

CHAPTER 19: INFORMATION REQUIRED WITH LAND USE CONSENT OR SUBDIVISION CONSENT APPLICATIONS

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19.1 SCOPE OF CHAPTER 19

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This Chapter outlines the information required to accompany particular types of land use and subdivision consent applications. More than one of the requirements may apply to a particular application. For example, an application involving gravel extraction in most cases will have to include information under 19.2.1 (land use), 19.2.9 (land disturbance) and 19.2.10 (quarrying). The matters listed will not be relevant to every class of application, nor are they an exhaustive list.

For controlled activities and restricted discretionary activities, the information must include material addressing the matters over which the Council has retained control or discretion. Additional information will be needed for discretionary activities and non-complying activities. In all cases, the obligation remains with applicants to provide sufficient information to meet the requirements of Section 88 and the Fourth Schedule of the Act.

Advice Note: The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 may apply to some activities, including farming activities and activities in or near wetlands and rivers. The National Environmental Standard may alter the activity status of an activity and impose additional standards, information requirements, matters for assessment and criteria. Please ensure you have met any requirements in the regulations in addition to those in this plan.

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19.2 INFORMATION REQUIRED FOR LAND USE OR SUBDIVISION CONSENT APPLICATIONS

19.2.1 Land Use

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Applicants must submit, and the Council may request further information, on the following matters to the extent that they are relevant to any land use consent rule, together with information required under any other relevant section of this chapter:

- 19.2.1.1** Location of the proposed activity, including the legal description and address.
- 19.2.1.2** Name and address of the owner and occupier (other than the applicant) of any land to which the application relates.
- 19.2.1.3** The full name of the applicant, whether an individual, partnership or company and who will hold the consent. If the applicant is a partnership, the full names of all the partners.
- 19.2.1.4** Full description of the activity, including:
- (a) hours or duration of operation;
 - (b) number of people involved (e.g. working on, capable of being accommodated on, or expected to visit or use the site);
 - (c) description of parking arrangements, and access and service provision, e.g. sewage and water;
 - (d) expected traffic flows to and from the site;
 - (e) details of any hazardous substances involved with the activity and any materials being extracted, used, or processed on the site (including an indication of volumes and quantities);
 - (f) any signs to be erected relating to the proposal (*refer to 19.2.5*).
- 19.2.1.5** A site plan showing:
- (a) roads onto which the property has frontage;
 - (b) boundaries, area and dimensions of the subject property(s);
 - (c) existing and proposed car parks, cycle parks, loading areas and utility, on-site access, on-site manoeuvring areas, vehicle crossings and their proximity to intersections; C66 10/17
Op 12/18
 - (d) formation of crossings, access and car parks; stormwater disposal from access and parking areas; C69 6/19
Op 6/20
 - (e) location and dimensions of existing and proposed buildings, including the percentage coverage if the application is in a residential, commercial or industrial area;
 - (f) location of known archaeological sites, significant individual or groups of trees, and details of proposed landscaping;
 - (g) any topographic features (embankments, cliffs, streams, wetlands, drains), selected ground heights and main power lines;
 - (h) present use of adjoining properties;
 - (i) the visibility available from any access, measured in terms of the requirements in rule 16.2.2.1;
 - (j) the location, type and anticipated maximum height of any proposed landscaping;
 - (k) details of any legal public access along and to any water body or the coast.

19.2.1.6	Elevation drawings showing building height and natural ground level, and the relationship of the building to the height limit and daylight angle controls for the relevant zone and set back from the Ruby Bay ridge top and toe, if applicable.	C22 2/11 Op 1/15 C69 6/19 Op 6/20
19.2.1.7	<p>A description of actual and potential adverse environmental effects (including cumulative effects) of undertaking the activity, including:</p> <ul style="list-style-type: none"> (a) effects on ecosystems and natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, cultural or any other special values for present or future generations; (b) noise emissions; (c) dust generation; (d) traffic generation; (e) visual effects; (f) any other nuisance elements; (g) stormwater management. 	
19.2.1.8	A description of any possible alternative methods or locations.	
19.2.1.9	A description of mitigating measures (safeguards and contingency plans where relevant) to help prevent or reduce actual or potential effects of the activity.	
19.2.1.10	For an activity involving a building or modification of landform in the Rural 3 Zone, or a building on an allotment in the Mapua or Waimea Inlet Rural Residential Zone which is below the controlled activity lot size for the zone, a statement outlining the extent of consistency of the activity with the 'Coastal Tasman Area Subdivision and Development Design Guide', prepared by an appropriately competent person in landscape or urban design analysis, including any suggested conditions to avoid, remedy or mitigate effects on the wider environment and within the vicinity of the activity.	C6 7/07 Op 10/10
19.2.1.11	For an activity involving a building in the Rural 3 Zone on a site that adjoins any horticultural planting, details of how any exposure of the building to cross-boundary effects such as noise, odour, or pesticide discharge, may be avoided or mitigated, in addition to compliance with Plan rules.	
19.2.1.12	<p>For an activity involving a building in the Residential Zone in the Richmond South, Brightwater, <u>Wakefield</u>, or the Mapua Special development areas or the Motueka West Compact Density Residential Area:</p> <ul style="list-style-type: none"> (a) information describing the extent to which compliance is achieved with the conditions in rule 17.1.3.3 <i>Controlled Activities (Building Construction or Alteration – Compact Density Development)</i> for buildings in the Residential Zone in the Richmond South, Brightwater, <u>Wakefield</u>, or Mapua Special development areas or the Motueka West Compact Density Residential Area, or – in the case of the Brightwater <u>and Wakefield</u> Development Areas – compliance with 17.1.3.2 <i>Controlled Activities (Building Construction or Alteration – Standard Density Development)</i>; (b) where the application is for a compact density land use development and subdivision, information describing consistency with the Urban Design Guide (Part II, Appendix 2). 	C22 2/11 & C43 4/13 Op 1/15 C75 9/22 Op 10/23 C75 9/22 Op 10/23 C76 9/22 (D9/24)
19.2.1.13	<p>An assessment of the effects of the development on stormwater run-off and natural drainage characteristics of the land, including:</p> <ul style="list-style-type: none"> (a) changes to natural and/or existing drainage patterns; (b) changes in land cover, such as vegetation removal; (c) changes in infiltration characteristics, such as areas of proposed impervious surface cover, including buildings and sealed surfaces; (d) proposed stormwater management methods, including the application of Low Impact Design solutions for the control of stormwater run-off and water quality; (e) primary stormwater flows; 	C7 7/07 Op 10/10

