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| --- | --- |
| Resource Management Act 1991 | CCC logo Black&White |
| **Report / Decision on a Resource Consent Application**(Sections 95A, 95B and 104 / 104B / 104C) |

*Short-term visitor accommodation in a residential unit in a residential zone*

|  |  |
| --- | --- |
| **Application number:** | **RMA/+** |
| **Applicant:** | + |
| **Site address:**  | + |
| **Legal description:** | + |
| **Zone:** |  |
| **District Plan**: | + |
| **Proposed Plan Change 14**:  | + *delete red rows if Policy 3 area or no relevant PC14 provisions* |
| **Overlays and map notations:** |  |
| **District Plan**: | + |
| **Proposed Plan Change 14**:  | + *delete red rows if Policy 3 area or no relevant PC14 provisions* |
| **Road classification:** | + |
|  |  |
| **Activity status:**  | + |
|  |  |
| **Description of application:**  | + |

# Proposed activity

The applicant seeks resource consent to use + for short-term un/hosted visitor accommodation for up to + nights per year, for a maximum of + guests at any one time. The remaining + units will be retained as residential activity.

The proposal is described in detail on page + / in paragraph + of the application. The key aspects are:

# Description of site and existing environment

The application site and surrounding environment are described on page / in section + of the application. I adopt the applicant’s description and note the following additional points:

# Activity status

**Christchurch District Plan**

The site is zoned Residential + in the Christchurch District Plan. [Zone purpose only if required for context]

*OR for Policy 3 areas*

The site is zoned **Medium / High Density Residential** in the Christchurch District Plan. MRZ: This zone was introduced via Plan Change 14 and its provisions are now operative. It enables moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities. OR HRZ: It is located around larger commercial centres and is used predominantly for residential activities with high concentration and bulk of buildings, such as apartments, and other compatible activities.

The proposal requires resource consent for a + activity under the following rules in the District Plan:

***Table of commonly breached rules***

| **Activity status rule** | **Standard not met** | **Reason** | **Matters of control or discretion**  | **Notification clause** |
| --- | --- | --- | --- | --- |
| Activity status rule | Rule infringed (if relevant) | Extent of infringement – permitted vs proposed, or reason RC required | Rule # and matters of control or discretion  | No or specify the details |
|  |  |  |  |  |
|  |  |  |  |  |

For completeness I note that:

* +

**Proposed Plan Change 14 Housing and Business Choice** *Delete this whole section for Policy 3 areas*

Proposed Plan Change 14 (PC14) was notified on 17 March 2023, and includes residential and commercial intensification provisions directed by the National Policy Statement on Urban Development 2020 (NPS-UD) and the Medium Density Residential Standards in [Schedule 3A](https://legislation.govt.nz/act/public/1991/0069/latest/LMS634505.html) of the RMA (as modified by the proposed sunlight access qualifying matter).

With regard to the MDRS, the site is identified as being within a qualifying matter area - describe QM that applies. As a result, the rules do not have immediate legal effect given section 86BA(1)(c)(ii) and the operative district plan rules continue to apply. While the objectives and policies have legal effect from the date of notification, Policy 2 of the MDRS requires that the MDRS (including the objectives and policies) does not apply where a qualifying matter is relevant.

The Independent Hearings Panel’s recommendations were released on 30 July 2024. Decisions made to date are limited to Policy 3 NPS-UD areas (in and around commercial centres) and are not relevant to this application.

As this application is for a non-residential activity (visitor accommodation) in an existing residential unit, the provisions of the plan change are not directly relevant to the consideration of the proposal, other than indicating the potential future character of the surrounding residential environment.

# Written approvals [Sections 95D, 95E(3)(a) and 104(3)(a)(ii)]

No written approvals have been provided with the application.

OR

The applicant has obtained written approval from the following person(s):

| **Name(s)** | **Property address** | **Location**  | **Owner / Occupier** |
| --- | --- | --- | --- |
| Jo Bloggs | 53 Hereford Street | Adjacent property to the east | Both |
|  |  |  |  |

Any adverse effects on these persons must be disregarded.

# NOTIFICATION ASSESSMENT

# Adverse effects on the environment and affected persons [Sections 95A, 95B, 95E(3) and 95D]

The District Plan precludes public notification for this application, therefore the following assessment relates to effects on persons only.

