



Westland District Council
36 Weld Street
Private Bag 704
HOKITIKA
☎ 03 756 9010
Fax: 03 756 9045

Resource Consent Application Form And Assessment of Environmental Effects (Land Use: Single Dwelling in Rural Zone)

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 this application form is for new dwellings in the rural zone. If you wish to subdivide or apply for other land use consents, please use the appropriate forms. Council officers can help you determine which consents are required.

Further information can be given on additional pages if need be.

Applications for resource consent are public documents and the information you provide will be viewed by members of the public.

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]

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

- Land Use:** residential in rural zone
 reduction of yard setbacks *[only in conjunction with a new dwelling in rural zone]*

- 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.

Do you require additional resource consents from the West Coast Regional Council in relation to this proposal, e.g. coastal permit, discharge permit, water permit or land use consent? *[If you are unsure if you require consent, please contact the Regional Council on 0508 800 118]*

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

What consent is being sought from the Regional Council.....

Land Use: Single Dwelling in Rural Zone

Assessment of Environmental Effects

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.

I understand that this application is a public document and may be provided to the public.

Signature of applicant: Date:

(or person authorised to sign on behalf of applicant)

Name:(in BLOCK CAPITALS)

You should use this form for a new dwelling in the rural zone. You must also complete the resource consent application form and attach supporting documents.

Please answer **all** questions fully. You can discuss your application with Council officers before completing this form by ringing (03) 756 9010 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 are the existing uses of the site?

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.....

Are there any other dwellings on the same certificate of title? Yes No

[If yes, please approach Council for an application form for a second / third dwelling in a rural zone]

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

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.....

Please supply a site plan that shows the dwelling on site, the access and other existing and proposed buildings on site. The site plan must show distances from all boundaries. If applicable, please indicate the location of the nearest dwelling.

Will the dwelling have reduced setbacks to boundaries, milking sheds or forestry (refer to the table below)?

.....

.....

		Rural Zone	
		Permitted and Controlled Activities	Discretionary Activities
Yards (minimum)	buildings for commercial livestock and animals	300 m (residential zone boundary)	100 m (residential zone boundary)
		45 m (dwelling)	20 m (dwelling)
		30 m (other site boundary)	10 m (other site boundary)
	forestry and shelter belts (below altitude of 1000 m)	50 m (residential building and/or zone boundary)	Nil
	commercial forestry	50 m (residential building and/or zone boundary)	Nil
	all other buildings		
	front	10m	7m
side/rear	3m	2m	
state highway boundary	20m	10m	

Could surrounding land uses have an adverse effect on the new dwelling (e.g. noise, hours of operation, traffic movements)?

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EFFECTS ON THE ENVIRONMENT (POSITIVE OR NEGATIVE)

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

Yes No

Will the dwelling have any effect on the surrounding landscape or the visual amenity (views)?

Yes No

Will the new dwelling be viewable from other sites/neighbouring dwellings?

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 the dwelling produce any noise that will be heard at the boundary of the site?

Yes No

Will there be any generation of wastes by the new dwelling?

Yes No

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

Yes No

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

Yes No

Will the dwelling have any impact on indigenous wildlife (birds, animals, fish, etc)?

Yes No

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

Yes No

Will the dwelling have any impact on the recreational use of the area?

Yes No

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

Yes No

Will the dwelling result in any discharges of hazardous substances to the environment? (e.g. fuel, paint)

Yes No

Will you be clearing in excess of 2000m² of native vegetation per 5 years per site?

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:

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

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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?

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SERVICING REQUIREMENTS

Are telecommunications available for connection at the site?

Yes No

Is electricity available for connection at the site?

Yes No *[If no, please indicate how electricity will be supplied]*

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.....

How will stormwater be disposed of?

.....

.....

How will water be supplied to the dwelling?

.....

.....

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?

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How do you propose to address the identified natural hazards?

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[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).]

ACCESS

Is there existing access to the site?

Yes No

If there is existing access, is it formed to Council standard or, if access is off a State Highway, to New Zealand Transport Agency’s standard?

Yes No

If access is off a State Highway, what is the crossing point number?

.....

If there is existing access, has it been formed as part of a subdivision?

Yes No

Please indicate existing or proposed accesses on a site plan

CONSULTATION

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

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

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What was the response?

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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 (formerly Transit New Zealand) *[NZTA approval is required for a new access onto the State Highway]*
- Agency or other group (name them):.....

.....

[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 *[Neighbours can include those on either side, to the rear, to the front, and across the road]:*

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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
- 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.

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)

Chemical manufacture, application and bulk storage	YES
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	

Electrical and electronic works, power generation and transmission	Yes
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	
Explosives and ordnances production, storage and use	YES
Explosive or ordnance 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	
Metal extraction, refining and reprocessing, storage and use	Yes
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	
Mineral extraction, refining and reprocessing, storage and use	Yes
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	
Vehicle refuelling, service and repair	Yes
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	
Cemeteries and waste recycling, treatment and disposal	Yes
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)	
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: