



Version 2011.01

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Resource Consent Application Form and Assessment of Environmental Effects (Subdivision)

All actual and reasonable costs incurred by the Council will be charged to the applicant at the conclusion of the appeal period of the Council decision. A full record will be kept of all expenses incurred in processing applications.

Please note, further information can be given on additional pages if need be.

OFFICE USE ONLY

Date Received:

Fees Paid:

Receipt No:

Valuation No:



Resource Consent Application Form (under the Resource Management Act 1991)

Full name/s of applicant/s

[Note: An application can be made in the name of an individual/ couple/partnership/business, etc.]

Applicant's Postal Address:

Business ☎:

Private ☎:

Fax:

Email:

[Note: This is the address Council will communicate with.]

Property owner's name: (if not the applicant)

Business ☎:

Private ☎:

Fax:

Email:

Location of activity and/or property address:

Map Reference (if relevant)

NZMS 260:
e.g. (1:50.000)

CT No.:

Legal description of site:

(From rates notice, valuation notice or Certificate of Title.)

What zone is the site? (*tick one box*)

- | | | | | | |
|---------------------------------------|--------------------------|-----------------------|--------------------------|-------------------|--------------------------|
| Rural | <input type="checkbox"/> | Residential | <input type="checkbox"/> | Small Settlement | <input type="checkbox"/> |
| Tourist | <input type="checkbox"/> | Coastal Settlement | <input type="checkbox"/> | Residential Mixed | <input type="checkbox"/> |
| Commercial Core | <input type="checkbox"/> | Industrial/Commercial | <input type="checkbox"/> | Coastal Erosion | <input type="checkbox"/> |
| Waiho River General Flood Hazard Area | | | <input type="checkbox"/> | | |

[*If unsure of zoning, then check with Council staff or the Westland District Plan*]

NATURE OF CONSENT(S) BEING APPLIED FOR (*TICK BOX*):

Subdivision:

Land Use:

- residential in rural zone
- prospecting or mining
- clearance of indigenous vegetation
- commercial or industrial undertaking in residential or rural area
- signage
- reduction of yard setbacks
- height limit/recession plane encroachments
- relocate building/s
- additional dwellings
- parking reduction
- roading formation

Term of consent sought:

- indefinite
- years (*please specify*)

Do you require additional resource consents from the West Coast Regional Council in relation to this proposal, e.g., for works in a riverbed or discharges (odour, dust)?

Yes No If yes, have these consents been applied for? Yes No

What consent is being sought from the Regional Council

CHECKLIST OF DOCUMENTS

Have you remembered to?

- ✓
- Attach a completed Assessment of Environmental Effects
- Attach a copy of current Certificate of Title for the site (*if relevant*)
- Sketch the locality and access points (*if relevant*)
- Supply an aerial photograph (*if relevant*)
- Attach technical plans (subdivision plan/site plan/building plan)
- Attach affected party approval forms (*if obtained*)
- Attach a cheque for application fee/deposit

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

Signature of applicant: Date:

(or person authorised to sign on behalf of applicant)

Name:(in BLOCK CAPITALS)

Type of application: Subdivision Land Use
Controlled Discretionary
Non-complying

Subdivision

Assessment of Environmental Effects

You should use this form for any subdivision proposals. You must also complete the resource consent application form and attach supporting documents (see last page of this form).

Please answer all questions fully. You can discuss your application with Council officers before completing this form or seek expert advice. *Please note that additional consents may be required for the work following subdivision (drainage, roading, vegetation clearance.)*

GENERAL DETAILS

Describe the proposed subdivision

How many new lots will be created?

Why is this proposed subdivision being undertaken?

What are the surrounding land uses? (eg: housing, farmland)

SUBDIVISION PLAN DETAILS (checklist)

You need to attach a subdivision plan that includes the following information:

- Area/dimensions
- All new lots
- All existing and new boundaries
- Land contours/spot ground heights (if necessary)
Note: If grade above 10%, please include copy of topographical map
- Existing buildings on site (to scale)
- Location of proposed building platforms, or statement that the land is suitable for building (if known)
- Any access routes including new roads and all accesses
- Easements- shown on plan as memoranda or agreement of easement
- Any new reserve/s being created

Does the site contain the following features? If yes, then these also need to be included on the subdivision plan (tick box):

- Excavation or fill areas (with completed ground heights/contours)
- Historically mined area
- Any area of indigenous vegetation in excess of 2,000m²

SERVICING PROVISION DETAILS

[Notes: Show all existing and proposed services on the subdivision plan. Include the results of any discussions with Council Engineering staff about roading, sewerage, water and reserve matters]

• Water Supply

How is water currently supplied to the site?

- Reticulated water supply
- Tank supply
- None supplied

How is water proposed to be supplied to the site?

- Reticulated public system
- Tank supply
- Other

Describe additional services required (if any):

• Stormwater Disposal

How is stormwater disposal proposed to be carried out on site?

- Connection to reticulated system
- On-site disposal system
- Other off-site disposal

Describe additional services required (if any):

• Sewage Disposal

How is sewage disposal proposed to be carried out on site?

- Connection to reticulated system
- On-site disposal system

Describe additional services required (if any):

If on-site systems are required, will you be able to meet the standards for a permitted activity?

Yes No

[Contact the West Coast Regional Council or discuss with the Council Building Inspector/Compliance Officers for details of what systems comply.]