OR

When assessing whether adverse effects on the **environment** will be, or are likely to be, more than minor, any effects on the owners and occupiers of the application site and adjacent properties must be disregarded (section 95D(a)). The assessment of **affected persons** under section 95E includes persons on adjacent properties as well as those within the wider environment.

As a restricted discretionary activity, assessment of the effects of this proposal is limited to the matters of discretion for the rules breached.

OR

As a non-complying/discretionary activity, assessment of this proposal is unrestricted and all actual and potential effects must be considered. Guidance as to the effects that require consideration is contained in the relevant objectives and policies, and any associated matters of discretion or control.

*Policy context*

The objectives and policies in the District Plan set the context for assessing the effects of the application. Objective 14.2.6 / 14A.2.8 Non-residential activities recognises that while residential activities are to remain the dominant activity in residential zones, visitor accommodation is to be provided for in accordance with objective 14.2.9 / 14A.2.10 and its supporting policies.

Objective 14.2.9 / 14A.2.10 Visitor Accommodation in Residential zones seeks that visitors and other persons requiring short-term lodging have a broad choice of types and locations that meet their needs, where residential activity remains the predominant activity within the residential neighbourhoods, the character, high quality residential environment and amenity values within zones are maintained or enhanced, with minimal disturbance to neighbours, and strategic infrastructure is protected.

Ensuing policy 14.2.9.1 / 14A.2.10.1 seeks that unhosted visitor accommodation be managed to ensure adverse effects are minimised including through:

* controlling the scale, frequency and extent of use;
* management of operations to minimise disturbance of neighbours and adverse effects on the transport network;
* provision of contact and site management information to guests and neighbours; and
* each residential block retaining a high proportion of residential activities, and each residential activity retaining a high proportion of residential neighbours.

This policy requires that visitor accommodation in a residential unit be avoided where it is at a scale or extent inconsistent with retaining predominantly residential character and coherence in each residential block, or where residential activities do not retain a high proportion of residential neighbours, or adverse effects on amenity of the site and immediate surroundings are not minimised, or where strategic infrastructure is not protected from reverse sensitivity effects.

The above objectives and policies are key to the assessment of this application, subject to the matters of discretion in rule 14.15.39 / 14A.11.34 [*where RD*] / and, as noted above, the matters of discretion in 14.15.39 / 14A.11.34 also provide useful guidance even though the application is not a restricted discretionary activity [*where DA*].



OR



*Permitted baseline*

Sections 95D(b) and 95E(2)(a) allow the adverse effects of activities permitted by the District Plan or an NES to be disregarded (the “permitted baseline”). A permitted baseline for unhosted visitor accommodation in this zone is a residential unit occupied by up to 8 visitors at a time for a maximum of 60 nights per year, generating no more than 16 vehicle movements per day, and subject to the activity management requirements in P+.

In the case of this application, the application site is not yet subdivided thus it has been assessed as a whole, and more than + guests may be on site at any one time. However, on an individual basis, each unit would host a maximum of + guests at any one time (which is less than the permitted activity standard allows). The main difference in this case is that the units are sought to be occupied for 365 days per year.

In the context of this planning framework, I consider that the potential effects of the activity relate to residential character and amenity; transport effects; management of the operation to minimise disturbance to neighbours; and residential coherence.

**Residential character and amenity**

[Assessment]

e.g. The activity requires resource consent as unhosted visitor accommodation is proposed for + nights a year, whereas only 60 nights is permitted. By way of example, 60 nights is the equivalent of the property being occupied every second weekend, whereas + nights could result in occupancy for, *e.g. one/two nights every weekend*. My assessment is limited to the effects of the additional + nights sought.

The increased number of nights has the potential to adversely affect the character of the surrounding residential area and the amenity of the surrounding neighbours, through …

*Discuss matters such as building form (standalone house vs multi-unit development), location of the unit/s within the site for MURCs, access (separate vs shared driveway), screening/windows/orientation/location of living and outdoor areas of the VA unit, nature and proximity of development on surrounding properties. For proposals seeking unlimited nights/year the starting point should generally be that immediate neighbours are likely to be affected (compared to the permitted 60 nights) unless there are site specific reasons why not.*

*Discuss how the activity will be managed, e.g.* The applicant has provided a Visitor Accommodation Management Plan that incorporates the requirements of P+, including:

* Notifying the Council of commencement of the activity;
* Provision of contact details for a local person or organisation responsible for managing complaints to adjoining property owners;
* Ensuring procedures are in place for guests to understand management requirements for activities that could affect neighbours (e.g. check in, use of outdoor areas, waste management , noise levels and controls on functions/events).

