



Land Use Consent - Floodable

(Waihi Beach/Te Puke/Pukehina/Katikati/Omokoroa)

Freshwater and Coastal Flood Risk.
Discretionary and Non-Complying Applications; Notified or Non-Notified

Guide for Applicants (please detach for your future reference)

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:
 - Site plan that identifies the property boundaries.
 - Any other buildings (highlighting the proposed building or location of activity).
 - Distances to boundaries.
 - Vehicle Entrance, Driveway, Turning Circle, Carparking and On-site Manoeuvring.
 - Floor plan of building including floor levels above relative datums.
 - Identification of topography.
 - Identification of any natural features e.g. native bush, water course, wetlands etc.
 - Any proposed earthworks/ground re-contouring.
 - Any relevant existing landscaping and proposed landscaping.
 - Certificate of Title.
3. Elevation Drawings or photos of any existing buildings that are relevant.
4. Photographs of site, entrance way on road, or anything else that will assist your application.
5. Application Form fully completed including Assessment of Environmental Effects (see guide for assistance).
6. Application fee \$700.00 (minimum) including GST for non-notified or \$2,000.00 (minimum) including GST for notified.
- refer to Part 4 of Kit for details of processing costs (fees valid until 30 June 2010)

All of the above information must be supplied with your application. **Pursuant to Section 88(3) of the Resource 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 Barkes Corner Office (07) 571 8008 or 0800 726 732 if you require any assistance. Our postal address is Private Bag 12803, Tauranga.

In accordance with s36(3) of the Resource Management Act 1991, Council will be recovering and charging for those processing costs over and above the application lodgement (minimum) fee already paid. Please note that this may or may not pertain to your particular application and will only apply where the fixed lodgement fee is exceeded. Please note that in accordance with Council policy, Council will not issue your consent approval to you until all processing costs have been paid.



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
	Q5	Legal Description	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	Q10	Payment Details	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	Q11	Address for Service – Owner or Agent				
	Q12-22	Assessment of Environmental Effects	<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:					
	(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 boundaries.	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	(d)	Vehicle entrance, turning circle, on-site manoeuvring, carparking and pedestrian access.	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	(e)	Floor plan.	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	(f)	Identification of topography.	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	(g)	Identification of any natural features e.g. native bush, water course, wetlands etc.	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	(h)	Any proposed earthworks/ground recontouring.	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	(i)	Any relevant existing landscaping and proposed landscaping.	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Q3	Elevation Drawings <u>or</u> photos of existing buildings		<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Q4	Photographs (if applicable)		<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Q6	Application minimum fee (\$700.00 incl GST) (Notified: \$2000.00 incl GST)		<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

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

Planner's Assessment	Is application complete?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
-----------------------------	--------------------------	--------------------------	-----	--------------------------	----

If incomplete, the reasons are:

DATE
STAMP
(if accepted as complete)

Reference of Advice to Applicant

Date:	Letter Reference:
<hr/>	<hr/>

Payment Details: RC Lodgment Account

Date Paid:	Receipt Number:
<hr/>	<hr/>



Land Use Consent:

1. Applicant Details

First Name/s: _____ Surname: _____

First Name: _____ Surname: _____

2. Postal Address

3. Contact Details

Phone: () _____ Mobile: () _____

Fax: () _____ Email: _____

4. Land Use Consent Application for

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 | <input type="checkbox"/> | Owner | <input type="checkbox"/> | Occupier | <input type="checkbox"/> | Lessee |
| | <input type="checkbox"/> | Potential Owner | <input type="checkbox"/> | Agent Acting for Owner | <input type="checkbox"/> | Other (please state) |

9. Owner Details

First Name/s (in full): _____ 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 (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

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:

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 _____
(To be signed for or on behalf of the applicant)

Date _____



Land Use Consent

Assessment of Environmental Effects (AEE)

It is **mandatory** to complete this section of the application form. Please complete on another page if you require more room.

12. Full Description of Proposal

13. District Plan Zones/District Plan Rules

Which District Plan Zone are you in and which District Plan Rule can you not comply with?

14. Rule Compliance/Alternatives

Why can you not comply with this Rule and what alternatives have you considered so you wouldn't have to apply for a resource consent?

15. Environmental Effects

What are the environmental effects of not complying with this rule? Please describe the effects and whether you consider them to be minor or not. You may like to continue on another piece of paper.

16. Lessening the Environmental Effects

What are the ways you can avoid, remedy or lessen (mitigate) the environmental effects identified in Q.14

17. Consents of Affected Parties

Have you provided the written consent of neighbours and other affected parties? Yes No

If yes, please list the persons giving their consent

If not, why not?

If yes, please note any comments or statements that they made that will assist us in processing your application. Also please attach a list of affected parties and if possible a note on each as to why you deem them to be affected.

18. Iwi Consultation

Have you consulted with Iwi?

