

## **PART 13**

### **INFORMATION TO BE INCLUDED IN APPLICATIONS FOR RESOURCE CONSENT**

#### **13.1. General Information Requirements**

##### **13.1.1. Resource Management Act 1991**

The Resource Management Act 1991 (the Act) specifies information that must be included with an application for resource consent.

All applications for resource consent must contain sufficient information to enable an assessment of the effects of the activity.

As well as the general information requirements found in the Act, the specific information outlined below must also be included, where relevant, in every application for resource consent.

##### **13.1.2. Further Information Requests**

Section 92 of the Act allows Council to request an applicant for resource consent to provide further information relating to the application.

The requirements outlined in this part of the Buller District Plan do not inhibit Council from requiring such further information as may be necessary to better understand the proposal, any possible environmental effects, or any likely mitigation measures that could be undertaken.

##### **13.1.3. Information to be included with all Resource Consent Applications**

The following information is to be included with all applications for resource consent:

- (a) The full name and address of the applicant
- (b) A full description of the activity for which consent is sought
- (c) The name/s and address/es of the owner and occupier of the site, if different from the applicant
- (d) The street address and legal description of the site
- (e) A copy of the Computer Freehold Register (CFR) for the site, printed no more than three months prior to the date the complete application is formally received by the Council. If a CFR is not provided, or the CFR provided is more than three months old, Council staff will obtain a CFR at the applicant's cost
- (f) A statement specifying any other resource consents the applicant may require in regard to any aspect of the proposed activity, and whether the applicant has applied for such consents
- (g) An assessment of environmental effects in sufficient detail to correspond with the scale and significance of the effects that the proposed activity

- may have on the environment, prepared in accordance with the Fourth Schedule of the Resource Management Act
- (h) Identification of any affected or interested persons, including details of any consultation undertaken
  - (i) Any other information required by the Buller District Plan, the Resource Management Act or any regulations made under that Act
  - (j) Two complete copies of the application, including plan(s).

## **13.2. Specific Information Requirements**

### **13.2.1. Subdivision**

In addition to the general requirements in 13.1.3., the following information must be included with all applications for subdivision consent:

- (a) Plan(s), either prepared by or certified as to accuracy by a Licensed Cadastral Surveyor, drawn to an identified metric scale, on either A3 or A4 sized paper, containing sufficient information to adequately define, where appropriate:
  - 1. The position of all new boundaries, including restrictive covenant boundaries for cross-lease applications, and unit, accessory unit and common property boundaries for unit title applications.
  - 2. The areas of all new allotments (except for a subdivision by grant of cross lease or company lease or by the deposit of a unit title).
  - 3. The location and areas of new reserves to be created including esplanade reserves, esplanade or access strips, and any proposed improvements (paths, play areas, landscaping, etc).
  - 4. The location and areas of any land below Mean High Water Springs of the sea, or any part of the bed of a river or lake, which is required under Section 237A of the Act to be shown on the survey plan as land to be vested in the Crown.
  - 5. The location and areas of land to be set aside as new road.
  - 6. The location and area of any proposed easements shown within a memorandum and/or existing easements shown within a schedule.
  - 7. Abutting and underlying title boundaries and existing building line restrictions and existing subject easements.
  - 8. The balance area of the property to be subdivided showing any proposals for future development.
  - 9. Contours (based on mean sea level) at an interval sufficient for the design of accessways and services or to show the general topography of the area, particularly around proposed house sites.
  - 10. Any features, including areas of vegetation and/or individual trees, to be protected by covenant or other methods.
  - 11. The principal topographic and geological features, including areas of loose fill and faultline or fault traces.
  - 12. Areas of land that may be subject to any natural hazards including frequent flooding or inundation, liquefaction, erosion, landslip or subsidence.
  - 13. Areas of wetlands and bush.

14. All watercourses having an average normal waterway width of 3m or greater.
15. Existing water supply, sewer and stormwater drainage system with invert and manhole levels.
16. Existing power, telecommunication and gas infrastructure.
17. Existing groundwater bores and their Regional Council reference number.
18. Existing and proposed septic tanks, soakage areas, and irrigation systems.
19. Existing fences.
20. Existing structures (including buildings), and whether such structures will be retained, relocated or removed.
21. Existing roads, carriageways, and pathways to which connection will be made.
22. Location of closest accesses onto the road on both sides of the road and sight distances from proposed accesses.
23. Proposed roads, access points onto the allotment(s), accessways, and service lanes with relevant widths, areas and gradients.
24. Proposed areas of excavation and fill, together with the proposed finished contours for cuts and fills greater than 1m<sup>3</sup>.
25. Any designations applying to all or part of the site.
26. Any heritage or cultural sites identified in Part 14.
27. Any notable tree/s identified in Part 15.
28. The identification and location of any high voltage transmission assets, including support structures.