*Comment on any relevant matters, e.g. is the local person/organisation available 24 hours/day to manage complaints; which adjoining properties are intended to be supplied with this information; whether the management plan includes rules beyond the requirements of the District Plan (e.g. no smoking or vaping); whether the guest limit is less than the permitted maximum.*

*Comment on the reasons each residential neighbour is not considered to be adversely affected.*

*Conclude whether the measures will adequately mitigate amenity effects of the activity or affect the residential character of the site, e.g.* I consider that adherence to the management plan will mitigate any adverse effects related to residential character and amenity to a level which is less than minor, hence no persons are considered adversely affected.

**Transport effects (traffic generation, vehicle access, network safety and functioning)**

A permitted unhosted visitor accommodation activity is allowed to generate up to 16 vehicle movements per day (a vehicle travelling to and from the site constitutes two trips). This is an anticipated effect resulting from the maximum permitted guest limit of 8 persons.

*Discuss matters such as the proposed number of guests and nature of access to the unit, and whether the number of vehicle trips are likely to differ to those of a residential activity, and the capacity of the adjoining local road to accommodate these movements.*

**Residential coherence**

[Assessment]

The last consideration is the degree to which residential activity may be lost from the immediate area and the residential block if the proposal were consented, to ascertain whether the residential block will retain a high proportion of residential activities and each residential activity will retain a high proportion of residential neighbours (matter of discretion 14.15.39 d. / 14A.11.34 d.).

*Discuss whether there are any existing non-residential activities within the residential block (street block, bordered on all sides by streets –* *LO 10/2023**) the application site is located, and the extent to which the adjoining residential activities will have residential neighbours. Regard cannot be had to any unlawful activities occurring. Conclude whether at this point in time, the residential block and each residential activity within it will retain a high proportion of residential neighbours, thus maintaining residential coherence.*

*Note that the size of a residential block will vary depending on the location. Do NOT nominate your own block size, even if the street block is larger than average. You will have to undertake an assessment of the non-residential activities existing lawfully in the block which will likely require a site visit, unless the applicant has provided that with their application/RFI response. A ‘high proportion’ of residential activities/ neighbours is likely to be >75% or 3/4 i.e. if the visitor accommodation has 3 neighbours, each of these will retain residential neighbours on all other boundaries, for example, to achieve the required ‘high proportion’. Note this is for guidance only and will vary depending on the site context (i.e multi-unit developments may have more neighbours which could either reduce or increase coherence effects depending on the proposal), but please discuss with your team leader or principal advisor early on for affected persons consideration and for this aspect of your assessment as required.*

*Note - the interpretation of this may develop over time with decisions etc, and legal advice has been sought (Sept 2023) on the terms ‘high proportion’ and ‘predominantly’.*

+ effects are assessed on page / in section + of the application. I agree with and adopt the applicant’s assessment and note the following additional points:

The applicant has volunteered / agreed to a number of conditions relating to [+]. These form / are deemed to form part of the application and can be taken into account in assessing the effects of the proposed activity.

Under Section 95E(1) a person is not deemed affected by an activity if the adverse effects on them are less than minor.

**Conclusion**

Overall, I consider that any adverse effects on the wider environment will be + and that there will be no affected persons.

# Notification tests [Sections 95A and 95B]

Sections 95A and 95B set out the steps that must be followed to determine whether public notification or limited notification of an application is required.

