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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.

Applications for resource consent are public documents and information contained 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: \_\_\_\_\_

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# 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

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

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.)*

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)

**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.....

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 2,000m<sup>2</sup>

**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 how stormwater will be managed within the property boundary: .....

.....  
.....

• **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

If no, please explain if there are alternative electricity and telecommunication service options and what they would entail (solar, wind turbine, 4G access etc).....

.....

• **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)

How is road access to be supplied to the site?

Yes  No

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 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 required.*

**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 Heritage New Zealand?

Yes  No

Have you obtained written approval from Te Runanga o Ngai Tahu and/or Heritage New Zealand?

Yes  No

Does the site contain any Notable Trees? Yes  No

*[refer to Schedule A of the Westland District Plan]*

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

.....  
.....

Is the site contained in the Schedule of Designated Lands? Yes  No

*[refer to Appendices B and B1 in the Westland District Plan]*



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?

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, Heritage New Zealand).

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
- 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].*

## 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	
<b>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</b>	
<b>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</b>	

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: .....