



Westland District Council  
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# Resource Consent Application Form and Assessment of Environmental Effects (Land Use)

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.

Applications for resource consents are public documents and information within this application may be supplied to members of the public.

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**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 Westland Milk Products

.....

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

Applicant's Postal Address: ..... Applicant's ☎: .....

PO Box 96, Hokitika ..... Applicant's Email .....

Agent's Postal Address: ..... Agent's ☎: .....

PO Box 2027, Shortland Street, Auckland ..... Agent's Email: .....

Please send all correspondence to: Agent ☒ Applicant ☐ or both ☐

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

..... Email: .....

Location of activity and/or property address: Map Reference (if relevant)

8 Kaniere Road, and 19 and 27 Town Belt East, Hokitika ..... NZMS 260: .....

..... e.g. (1:50,000)

..... CT No.: Refer AEE report .....

Legal description of site: .....

Lot 4 DP 1051, Lot 2 DP 2695, Lot 3 DP 2695 & Part RES 452 .....

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

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

|                                       |                                     |                       |                          |                   |                                     |
|---------------------------------------|-------------------------------------|-----------------------|--------------------------|-------------------|-------------------------------------|
| Rural                                 | <input checked="" type="checkbox"/> | Residential           | <input type="checkbox"/> | Small Settlement  | <input checked="" 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)

**National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health (NES):**

Please complete and sign form RC001 (*attached to the back of this form*) or provide a statement that no activity associated with MFE's Hazardous Activities and Industries list has been undertaken on site in accordance with the National Environmental Standard for Managing Contaminants in Soil to Protect Human Health.

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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 *(Note from agent: Council to confirm amount to be paid at lodgement)*

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: 7 March 2022

(or person authorised to sign on behalf of applicant)

Name:(in BLOCK CAPITALS) .

.....

|                                  |                          |               |                                     |
|----------------------------------|--------------------------|---------------|-------------------------------------|
| Type of application: Subdivision | <input type="checkbox"/> | Land Use      | <input checked="" type="checkbox"/> |
| Controlled                       | <input type="checkbox"/> | Discretionary | <input checked="" type="checkbox"/> |
| Non-complying                    | <input type="checkbox"/> |               |                                     |

## Land Use Activities Assessment of Environmental Effects

You should use this form for all proposed land use activities that do not have a specific application form.

Please answer all questions fully. You can discuss your application with Council officers before completing this form or seek expert advice.

*Please note: Your proposed activity could have a range of effects (both positive and negative) on the environment. Completing this form will help you to identify the effects.*

*'Effects on the environment' means: any effects on the surrounding area and includes possible effects on people, plants and animals.*

What do you want to do?

.....

.....

.....

What are the surrounding land uses (e.g., housing, farmland, etc):

.....

.....

.....

## EFFECTS ON THE ENVIRONMENT (POSITIVE OR NEGATIVE)

[Refer attached AEE report](#)

Will your proposed activity have any social or economic effects on people, including yourself as applicant: (e.g., employment)?

Yes ☐ No ☐

Will your proposed activity have any effect on the surrounding landscape or the visual amenity (views)?

Yes ☐ No ☐

Will there be any property shading of neighbours or any impact on the privacy of neighbours?

Yes ☐ No ☐

Will there be any lighting effects or glare created off site?

Yes ☐ No ☐

Will there be any new signage erected either off-site or on-site?

Yes ☐ No ☐

Will there be increased traffic movements because of your proposal?

Yes ☐ No ☐

Will additional parking off site be required?

Yes ☐ No ☐

Will your proposed activity produce any noise that will be heard at the boundary of the site?

Yes ☐ No ☐

Will there be any generation of wastes by the proposed activity?

Yes ☐ No ☐

Will there be any activity on the surface of water bodies (rivers and lakes)?

Yes ☐ No ☐

Will your proposal have any impact on indigenous vegetation or habitat (e.g., forest, wetland)?

Yes ☐ No ☐

Will your proposal have any impact on indigenous wildlife (birds, animals, fish, etc)?

Yes ☐ No ☐

Will your proposed activity have any impact on any known historic or cultural/spiritual values in the area?

Yes ☐ No ☐

Will your proposed activity have any impact on the recreational use of the area?

Yes ☐ No ☐

Will your proposed activity include the use of hazardous substances (e.g. fuels, oils, chemicals)?

Yes ☐ No ☐

Will your proposed activity result in any discharges of hazardous substances to the

environment? (e.g. fuel, paint)

Yes ☐ No ☐

If you have ticked **yes** to any of the above questions then please describe the effects for any of the boxes you have ticked:

.....  
Refer attached AEE report  
.....  
.....  
.....  
.....  
.....  
.....

Please describe what steps you propose to reduce or avoid the adverse effects on the environment you have identified:

.....  
Refer attached AEE report  
.....  
.....  
.....  
.....  
.....  
.....

## SCALE OF EFFECTS

Looking at all of the effects you have identified as a whole, what scale of effects will occur? (*tick one box*)

- ☐ Within the site only
- ☐ Restricted to the surrounding neighbours
- ☐ Affecting the whole settlement or town

Any comments about the overall nature of the effects?

[Refer attached AEE report](#) .....

.....

.....

.....

.....

.....

.....

## SERVICING REQUIREMENTS

Will your proposal result in the need for new services (e.g. power, telecommunications, roads, water supply, etc)?

Yes ☐ No ☐

If yes, please describe what new services will be required:

.....

[Refer attached AEE report](#) .....

.....

.....

## NATURAL HAZARDS

Is your site subject to flooding or inundation?

Yes ☐ No ☐

Is your site subject to landslides or land instability?

Yes ☐ No ☐

Is your site subject to erosion?

