



Land Use Consent – Coastal Protection Areas

Cameron Road
Private Bag 12803
Tauranga
Phone: 07 571 8008
Fax: 07 5779820
customer@westernbay.govt.nz
www.westernbay.govt.nz

For building within the Primary and Secondary Risk Coastal Protection Areas

Guide for Applicants (please detach for your future reference)

Please read this application form and the brochure on Coastal Protection Areas (RCPCA) thoroughly before completing.

Have you provided:

1. Five copies of your application and attachments. (Note: If five complete copies are not supplied, actual time and cost for administration and photocopying will be charged and requires payment before the resource consent can be issued).
2. Plans drawn to scale including:
 - (a) Site plan that identifies the property boundaries.
 - (b) Any other buildings (highlighting the proposed building).
 - (c) Distances to the boundaries (between structures and boundaries).
 - (d) If on the beachfront:
 - distance to the toe of the foredune from the building footprint.
 - the location of your neighbours buildings in relation to the foredune (to identify the mean line of existing adjacent development).
 - (e) Vehicle entrance, turning circle and on-site manoeuvring.
 - (f) Floor plan.
 - (g) Identification of topography.
3. Elevation Drawings or if the building is being resited, photos.
4. A statement from a building removal company that the building can be removed from the site. This is also to include a relocation plan showing how the building is to be relocated, how many stages, and how access is going to be gained to the site.
5. Application Form fully completed including Assessment of Environmental Effects and Solicitor's details if in the Primary Risk Coastal Protection Area.
6. Application fee of \$1,450 (minimum) if Primary Risk, or \$650 (minimum) if Secondary Risk. The fee of \$1,450 (minimum) for Primary Risk includes the legal costs of preparing and registering a covenant on the title, which will refer to the land use consent conditions. If the resource consent application is withdrawn or the consent is issued without a condition to require a covenant, then a fee refund of \$500 (GST inclusive) will be payable. These fees are only valid till 30 June 2010.
7. If the building to be erected will encroach on height, yard or daylighting requirements, Council's Application Form for Land Use Consent Performance Standards is to be included with this application.

All of the above information must be supplied with your application. **Pursuant to Section 88(3) of the Resource Management Act your application may be rejected if the information and application is incomplete.** You have the ability, under Section 88(5), to object to the decision to reject your application, if applicable. Non Notified applications take up to 20 working days to process, once accepted. Notified applications can take up to 70 working days to allow for statutory notification time and convening of a Hearing and Consents Committee meeting.

Please do not hesitate to contact the Duty Planner at our Barks Corner Office (07) 571 8008 or 0800 726 732 if you require any assistance. Our postal address is Private Bag 12803, Tauranga.

This is a minimum fee. All costs associated with processing the application and monitoring the issued consent over and above the minimum fee will be directly charged to the applicant. For discretionary or non-complying applications, Council may not be able to grant consent. In these cases all application fees are still payable.

Please note that in accordance with Council policy, Council will not issue your consent approval to you until all processing costs have been paid.



Land Use Consent - Coastal Protection Areas

Office Use Only

Criteria for Acceptance: Counter and Postal Applications

Application

Page 1	Q1	Application Details completed in full	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	Q4	Application Details of proposed activity	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	Q6	Legal Description	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	Q11	Address for Service	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	Q12	Solicitor's Details if Primary Risk	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
All Pages		Check all questions answered and application fee provided	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

Guide for Applicants

Q2	Check that plans drawn to scale indicate:		<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	(a)	Site plan that identifies the property boundaries.	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	(b)	Any other buildings (highlighting the proposed building).	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	(c)	Distances to the boundaries (between all structures and boundaries).	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	(d)	If on the beachfront:				
		- distance to the toe of the foredune and the building footprint	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
		- the location of your neighbours buildings in relation to the foredune (to identify the mean line of existing adjacent development)	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	(e)	Vehicle entrance, turning circle and on-site manoeuvring.	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	(f)	Floor plan.	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	(g)	Identification of topography.	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Q3	Elevations Drawings or if the building is being resited, photos		<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Q4	Statement from a building company including relocation plan		<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Q6	Application fee applicable to Protection Area plus		<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Q7	If the building breaches a performance standard, the application form (RCFLUps) is supplied, completed		<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

