

Resource Consents



November 2016

Hi there,

Below you will find the latest information from Christchurch City Council's Resource Consents team.

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

Meet the Team

Resource Consents Unit consists of four planning teams and a support team.

The team leaders are:

Planning Team 1 – Andy Christofferson – Email: Andy.christofferson@ccc.govt.nz

Planning Team 2 – Kathryn Stapleton - Email: Kathryn.stapleton@ccc.govt.nz

Planning Team 3 – Nathan O'Connell – Email: Nathan.oconnell@ccc.govt.nz

Planning Team 4 – Wendy Baker – Email: Wendy.baker@ccc.govt.nz

Development Support Team - Katrina Guest – Katrina.guest@ccc.govt.nz

Recent IHP Decisions

Decisions are being released at a fast rate now and more will have been released by the time you get this newsletter. Keep up to date by viewing the list of [IHP Decisions](#). This table tells you what decisions have been released, whether the appeal period has ended and if there have been any appeals.

Some of the rules in the above decisions cannot be applied yet as they incorporate Stage 2 or 3 definitions on which the IHP is still to make decisions, or they refer to provisions in other chapters that have not yet been the subject of a decision. If this is the case the activity will generally fall to be fully discretionary or non-complying depending on the structure of the respective chapter. Check with the Duty Planner (Duty.Planner@ccc.govt.nz) if you are unsure.

Setbacks from boundaries

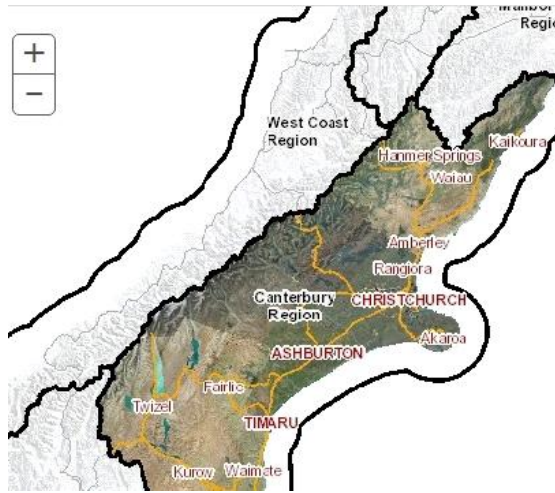
The rules within the Proposed and Operative Christchurch District Plans setting the setbacks from internal site boundaries and road boundaries do not allow for any exemptions. This means that the setback is measured from the fascia.

This differs from the City plan which had a general exemption for eaves, porches, windbreaks, chimneys, external stairways, landings or unenclosed balconies.

It is important to note that the cladding on buildings is also required to comply with the setback requirements. Please make sure any site plans show the outline of the building including cladding, not just the floors.

There are some exemptions in the Proposed and Operative Christchurch District Plans relating to other built form rules in residential zones. These are those relating to recession planes in zones other than Residential Small Settlement or Banks Peninsula (contained in Appendix 14.14.2); building height (contained within the definition of height); and site coverage in all Residential zones excluding Residential Medium Density (contained within the site coverage built form standard for the zone).

Stormwater requirements



In the majority of resource consent applications, stormwater disposal is not a matter of discretion, it is a key matter considered at Building Consent stage and in turn may impact on site design and layout – and in this way affects the plans approved at resource consent. Council's Asset Planning – Stormwater & Land Drainage team have identified the following general triggers for when on-site stormwater storage will be required:

Any HAIL site on the [LLUR](#)

For small sites (less than 1,000m²) in the flat, onsite storage will be required:

- In areas where there is no collective stormwater management system mitigating the larger catchment, AND
- Where more than 150m² of new impervious is being added to a site, AND
- The development results in a total impervious surface coverage in excess of 70 per cent of the site area.

For small sites (less than 1,000m²) on the hills, onsite storage will be required:

- In areas where there is no collective stormwater management system mitigating the larger catchment, AND
- Where any additional impervious is being added to a site.

For large sites (>1,000m²), onsite storage will be required:

- In areas where there is no collective stormwater management system mitigating the catchment, AND
- Where any additional impervious is being added to a site.

We recommend you talk to the Stormwater & Land Drainage team early about stormwater requirements for your developments. You can contact the team by email on Stormwater.Approvals@ccc.govt.nz.

Retail in Mixed Use South Frame Zone

Council has produced a [Practice Note](#) setting out its thinking on the interpretation of some rules relating to the size and type of retail in this zone.

Lyttelton Design Review Panel

In August, 2016, the Council approved the establishment of the Lyttelton Design Review Panel for an 18-month trial. The panel, like the existing Urban Design Panel, will consider new building work (including alterations and additions to new buildings and relocatable buildings) within the Commercial Banks Peninsula Zone and within the Character Overlay Area of the Residential Banks Peninsula Zone.

The Panel is an opportunity for applicants to obtain free design advice on their proposals, which should make the obtaining of the necessary resource consent easier. We strongly encourage applicants to take their proposals to the panel early in the design process so if any changes are recommended they can be accommodated. Like the Urban Design Panel, meetings are confidential between the panel and the applicant.

Applying for a Resource Consent

Quick reminder that the best method of applying for resource consent is [using our Online Services](#). You can use Online Services to submit Resource Management applications and additional information.

You can upload your documents so this avoids scanning fees and reduces processing time. Please read this guide first: [Your Guide to Submitting a Resource Consent Application via Online Services](#).

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