(b) Information on the following matters, where appropriate:

1. *Public Utilities:* Information on the availability or otherwise of common public utilities, such as electricity and telecommunications, for each new allotment being created.
2. *Water Supply:* Information on the provision for water supply to each proposed lot.
3. *Stormwater Drainage:* Information on the provision for stormwater drainage off the site, including whether the discharge will change drainage patterns, and/or increase stormwater flows and velocity beyond the capacity of existing infrastructure, and whether it meets the permitted regional rule.
4. *Sewage Disposal:* Information on the provision for sewerage and effluent disposal for each lot, including whether the discharge meets the permitted regional rule for on-site sewage effluent discharges to land, and whether a reticulated sewage effluent disposal system was considered as an alternative.
5. *Stability:* Information on whether there is uncontrolled fill on the site and/or evidence of:
  - (i) liquefaction potential: soil type, water table level, filled creek/river channels;
  - (ii) slope hazard potential: soil creep, slumping, alluvial fans, debris fans or flows, previous slips;
  - (iii) and/or any other uncontrolled fill or site instability.

6. *Faultlines*: Information on whether the subdivision may be affected by any active faultline, and if so, a full geotechnical report must be submitted.
  7. *Hazardous Substances*: Information about where hazardous substances have been used, stored or disposed of on the land being subdivided.
  8. *Heritage or Cultural Sites*: If the subject land contains an identified feature of archaeological, historical or cultural importance (including sites of traditional importance to iwi), the application must include information about the feature and any proposed methods of protecting the feature.
  9. *Watercourses*: Information on the presence of any watercourses having an average normal waterway width greater than 1 metre and less than 3 metres.
- (c) Where the land being subdivided is part of a larger future development, information on the overall concept and proposed timeframe of the development shall be submitted.

### **13.2.2. Land use**

In addition to the general requirements in 13.1.3., the following information must be included with all applications for land use consent:

- (a) Plan(s) drawn to an identified metric scale, on either A3 or A4 sized paper, containing sufficient information to adequately define, where appropriate:
1. The position of all boundaries.
  2. Contours (based on mean sea level) at an interval sufficient for the design of accessways and services or to show the general topography of the area, particularly around proposed building sites.
  3. Any features, including areas of vegetation and/or individual trees, to be protected by covenant or other methods.
  4. The principal topographic and geological features, including areas of loose fill and faultline or fault traces.
  5. Areas of land that may be subject to any natural hazards including frequent flooding or inundation, erosion, landslide or subsidence.
  6. Areas of wetlands and bush.
  7. Individual trees taller than 3m.
  8. All watercourses having an average normal waterway width greater than 1m.
  9. Existing fences.
  10. Existing structures (including buildings), and whether such structures will be retained, relocated or removed.
  11. Proposed structures, including ground floor area, site coverage and setback distances from boundaries.
  12. Existing roads, carriageways, and pathways to which connection will be made.
  13. Location of closest accesses onto the road on both sides of the road and sight distances from proposed accesses.

14. Proposed areas of excavation and fill, together with the proposed finished contours for cuts and fills greater than 1m<sup>3</sup>.
15. Any designations applying to all or part of the site.
16. Any heritage or cultural sites identified in Part 14.
17. Any notable tree/s identified in Part 15.
18. The identification and location of any high voltage transmission assets, including support structures.

(b) Information on the following matters, where appropriate:

1. Bulk, height and location in relation to boundaries of all existing and proposed structures.
2. Hours of operation.
3. Exterior lighting.
4. Anticipated noise levels.
5. Storage of hazardous substances, including details of compliance with Part 6.3 of the Plan.
6. Vehicle movements, differentiating between heavy vehicle movements and car and light utility vehicle movements.
7. Provision for car parking.
8. Existing and/or proposed services, including water supply, sewage and stormwater, telecommunications and electricity.
9. The value of the proposal and whether a development contribution under Part 8 of the Plan is applicable.
10. Anticipated odour and dust emissions.
11. Any proposed planting and landscaping.
12. Any proposed signage, including details of compliance with Part 7.7 of the Plan.
13. If the subject land contains an identified feature of archaeological, historical or cultural importance (including sites of traditional importance to iwi), the application must include information about the feature and any proposed methods of protecting the feature.