• **Power/Telecoms**

Are electricity and telecommunications services currently supplied to the site? Yes No

Will electricity and telecommunications services be supplied to the site? Yes No

If yes, will the services be above ground or under ground

• **Road Access**

What is the current road access?

How is road access to be supplied to the site?

- Adjacent existing road
- New access road to be formed (by subdivider)
- Right of way (by subdivider)

If you propose to use an existing road, will it require upgrading to service the subdivision?

Yes No

If yes, your proposed contribution to the road upgrading is \$ or %

If the new access road joins a State Highway you also need to provide:

- Details of the location and design of the intersection layout
- Approval from Transit NZ (please attach a copy)

[For details about new access ways, including access to State Highways- refer to section 8.9 of the Westland District Plan].

RURAL ZONE SOILS (only answer if your land is in the Rural Zone)

What is the soil type and soil quality?

NATURAL HAZARDS

Is the site subject to any of the following natural hazards?

- | | | | | | |
|---------------------|------------------------------|-----------------------------|-------------|------------------------------|-----------------------------|
| Flooding/inundation | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Landslides | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Erosion | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Instability | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Contamination | Yes <input type="checkbox"/> | No <input type="checkbox"/> | | | |

If yes, then what effects could any of the identified natural hazards have on your proposed activity?

How do you propose to address these natural hazards?

Notes: i) If you are unsure of how to proceed, then advice can be sought from a Chartered Professional Engineer (CPEng.).

ii) In any case where the land is subject to active erosion or for land located in the Waiho River General Flood Hazard Area, then an assessment by a Chartered Professional Engineer (CPEng.) is preferred.

SPECIAL FEATURES ON THE SITE

[Note: The location of any of the special features should be shown on the subdivision plan]

Does the site contain a known archaeological site or historic place? Yes No

[refer to Appendix A: Schedule of Historic Places in the Westland District Plan]

If yes, then please describe the feature in detail:

Is the site registered on the title of the property to be subdivided or is it legally protected in some way? Yes No

If yes, please provide details:

How will you protect the archaeological site or historic place from the consequences of subdivision (e.g. reserve creation)?

Have you consulted with Te Runanga o Ngai Tahu and/or the NZ Historic Places Trust?
Yes No

Have you obtained written approval from Te Runanga o Ngai Tahu and/or NZ Historic Places Trust? Yes No

Does the site contain any Notable Trees?
[refer to Schedule A of the Westland District Plan]

Yes No

If yes, how do you propose to protect the notable tree?

Is the site contained in the Schedule of Designated Lands?
[refer to Appendices B and B1 in the Westland District Plan]

Yes No

If yes, then how does this land designation affect your proposal?

TECHNICAL MATTERS

Please describe any (proposed, existing, changed):

Amalgamations

Easements

Covenants

WATER BODIES

Is the site located within 20 metres of the Coastal Marine Area? Yes No

Will the subdivision create allotments of less than 4 hectares? Yes No

If yes to both questions, then you should consider the following reserve options to protect the access and conservation values of the water body (*Note: consider consulting with the Department of Conservation and the West Coast Regional Council*):

- esplanade reserve
- esplanade strip
- access strip

Is there a stream or river over 3 metres wide, or a lake, or a wetland greater than 2 hectares either on or adjacent to the site?

- i) on site Yes No
- ii) adjacent to the site Yes No

Will the subdivision create allotments of less than 4 hectares? Yes No

If yes to both questions, then you should consider the following reserve options to protect the access and conservation values of the water body (*Note: consider consulting with the Department of Conservation and the West Coast Regional Council and see detailed notes overleaf*).

- esplanade reserve
- esplanade strip
- access strip

[Notes: All these reserve options are to protect public access and recreation, as well as the water body – refer to sections 229-237 Resource Management Act for details. Occasionally coastal land below mean high water springs, or land legally part of a lakebed or riverbed is present on the site. Such land must be shown on the plan as vesting in either the Crown or Council].

CONSULTATION

You may have consulted other people or agencies about your proposal (e.g. DOC, Fish and Game NZ, Te Runanga o Makaawhio, Te Runanga o Ngati Waewae).

Who have you consulted with?

What did you consult about?

What was the response?

AFFECTED PARTIES

Which people or agencies might be considered affected by your subdivision proposal? Consider the following possible groups as a guide and tick the relevant boxes:

- Neighbours (list details below)
- Local community
- New Zealand Transport Agency
- Agency or interest group (name them)

For neighbours: Please list the names and addresses:

[Council makes the final decision on who is deemed an affected party, so discuss with council staff if you are unsure. You also need to seek the written approval of affected parties - please use the Council's Affected Party Approval form.]

OTHER FINANCIAL CONTRIBUTIONS

As part of the subdivision process, you are required to make a contribution to the Westland District's on-going provision for community services and facilities, based on the number of new allotments.

A number of options exist:

- Financial contribution, valued at \$
- Works such as site rehabilitation or landscaping, valued at \$

[Refer to section 7.7 of the Westland District Plan for details about financial contributions.]

SUPPORTING INFORMATION – A CHECKLIST

You need to supply the following information to support your application:

✓

- Resource consent application form
- Completed Assessment of Effects on the Environment form (this form)
- Copy of the current Certificate of Title for the site
- Sketch of locality and/or aerial photo
- Affected party approval forms (*if obtained*)
- Subdivision plan

Other information may be relevant, such as:

- Details of proposed landscaping
- Location of features on site (bush, streams, archaeological site, new reserve)