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| Resource Management Act 1991 | CCC logo Black&White |
| **Report on Outline Plan**  (Section 176A) | |

**Application Number: RMA/+**

**Requiring Authority:** +

**Site Address / Description:** +

**Christchurch District Plan: Designation: +**

**Underlying zoning: +**

**Overlays and map notations:** +

**Description of Proposed Works:** +

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| **Introduction** |

The … *(requiring authority)* has submitted an outline plan under Section 176A of the Resource Management Act for …

*Describe what is proposed*

*Discuss any relevant background information.*

**Briefly describe the local environment**

*State what the site is designated for under the District Plan and note whether the proposed works are consistent with the purpose of the designation.*

The purpose of this report is to make a recommendation as to whether the Council should accept the outline plan as submitted or request the requiring authority to make changes to the outline plan.

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| **Statutory Requirements** |

Section 176A(1) of the Resource Management Act 1991 provides that where works on designated sites are proposed then an outline plan is to be submitted by the requiring authority to the Council to allow changes to be requested prior to the commencement of construction.

An Outline Plan must show (as appropriate):

- the height, shape, and bulk of the work, and its location on the site

- the likely finished contours of the site

- vehicular access, circulation and parking

- any proposed landscaping; and

- any other matters to avoid, remedy, or mitigate any adverse effects on the environment.

The Council may accept the outline plan as submitted, or alternatively request changes. If changes are requested these must relate to the matters referred to above.

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| **Assessment** |

Relevant matters in Section 176A are assessed as follows:

Visual matters

*Comment on the height, shape, bulk of the work, its location on the site, and any impact on the likely finished contours of the site.*

*If relevant, comment on whether the works comply with any applicable rules in the District Plan for the underlying zoning, e.g.*

*The site has an underlying zoning of + in the District Plan. It is noted that the proposed + does not comply with the +m setback requirement from the zone boundary, as it is located +m from the + boundary. The District Plan provisions do not apply to works on designated sites, however they do provide a useful guide when considering the acceptability of any effects associated with the works.*

*Discuss whether the works will be in keeping with existing development on the site and with the surrounding environment. Don’t mention the permitted baseline as this is not relevant to outline plans.*

Traffic / parking

*Comment on the implications of the proposed works on the site layout in terms of vehicular circulation, access and provision for parking. If there will be any adverse effects beyond the site, discuss any proposed mitigation measures.*

Landscaping

*Comment on the following matters as relevant:*

* whether any trees or landscaping of note are present in the vicinity of the proposed works,
* whether the proposed works will result in the removal of existing trees/landscaping.
* whether any landscaping works are proposed in conjunction with the works
* whether the proposal will continue to meet any relevant landscaping rules applicable to the District Plan zoning.

*Any other relevant matters?*

*Comment on any other relevant matters to avoid, remedy or mitigate adverse effects on the environment (e.g. noise, construction effects, effects on heritage items or ecological sites, effects on nearby properties). Such effects are more likely to be associated with larger scale projects (e.g. roading works) but even with the more minor proposals you still need to have a think about whether there are any other matters which need to be commented on.*

Conclusion

*Based on the above assessment, conclude whether any the outline plan should be accepted as submitted or whether any changes are required.*

*(Note: If the requiring authority decides not to make the changes requested, the only recourse available to the Council is to appeal the requiring authority’s decision to the Environment Court. Consultation with the applicant on the suggested changes (by forwarding a draft) is good practice, especially for larger proposals).*

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| **Recommendation** |

That the outline plan **be accepted without changes** pursuant to Section 176A of the Resource Management Act 1991.

Or

That pursuant to Section 176A of the Resource Management Act 1991 **the following changes are requested** to the outline plan:

1. +

The Outline Plan is referenced in Council records as RMA+, pages 1 - +. *(Don’t refer to it as an Approved Consent Document, because Outline Plans are neither approved nor a consent).*

**Reported and recommended by:** type your name and position **Date:** type it in

**Reviewed by:** type your name and position **Date:** type it in

*(review required if Planner Level 2 or Planning Technician - delete if not required)*

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| **Decision** |

That the above recommendation be adopted for the reasons outlined in the report.

**Delegated officer:**

[Insert signature]

Or, *(delete one)*

**Commissioner: *(Conflict of Interest*** [***Form P-426***](http://wwwlocal.ccc.govt.nz/unit/EPAandIE/Planning/P426_ConflictOfInterestForm.dot.lnk) ***also needs to be signed by commissioner)***

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