Note: If any criteria indicates "NO", the application may be incomplete (s.88(3) RMA Act 1991)

Planner's Assessment Is application complete? Yes No

If incomplete, the reasons are:

Reference of Advice to Applicant

Date: _____ Letter Reference: _____

Payment Details: RC Lodgment Account

Date Paid: _____ Receipt Number: _____

DATE
STAMP
(if accepted
as complete)



Land Use Consent - Coastal Protection Areas

Erecting a building within the Secondary or Primary Risk Coastal Protection Zone
To be used in conjunction with Brochure RCPCCH Coastal Protection Areas

Application fee of \$1,450 (minimum) if Primary Risk, or \$650 (minimum) if Secondary Risk. The fee of \$1,450 for Primary Risk includes the legal costs of preparing and registering a covenant on the title, which will refer to the land use consent conditions.

(Note: If the building to be erected is also to encroach on height, yard or daylighting, an application for Land Use Consent Performance Standards (RCFLUps) is also to be completed. In such cases the application fee will be the fee payable for this consent application (Coastal Protection) unless otherwise advised).

1. Applicant Details

First Name/s: _____

Surname: _____

First Name: _____

Surname: _____

2. Postal Address

3. Contact Details

Phone: () _____

Mobile: () _____

Fax: () _____

Email: _____

4. Land Use Consent Applied for

To erect a building in the:

Primary Risk Coastal Protection Zone

Secondary Risk Coastal Protection Zone

(please tick one)

In addition, please indicate if this application is to include an Application Form (RCFLUps) for height, yard, daylighting performance standards

Yes

No

5. Property Details

Number

Road/Street

6. Legal Description

Lot

DP(S), SO, or ML (please state)

7. Valuation Roll Number

_____ (from Rates Slip)

8. I am (please tick that which is applicable)

the Owner Occupier Lessee
 Potential Owner Agent Acting for Owner Other (please state)

9. Owner Details (if not the applicant)

First Name/s (in full): _____ Surname: _____

First Name: _____ Surname: _____

Postal Address _____

Phone: () _____ Mobile: () _____

Fax: () _____ Email: _____

10. Payment Details: (if not the applicant)

Name and address of person liable for application processing fees/refunds financial contributions (where applicable)

A minimum fee is payable on lodgement of all applications. In some cases, this will be the whole cost of the application. In other cases a further invoice will be issued at the time of the decision (s36 Resource Management Act).

i) Application processing fees (if not the applicant)

Name and address for accounts/ refunds:

First Name/s (in full): _____ Surname: _____

Postal Address _____

Phone: () _____ Mobile: () _____

Fax: () _____ Email: _____

Signature of person responsible for the payment of any invoices associated with the process of this application:

Signature: Date:

ii) Financial contribution payments (if not the applicant)

Name and address for financial contributions:

First Name/s (in full): _____ Surname: _____

Postal Address _____

Phone: () _____ Mobile: () _____

Fax: () _____ Email: _____

Signature of person responsible for the payment of any invoices associated with the process of this application:

Signature: Date:

Note: Some applications will be charged a financial contribution or incur additional processing fees. In these circumstances the name and address of the person responsible for the **payment** of the financial contribution or further invoices **must** be included, and their signature provided in this section of the application form. Please note that by signing section 10(i) of this application form you are agreeing to be responsible for payment of invoices, and by signing section 10(ii), for the payment of any financial contribution that may validly be charged. In addition to meeting the costs of any financial contribution and/or other invoices you will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by the Council of and incidental to enforcement of any debt.

11. Address for Service of Agent (if not the applicant)

First Name/s (in full): _____ Surname: _____

Postal Address _____

Phone: () _____ Mobile: () _____

Fax: () _____ Email: _____

(Note: It is mandatory to provide an accurate address for service and contact phone details).

Applicant's Signature _____ **Date** _____
(To be signed for or on behalf of the applicant)

Subject to section 392 of the Building Act 2004, the persons specified in subsection (4) are not liable to any civil proceedings brought by any person who has an interest in the building referred to in subsection (2) of the act on the grounds that the building consent authority issued a building consent for the building in the knowledge that the building for which the consent was issued, or the land on which the building was situated, was, or was likely to be, subject to damage arising, directly or indirectly, from a natural hazard.

12. Solicitor's Details

If you are applying for a Land Use Consent for the Primary Risk Coastal Protection Area, please provide your Solicitor's contact details. This will be required for the registering of a covenant on the title which will refer to the land use consent conditions.

Solicitor's Name	_____	Company	_____
Postal Address	_____ _____		
Phone:	() _____	Fax:	() _____



Coastal protection Assessment of Environmental Effects (AEE)

It is **mandatory** to provide an Assessment of Environmental Effects and your application may not be accepted and returned if not provided. The headings below are an indication only of the information we require you to provide. If there is insufficient room to write please attach further pages. You may choose to provide your own AEE not on this form but if you do so we would expect that the AEE contain answers to the headings below.

13. Full Description of Proposal

14. Nature of Threat

This property is subject to the threat of natural coastal erosion or storm surge events. Please describe any particular features about the property that will mitigate against (lessen or offset) or increase the potential effect of these events on your proposal.

15. Effects of Project

What are the effects of this project on stormwater and overland flowpaths?

- Overland flow paths and floodable areas are identified in Council's Operative District Plan.
- The stormwater flows will be affected because of the erection of a new building or new impermeable surfaces like concrete driveways, cobblestone entertainment areas etc. Please advise which are relevant to your project

16. Effluent Disposal

How is the effluent disposal to be managed?

17. Earthworks

Describe what earthworks will be required and how this may affect the integrity of the foredune. One of the primary defences against the erosion or inundation is the foredune.

18. Other Environmental Effects

Are there any other environmental effects not included elsewhere?

19. Mitigation of Environmental Effects

It is Council's policy to require evidence of the relocatability and to require ongoing monitoring of the foredune as mitigation measures.

In addition, how are the identified environmental effects in Question 13-17 intended to be mitigated? (e.g. provide appropriate planting to assist the integrity of the dune, building as far away as practical from the dune, building in-line with existing buildings, providing stormwater detention tanks, construction design in conjunction with the overland flow paths, minimum earthworks required for the project).

20. Natural Character

Council's policy is that building should be as far back on a section as practically possible. If the proposed development is proposed to be closer to the foredune than the mean line of existing adjacent development, please provide reasons why this is necessary (to get better views is not a justifiable reason) and how the natural character of the existing coastal environment can be maintained. (e.g. planting appropriate screening, painting the building a natural colour that blends in with the environment, erecting a single storey dwelling – low height).

21. Access

Is this application for a building in a coastal zone?

- Yes - Complete ALL Sections
 No – Complete Section A (incl. photographs)

A. Vehicle Crossing	
Does your property have an existing vehicle crossing?	<input type="radio"/> Yes <input type="radio"/> No
If yes, then:	
(a) What is the current formation (circle one)	<input type="radio"/> metalled <input type="radio"/> sealed <input type="radio"/> concrete <input type="radio"/> Other (please specify)
(b) Does the street have: (circle one)	<input type="radio"/> kerbing <input type="radio"/> sealed edge <input type="radio"/> unsealed edge (ie metalled road)
(c) Does the berm area include a watertable drain? (circle one) (a shallow open drain running beside the road – usually found in rural areas)	<input type="radio"/> Yes <input type="radio"/> No
(d) Does the crossing have an existing culvert? (circle one) (pipe under the crossing – usually found in rural areas)	<input type="radio"/> Yes <input type="radio"/> No
(e) If yes to (d) above, what is the diameter in millimetres?mm
Provide a minimum of two photographs taken in each direction as per the diagram below that show the entire crossing and the view along the road beyond (see attachment examples photos 1-3 for guidance). At least two of the photographs should be taken at point 3.5m from the edge of the road or kerb.	
Fill in the crossing dimensions (length to boundary, width at road edge, width at boundary) on the diagram below:	
<p>The diagram illustrates a cross-section of a vehicle crossing. It shows a road at the bottom, a berm area above it, and a boundary further up. Key features and dimensions are labeled: <ul style="list-style-type: none"> Road: The bottom-most horizontal line, with a dashed line below it. Berm: The area between the road and the boundary, containing a dashed horizontal line. Boundary: The top-most horizontal line. Edge of Seal: The point where the road surface meets the boundary. Dimensions: <ul style="list-style-type: none"> A vertical dimension of 3.50m is shown from the road surface to the berm level. A horizontal dimension of m is shown from the road edge to the boundary. Another horizontal dimension of m is shown from the road edge to the edge of the seal. A vertical dimension of m is shown from the boundary down to the edge of the seal. </p>	

