

Global Resource Consents for Repair and Rebuilding Work

The information in this sheet about global resource consents is for contractors, Project Management Offices (PMOs), and others who need to apply for multiple, similar resource consents for the repair of land or buildings, and/or rebuilding of dwellings.

Repair or rebuilding may require resource consent from the Christchurch City Council or Environment Canterbury, or from both councils. The two councils are working together to streamline the resource consent process to make it easier for applicants. Applying for a global resource consent is one of the ways in which the resource consent requirements can be simplified.

What is a global resource consent?

A global consent is a resource consent that allows the applicant to carry out the same type of work on a number of different sites throughout the city. Site addresses are not specified in the consent, but general “parameters” outlining the scope of the work covered by the consent and the type of sites the consent can be used for are outlined in the application and in the conditions of consent.

Global consents are usually specific to the applicant, i.e. they can only be used by the organisation or person that obtains the consent. Applications can be submitted to the Christchurch City Council or Environment Canterbury, or in some cases to both councils together, depending on what consents are needed.

Why is a global consent useful?

A global consent avoids the need for separate resource consents for each site. This reduces the time and cost involved in obtaining the necessary approvals and provides greater certainty for applicants.



What type of work can global consents be obtained for?

Global consents are a good option for those applicants who will need to obtain resource consents for the same type of work on a large number of sites across the city, where the specific site addresses are unknown at the time of application.

They are particularly suited to proposals that will have temporary effects, such as earthworks, house lifting and other types of work where the effects on the environment are similar from site to site, and where the applications are likely to be non-notified and will not require written approval from neighbours.

For example:

- A contractor might obtain a global consent to carry out a specific type of land repair work on any site in the Living 1 and 2 zone, as long as the work is not in sensitive areas such as near protected trees or waterways, and is carried out in accordance with the measures outlined in the application regarding hours of operation, noise management, sediment control, etc.
- An insurance company might obtain a global consent for soil disturbance on potentially contaminated residential land which exceeds the limits in the National Environment Standard, subject to conditions such as remediation, site management, provision of site investigation results, etc.
- A house lifting company might obtain a global consent for temporary lifting of houses breaching the recession plane, subject to conditions such as the duration of the lift, the maximum extent of intrusion, etc.
- A PMO might obtain a global consent for discharges of de-watering and construction-phase stormwater associated with earthworks on multiple sites. The consent would outline the types of sites where it can be used and have requirements for discharge quality, testing and reporting.

Global consents are generally not appropriate for applications to permanently breach bulk and location rules in the City/District Plan, due to the variation in design of buildings and their effects on the environment, and the possibility that written approvals or notification may be required.

How long does a global consent take to process and what is the cost?

The timeframe for processing a global consent application is the same as for an individual consent, i.e. 20 working days for a non-notified application.

The initial deposit is the same as for an individual site, however global consents are usually a little more complicated to process as they require assessment of a wider range of potential scenarios. The final cost will depend on the amount of staff time involved and whether consent is only required from the Christchurch City Council or Environment Canterbury, or both councils.

In addition to the cost of processing the application, some global consents may also require the payment of an additional charge for each site where the consent is used. For example, a consent for work on potentially contaminated land may include a condition requiring site testing information to be provided prior to the commencement of work. A small additional charge is likely to cover the costs of reviewing the information as well as receiving and recording the post-construction information on the property file.

Whether there is an additional charge depends on the type of work covered by the consent. Even where there is an additional charge, the overall cost is likely to be considerably less than the cost of obtaining individual resource consents.



Applying for consent

If you are considering applying for a global resource consent it is recommended you engage a professional (for example, a planning consultant, solicitor or environmental consultant) to prepare and submit the application. This will help to ensure all necessary information is provided at the outset and the application covers all of the situations you want to use the consent for.

We also recommend you (or your consultant) request a pre-application meeting to discuss your proposal before preparing and lodging an application. Council staff will be able to advise you on whether a global consent is appropriate for the particular type of work you are applying for, and what supporting information will need to be provided with the application.

More information

To book a pre-application meeting, or if you have any questions about the global resource consent process or the information you need to provide, contact the Christchurch City Council's Customer Services on **941 8999** or **0800 800 169**, or Environment Canterbury Customer Services on **324 636** or **0800 353 9007**.

For land repair works, you can also visit www.ccc.govt.nz/landrepair and fill in a Land Repair Enquiry Form to find out whether the work needs resource consent from the Christchurch City Council or Environment Canterbury: http://resources.ccc.govt.nz/files/Homeliving/buildingplanning/forms/P019_LandRepairEnquiryForm.pdf

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