	(f) secondary stormwater flows;	C7 7/07
	(g) changes to areas that are inundated.	Op 10/10 C22 2/11 Op 1/15
19.2.1.14	A cultural heritage site assessment of:	C16 9/09 Op 8/12
	(a) the land subject to the proposed activity, where there is a listed cultural heritage site or precinct on any part of the land and it is unclear whether the proposed activity will have an effect on it or it is very clear that the proposed activity will have an effect on it;	
	(b) any site that is an archaeological site that must be prepared by an appropriately competent archaeologist and address:	
	(i) the location and extent of any cultural heritage sites, using a hand-held GPS or similar device to locate the site accurately;	
	(ii) the nature or type of physical evidence identified at each cultural heritage site;	
	(iii) an assessment of significance of each Cultural Heritage Site in terms of its archaeological values;	
	(iv) any recommended actions to avoid the potential for the modification, damage or destruction of any identified cultural heritage site in terms of its archaeological values;	
	(c) any site that is a wāhi tapu or wāhi tapu area that must be prepared by manawhenua iwi and must address:	
	(i) where appropriate, the location of any wāhi tapu or wāhi tapu area;	
	(ii) an assessment of the significance of the cultural heritage site in terms of cultural values, not otherwise covered within an archaeological assessment;	
	(iii) any recommended actions that could be used to avoid the potential for adverse effects of the proposed activity on any identified Cultural Heritage Site in terms of its significance to manawhenua iwi.	
19.2.1.15	For amenity planting and specimen tree planting required by any rule, a description of the proposed tree root management, including root pit dimensions, soil structure, aeration, irrigation, and proximity to underground services.	C10 10/07 Op 3/14
19.2.1.16	For any habitable building in the Fault Rupture Risk Area, provision of the report as required by condition (a) of rule 18.13.3.2.	C21 8/10 Op 1/15
Richmond North Commercial Zone		C62 3/16 Op 10/17
19.2.1.16A	(a) A construction management plan (CMP) must be prepared by a suitably qualified person in civil engineering. The CMP must at least address the following:	
	(i) Regulatory obligations	
	(ii) The scope of construction activities and methods and assessment of effects for each activity	
	(iii) Programme of works	
	(iv) Detail of any proposed remediation if required	
	(v) Erosion and sediment control plan, including stormwater control	
	(vi) Transport management and site logistics	
	(vii) Dust control	
	(viii) Waste and recycling	

- (ix) Hours of operation
 - (x) Parking during construction
 - (xi) Consultation with nearby schools and residents prior to significant construction events that may be the source of nuisance
 - (xii) Contacts for communications
 - (xiii) Complaints procedure
 - (xiv) Methods for monitoring and reporting
 - (xv) Procedures for reviewing, amending and updating the CMP.
- (b) A construction noise management plan (CNMP) must be prepared by a suitably qualified acoustic expert. The CNMP will be designed to achieve compliance with the construction noise limits set out in condition (t) under the controlled activity conditions for ‘Building Construction or Alteration’ in Schedule 17.2B. The CNMP must specify, as a minimum, the following:
- (i) Construction noise and vibration criteria
 - (ii) Hours of construction activities, including times and days when noisy or vibration-inducing activities could occur
 - (iii) Machinery and equipment to be used
 - (iv) Vibration testing of equipment
 - (v) Preparation of building condition surveys of any critical dwelling prior to, during and after completion of construction works
 - (vi) Roles and responsibilities of personnel on site
 - (vii) Construction operator training procedures
 - (viii) Methods for monitoring and reporting
 - (ix) Procedures for reviewing, amending and updating the CNMP.
- (c) An Operational Noise Management Plan (ONMP) must be prepared by a suitably qualified acoustic expert. The ONMP will be designed to achieve compliance with the noise limits in condition (e) under the permitted activity conditions for ‘Land Use’ activities in Schedule 17.2B. The ONMP must specify, as a minimum, the following:
- (i) Operational Noise Management Plan objectives.
 - (ii) Mitigation and management measures to be adopted to ensure compliance with the relevant noise limits, including a signed statement by the qualified acoustic expert that the measures specified are adequate to ensure compliance with the noise limits.
 - (iii) Noise modelling; noise monitoring; auditing and reporting procedures.
 - (iv) Specifications for how operational noise is mitigated or controlled within the various loading bays and other goods-handling areas as well as outdoor refuse disposal and recycling materials handling areas.
 - (v) Noise complaint handling procedures and community liaison.
 - (vi) Procedures for amendments and review.

Advice Note: It is anticipated that the above management plans will be finalised through the resource consent process for any building proposal in the Richmond North Commercial Zone, and will be adhered to as conditions of any consent being granted.

Productive Value ReportC60 1/16
Op 6/19

19.2.1.17 A productive value report may be required for any land use consent and must contain the following:

- (a) Soil type patterns across a site.
- (b) The characteristics of soils, including drainage, potential rooting depth, present fertility, existing contamination and erosion proneness.
- (c) Land form features, including slope and aspect, and flood proneness.
- (d) Climate, including general characteristics relating to suitability for productive use.
- (e) Historical and existing land uses, including crop type, surrounding uses and existing markets.
- (f) Effects on potential land uses and productivity, including loss of land from production through access, curtilage development and required setbacks.
- (g) Availability of water.

19.2.1.18A **Land use application under Schedule 17.4A**
For any land use application under Rule 17.4A.2.2, a plan which demonstrates how buildings are able, both physically and financially, to be removed from the site.

C79 11/24

19.2.2 Subdivision

Applicants must submit, and the Council may request further information, on the following matters to the extent that they are relevant to any subdivision consent rule, together with information required under any other relevant section of this chapter:

C19 5/10
Op 8/12

- 19.2.2.1 The information required by section 219 of the Resource Management Act.
- 19.2.2.2 The legal description and current records of title for the land proposed to be subdivided.
- 19.2.2.3 A location diagram showing the proposed subdivision.
- 19.2.2.4 A plan at an appropriate scale defining all allotments and balance areas and the position of all new boundaries.
- 19.2.2.5 Areas and dimensions of all new allotments and balance areas, except where the subdivision is to be effected by cross lease, company lease, or unit plan.
- 19.2.2.6 Provision for vehicular access, showing visibility from accesses measured in terms of the requirements of rule 16.2.2.1.
- 19.2.2.7 For a subdivision in the Residential Zone in the Richmond South, Brightwater, Wakefield Motueka West or Mapua development areas:
 - (a) a plan showing the layout of the subdivision, including all building location areas;
 - (b) information describing the extent to which compliance is achieved with the standards and terms in rule 16.3.3.1 *Controlled Subdivision (Residential Zone – Standard Density Development)* for the Residential Zone in the Richmond South, Brightwater, Wakefield, Motueka West or the Mapua development areas; and the standards and terms in rule 16.3.3.1B *Controlled Subdivision (Residential Zone – Specific Location: Brightwater Development Area)* for the Brightwater and Wakefield Development Areas.

C5 3/06
Op 10/10C22 2/11
Op 1/15C43 4/13
Op 1/15C75 9/22
OP 10/23
C76 9/22
(D9/24)

- (c) information describing consistency with the Urban Design Guide (Part II, Appendix 2);
- (d) information on proposed block perimeter lengths.
- (e) In the Brightwater Development Area.
 - (i) information on how a variety of housing options, including higher density housing options, is achieved, or – where this is not practicable – justification of why.
 - (ii) where the subdivision is within 100m of the state highway’s white edge line, an acoustic design report, prepared by a suitably qualified and experienced acoustic specialist which details the measured or predicted outdoor road traffic noise level, and, where the measured or predicted outdoor road traffic noise level exceeds 57 dB L_{Aeq} (24h), recommends how the subdivision can best include measures to mitigate the effects of road traffic noise on the habitants of any future dwellings.
 - (iii) Information on how flood hazard risk from Pitfure Stream is managed.
- (f) In the Wakefield Development Area:
 - (i) Information on how a variety of housing options, which enable increased and varied housing densities and types is achieved, or – where this is not practicable – justification of why.
 - (ii) Information on how flood hazard risk from Pitfure Stream, Gossey Stream, and Jenkins Creek and dam break hazard risk from the two irrigation dams to the north-east are managed.

C76 9/22
D9/24**19.2.2.7A** For subdivision in the Richmond Intensive Development Area:C66 10/17
Op 12/18

- (a) the information described in 19.2.2.7(a), (b) and (c) above;
- (b) for each new lot, a building location area that contains an outline building plan drawn so that a building complies with conditions contained in the Residential Zone rule 17.1.3.4C for intensive building construction and alteration in the Richmond Intensive Development Area. The outline building plan shows the building and site coverage, building setbacks from internal and external boundaries, building envelope, outdoor living space, fences, building height, building length and the parking and access conditions for the Richmond Intensive Development Area.

19.2.2.8 For subdivision in the Rural Residential Zone in the Richmond East Development Area, where land which is the subject of a subdivision proposal contains a protected tree or the minimum root protection zone of a protected tree, the provision of a report prepared by an appropriately competent person in arboriculture that:C20 8/10
Op 8/12

- (a) determines the minimum root protection zone of the protected tree and to what extent the boundaries of an allotment are drawn so that:
 - (i) the allotment is capable of containing a 20 metre by 20 metre building location area outside the minimum root protection zone; or
 - (ii) if the allotment is to vest as road reserve or other local purpose utility reserve, it is capable of containing the required extent of the road or the relevant utility outside the minimum root protection zone; or
 - (iii) if the allotment is to vest as local purpose reserve for recreation, it is capable of containing the required minimum protection zone wholly within its boundaries;

and

- (b) specifies any conditions for subdivision that are necessary to:
 - (i) ensure the integrity of the protected tree and its associated amenity values; and
 - (ii) ensure that activities, including general construction activities, are set back from the protected tree so that adverse effects on the protected tree are appropriately avoided, remedied or mitigated.
- 19.2.2.9** Legal descriptions and names of owners of land adjoining the land being subdivided.
- 19.2.2.10** An assessment of natural or existing drainage and stormwater features, detailing:
 - (a) natural drainage features such as drainage gullies, streams, ponds and wetlands;
 - (b) primary flowpaths, including natural drainage features and modified features such as pipework, open drains, and stormwater detention structures;
 - (c) secondary flow paths.
- 19.2.2.11** An assessment of the effects of the development on the natural drainage and stormwater flow characteristics of the land, including:
 - (a) changes to natural or existing drainage patterns;
 - (b) changes in land cover, such as vegetation removal, temporary or permanent earthworks, and existing and proposed areas of impervious surface cover, including buildings and all sealed surfaces;
 - (c) impact of the proposed development on downstream drainage systems, including natural and Council-maintained stormwater drainage networks.
- 19.2.2.12** Detail of the proposed management of stormwater, including:
 - (a) management of risk from flooding;
 - (b) proposed application of Low Impact Design solutions for the control of stormwater run-off and water quality;
 - (c) proposed management of temporary and permanent earthworks, including methods for managing potential sedimentation;
 - (d) proposed primary stormwater flow path management;
 - (e) proposed secondary stormwater flow path management;
 - (f) proposed protection of all stormwater flow paths.
- 19.2.2.13** Location and areas of existing and new reserves, including esplanade reserves, esplanade strips and access strips.
- 19.2.2.14** Location and areas of river or lake bed to be vested in the Crown or the Council in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011.
- 19.2.2.15** Details of any land or structure on the land that is, or is likely to be, subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source.
- 19.2.2.16** Location of all existing buildings, structures and significant topographical features such as landforms, watercourses, flood channels, trees or fences.
- 19.2.2.17** Location and size of all existing and proposed buildings on the property, showing distances from boundaries and between buildings.
- 19.2.2.18** Location of areas, buildings, objects, sites or natural features of special value listed in the Plan and any other archaeological or heritage sites or features on or in close proximity to the site to be subdivided.

C7 7/07
Op 10/10

- 19.2.2.19** Location of existing and proposed services such as stormwater, wastewater, water supply, electricity and telephone, to be indicated on the subdivision plan.
- 19.2.2.20** Proposed tenure and use of access lots, rights of way and easements.
- 19.2.2.21** Location and areas of land to be set aside as roads and access, width and grade of any road and access, and location and type of street tree planning, if relevant. C43 4/13
Op 1/15
- 19.2.2.22** Show linkages between proposed roads and existing or future roads. C69 6/19
Op 6/20
- 19.2.2.23** Where a new road is to vest in the Council, the submission of at least three names for the road, and an explanation for each name.
- 19.2.2.24** Sufficient accompanying information to enable the Council to determine whether the proposed subdivision meets the requirements of the Plan.
- 19.2.2.25** Any traditional, cultural or spiritual site or feature or any other aspect having special significance to the tangata whenua.
- 19.2.2.26** Any proposed amalgamation conditions, covenants and consent notices.
- 19.2.2.27** The standard of the legal roads providing legal frontage and access.
- 19.2.2.28** Provision for on-site drainage.
- 19.2.2.29** Proposed areas of cut and fill.
- 19.2.2.30** In the case of land to be subdivided in stages, the above information presented separately in regard to each stage, with an indication of the proposed timing for each stage.
- 19.2.2.31** Identification of proposed building sites in the case of land in the Slope Instability Risk Area.
- 19.2.2.32** Identification of the extent to which the subdivision extends into the Fault Rupture Risk Area where this is so, and provision of the report as required by condition (b) of rule 18.13.2.1. C21 8/10
Op 1/15
- 19.2.2.33** Evidence of title to any accreted land included in the subdivision application.
- 19.2.2.34** For a subdivision in the Rural 3 Zone, identification of a building location area within any allotment, within which all future buildings are to be located.
- 19.2.2.35** For a subdivision in the Rural 3 Zone, information on the present use of all adjoining properties.
- 19.2.2.36** For a subdivision in the Rural 3 Zone, or a subdivision for an allotment in Mapua or Waimea Inlet Rural Residential Zone which is below the controlled activity lot size for the zone, a statement outlining the extent of consistency of the activity with the 'Coastal Tasman Area Subdivision and Development Design Guide', prepared by a person with an appropriate qualification and experience in landscape or urban design analysis, including any suggested conditions to avoid, remedy or mitigate effects on the wider environment and within the area of the subdivision. C6 7/07
Op 10/10
- 19.2.2.37** For a subdivision in the Rural 3 Zone, where planting and landscaping is proposed, a detailed plan indicating the programme and methods for provision and maintenance prior to and during the development period and for at least the first two years following completion of development.
- 19.2.2.38** For a subdivision which is part of a staged development in the Rural 3 Zone, a concept plan for the whole development indicating how the roading, pedestrian, cycleway and open space network (if relevant) will be connected.

- 19.2.2.39** For a subdivision where records show historical land use prior to 1975, information and a statement identifying any site contamination with pesticide residues which may affect human health, such as DDT products, copper, arsenic and lead, and proposals to mitigate such effects to accepted levels.
- 19.2.2.40** Sufficient information about wastewater management options that enable compliance to be shown with the wastewater discharge requirements of the Plan, including a site and soil evaluation that provides:
- (a) sufficient information to identify factors that must be taken into account when selecting and designing a wastewater disposal system, and;
 - (b) the location of an area or areas suitable for on-site disposal of wastewater.
- 19.2.2.41** A cultural heritage site assessment of:
- (a) the land subject to the proposed activity, where there is a known cultural heritage site on any part of the land and it is unclear whether the proposed activity will have an effect on it;
 - (b) any site that is an archaeological site that must be prepared by an appropriately competent archaeologist and address:
 - (i) the location and extent of any cultural heritage sites, using a hand-held GPS or similar device to locate the site accurately;
 - (ii) the nature or type of physical evidence identified at each cultural heritage site;
 - (iii) an assessment of significance of each Cultural Heritage Site in terms of its archaeological values;
 - (iv) any recommended actions to avoid the potential for the modification, damage or destruction of any identified cultural heritage site in terms of its archaeological values;
 - (c) any site that is a wāhi tapu or wāhi tapu area that must be prepared by manawhenua iwi and must address:
 - (i) where appropriate, the location of any wāhi tapu or wāhi tapu area;
 - (ii) an assessment of the significance of the cultural heritage site in terms of cultural values, not otherwise covered within an archaeological assessment;
 - (iii) any recommended actions that could be used to avoid the potential for adverse effects of the proposed activity on any identified Cultural Heritage Site in terms of its significance to manawhenua iwi.

C16 9/09
Op 8/12C16 9/09
Op 8/12**Productive Value Report**C60 1/16
Op 6/19

- 19.2.2.42** A productive value report may be required for any subdivision consent and must contain the following:
- (a) Soil type patterns across a site.
 - (b) The characteristics of soils, including drainage, potential rooting depth, present fertility, existing contamination and erosion proneness.
 - (c) Land form features, including slope and aspect, and flood proneness.
 - (d) Climate, including general characteristics relating to suitability for productive use.
 - (e) Historical and existing land uses, including crop type, surrounding uses and existing markets.

- (f) Effects on potential land uses and productivity, including loss of land from production through access, curtilage development and required setbacks.
- (g) Availability of water.

19.2.3 Papakainga Development

Applicants must submit, and the Council may request further information, on the following matters to the extent that they are relevant to any land use consent rule for a papakainga development, together with information required under any other relevant section of this chapter:

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19.2.3.1 A Development Plan for the land concerned, a copy of the record of title, and the Trust Order or empowering instrument referred to in rule 17.1.2.3(b). The Development Plan shall include:

- (a) the location and extent of the area to be part of the Papakainga Development;
- (b) land contours, vegetation and existing activities;
- (c) the nature and location of proposed buildings, and their intended use;
- (d) the number and location of proposed buildings, and their intended use;
- (e) the proposed provision and design of access to and parking on the site;
- (f) the proposals for landscaping to avoid, remedy or mitigate any adverse visual effects of the activity;
- (g) the proposed reticulation of water supply and provisions for stormwater (including all the details set out in 19.2.2.12) and sanitary drainage, including the disposal of effluent;
- (h) any proposal for staging of the development.

C43 4/13
Op 1/15

19.2.4 Land Uses in Relation to Airport Height Controls

In addition to relevant matters in 19.2.1, applicants must submit the following information in respect of rule 16.11.2.2:

19.2.4.1 A statement from a Member of the NZ Institute of Surveyors indicating the extent to which the height controls in Schedule 16.11A or 16.11B are exceeded in respect of the application.

19.2.5 Applications for Signs, including Signs associated with Land Use Activities

C19 5/10
Op 8/12

Applicants must submit, and the Council may seek further information on, the following matters when seeking land use consent for a sign:

- 19.2.5.1** A site plan showing the location of the sign relative to property boundaries and access, any street widening lines, nearby signs on private property, and existing buildings and trees in the vicinity of the proposed sign.
- 19.2.5.2** A scale diagram of the proposed sign showing its height, dimensions, support structure, lettering, colour and illumination.
- 19.2.5.3** A statement of local road conditions, including the speed limit, proximity of the sign to any intersection and line of sight distances.
- 19.2.5.4** A statement of the activity to which the sign relates and any existing signs associated with such.

- 19.2.5.5** A statement of the duration for which consent is sought.
- 19.2.5.6** An assessment of affects of the sign on the local environment, prepared in accordance with section 88 of the Resource Management Act.
- 19.2.5.7** The written consent of any person that the Council considers affected by the proposal.

19.2.7 Land Uses in Relation to Berm Lands and Stopbanks (Flood Hazards)

Applicants must submit, and the Council may seek further information, on the following matters when seeking a land use consent required by section 16.10 [Flood Hazards]: C19 5/10
Op 8/12

- 19.2.7.1** An assessment by a suitably competent person experienced in river engineering, of the effects of the proposed activity on land and structures in the vicinity of the activities, and the extent to which others could be adversely affected.

19.2.8 Plantation Forestry

Applicants must submit, and the Council may seek further information, on the following matters relevant to rules for seeking land use consent to establish plantation forestry in the Groundwater Recharge Protection Area or the Surface Water Yield Protection Area: C19 5/10
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- 19.2.8.1** A description of the proposed forest, including location of forest, species used, timing and management of planting(s), and sites to be planted.
- 19.2.8.2** A site plan which includes details of rivers and other water bodies, including springs and wetlands.
- 19.2.8.3** An assessment of any actual or potential effect on other uses and values of the affected water body.
- 19.2.8.4** Details of any measures taken to avoid, remedy or mitigate the adverse effects.
- 19.2.8.5** Details of any consultation undertaken with any person or body likely to be affected.

Cultural Heritage Site Assessment

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- 19.2.8.6** A cultural heritage site assessment of:
- (a) the land subject to the proposed activity, where there is a known cultural heritage site on any part of the land and it is unclear whether the proposed activity will have an effect on it;
 - (b) any site that is an archaeological site that must be prepared by an appropriately competent archaeologist and address:
 - (i) the location and extent of any cultural heritage sites, using a hand-held GPS or similar device to locate the site accurately;
 - (ii) the nature or type of physical evidence identified at each cultural heritage site;
 - (iii) an assessment of significance of each Cultural Heritage Site in terms of its archaeological values;
 - (iv) any recommended actions to avoid the potential for the modification, damage or destruction of any identified cultural heritage site in terms of its archaeological values;
 - (c) any site that is a wāhi tapu or wāhi tapu area that must be prepared by manawhenua iwi and must address:

- (i) where appropriate, the location of any wāhi tapu or wāhi tapu area;
- (ii) an assessment of the significance of the cultural heritage site in terms of cultural values, not otherwise covered within an archaeological assessment;
- (iii) any recommended actions that could be used to avoid the potential for adverse effects of the proposed activity on any identified Cultural Heritage Site in terms of its significance to manawhenua iwi.

19.2.9 Land Disturbance

Applicants must submit, and the Council may seek further information, on the following matters relevant to rules for seeking land use consent for land disturbance:

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- 19.2.9.1** A site map or plan of sufficient detail to show the location of roads, rivers, wetlands, coastal water, drains, structures (including coastal protection structures) and heritage sites.
- 19.2.9.2** A description of the existing vegetation and land use.
- 19.2.9.3** A description of the topography of the area with an accompanying contour map or aerial photograph of sufficient detail to identify catchment boundaries.
- 19.2.9.4** A description of any rivers, streams, wetlands, coastal water or drains near or within the area to be disturbed.
- 19.2.9.5** A description of any likely natural hazards, including subsidence, slope instability, erosion or flooding.
- 19.2.9.6** A description of the proposed activity including:
- (a) design and construction information for all earthworks, including roads and tracks;
 - (b) machinery or methods to be used;
 - (c) timing of operation;
 - (d) proposed future use of the area.
- 19.2.9.7** A description of actual or potential adverse environmental effects (including cumulative effects) of undertaking the activity, including:
- (a) potential for soil erosion or sedimentation;
 - (b) runoff or flooding;
 - (c) effects on river or stream communities;
 - (d) effects on ground water or coastal water;
 - (e) visual effects;
 - (f) effects on sites of cultural or historic heritage, including sites of significance to Māori.
- 19.2.9.8** A description of any proposed mitigation measures, including:
- (a) protection of rivers, streams, ground water or coastal water;
 - (b) methods and timing of revegetation;
 - (c) any specific technique to be used to avoid, remedy or mitigate soil erosion, sedimentation or adverse visual effects and effects on sites of cultural or historic heritage, including sites of significance to Maori;
 - (d) any specific technique to stabilise slopes.

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Op 1/15

- 19.2.9.9** A cultural heritage site assessment of:
- (a) the land subject to the proposed activity, where there is a known cultural heritage site on any part of the land and it is unclear whether the proposed activity will have an effect on it;
 - (b) any site that is an archaeological site that must be prepared by an appropriately competent archaeologist and address:
 - (i) the location and extent of any cultural heritage sites, using a hand-held GPS or similar device to locate the site accurately;
 - (ii) the nature or type of physical evidence identified at each cultural heritage site;
 - (iii) an assessment of significance of each Cultural Heritage Site in terms of its archaeological values;
 - (iv) any recommended actions to avoid the potential for the modification, damage or destruction of any identified cultural heritage site in terms of its archaeological values;
 - (c) any site that is a wāhi tapu or wāhi tapu area that must be prepared by manawhenua iwi and must address:
 - (i) where appropriate, the location of any wāhi tapu or wāhi tapu area;
 - (ii) an assessment of the significance of the cultural heritage site in terms of cultural values, not otherwise covered within an archaeological assessment;
 - (iii) any recommended actions that could be used to avoid the potential for adverse effects of the proposed activity on any identified Cultural Heritage Site in terms of its significance to manawhenua iwi.

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19.2.10 Quarrying

Applicants must submit, and the Council may seek further information, on the following matters relevant to rules for seeking land use consent for quarrying:

C19 5/10
Op 8/12

- 19.2.10.1** A site plan or map of sufficient detail to show the location of roads, rivers, wetlands, drains and structures.
- 19.2.10.2** A description of existing vegetation and land use and the existing potential level of production.
- 19.2.10.3** A contour map showing existing topography and proposed changes.
- 19.2.10.4** A description of the existing and proposed drainage systems.
- 19.2.10.5** A description of any likely natural hazards, including subsidence, slope instability, erosion, flooding or stopbank instability.
- 19.2.10.6** A description of the proposed activity including:
- (a) machinery to be used;
 - (b) methods of operation;
 - (c) duration of the operation;
 - (d) potential future uses of the area.
- 19.2.10.7** Demonstration that the proposed operation will not result in reduced productivity or versatility of the land.

19.2.11 Landscape Priority Area

Applicants must submit, and the Council may seek further information, on the following matter relevant to rules for seeking land use consent in a Landscape Priority Area:

C19 5/10
Op 8/12

- 19.2.11.1** An assessment and plan prepared by an appropriately competent person that considers matters the Council has reserved control over must accompany applications for resource consents under rules 18.2.3.1 and 18.2.4.1.

19.2.12 Chemical Hazard Area

Applicants must submit, and the Council may seek further information, on the following matters relevant to rules for seeking land use consent in a Chemical Hazard Area:

C19 5/10
Op 8/12

- 19.2.12.1** The sampling programme and results of the analysis for the range of chemicals likely to have been present on any contaminated site.
- 19.2.12.2** A scale plan showing the extent and staging of any site remediation programme.
- 19.2.12.3** The methodology for the programme of remediation of any contaminated site, including the type of material that may be used for any backfilling.
- 19.2.12.4** The proposed method of disposal of any material removed from the site.
- 19.2.12.5** The commencement date of work and expected duration of any remediation programme.
- 19.2.12.6** An appropriately competent person or organisation must be nominated as the proposed supervisor of the programme.

19.2.13 Relocated BuildingsC73 12/20
Op 6/23

Applicants must submit, and the Council may seek further information, on the following matters relevant to rules for seeking land use consent for a relocated dwelling:

C19 5/10
Op 8/12

- 19.2.13.1** Colour photographs of the dwelling to be relocated showing all external walls.
- 19.2.13.2** A plan showing the location on the new site.
- 19.2.13.3** Details of any building foundation or reinstatement work to be carried out and the intended time period for completing this work.

C73 12/20
Op 6/23**19.2.14 Destruction or Removal of Indigenous Forest**

Applicants must submit, and the Council may seek further information, on the following matters relevant to rules for seeking land use consent for the destruction or removal of indigenous forest:

C19 5/10
Op 8/12

- 19.2.14.1** A site plan showing the area of forest to be logged or otherwise removed and the areas of forest to be retained. The plan is to show the general slope of the land, preferably showing contours, rivers, streams, etc., in order to give a general impression of the type of country within which the operation is to take place.

- 19.2.14.2** The site plan should be supplemented by an aerial photograph of appropriate scale, which clearly identifies the area and which is suitably marked to show the extent and location of logging or clearance.
- 19.2.14.3** A work programme stating:
- (a) species and characteristics of trees to be felled;
 - (b) total anticipated yield;
 - (c) rate and duration of logging;
 - (d) nature of logging programme, whether it is selective logging or clear felling, and any staging of logging;
 - (e) method of removal of felled trees, including any associated track construction;
 - (f) any proposed restoration of the cleared or logged areas, and subsequent use of those areas.

19.2.15 Additions to Heritage Buildings and Structures

For additions to Category I and Category II buildings and structures listed in Schedule 16.13A, a scale plan and building elevations prepared by an appropriately competent person will be required.

19.2.16 Hazardous Facilities

Applicants must submit, and the Council may seek further information, on the following matters relevant to rules for seeking land use consent for a hazardous facility: C19 5/10
Op 8/12

- 19.2.16.1** An Assessment of Environment Effects (AEE). The AEE must be appropriate to the nature and scale of the proposed facility and its associated potential or actual environmental effects, and must address the following matters:
- (a) A description of the nature and scale of the proposed facility and associated operations.
 - (b) An inventory of hazardous substances proposed to be used, stored, transported and disposed of on the site.
 - (c) The biophysical characteristics of the site and surrounding area (e.g. nature of subsoil and site geology) and relevant infrastructure on and off site (e.g. drainage, roads).
 - (d) The location of the facility in relation to people-oriented activities (e.g. child care facilities, schools, rest homes, hospitals or farms, sensitive environments (e.g. natural waters, aquifer recharge area, ecosystems) and infrastructures (e.g. neighbouring roads, buildings, etc.);
 - (e) Description of the environment actually or potentially affected by the proposal, including contamination pathways.
 - (f) Preliminary hazard and risk analysis, except where the application is for a discretionary activity.
 - (g) Management of wastes containing hazardous substances.
 - (h) The on-site transport of hazardous substances, where this forms a significant part of the operations.
 - (i) Emergency and contingency planning.

Where the application is for a discretionary activity then the following information must also be submitted:

- (j) Documentation of alternatives (sites/locations, substances, quantities, processes/equipment, site management, etc.)
- (k) Detailed hazard and risk analysis of installations, operations and processes involving the use, handling, storage, transport and disposal of hazardous substances which is appropriate to the type and scale of the proposed facility.
- (l) A risk assessment may be required, depending on the scale or potential effects of the proposed development. This assessment should place emphasis on the following issues:
 - (i) identification of potential hazards, failure modes and exposure pathways;
 - (ii) assessment of the probability and potential consequences of an accident leading to a release of a hazardous substance or loss of control, including, as applicable, cumulative and/or synergistic effects;
 - (iii) acceptability of the assessed risks, including cumulative risks;
 - (iv) proposed risk control and environmental mitigation measures, with emphasis on sensitive activities and environments, including, as applicable, fire safety and site management systems, engineered safety measures such as containment devices, spill contingency and emergency plans, monitoring and maintenance schedules as well as training programmes.
- (m) outline of proposed site management systems and plans, as requested.

19.2.17 Bore Permits

Applicants must submit, and the Council may seek further information, on the following matters relevant to rules for seeking a bore permit:

C19 5/10
Op 8/12

- 19.2.17.1** A site plan or map of sufficient detail to show the location of roads, rivers, wetlands, coastal water, drains, and structures, on-site domestic effluent treatment fields, other existing bores, springs, waste disposal sites.
- 19.2.17.2** A description of the details of the proposed bore, including estimated depth, diameter and location.
- 19.2.17.3** Method of construction.
- 19.2.17.4** Details of proposed bore headworks.
- 19.2.17.5** Details of any other resource consent that may be required, and whether such a consent has been applied for or obtained.
- 19.2.17.6** The extent of compliance with NZS 4411:2001.

19.2.18 Hazardous Activity and Industry List (HAIL) Sites

- 19.2.18.1** The Resource Management (National Environmental Standard on Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 apply to specified land use activities and subdivision where the land or activity involves a HAIL site. The activities are specified in subsections (2) - (6) of the regulations, and are broadly classified as:
 - (a) Subdivision;

- (b) Any change of use of land which is reasonably likely to harm human health (e.g changes to residential use, etc);
- (c) Underground storage tank removal or replacement;
- (d) Earthworks exceeding 25 square metres per 500 square metres – excluding land disturbance relating to rural production activities;
- (e) Some soil-sampling activities.

For any of the specified activities, the National Environmental Standard may alter the activity status of such activity and impose additional standards, matters for assessment and criteria.

19.2.18.2 Information requirements for specified activities are detailed in the National Environmental Standard. Copies of the Standard can be obtained from Council or through the Ministry for the Environment website.

19.2.18.3 Council may hold information on a HAIL site through its Site Contamination Register. Applicants are advised to contact Council in the first instance when considering new land use or subdivision activities on HAIL sites.

19.2.19 Water Augmentation Infrastructure Area

C46 4/13
Op 9/15

Applicants must submit, and the Council may seek further information, on the following matters relevant to rules for seeking land use or subdivision consent:

- 19.2.19.1** Information to demonstrate how the proposed activity will accommodate or provide for the construction of the Lee Valley Community Dam, including associated buildings, access and other infrastructure necessary for the dam.
- 19.2.19.2** Information about where water to service any subdivision is to be provided from and information to show the water use will not affect the security of supply for primary production in the water management zones augmented by the Lee Valley Community Dam.