Example: Vehicle Crossing Photographs



Photo 1: Looking north



Photo 2: Looking south



Photo 3: Looking at crossing from opposite side of road

B. Driveway

Does your property have an existing formed driveway? Yes No

If yes, then:

(a) What is the current formation (circle one)

- metalled sealed cobbles
 concrete Other (please specify)

(b) What is the average width of the existing formation in metres:

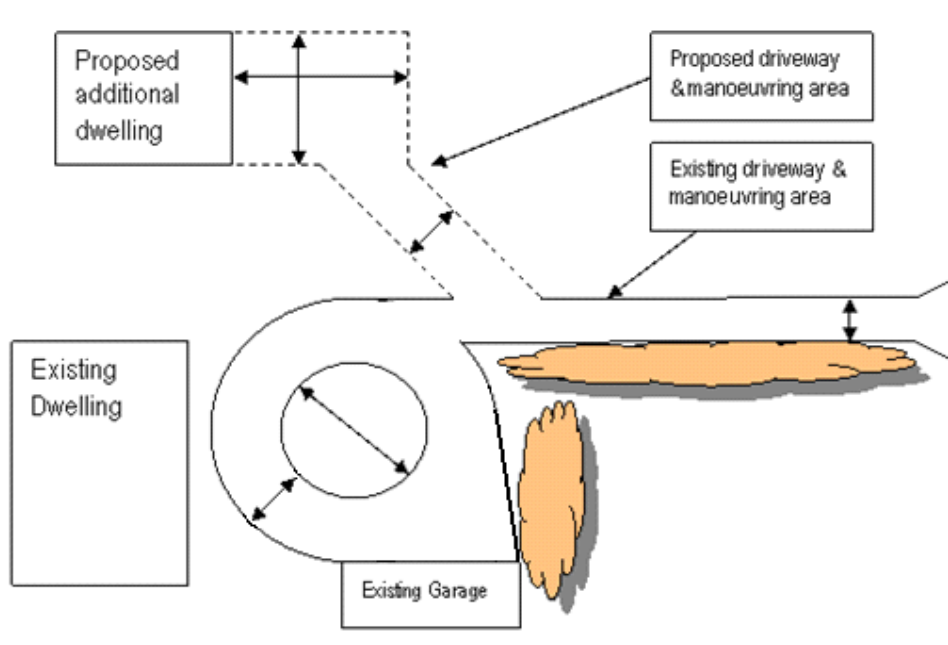
(c) Do you intend to utilise all or some of the existing driveway to access both dwellings Yes No

(d) Please show on your plans the layout of the proposed internal driveway system and manoeuvring areas and if possible, draw to scale or at least show the dimensions (see example below).

(e) Provide photographs of the existing driveway from the boundary looking into the dwelling area(s) – see attachment examples photos 4-7.

If no, then:

(a) Please show on your plans the layout of the proposed internal driveway system and manoeuvring areas and if possible, draw to scale or at least show the dimensions (see example below).



Example layout – similar to property shown in example photographs 3-7.

Example: Driveway Layouts

Photo 4: Looking at crossing from opposite end of the road



Photo 5: Looking at crossing from opposite end of road but further along driveway with proposed additional dwelling site on RHS with existing dwelling and parking area behind hedge on LHS.

Photo 6: Existing parking/manoeuvring area



Photo 7: Looking at proposed additional dwelling site from existing parking area