

APPLICATION FOR CERTIFICATE OF COMPLIANCE

Residential Unit on an Existing Site (Rural Zone)

Under Section 139 of the Resource Management Act 1991



To: Mackenzie District Council
PO Box 52
Fairlie 7949

Phone: 03 6859010
Email: planning@mackenzie.govt.nz

ABOUT THIS FORM

This form is used to request a certificate of compliance for a residential unit on an existing site under section 139 of the Resource Management Act 1991.

In order for a certificate of compliance to be issued, the applicant must demonstrate that a particular use complies with all relevant rules in the Mackenzie District Plan and/or a National Environmental Standard. It must be accompanied by plans and other supporting information necessary to confirm compliance. Applications are checked for completeness prior to acceptance. Please ensure that you have compiled your documents carefully to avoid delays accepting your application. A checklist is included as part of this form.

APPLICANT

Applicant's Full Name/Company/Trust:	
Contact Name:	
Email address*:	
Postal Address*:	Tick if postal address is preferred method of correspondence*: <input type="checkbox"/>
	Tick if this is the address for invoicing purposes: <input type="checkbox"/>
Phone number*:	
Mobile Number*:	

*Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

ADDRESS FOR SERVICE *(if different from the applicant)*

Company:	
Contact Name:	
Email address*:	
Postal Address*:	Tick if postal address is preferred method of correspondence*: <input type="checkbox"/>
	Tick if this is the address for invoicing purposes: <input type="checkbox"/>
Phone number*:	
Mobile Number*:	

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

DETAILS OF EXISTING SITE

Street Address:
Legal Description:
Record of Title:
Valuation Number:

DESCRIPTION OF THE PROPOSAL

Describe the proposed activity to be carried out on the site (e.g. to build a new dwelling with attached garage) (use additional pages if necessary). Explain in sufficient detail to demonstrate compliance with District Plan rules.

INFORMATION REQUIRED TO BE SUBMITTED

An assessment of the activity against any relevant provisions of the Operative Mackenzie District Plan, as set out below. Please indicate compliance in right hand column.

Section 7, Rule 3.1.1 Building Standards

Rule	Standard	Complies (State Yes, No, or Not Applicable)
3.1.1.a Height	Maximum height of a residential unit shall be 9m.	
3.1.1.b Setback from Roads	Setback from State Highway – 50m Setback from other roads – 20m	
3.1.1.c Setback from Neighbours	Residential units – 20m Except that for allotments less than 2025m ² existing at 1 February 1997 – 2m	
3.1.1.d Access	Each residential unit shall have legal access to a formed road. See also Section 15 – Transportation Rules below.	
3.1.1.e Sites of Natural Significance, Scenic Viewing Areas, Scenic Grasslands and High Altitude Areas	The residential unit is not to be erected on the following areas as identified on the planning maps: <ul style="list-style-type: none"> • Any Site of Natural Significance. • Scenic viewing areas or Scenic Grasslands. • Any land above 900m in altitude. 	
3.1.1.f Riparian Areas	The residential unit is not to be erected within: <ul style="list-style-type: none"> • 20 metres of a bank of a river, or • 50 metres of a wetland; • 100 metres of a lake 	
3.1.1.g Airport Noise Setback	The residential unit is not located within 500m of the boundary of Airport Zones (Pukaki, Lake Tekapo and Glentanner) or the boundaries of Aviation Activity Areas identified on Planning Maps at Pukaki Downs, or Tekapo B (in the vicinity of the Salmon Farm).	
3.1.1.h Lakeside Protection Area	The residential unit is not to be erected within a Lakeside Protection Area as identified on the planning maps.	
3.1.1.i Flood Mitigation - Floor Heights/Location	The residential unit is not to be erected within the flooding areas identified on the planning maps ; or The site within the mapped flooding areas has been assessed as a 'Low Flood Risk' and the proposed minimum floor height is 150mm above floodwaters with a 0.2% annual probability of occurring (i.e. 500 year return period flood). Note: To ascertain whether a property falls within a low or high flood risk area it will be	

	necessary to obtain a flood risk assessment from Environment Canterbury.	
3.1.1.j Flood-Erosion Risk - Kimbell Area	The residential unit is not to be erected within: <ul style="list-style-type: none"> i. The area identified as Kimbell Hazard Area on Planning Map 57 - Flood Risk; or ii. The area identified as Kimbell Environs Flood Risk Area on Planning Map 57 - Flood Risk. 	
3.1.1.k Boat Accommodation	The residential unit is not boat accommodation on the surface of water.	
3.1.1.l Flight Protection Areas	The residential unit does not penetrate any of the approach surfaces, horizontal surfaces and the surrounding conical or transitional surfaces shown on the Planning Maps 58 and 59 and described in Appendix M of the Operative District Plan.	
3.2 Relocated Buildings	The residential unit on the site is not to be relocated.	

Section 7, Rule 4.1 Earthworks and Tracking

Rule	Standard	Complies (State Yes, No, or Not Applicable)
4.1.1	Any earthworks or tracking involving excavation and/or fill 300m ³ or less, or bare exposed soil 1000m ² or less which complies with all the following standards:	
4.1.1.a Earthworks in Sites of Natural Significance	No earthworks in Sites of Natural Significance shall exceed: <ul style="list-style-type: none"> • 20m³ (volume) per hectare in any continuous 5 year period, or • 50m² (area) per hectare in any continuous 5 year period 	
4.1.1.b Slope	No earthworks or tracking shall be located on slopes with an angle greater than 25°.	
4.1.1.c Riparian Areas	On any land in a lake, river or wetland or within: <ul style="list-style-type: none"> • 20m of the bank of the main stem of any river listed in Schedule B to the Rural Zone, or • 10m of the bank of any other river, or • 75m of any lake listed in Schedule B to the Rural Zone, or • 50m of a wetland or any other lake. earthworks shall not exceed: <ul style="list-style-type: none"> • 20m³ (volume) per hectare in any continuous 5 year period, or 	

	<ul style="list-style-type: none"> • 50m² (area) per hectare in any continuous 5 year period. 	
4.1.1.d Geopreservation Sites and High Altitude Areas	<p>No earthworks (excluding excavations for permitted buildings) within Geopreservation Sites identified on the Planning Maps, or on land over 900metres in altitude shall exceed:</p> <ul style="list-style-type: none"> • 20m³ (volume) per hectare in any continuous 5 year period, or • 50m² (area) per hectare in any continuous 5 year period. 	
4.1.1.e Scenic Viewing Areas and Scenic Grasslands	<p>No earthworks or tracking in the Mackenzie Basin Subzone shall be located within Scenic Viewing Areas or Scenic Grasslands identified on the Planning Maps other than for the purpose of track maintenance.</p>	

Section 15, Transportation Rules

Rule	Standard	Complies (State Yes, No, or Not Applicable)
2.a Minimum Parking Space Requirements	2 spaces per residential unit	
2.f Reverse Manoeuvring	<p>No vehicle is required to reverse either onto or off a site where:</p> <ol style="list-style-type: none"> Access is to an arterial road (being State Highways 8, 79 & 80). 4 or more car spaces have access onto a collector road. The development is required to provide 10 or more parking spaces. 	
2.g Residential Parking Spaces	<p>Any residential parking spaces required shall have the minimum internal dimensions of 2.5m width and 5.0m depth.</p> <p>The minimum width of the entrance to a single garage shall be no less than 2.4 metres wide.</p> <p>The manoeuvre area from the property to the garage entrance shall be designed to accommodate a 90 percentile motor car (as set out in Appendix D of the Operative District Plan).</p>	
2.j Surface and Drainage of Parking and Loading Areas	<p>The surface of all parking, loading and trade vehicle storage areas (except parking areas for residential units requiring less than three spaces) shall be formed and paved or otherwise maintained, so as not to create a dust or noise nuisance, nor to deteriorate in adverse weather conditions.</p> <p>The first 5.5m of such areas (as measured from the road boundary) shall be formed and</p>	

	<p>surfaced to ensure that material such as mud, stone chips or gravel is not carried onto any footpath, road or service lane.</p> <p>Stormwater originating from the property shall be disposed of within the property by sump and piped to the street channel or stormwater drain.</p>	
2.k Landscaping	<p>Landscaping shall not adversely affect the visibility of motorists leaving a site or create an unsafe environment for persons using the car park or the adjacent footpath</p> <p>All car parking areas containing 5 or more spaces shall have a landscape strip 1.5m deep along the road frontage.</p>	
2.l Standards of Vehicle Crossing	<p>Vehicle access to any site shall be by way of a vehicle crossing constructed to Council standards, from the roadway to the road or service lane boundary of the site, and shall be at the owners expense.</p> <p>Vehicle crossings shall be constructed to the following standards:</p> <ul style="list-style-type: none"> i. For 10 or less residential units or activities which generate fewer than 100 normal car traffic movements per day: standard vehicle culverts and crossings to carry car traffic i.e. 225mm ii. Drive-in accesses and other activities: heavy duty vehicle culverts and crossings shall be constructed and maintained so that they remain in a good state of repair and are fit for their purpose of carrying all types of normal road traffic. 	
2.m Length of Crossing	<p>Residential Units:</p> <p>Minimum 3.0m</p> <p>Maximum 4.0m</p>	
2.n Distance of Vehicle Crossings from Intersections	<p>No part of any vehicle crossing shall be located closer to the intersection of any roads than the distances permitted in the following Table:</p>	

Frontage Road	Intersecting Road Type (Distance in Metres)					
	Urban			Rural		
	Arterial	Collector	Local	Arterial	Collector	Local
Arterial	30	25	20	200	200	200
Collector	20	20	15	60	55	55
Local	15	15	10	60	55	55

Note: Distances shall be measured parallel to the centre line of the roadway of the frontage road from the nearest edge of the carriageway of the intersecting road. Where the roadway is divided

the edge of the dividing strip nearest to the vehicle crossing shall for the purposes of this control be deemed the centre line.

<p>2.o Access onto State Highways</p>	<p>Where access is onto a State Highway:</p> <ul style="list-style-type: none"> a) No vehicle access shall generate more than 100 vehicles per day. b) The minimum distances between successive accesses on both sides of the State Highway shall be: <ul style="list-style-type: none"> i. 40 metres where the posted speed is 70 kilometres per hour ii. 100 metres where the posted speed is 80 kilometres per hour iii. 200 metres where the posted speed is 100 kilometres per hour c) Where an allotment in a Rural Zone has frontage to a side road, all access shall be from the lesser road in the roading hierarchy. d) Accesses shall be designed and constructed in accordance with Diagram C (crossing treatment for accesses on state highways with traffic generation less than 30 vehicle movements per day) or Diagram D (Localised road widening and crossing treatment for accesses on state highways with traffic generation between 30 and 100 vehicle movements per day) in Appendix D of the District Plan. e) For the purpose of this rule the measurement of the distance between successive accesses shall be taken from the centre points of both accesses measured along the centreline of the frontage road. f) Where the boundaries of a site which existed as a separate Certificate of Title before 1 February 1997 do not allow the provision of any vehicle crossing whatsoever in conformity with this provision, a single vehicle crossing may be constructed provided it is located in a position which most nearly complies with this provision. 	
<p>2.p Visibility from Accesses</p>	<p>All private accesses shall be located to ensure continuous visibility up to the minimum sight distances in the following table are achieved.</p>	

Speed Limit (km/h)	Sight Distance (m) Private Access
50	85
60	115
70	140
80	170
100	250

OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- **NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012**

You can address the NES for Soil Contaminants by selecting ONE of the following (tick):

- Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m² per 500m³). Therefore the NES does not apply.
- I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.
- I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

- **Any other National Environmental Standard (tick):**

Yes N/A

Details:

- **Any Environment Canterbury consent(s) that have been applied for (tick)?**

Yes N/A

Details:

INFORMATION REQUIRED TO BE SUBMITTED

To be accepted for processing, your application **must** include the following (tick):

- Computer Freehold Register (Record of Title) for the site (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from www.linz.govt.nz)**

A scaled site plan/s showing (where relevant):

- Areas and dimensions of property;
- Roads onto which the property has frontage.
- Location of all existing and proposed buildings and distances to boundaries;
- Location of landscape features including any protected trees and waterways;
- Existing and proposed vehicle access points and any internal roading;
- Existing and proposed carparking areas;
- Location of any existing septic tanks and effluent drainage lines;
- Details of existing and proposed landscaping;

Other plans necessary to detail the proposal e.g. elevations, floor plans, servicing plan.

Copies of any other resource consents held (e.g., consents from the regional council)

PAYMENT – A deposit fee (\$500) must be paid prior to or at the time of the application as per Council's Fees and Charges. Processing will not commence until the required deposit fee has been paid.

I/We confirm payment by (tick):

- Bank transfer to account 03 0887 0226851 02 reference R10821 and the first five letters of applicant name**
- Cheque payable to Mackenzie District Council attached**
- Manual payment at reception – receipt number:**

DECLARATION

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct. I undertake to pay all actual and reasonable application costs incurred by the Mackenzie District Council.

*Signature**

Date

Full Name

*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

IMPORTANT

This application is for certification under the Resource Management Act 1991. When processing the application the Council can only check relevant matters under the Resource Management Act. Please be aware that there may be a range of other matters which could affect your ability to carry out the proposed development or activity, and it is your responsibility to investigate these.

If your proposal involves building work or change of use of a building you may also require a building consent under the Building Act 2004. This must be applied for separately. Dependant on the nature of the proposal, other consents or licences may also be required under such legislation as the Health Act 1956 and the Sale of Liquor Act 1989.

You must include all the information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

When your application is accepted, you will receive a letter from the Planning team informing you of the application's acceptance. This letter will contain the contact details of the Planner who is processing your consent. Planning staff will contact you if the status of your application changes, or if further information is required.

The fee paid at the time of lodgement is a deposit fee only. Further costs may be incurred and all actual and reasonable costs will be passed onto the applicant.