|  |
| --- |
| **PUBLIC NOTIFICATION TESTS – Section 95A** |
| ***Step 1: Mandatory notification – section 95A(3)*** |
| * Has the applicant requested that the application be publicly notified?
 | **No** |
| * Is public notification required under s95C (following a request for further information or commissioning of report)?
 | **No** |
| * Is the application made jointly with an application to exchange reserve land?
 | **No** |
| ***Step 2: If not required by Step 1, notification is precluded if any of these apply – section 95A(5)*** |
| * Does a rule or NES preclude public notification for all aspects of the application?
 | **Yes / No** |
| * Is the application a controlled activity?
 | **No** |
| * Is the application a boundary activity?
 | **No** |
| ***Step 3: Notification required in certain circumstances if not precluded by Step 2 – section 95A(8)*** |
| * Does a rule or NES require public notification?
 | **No** |
| * Will the activity have, or is it likely to have, adverse effects on the environment that are more than minor (discussed above)?
 | **Yes / No** |
| ***Step 4: Relevant to all applications that don’t already require notification – section 95A(9)*** |
| * Do special circumstances exist that warrant the application being publicly notified?
 | **No** |

[Comments]

In accordance with the provisions of section 95A, the application **must not be publicly notified.**

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| **LIMITED NOTIFICATION TESTS – Section 95B** |
| ***Step 1: Certain affected groups/persons must be notified – sections 95B(2) and (3)*** |
| * Are there any affected protected customary rights groups or customary marine title groups?
 | **No** |
| * If the activity will be on, adjacent to, or might affect land subject to a statutory acknowledgement - is there an affected person in this regard?
 | **Yes / No** |
| ***Step 2: If not required by Step 1, notification is precluded if any of the following apply – section 95B(6)*** |
| * Does a rule or NES preclude limited notification for all aspects of the application?
 | **Yes / No** |
| * Is this a land use consent application for a controlled activity?
 | **No** |
| ***Step 3: Notification of other persons if not precluded by Step 2 – sections 95B(7) and (8)*** |
| * Are there any affected persons under s95E, i.e. persons on whom the effects are minor or more than minor, and who have not given written approval (discussed above)?
 | **No** |
| ***Step 4: Relevant to all applications – section 95B(10)*** |
| * Do special circumstances exist that warrant notification to any other persons not identified above?
 | **No** |

[Comments]

In accordance with the provisions of section 95B, the application **must not be limited notified**.

# Notification recommendation

That, for the reasons outlined above, the application be processed on a **non-notified** basis pursuant to sections 95A and 95B of the Resource Management Act 1991.

**Reported and recommended by:** name and position **Date:** +

**Reviewed by:** name and position**Date:** +

*(Review required for all applications over 180 nights/year, or if Planner Level 2 or Planning Technician)*

# Notification decision

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

|  |
| --- |
| Decision maker notes *Delete this box if not used*+ |

**Delegated officer:**

[Insert digital signature]

**Commissioner:**

|  |  |  |  |
| --- | --- | --- | --- |
| Name: |  |  |  |
| Signature: |  |  |  |
| Date: |  |  |  |

# SECTION 104 ASSESSMENT

# Actual and potential effects on the environment [Section 104(1)(a)]

The adverse effects on the environment are assessed in the preceding section 95 discussion, and that assessment is equally applicable here.

In addition, I note that the proposal will have the following positive effects:

* *Delete if no particular effects worth mentioning, or for RD activities only include if the positive effects relate to the matters of discretion*

Overall, I consider that the effects of the proposed activity on the environment will be acceptable.

Overall, I consider that the effects on the environment are able to be mitigated through compliance with recommended conditions such that they will be **+** and acceptable.

# Relevant objectives, policies, rules and other provisions of the Plan [Section 104(1)(b)(vi)]

Regard must be had to the relevant objectives and policies in the District Plan. The relevant objectives and policies for visitor accommodation are identified earlier in this report. Overall, I consider the proposal is [assessment] e.g. whilst the proposal is not entirely consistent with all aspects of this policy, it is not inconsistent with the policy nor contrary to it.

*Any other relevant objectives and policies ie. transport, signage etc.*

*Non-Policy 3 areas:* As this proposal is for a non-residential activity, I do not consider the objectives and policies of Plan Change 14 are directly relevant, other than indicating the level of residential amenity sought to be maintained or enhanced for the proposed zone. As noted above, the MDRS does not apply where a qualifying matter is relevant, so at this stage in the process I apply MDRS Policy 2 ([Schedule 3A](https://legislation.govt.nz/act/public/1991/0069/latest/LMS634505.html) of the Resource Management Act) and set aside the other MDRS objectives and policies.

