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# Resource Consent Application Form And Assessment of Environmental Effects (Land Use: Commercial Activity in Rural Zone)

Please note this application form is for commercial land use 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.

It is expected that when filling in this form that you have viewed the relevant rules in the District Plan. The plan is available on Council's website [www.westland.govt.nz](http://www.westland.govt.nz), or through contacting Council.

Please consider the growth of your business over time and allow for that in your application. For example, if you plan to expand buildings at a later date and do not wish to reapply for consent, please include this in your application.

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

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.

Applications for resource consent are public documents and will be viewed by members of the public on request.

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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 .....

.....

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

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

..... Applicant's Email .....

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

..... 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)  
 ..... 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:**     Commercial Activity in rural zone  
                    Off site signage  
                    Reduction of the required amount of carparks

**Does your application comply with all other rules in the Rural Zone (refer Rules of Table 5.7 and access provisions of the District Plan).**

Yes     No     If no, why not?.....

**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. 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]*

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

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
- Sketch the locality and access points
- Supply an aerial photograph
- Attach technical plans (site plan/building plan)
- Attach affected party approval forms *[if obtained]*
- Deposit paid (this can be by cheque, Eftpos or cash at the Council or by bank transfer to 03-0850-0110046-00 reference 2400 085 and applicant surname)

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 the information that I provide in this form may be provided to the public.

Signature of applicant: ..... Date: .....

(or person authorised to sign on behalf of applicant)

Name:(in BLOCK CAPITALS) .....

# Land Use: Commercial use in Rural Zone Assessment of Environmental Effects

You should use this form for a commercial use 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 planners 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 do you proposed to do on site?

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What are the existing uses of the site?

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

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

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.....

.....

**Please supply a site plan that shows:**

- other existing and proposed buildings on site
- any proposed signage
- landscaping
- the access
- carparks, existing and proposed

**The site plan must show distances from all boundaries.**

**If applicable, please indicate the location of the nearest dwelling.**

What will the hours of operation be? Will this vary seasonally or across the week? Please state the **maximum** hours of operation and explain any variation. Please consider this carefully as this may be imposed as a condition of consent.

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Please outline and describe any activities that will create noise. Will this noise be heard on the boundary? Will this noise be continuous or at certain times? Will there be special noise effects such as vibrations, oscillation or frequency?

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How many traffic movements will be expected per day? Note that one vehicle entering a site is one movement, leaving is another movement. Please state that **maximum** number.

Will the traffic movements be concentrated around a certain time or continual? Will this vary during the week/ year?

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Will any signage be utilised on or off site? If so, please include a plan outlining the size, location and wording of the sign. Note, if your sign is to be located on the Highway there are additional rules restricting the dimensions of lettering, characters and sight distance. (Refer to Appendix F of the District Plan).

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How many car parks are proposed on site? Does this comply with the relevant rules? (Refer to Section 8.10 of the District Plan). Will off site parking be required?

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Is any fencing or planting proposed? If so, please indicate this on the site plan.

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What is the gross ground floor area and height of buildings?

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Is there going to be outdoor storage? Where will this be and how will the visual effect of this be mitigated?

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**EFFECTS ON THE ENVIRONMENT (POSITIVE OR NEGATIVE)**

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

Yes  No

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

Yes  No

Will the new activity 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 generation of wastes by the new activity?

Yes  No

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

Yes  No

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

Yes  No

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

Yes  No

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

Yes  No

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

Yes  No

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

Yes  No

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

Yes  No

Will you be clearing in excess of 2000m<sup>2</sup> 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?

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How will water be supplied to the dwelling?

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.....

## 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?

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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](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	
<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	
<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)	
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: