

## Resource Consents update 8 June 2018

Check out the following information we've pulled together to help with the design of your projects and ensure consent applications run smoothly.

### Residential zone rule summaries

[Rule summaries](#) for the new Residential zones are available on our Resource Consents webpage.

They contain excerpts from the District Plan of the Residential zone and Transport rules for constructing one or more residential units on the majority of sites in the zone.

Summaries are available for most of the residential zones.

The summaries are up to date, but please note that the coastal hazards provisions in the City Plan remain operative and will be applicable to some properties.



### Recession plane exemptions for accesses

A number of daylight recession plane rules enable recession planes to be measured from the far side of access lots or access strips where these adjoin an internal boundary.

Please note that these terms have specific meanings as defined in the district plan:

- Access lot – “means any separate lot used primarily for access to a lot or lots having no legal frontage but excludes any area of land that is wider than 6 metres and not legally encumbered to prevent the construction of buildings.”
- Access strip – “means an access lot or an area of land defined by a legal instrument providing or intended to provide access to a site or sites, but excludes any area of land that is wider than 6 metres and not legally encumbered to prevent the construction of buildings.”

In particular it is important to note that a 'pan handle' access to a single site is not an access lot or access strip, so recession planes must be taken from the internal boundary and not the far side of the adjacent access. This is a change from the City Plan which included a pan handle access, i.e. the wording in the City Plan was: "where an internal boundary of a site abuts an access lot, access strip, or access to a rear lot, the recession plane may be constructed from points 2.3m above the furthest boundary of the access lot, access strip, or access to a rear lot or any combination of these areas".

### 2-year expiry for minimum floor level certificates

**A reminder that these certificates are only valid for two years from the date of issue, so if they expire prior to resource consent being granted for a proposal a new certificate will need to be obtained.**

If a certificate has expired and the minimum floor level requirement has increased in the intervening period, the design will need to be amended to meet the higher level.

For a building or ground floor additions in the Flood Management Area but outside the Fixed Minimum Floor Level Overlay, these certificates are required for the building work to be a permitted activity under P3 and P4 in Rule 5.4.1.1. The exemption in Rule 5.4.1.3.b. which allows for recession planes to be taken from the minimum floor level as opposed to ground level, also relies on these certificates being obtained.

### Information required for hill site applications

**Hill site applications are more complex and typically require more supporting information than applications on the flat.**

The following list is intended to assist with preparing these applications:

- Topographical plans showing spot levels and surveyed contour lines across the site. These must be prepared by a registered surveyor and must satisfy the definition for ground level, i.e. "the natural ground level or, where the land has been subdivided, the level of the ground existing when works associated with any prior subdivision of the land were completed, but before filling or excavation for new buildings on the land has commenced."



Where this information is not readily available, i.e. surveyed levels not provided at the time of the original building consent (or similar), then a registered surveyor will need to extrapolate original ground levels using the latest topographic survey levels in addition to evidence of previous filling or excavation, i.e. retaining walls, and any other sources. They will need to provide a professional statement that the levels shown are the best estimate of original ground levels that existed prior to the development of the site.

- All applicable daylight recession planes, elevations and cross section plans, with reference to the above definition of ground level, i.e. 'original' ground levels.

Recession planes now apply to the midpoint of each section of wall AND roof of a building, as shown in Appendix 14.16.2B.

Elevations showing the applicable maximum building height plane parallel to the 'original' ground level.

Cross sections should be provided at critical points along internal boundaries showing the recession plane angle in its entirety, together with the surveyed spot level and the setback distance between this point and the building.

- Cut and fill plans showing the location, depth and volume of soil disturbance.
- Retaining walls, including elevation and cross section plans. Associated areas of backfill and cut should be shown.
- Driveway gradient included on the site plan and, where necessary, a cross section plan.
- Notations on building plans to demonstrate compliance with Building Reflectivity rules e.g. Residential Hills Zone = "all roof finishes are not to exceed 30% light reflectance value." There is information readily available online which specifies the LRVs for particular roof finishes, e.g. Colorsteel Ebony = 5% LRV.

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