Yes

No

If Yes, who did you consult with, did they have any concerns and how have you addressed these concerns?

19. How do you intend servicing your activity

What provisions have you made for the disposal of effluent, stormwater and what water source are you going to use?

20. Staging of the development

How long do you envisage it will take to have the proposal established?

21. Are you required to apply for any other type of consents or licenses

Other types of consents include, discharge consent or water consent from Environment BOP, building consent, liquor license or health licence. Please also advise if you have already applied for these, if applicable.

22. Access

Is this application for a Second Dwelling?

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

A. Vehicle Crossing

Does your property have an existing vehicle crossing? Yes No

If yes, then:

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

- metalled sealed
 concrete Other (please specify)

(b) Does the street have: (circle one)

- kerbing sealed edge
 unsealed edge (ie metalled road)

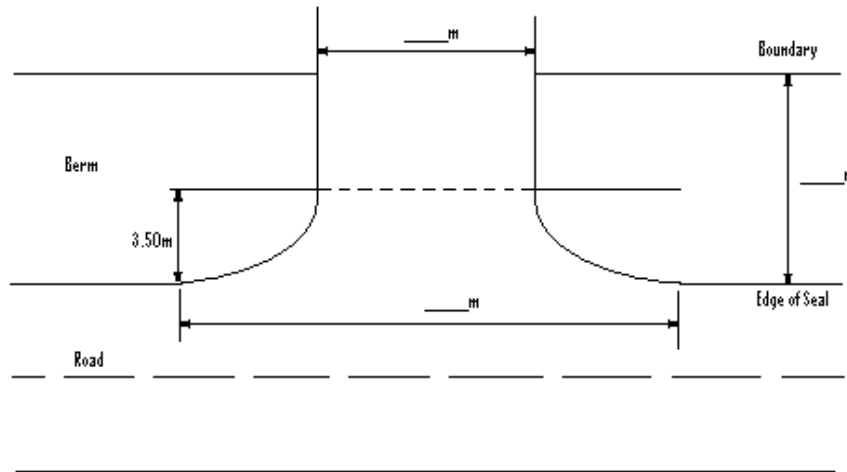
(c) Does the berm area include a watertable drain? (circle one) Yes No
 (a shallow open drain running beside the road – usually found in rural areas)

(d) Does the crossing have an existing culvert? (circle one) Yes No
 (pipe under the crossing – usually found in rural areas)

(e) If yes to (d) above, what is the internal 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. [Note: You may include handwritten note, arrows etc on the photographs if you wish].

Fill in the crossing dimensions (length to boundary, width at road edge, width at boundary) on the diagram below:



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:

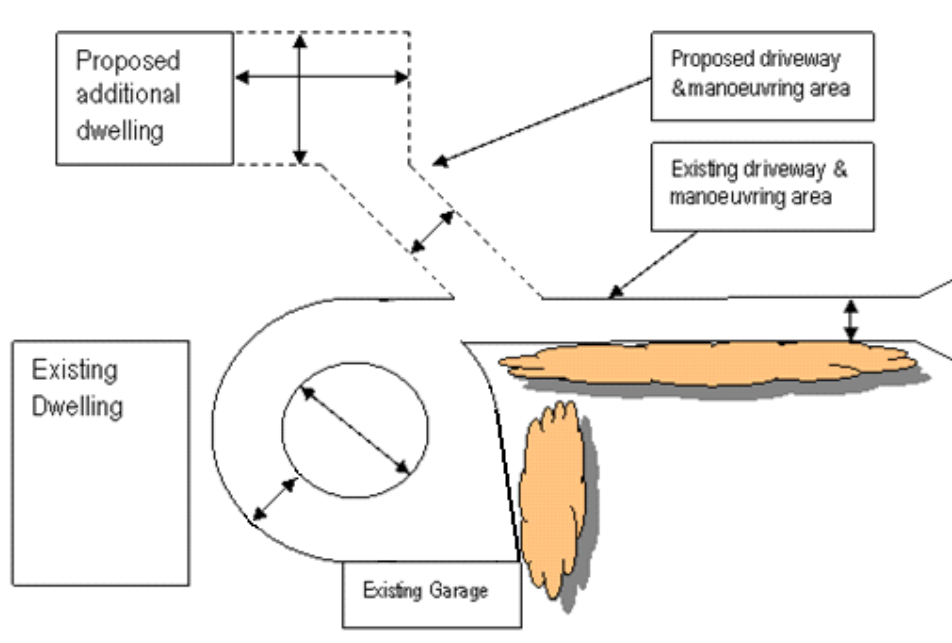
(c) Do you intend to utilise all or some of the existing driveway to access both dwellings Yes No

(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

23. Is there any other relevant information or issues pertaining to your application that you wish to include?

For example, Treaty of Waitangi issues, Archaeological sites, Geotechnical issues etc

**Applicant's
Signature**

(To be signed for or on behalf of the applicant)

Date