# Relevant provisions of a National Environmental Standard, National Policy Statement, Regional Plan, Regional Policy Statement or Coastal Policy Statement [Section 104(1)(b)]

The District Plan gives effect to the relevant higher order documents referred to in s104(1)(b), including the Regional Policy Statement and Regional Plans, and the National Policy Statement on Urban Development (NPS-UD). As such, there is no need to specifically address them in this report.

# Other relevant matters [Section 104(1)(c)]

[Discuss or delete]

# Part 2 of the Resource Management Act [Section 104(1)]

Taking guidance from case law[[1]](#footnote-2), the District Plan is considered to be the mechanism by which the purpose and principles of the Act are given effect to in the Christchurch District. It was competently prepared through independent hearing and decision-making processes in a manner that appropriately reflects the provisions of sections 5-8 of the Act.

Accordingly no further assessment against Part 2 is considered necessary.

# Section 104(3)(d) notification consideration

Section 104(3)(d) states that consent must not be granted if an application should have been notified and was not. No matters have arisen in the assessment of this application which would indicate that the application ought to have been notified.

# Non complying activity threshold tests [Section 104D(1)] *delete if not NCA*

The application satisfies both tests as the adverse effects on the environment will be no more than minor and the application is not contrary to the objectives and policies of the Plan.

# Natural hazard risk [Section 106A]

*Delete this section for applications lodged prior to 21 Aug 2025*

Section 106A[[2]](#footnote-3) enables a consent authority to refuse to grant a land use consent, or grant a consent subject to conditions, if it considers that there is a **significant risk from natural hazards**. There are no grounds to refuse consent to this application or impose conditions under s106A.

*OR if there is a known natural hazard risk discuss in more detail*

# Section 104 Recommendation

That, for the above reasons, the consent **be granted** pursuant to Sections 104, 104B/104C, 108 and 108AA of the Resource Management Act 1991, subject to the following condition/s:

1. The activity must be undertaken in accordance with the information submitted with the application, including the + Management Plan, stamped and entered into Council records as RMA/+.

Note: This consent applies only to units +.

1. The consent holder must inform the Council in writing prior to the commencement of the unhosted visitor accommodation activity at the property / each of units +, via email to rcmon@ccc.govt.nz. At this time, an updated Visitor Accommodation Management Plan shall be submitted with the contact details for the Property Manager.

1. A maximum of + guests must be accommodated at any one time.

1. The maximum number of nights the property may be used for unhosted visitor accommodation is + per year (defined as the 12 month period starting from receipt of the notification in condition 2).

1. The owner of each unit must keep records of the number of nights the property / unit is used for visitor accommodation and provide those records to the Council on request.
2. The Visitor Accommodation Management Plan submitted with the application must be updated to include the Property Manager contact details, and provided to all guests upon check-in.
3. Prior to the visitor accommodation commencing, the owner of each unit must provide contact information for the Property Manager to the owners and occupiers of the neighbouring properties listed below. It must also be provided on request or at least annually:
* Address
* Address

1. The Property Manager contact details in the Visitor Accommodation Management Plan must be kept up to date, and any updated details must be provided to the neighbouring properties as soon as practicable.

**Advice Notes (****click to view standard conditions****):**

1. This resource consent will **lapse five years** **from the date it is issued** unless it is given effect to (i.e. the activity is established) before then.Application may be made under Section 125 of the Resource Management Act 1991 to extend the period for giving effect to the resource consent, and this must be submitted prior to the consent lapsing.
* **Monitoring** will be carried out to ensure the **conditions are complied with** and that the development proceeds in accordance with the plans and details which were submitted with the application.

The Council will require payment of its **administrative charges** in relation to monitoring, under section 36 of the Resource Management Act 1991. The monitoring programme administration fee and initial inspection fee OR document verification fee *(only use for remote locations)* will be charged to the applicant with the consent processing costs. If more than one inspection, or additional monitoring activities (including those relating to non-compliance with conditions), are required, the additional time will be invoiced to the consent holder when the monitoring is carried out, at the applicable hourly rate. The current monitoring charges are outlined on the [Resource Management Fee Schedule](https://www.ccc.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/P-301-Resource-Management-Fee-Schedule.pdf).

* *Full-time unhosted accommodation*: **Rates** are set at the beginning of each rating year, commencing 1 July, based on the use of a property on that date. Full-time unhosted visitor accommodation is currently rated using the business differential on the general rate. The property owner should email RatesValuation@ccc.govt.nz if the visitor accommodation use has not commenced by then, or if/when that use ceases.
* As the site is shown by Council **flood hazard** modelling to be affected by flooding in a 2% annual exceedance probability event, the land is considered to be subject to a natural hazard and the building consent application will be considered under section 71 – 72 of the Building Act. If adequate provision for protection from this natural hazard is not made, the building consent will be granted subject to the condition that a natural hazard notice will be entered on the record of title.  Please contact the Duty Building Consent Officer for more information (dutybco@ccc.govt.nz). *Check floor levels advice and include where new building work is proposed and the site is within the 50yr flood extent*

*Noise attenuation: Prior to issuing the resource consent, Planner to check whether BCN has been lodged and if it has, ensure an acoustic design report has been provided and sent to EHOs (via Connect task). Section 37 should not be lapsed until the EHO has accepted the acoustic report as meeting the rule requirements.*

* *Noise attenuation outside the Central City for new buildings:* At the time of the lodgement of building consent, the consent holder will need to provide a **design report prepared by a suitably qualified acoustics specialist** stating that the design is capable of achieving compliance with District Plan Rule 6.1.7.2.1 Sensitive activities near roads and railways (including mechanical ventilation and air conditioning where required).  The development must be constructed in accordance with this information.

 If design changes are required to meet the requirements of the design report, and are outside the scope of this consent, an application under s127 for a change of conditions will need to be lodged and processed at the consent holder’s expense.

* *Noise attenuation within the Central City for new buildings:* At the time of the lodgement of building consent, the consent holder must demonstrate **compliance with an acceptable solution** listed in Appendix 6.11.4 Noise Attenuation Construction Requirements or provide a **design report prepared by a suitably qualified acoustics specialist** stating that the design is capable of achieving compliance with District Plan Rule 6.1.7.2.3 Sensitive activities near roads in the Central City.  The development must be constructed in accordance with this information.

If design changes are required to meet the requirements of rule 6.1.7.2.3, and are outside the scope of this consent, an application under s127 for a change of conditions will need to be lodged and processed at the consent holder’s expense.

* This resource consent has been processed under the Resource Management Act 1991 and relates to [District – include if consent also required from ECan] **planning matters only**. You will also need to comply with the requirements of the Building Act 2004 and any other legislative requirements (including but not limited to Environment Canterbury Regional Plans, health licence, liquor licence, archaeological authority, certificate of title restrictions such as covenants, consent notices, encumbrances, right of way or easement restrictions, landowner approval where required).
* For more information about the **building consent process** including any **change of use requirements** please contact our Duty Building Consent Officer (phone 941 8999) or go to our website <https://ccc.govt.nz/consents-and-licences/> *Include when the application relates to conversion of the use of an existing building, or other similar situations where the applicant may not be aware that a building consent is required.*
* *New/altered vehicle crossing*

As the proposal involves the construction or alteration of a **vehicle crossing**, a Vehicle Crossing Application to the Council's Transport Unit is required.  Please refer to our webpage for more information: [Vehicle crossings : Christchurch City Council](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.ccc.govt.nz%2Ftransport%2Fworking-on-our-roads%2Fvehiclecrossing%2F&data=05%7C02%7CCatherine.Elvidge%40ccc.govt.nz%7Cb1a10e7194ef47a305e908dd1318a0d2%7C45c97e4ebd8d4ddcbd6e2d62daa2a011%7C0%7C0%7C638687718676901549%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=3lBpVNl6NjRGblPbO4NkVbrRa7utKA1rFK1nq%2FeRU8Y%3D&reserved=0). Please allow plenty of time for your vehicle crossing application. If any changes are needed to the road layout or markings it may require consultation and approval by Council, the Parking Committee or the local Community Board (depending on the changes) and can take up to 3 months. The costs of making the changes must be met by the consent holder.

