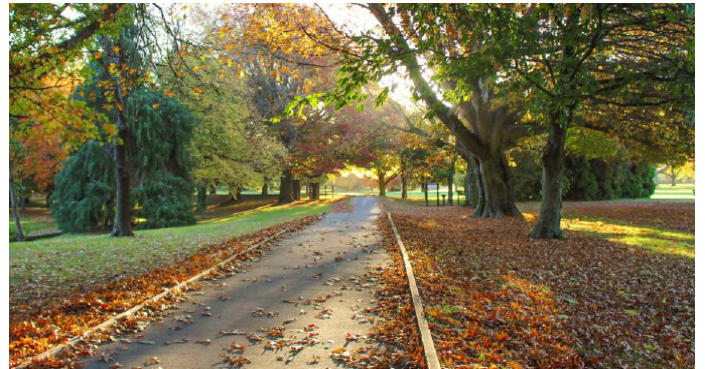


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How much will my resource consent application cost, 2023-2024 financial year

In the 2023/2024 financial year, the Council processed 982 applications for resource consent. The charges for processing these applications varied from a minimum of \$131.16 to a maximum of \$40,130.75. Predictably the costliest applications to process were publicly notified applications which went to a hearing. There were three of these applications and the cost to process them went from a minimum of \$29,735.52 to a maximum of \$40,130.75. The median charge for processing a publicly notified application that went to a hearing was \$34,933.14.

The second costliest category of applications processed was the limited notified applications that went to a hearing. There were only four of these applications processed, and they went from a minimum of \$19,019.52 to \$25,510.82 (the highest cost reflects a complex application and hearing despite being notified on a limited basis).

The median charge for processing a limited notified application that went to a hearing was \$22,265.17.

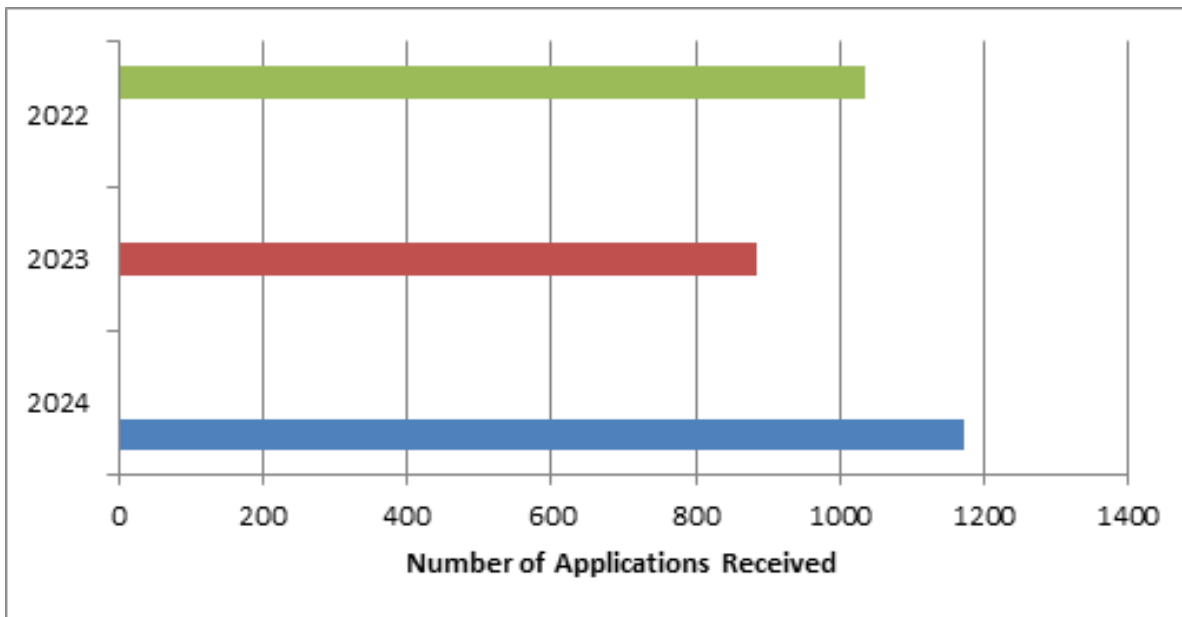
Avoiding a hearing significantly reduces the cost of processing a limited or publicly notified application. There were 15 limited notified applications that did not go to a hearing. Thirteen of these applications have been issued and the cost of processing these applications varied from a minimum of \$1,884.83 to a maximum of \$6,350.25. The median cost of processing a limited notified, no hearing application was \$3,726.36. There were five publicly notified applications, one of these applications has been issued and the remaining four applications are still in processing. The cost of processing of the issued application was \$2,288.41.

Most of the applications processed by the Resource Consents Team are not notified and do not go to a hearing. Out of the 982 processed 962 fell into this category. The cost to process a non-notified, no hearing application varied from \$131.16 to \$9,511.66 (the highest cost reflects a complex application despite not requiring notification or hearing).

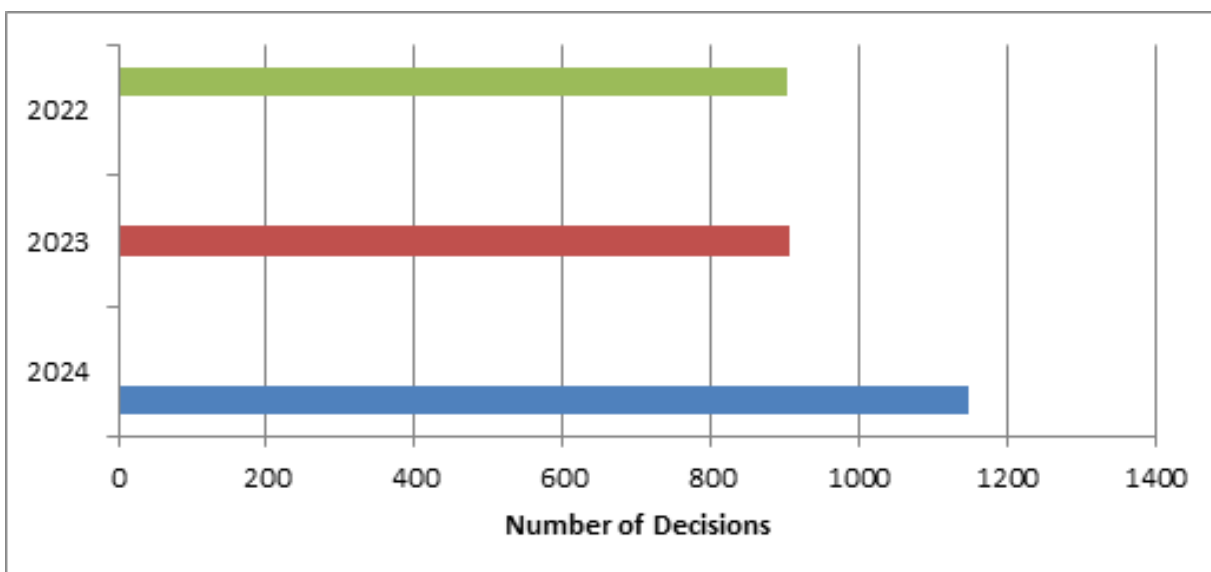
This Resource Consent Team Newsletter provides information to assist those in the industry and their clients with respect to resource consent matters. It is not an exhaustive explanation of the matters that may be covered but a starting point for better understanding. If you seek specific information or advice you should consult a professional for bespoke guidance for your situation, or feel free to contact Council via the Duty Planning service on Council's website.

What happened in 2024

Over the 2024 calendar year the Resource Consent Team received and processed more applications than in the previous two years. Overall, the number of applications received was **286** more than in 2023. During the 2024 calendar year Council received **1,171** applications. Of that total, **1,081** were new applications for resource consent. Council also received **75** applications for variations to resource consent conditions under section 127, **14** extensions to lapse date under section 125 and **1** objection to conditions under section 357. In the same period in 2023 Council received **885** applications and in 2022 Council received **1,034** applications.

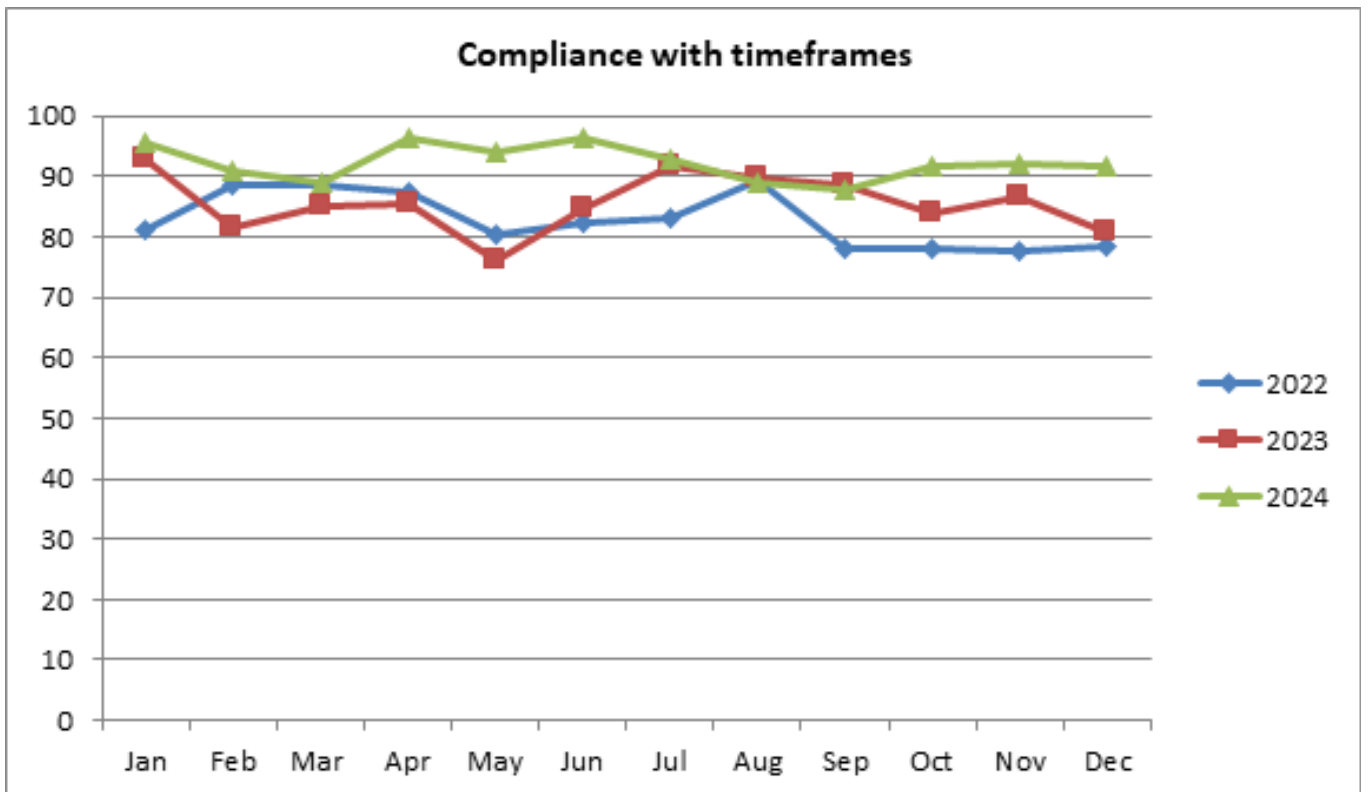


In the 2024 calendar year Council issued **1,146** decisions. Of that total, **1,052** were for new applications for resource consent. Council has also issued **83** section 127 decisions (variations to resource consent conditions) and **11** section 125 (extension to lapse date). In the same period in 2023 Council issued **906** decisions and in 2022 Council issued **901** decisions.



The number of applications returned under section 88 in 2024 was **21 (1.8%)**. This number compares to **17 (1.9%)** in 2023 and **22 (2.1%)** in 2022. The relatively low number of returned applications reflects improved awareness of application requirements which is supported by our duty planner service and the level of communication with applicants including this quarterly newsletter.

Compliance with statutory timeframes was better than the previous two years with **92.38%** of applications being processed within statutory timeframes. In 2022 and 2023 **89.51%** and **85.57%** of applications were processed within statutory timeframes respectively.



Applications in processing were at a **504** by end of December 2024. This is less than the numbers in processing in 2023 (**540**) and 2022 (**586**). The reduction is due primarily to the number of marine farm applications that were withdrawn after the Resource Management (Extended Duration of Coastal Permits for Marine Farms) Amendment Act 2024 came into force.



New acoustic standards for buildings near State Highways and rail lines

You should be aware of a significant update to the Council's planning standards under the Proposed Marlborough Environment Plan (PMEP). These changes will influence the design of buildings near state highways and the Main North Rail corridor.

The updates come in response to appeals made by New Zealand Transport Agency Waka Kotahi and KiwiRail against the PMEP and aims to improve living conditions and address health and amenity concerns for residents.

What's Changing?

Once the PMEP is made operative, new acoustic standards will apply to:

- New buildings that contain a noise sensitivity activity.
- External additions to existing buildings that contain a noise sensitivity activity.
- New noise-sensitive activities in existing buildings.

When the building falls within:

- The State Highway Noise Boundary.
- The Rail Noise Boundary.

A noise sensitivity activity is an activity that is susceptible to the effects of noise emitted from nearby land uses, in this case use of the state highway or railway line. Noise sensitive activities include dwellings, visitor accommodation and residential care housing. Health, educational and religious facilities may also be affected.

The two noise boundaries are included as overlays in the PMEP planning maps and can be accessed from Smart Maps (switch on "State Highway and Rail Boundary" from the PMEP overlays list).

Why These Changes Matter

These new rules are designed to:

- Protect residents from excessive noise exposure.
- Ensure comfortable living environments.
- Maintain the efficient operation of our transport networks.
- Address reverse sensitivity effects.

Key Points for Builders and Developers

Compliance Options

People must meet one of the following:

- Adhere to the construction schedule in Appendix 31, Schedule 1 of the PMEP (which sets out minimum construction requirements for exterior walls, the roof and ceilings, glazing and exterior doors).
- Achieve specified indoor design noise levels.
- Maintain a 50-meter distance from highways and rail corridors with noise barriers.
- For additions, avoid increasing the floor area of noise-sensitive activities.

Documentation Required

Submit a compliance report to the Council before construction or establishing new noise-sensitive activities.

Ventilation Standards

If windows must be closed to meet the specified indoor noise levels, mechanical ventilation systems must be installed to specific requirements.

Commissioning Report

Submit before occupancy to demonstrate compliance with ventilation system standards.

Next Steps for Industry Professionals

We encourage all builders, developers, architects and designers to:

- Familiarise themselves with the new standards.
- Incorporate these requirements into future designs.
- Consult the Appeals Version of the PMEP provisions for detailed requirements.

Learn More

Please refer to the Appeals Version of the PMEP for complete details on these new rules, including the construction schedule, specific noise level requirements, and the State Highway Noise Boundary/Rail Noise Boundary overlays.

You can access the Appeals Version of the PMEP here: <https://www.marlborough.govt.nz/your-council/resource-management-policy-and-plans/proposed-marlborough-environment-plan/decisions-on-the-pmep/appeal-process/appeals-version-of-the-pmep>

These rules will take effect once the PMP becomes operative and Council will advise by subsequent newsletter of that date prior to the PMP becoming operative. Council will also publicly notify the date on which the PMP becomes operative at least five working days in advance.

By implementing these standards early in the design process, we can create better living environments for Marlborough residents while supporting our vital transport infrastructure. If you have any questions or need clarification, please contact the Marlborough District Council duty planner. Ph: 03 57 7400 or email: dutyplanner@marlborough.govt.nz

Staff Profiles



Sylvie Filipo

Ko Tawhiuau te Maunga,
Ko Whirinaki te Awa,
Nō Galatea ahau,
Kea Wairau tōku kāinga ināiaanei,
Ko Sylvie Filipo tōku ingoa

Tēnā koutou katoa. I am excited to have joined the Council's Resource Consents Team at the beginning of 2025. Having previously worked for Te Ātiawa o Te Waka a Māui Trust, it has been a big change, but I am enjoying learning the ins and outs of processing consents and understanding how the Council operates.

As mentioned in my mihi, I am originally from Galatea in the eastern Bay of Plenty, but grew up in the Awatere Valley, so I am very familiar with the region and the issues facing te taiao. After high school, I completed a Bachelor of Science in Geography, followed by postgraduate studies in Environmental Management. I look forward to applying my understanding of the issues impacting Iwi in Te Taihū to my new role with the Council.

Next Issue out 1 June 2025