

PART 12 APPLICATIONS AND MONITORING

APPLICATIONS, INFORMATION REQUIREMENTS, ROADS, TEMPORARY ACTIVITIES, PERMITTED ACTIVITIES IN ALL ZONES

12.1 INTRODUCTION

This part of the Plan sets out the obligations, statutory procedures and practices which must be observed.

12.2 DUTY TO COMPLY

Compliance with this Plan and the Act does not remove the need to comply with all other applicable Acts, regulations, bylaws and rules of law.

Any activity which does not require a consent under the Building Act 1991 may still require a resource consent in accordance with the provisions of this Plan.

12.3 TYPES OF CONSENT

For the purposes of administering this Plan, activities are classified into 5 groups. These are:

- Permitted Activities
- Controlled Activities
- Discretionary Activities
- Non-complying Activities
- Prohibited Activities

Permitted activities do not require a resource consent provided the activity complies in all respects with the relevant rules of the Plan.

Resource consents can be applied for in respect of controlled, discretionary and non-complying activities. Applications may not be made in respect of prohibited activities.

The rules and criteria which may be applied in assessing whether an application should be approved are contained in this Plan.

12.4 RULES

All rules have the force and effect of regulations. Activities will be regulated, prohibited or allowed, as appropriate, to ensure that any actual or potential adverse effects on the environment are mitigated or avoided. In considering the effects of an activity, the Council will take into account positive and adverse effects, temporary and permanent effects, any past, present or future effects and any cumulative

effects. Any potential effects of high probability or effects of low probability which have a high potential impact will also be considered.

Any activity which is not in this Plan shall be required to obtain a resource consent and shall be assessed on the actual or potential effect of the activity and in particular any adverse effect on the environment.

12.5 INFORMATION TO ACCOMPANY APPLICATIONS FOR RESOURCE CONSENTS

All applications for a resource consent must include the following information except that applications for a resource consent for a controlled activity generally do not need to be accompanied by an assessment of effects as outlined in 3 below. Where appropriate, information shall be supplied in plan form drawn at a suitable scale.

1. A description of the activity for which consent is sought and its location, including:
 - a) alignment and formation of any proposed vehicle and pedestrian accessways
 - b) building platforms for any proposed buildings
 - c) building envelopes for any proposed buildings
 - d) for proposals in the Residential 5 Zone, details of any proposed methods of disposal of effluent and stormwater prepared by a suitably qualified person with documented experience in the field. These must include plans indicating the location of the proposed system, including any disposal field.
 - e) details of all services including electricity, telephone lines and effluent disposal.
 - f) details of any proposed site works, including earthworks, to show any cut and/or fill and removal of vegetation.
 - g) details of all proposed landscaping including earthworks, drainage, paving materials and planting.
 - h) details of the nature and use of any hazardous substances including the manufacture, transportation, storage and disposal of hazardous substances and an assessment of any risk associated with such use.

2. A description of the existing characteristics of the site and locality including:
 - a) location, area and dimension of the lot.
 - b) access to the lot, including roads.

- c) generalised relief of the lot including contours and/or spot heights sufficient to show the general topography of the site.
 - d) location of all areas of indigenous vegetation, including details on any species listed in Schedule 3E.
 - e) size, location and use of existing and/or proposed buildings on the lot.
 - f) any watercourses, wetlands or drainage systems accurately located.

 - g) the location of any schedule or protected item listed in Schedule 3B.
 - h) any easements or encumbrances affecting the proposal.
 - i) for proposals in the Residential 3 Zone, any relevant geo-technical information to demonstrate that there are no potential or existing hazards such as instability or erosion.
 - j) any potential natural and man-made hazards on or affecting the site.
3. An assessment of any actual or potential effects that the activity may have on the environment and the ways in which any adverse effects may be mitigated with particular regard to those matters relevant to the applications as outlined in 1 and 2 above. Such assessment shall be:
- a) in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment; and
 - b) prepared in accordance with the Fourth Schedule of the Resource Management Act 1991.
4. A statement specifying all other resource consents that the applicant may require from any consent authority in respect of the activity to which the application relates and whether or not the applicant has applied for such consents.
5. Where the application is for a subdivision consent, it shall also be accompanied by adequate information, including accurate plans, to define:
- a) all of the land being subdivided and the area and dimension of all new lots;
 - b) the position of all new boundaries;
 - c) the area of all new lots;
 - d) the location and areas of new reserves to be created including any esplanade reserves to be set aside on a survey plan under section 230 of the Resource Management Act 1991;
 - e) the location and areas of any land below mean high water springs of the sea, or of any part of the bed of a river or lake, which is required under

section 237A of the Resource Management Act 1991 to be shown on a survey plan as land to be vested in the Crown;

- f) the location and areas of land to be set aside as road;
 - g) the location and areas of any land or significant natural feature to be protected by covenants or similar means;
 - h) the nature and standard of any infrastructure such as roading, sewage disposal systems, stormwater systems, electricity supply, water supply both on and adjoining the land concerned; and
 - i) the nature and extent/value of any financial contribution required by the Plan.
6. Certificates of title for the site subject of the application;
7. Any information required to be included in the application by any other provision in the Plan or by regulations.

12.6 MONITORING AND REVIEW

The Council will monitor the state of the environment of the District, the effectiveness of policies and plans, any activities or powers transferred or delegated by it and the operation of resource consents. On the basis of this, the Council will take action when necessary and will make available to the public, information on plans and monitoring information and resource consents so that the public is informed and able to participate in the operation of the Resource Management Act 1991.

12.7 ROADS

For the purpose of the Plan, where existing formed or designated (and dedicated) roads are not included in the planning maps within the boundaries of any zone, such road shall be deemed to be included within the adjacent zone(s). Where there are different zones on either side of the road, the stricter of the standards for those zones outlined in the Plan shall apply.

12.8 TEMPORARY ACTIVITIES

12.8.1 Any activity involving the temporary use of land or building necessary and incidental to an authorised building or development project shall be deemed to be a permitted activity, subject to any conditions the Council deems necessary. Such temporary activity shall only be permitted for a maximum period of 3 months.

12.8.2 Any military training activity involving military personnel, air and road transport shall be deemed to be a permitted activity. Such military training activity shall only be permitted where the written consent of the owner of the property has been obtained; the training activity is limited to a period not exceeding thirty one days, except that

the Council may grant consent to a controlled activity for a longer term; the activity does not require the construction of permanent structures; the activity does not require earthworks unless provided for elsewhere in this Plan; mitigation measures ensure no adverse effects result; and flying activity is in compliance with Civil Aviation regulations or in agreement with the local controlling authority.

12.9 PERMITTED ACTIVITIES IN ALL ZONES

The removal or demolition of any building or structure except as limited by the provisions of Part 3 Heritage Management.