for Living 1 and 45 per cent for Living 2.

Residential zone site coverage rules

Making sure your PIM is up to date

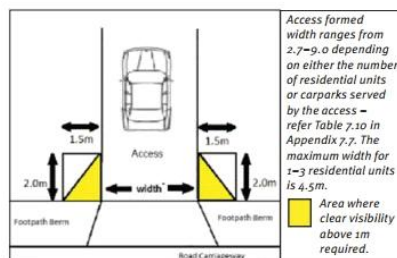
Many of you will rely on a Project Information Memorandum (PIM) to identify whether your plans are in line with what the District Plan allows.

With the number of changes to the District Plan at the moment, PIMs can become outdated very quickly.

If it has been a while since your PIM was issued, you may wish to apply for a new PIM.

You can [email our duty planner](#) who can assist with dates of changes.

Visibility requirements for road users



Updated diagram reflects new advice on clearways for vehicle access and visibility.

In the last newsletter we highlighted that many applications were being caught out by rules requiring clearways for visibility for vehicle access ways.

Advice from a traffic specialist indicates the relatively low risk of a serious incident in most cases as a result of the

low-speed environment and the limited number of vehicle movements.

For a breach of the rule your assessment should include

- The number of properties served by the access; any more than two and the number of vehicle movements is likely to become a determining factor.
- Whether the footpath serves as a route for through traffic, or as a route to a school, retirement village or community facility used mostly by the young or elderly.
- Whether there is a well-used bus stop in close proximity.

We have updated the diagram to reflect that the rule should be read to mean a triangular-shaped area needs to remain clear rather than a rectangle.

Requirements for subdivision activity status assessment

Attention is drawn to Chapter 5 in the Christchurch District Plan (Natural Hazards) in respect of subdivision applications and activity status in Slope Instability Management Areas.

Rule 5.5.1.1 sets out activity status. Relevant assessment matters should be addressed in any application in addition to those issues addressed under Section 106 (RMA).

Note also that Decision 28 from the Independent Hearings Panel also sets activity status for subdivision in the Flood Management Areas under 8.3.2.2 — again, relevant assessment matters should be addressed in any application in addition to commentary under Section 106.

Temporary accommodation permit scheme extended

The timeframe for temporary activities (particularly businesses) to stay in a temporary location has been extended.

The earthquake legislation which allowed the Council to issue temporary accommodation permits for earthquake-displaced businesses, people and for temporary depots and storage facilities was originally intended to end on 18 April 2016.

This would have meant activities which had used the legislation to relocate would have had to cease after this date and no new temporary accommodation permits could be issued.

However, because there is still a need for many temporary activities (particularly businesses) to stay in a temporary location for some time, the decisions on the Replacement District Plan extended the expiry timeframe of approvals to April 2018.

Subsequently, the Greater Christchurch Regeneration Act 2016 extended the expiry date out to April 2021.

The Regeneration Act also allows for new applications to be made.

Wastewater certification

Wastewater capacity is constrained in various parts of the city and can impact the ability to subdivide or develop land.

The Council has developed a certification process to provide certainty and also to meet the requirements of the new subdivision rules in paragraph 8.3 of the [Proposed District Plan](#).

Further details are available in [Subdivision Bulletin No 27](#).

[Apply using this form](#).

Applicant and agent communication

We are changing the way we share information about projects.

In a recent review by national consultancy Tattico Ltd, it was recommended the Council copy all communications to both the agent and the applicant.

We will be starting to do this soon.

We have considered this in the past, and felt that interacting with multiple parties about the same issue could be confusing.

However, Tattico found that in many cases discontent with the resource consent process could be resolved by the applicant being kept in the loop by the Council.

Requirement for development contributions for family flats

Family flats are no longer exempt from paying development contributions.

Last year, the Council's Development Contributions Policy removed the exemption for family flats. This aligned the policy with the District Plan, which has removed the family flat concept and replaced it with a minor residential unit.

There are no restrictions on the use of a minor residential unit.

Minor residential units attract a reduced development contribution depending on the floor area of the unit. This works on a sliding scale where a percentage of the development contribution is applied to the unit where the floor area is below 100 square metres (i.e. 99 per cent) down to 60 square metres (i.e. 60 per cent).

There is a further rebate of 10 per cent applied to units with a floor area less than 60 square metres.

For more information, contact one of our development contributions assessors on 03 941-8999.

Fees schedule update

The Council has updated its fees to more fairly apportion costs associated with providing specialist advice.

In the July newsletter a number of changes to the [2016-17 Resource Management Fee Schedule](#) from 1 July 2016 were provided. The following is a further update.

From 1 October 2016, urban design and landscape advice will be charged where this is required to support resource consent processing (i.e. the rules trigger the need for this assessment), the rates being those set through the Fees and Charges Schedule.

The fee schedule is set through the Long Term Plan and allows for charging of specialist advice by Council staff or consultants as part of recovering the costs of resource consent processing. The Council charges for specialist advice where this is required to support consent processing, however costs have generally not been recovered for urban design and landscape advice.

We will still offer free pre-application advice. Addressing matters before you apply for your resource consent results in good-quality applications. These are processed more quickly, cost less and reduce the risk of delays to projects.

The fees will not be introduced until 1 October 2016 to give customers time to work through the pre-application stage and factor the change into project budgets.

This change brings the Council in line with other local authorities in New Zealand and allows for resource levels to be better managed to deliver the resource consenting service.

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