* *Redundant vehicle crossing*

 As the proposed development will result in the redundancy of an existing **vehicle crossing**, the consent holder will need to consult with the Council’s Vehicle Crossing Engineer to reinstate the redundant crossing. Please refer to our webpage for more information: [Vehicle crossings : Christchurch City Council](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.ccc.govt.nz%2Ftransport%2Fworking-on-our-roads%2Fvehiclecrossing%2F&data=05%7C02%7CCatherine.Elvidge%40ccc.govt.nz%7Cb1a10e7194ef47a305e908dd1318a0d2%7C45c97e4ebd8d4ddcbd6e2d62daa2a011%7C0%7C0%7C638687718676901549%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=3lBpVNl6NjRGblPbO4NkVbrRa7utKA1rFK1nq%2FeRU8Y%3D&reserved=0). The costs of making the changes must be met by the consent holder.

* *Where manoeuvring is non-compliant:*

**Vehicle manoeuvring:** The consent holder should make prospective purchasers and/or tenants aware that the vehicle manoeuvring for Unit(s) + does not comply with the District Plan, which means that additional manoeuvres are required for the 85th percentile vehicle to access/exit the carpark/garage for Unit(s) +, and that a larger vehicle may not be able to access the space at all.  An 85th percentile vehicle equates to an intermediate sedan.

* *Where manoeuvring is compliant but tight for 85%ile vehicle*

**Vehicle manoeuvring** assessed for this resource consent is compliant with the layout shown. Any addition of kerbing or similar features that impede the movement of vehicles may affect manoeuvring and lead to a non-compliance requiring an additional consent or change of conditions.

The consent holder should make potential purchasers and/or tenants aware that manoeuvring <into/out of> the <carpark/garage> for <Unit X> is compliant for an 85th percentile vehicle only, which equates to an intermediate sedan. Larger vehicles may require additional manoeuvres or may not be able to access the space.

* **Landscaping:** The consent holder is reminded that planter beds for landscaping must be free from service installations to ensure that plants can establish and thrive. Any kerbing of access ways must not decrease the area available for planting or impact on vehicle manoeuvring.
* Under the Council’s [Stormwater and Land Drainage Bylaw 2022](https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/bylaws/stormwater-and-land-drainage-bylaw-2022) no person may obstruct any overland flow path or floodplains with any material or structures such as fences and retaining walls. As the application site forms part of the flood plain for [name of waterway], any proposed fencing will require authorisation from the Asset Planning Stormwater and Waterways Team who can be contacted via email Stormwater.Approvals@ccc.govt.nz.
* +

**Development Contributions *Where DC assessment is available. If no DCs are required delete both advice notes.***

Insert table and Advice notes prepared by DC Assessors here

**Development Contributions *Where DC assessment is not yet available, i.e. Connect DC task not completed***

Please note that development contributions may be required under the provisions of the Council’s development contributions policy in force applicable at the time this consent application was received. If required, payment of development contributions must be made prior to the issue of the Code Compliance Certificate for a building consent, commencement of a Resource Consent, the issue of a section 224 certificate for a subdivision consent, or authorisation of a service connection.

More information about development contributions can be found on our website at [https://ccc.govt.nz/consents-and-licences/development-contributions](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fccc.govt.nz%2Fconsents-and-licences%2Fdevelopment-contributions&data=05%7C02%7CCatherine.Elvidge%40ccc.govt.nz%7C3863c0aba4f746552e1408dd61ac9dc4%7C45c97e4ebd8d4ddcbd6e2d62daa2a011%7C0%7C0%7C638774116199995381%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=m5O3Jmsosn9tqsZvBOyHckTmmC8J9MFRL1MPz3ujtic%3D&reserved=0). If you have any queries in relation to this matter, please contact one of our Development Contribution Assessors via phone 03 941 8999 or email developmentcontributions@ccc.govt.nz.

**Reported and recommended by:** name and position **Date:** +

**Reviewed by:** name and position **Date:** +

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

# Section 104 Decision

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

🗹 I have viewed the application and plans.

🗹 I have read the report and accept the conclusions and recommendation.

|  |
| --- |
| Decision maker notes *Delete this box if not used*+ |

**Delegated officer:**

[Insert digital signature]

**Commissioner: *(Conflict of Interest*** ***Form P-426*** ***also needs to be signed by commissioner)***

|  |  |  |
| --- | --- | --- |
| Name: |  |  |
| Signature: |  |  |
| Date: |  |  |

1. *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316 [↑](#footnote-ref-2)
2. Introduced by the Resource Management (Consenting and Other System Changes) Amendment Act 2025, with effect from 21 August 2025 [↑](#footnote-ref-3)