



RESOURCE CONSENT CONSIDERATIONS

the last word on quality

RESOURCE MANAGEMENT ACT

The council has the ability to grant consent to resource consents on the basis of their consistency with the District Plan and any other matters considered by the council to be relevant.

This can include the ability of the development to meet the design recommendations of this guideline, under Section 104(1)(c) of that Act.

The council can impose conditions on any consent it grants requiring things such as:

- Conformance of buildings to a specific design and location on a site.
- Approval of engineering works (detailed design of earthworks, roads, and infrastructure).
- Implementation of the scheme plan and design including landscaping.
- Consent notices to register relevant requirements on the titles of new lots in perpetuity.
- Maintenance and monitoring of infrastructure, including obligations for set period after the release of the Section 224 Certificate.

Be sure to refer to the District Plan for the provisions that are relevant to industrial and commercial employment related activities.

COVENANTS

Covenants and encumbrances are private legal mechanisms, used by many subdivision developers to lock in the quality of their developments. These are registered on the titles of new lots and can cover a wide range of obligations, including standards and guidelines for:

- The design and location of buildings, and the manner in which they connect with and relate to the street. Typically these can be very short, requiring building design to:
 - Be approved by a private review panel representing the entire subdivision prior to applying for Council consent.
 - Ensure the building fronts and relates well with the street.
 - Provide well defined and highly legible entrances to buildings.
 - Minimum architectural / building quality standards.
 - Manage the location of visitor and staff parking, and the manner in which loading and servicing occurs relative to the street.

- The height and location of front fences and boundary treatments.
- The location and width of driveways and vehicle crossings.
- The preservation of vegetation and streams and provision of landscaping.
- The development of on-site stormwater detention and its continued maintenance.
- The maintenance of common amenities and services.

BONDS AND CONTRIBUTIONS

A developer may volunteer to provide a bond over any elements of uncertainty relating to a subdivision or development to help manage any doubt over its adequacy. An example is the use of a bond for the maintenance and replacement of vegetation and street-trees that decline during the construction and post-consent maintenance period.

Developers may also volunteer contributions of money or resources to help mitigate the effects of a subdivision or development on the local environment, such as to improve a local reserve network or the interface with adjacent properties. An example can be to pay for high-quality boundary fencing and landscaping (on both sides) with an adjoining site, or to make a new and attractive pedestrian crossing over a road from an existing developed area into a new reserve.

Consult with the council for more assistance on telephone 09 839 0400.

This guideline was prepared with the assistance of Urbanismplus Ltd.