Yes ☐ No ☐

Is your site subject to contamination from any source?

Yes ☐ No ☐

If you answered **yes** to any of the above questions, then what effects could the identified natural hazard/s have on your proposed activity?

....Refer attached AEE report.....  
.....  
.....  
.....  
.....

How do you propose to address the identified natural hazards?

Refer attached AEE report  
.....  
.....  
.....  
.....

*[Note: If your site is subject to natural hazard/s and you are unsure of how to proceed, then advice can be sought from a Chartered Professional Engineer (CPEng).]*

## CONSULTATION

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

Please outline what consultation steps you have taken (if any):

.....  
Refer attached AEE report  
.....  
.....

What was the response?

.....  
.....

## AFFECTED PARTIES

You will need to consider which people or agencies might be affected by your proposal. (*Consider the following as a guide and tick boxes below*):

- ☐ Neighbours (list details below)
- ☐ Local community
- ☐ New Zealand Transport Agency
- ☐ Agency or other group (name them):.....

.....  
N/A

[Also note that the Council rules on who is an affected party. You can seek the written approval of affected parties - please use the Council's Affected Party Approval form.]

For neighbours: Please list the names and addresses:

N/A  
.....  
.....  
.....

## SUPPORTING INFORMATION – A CHECKLIST

You need to supply the following information to support your application (*tick relevant boxes*):

✓

- ☐ Resource consent application form
- ☐ Completed Assessment of Effects on the Environment form (this form)
- ☐ Copy of the current Certificate of Title for the site (if relevant)
- ☐ Sketch of locality and access points and/or aerial photo (if relevant)
- ☐ Affected party approval forms (*if obtained*)
- ☐ Technical plans relevant such as site plans, building plans

Other information may be relevant, such as:

- ☐ Size and design of advertising signs
- ☐ Details of proposed landscaping
- ☐ Location of features on site (trees, streams, archaeological site)

### **Westland District Council Hazardous Activities and Industries Checklist (RC001)**

Prior to any changes in the use of land including constructing/altering buildings, creating foundations, undertaking earthworks, soil sampling or subdivision, the National Environmental Standard (NES) for Assessing Contaminants in Soil to Protect Human Health requires the land owner to identify whether or not any of the activities listed below have previously, currently or are going to be undertaken on the site.

Further information on the NES and the Ministry for the Environment's Hazardous Activities and Industries List (below) can be found at [www.mfe.govt.nz](http://www.mfe.govt.nz).

Using information from the West Coast Regional Council, Westland District Council's property files, anecdotal evidence and any other reference, **read through the following list and please tick if the activity has previously occurred or will occur on the site.**

### **Hazardous Activities and Industries List (HAIL)**

| <b>Chemical manufacture, application and bulk storage</b>   | <b>YES</b> |
|---|------------|
| Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application  |            |
| Chemical manufacture, formulation or bulk storage   |            |
| Commercial analytical laboratory sites  |            |
| Corrosives including formulation or bulk storage  |            |
| Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents  |            |
| Fertiliser manufacture or bulk storage  |            |
| Gasworks including the manufacture of gas from coal or oil feedstocks   |            |
| Livestock dip or spray race operations  |            |
| Paint manufacture or formulation (excluding retail paint stores)  |            |
| Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds   |            |
| Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application |            |
| Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides  |            |
| Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground                  |            |
| Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges  |            |
| Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)  |            |
| Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products   |            |
| Storage tanks or drums for fuel, chemicals or liquid waste  |            |
| Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside  |            |
| <b>Electrical and electronic works, power generation and transmission</b>   | <b>Yes</b> |
| Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores,   |            |
| Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment  |            |
| Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices  |            |
| Power stations, substations or switchyards  |            |
| <b>Explosives and ordinances production, storage and use</b>  | <b>YES</b> |
| Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging   |            |
| Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors  |            |
| Training areas set aside exclusively or primarily for the detonation of explosive ammunition  |            |
| <b>Metal extraction, refining and reprocessing, storage and use</b>   | <b>Yes</b> |
| Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material   |            |
| Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds   |            |
| Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds  |            |
| Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals   |            |

|   |            |
|---|------------|
| Engineering workshops with metal fabrication  | Yes        |
| <b>Mineral extraction, refining and reprocessing, storage and use</b>   | <b>Yes</b> |
| Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition   |            |
| Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)  |            |
| Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process  |            |
| Commercial concrete manufacture or commercial cement storage  |            |
| Coal or coke yards  |            |
| Hydrocarbon exploration or production including well sites or flare pits  |            |
| Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings |            |
| <b>Vehicle refuelling, service and repair</b>   | <b>Yes</b> |
| Airports including fuel storage, workshops, washdown areas, or fire practice areas  |            |
| Brake lining manufacturers, repairers or recyclers  |            |
| Engine reconditioning workshops   |            |
| Motor vehicle workshops   |            |
| Port activities including dry docks or marine vessel maintenance facilities   |            |
| Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas   |            |
| Service stations including retail or commercial refuelling facilities   |            |
| Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances   | Yes        |
| <b>Cemeteries and waste recycling, treatment and disposal</b>   | <b>Yes</b> |
| Cemeteries  |            |
| Drum or tank reconditioning or recycling  |            |
| Landfill sites  |            |
| Scrap yards including automotive dismantling, wrecking or scrap metal yards   |            |
| Waste disposal to land (excluding where biosolids have been used as soil conditioners)  | Yes        |
| Waste recycling or waste or wastewater treatment  |            |
| Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment                                      |            |
| Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment                          |            |

If you have answered yes to any of the above, the NES applies to the land. Please consult the NES and if you have any questions, contact the Planning Department.

**Statement:**

I hereby certify that to the best of my knowledge the information given is true and correct.

Name:

Signature:

Date: