

APPLICATION FOR LANDUSE RESOURCE CONSENT

(Section 88 of the Resource Management Act 1991)

Form 9

I, Ciaran Maurice Keogh & Barbara Jill Corson (full name) being the applicant residing at the below address, apply to the Waitaki District Council for **Landuse Resource Consent**.

Address: 180 Upper Junction Road Waitati RD2 Dunedin

Phone: 0274128004

Email address: ciaran.keogh@xtra.co.nz

The site details of the location at which the below described activity is to take place are:

Street address: 23 & 25 Te Karita Road Moeraki

Rapid number:

Legal description: Lot 1 & Lot 2 DP 18457

Parcel number:

District Plan zone: Rural G Significant Coastal Landscape

District Plan rule breach: 14 (b) Earthworks exceeding 100m3: 4.4.7 1e Buildings and 4.4.7 2F earthworks in

Activity Status: Environmentally and Ecologically Sensitive Areas

Controlled
 Discretionary
 Restricted Discretionary
 Non-Complying

The names and addresses of the owner/occupier (other than the applicant) of any land to which this application relates are as follows:

Name: JenniferDawn Brookes

Mailing address: 25 Te Karita Road Moeraki

Contact phone: 0273458397

NOTE: The owners WRITTEN PERMISSION must accompany this application. attached

First point of contact for correspondence: Ciaran Keogh

First point of contact for billing: Ciaran Keogh 180 Upper Junction Road RD2 Waitati 9085

Email address (required for fast track application): ciaran.keogh@xtra.co.nz

FULL DESCRIPTION OF THE ACTIVITY & JUSTIFICATION OF NON-COMPLIANCE
(Statement specifically explaining degree of non-compliance, including all details that clearly identify the proposal enabling the planning staff to fully determine the extent of the activity and its impacts. Scaled plan to be included where appropriate.)
We recommend you consult with a Planner prior to lodging the application.

as per attached

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(any further information should be attached to your application)

ASSESSMENT OF EFFECT ON THE ENVIRONMENT You will need to consider what effects your proposal will have on the environment. You should discuss all actual and potential effects on the environment arising from this proposal. This includes effects on neighbours and the community. Effects on ecosystems, natural resources and any discharges (including noise and options for treatment) and any mitigating measures to reduce potential effects.

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..... as per attached

Note: all neighbours occupying land adjacent to the site have signed affected party's consent.

Mr. David Higgins is of 24 Te Karita Road is also Upoko of Te Rūnanga o Moeraki

We are awaiting AP Consent from the owners of the land to the north of 23 Te Karita Road. This is complicated due to there being no resident owner/occupier and the land is owned by a Trust representing the interests of the descendants of the original owners. We are in contact with the representatives of the Trust (an accountancy firm in Leeston in Canterbury and they are endeavoring to contact the trustees. We consider however that any concerns they may have will have been adequately addressed by the advice from Aukaha/Te Rūnanga o Moeraki

(any further information should be attached to your application)

ASSESSMENT AGAINST PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

(Provide a description of the how the proposal fits with the purpose of the Act which is to promote the sustainable management of natural and physical resources. The assessment must be made against Section 6 Matters of National Importance, Section 7 Other Matters and Section 8 the Treaty of Waitangi).

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(any further information should be attached to your application)

INFORMATION REQUIRED IN THE ASSESSMENT OF ENVIRONMENTAL EFFECTS

A description of alternative sites and locations for activities resulting in significant adverse effects, a description of the assessment of actual or potential effects. Include a description of alternative locations or methods if the activity has more than minor effects on a protected customary right.

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(any further information should be attached to your application)

Attach other information (if any) required by the District or Regional Plan or Regulations (e.g. written consents, location plan, scaled site plan, traffic assessment, building plans, noise assessment).

Does this Resource Consent relate to a building consent / N

If yes, Building Consent number:

MATTERS THAT MUST BE ADDRESSED BY THE ASSESSMENT OF ENVIRONMENTAL EFFECTS

A description of effects on the neighbourhood and the wider community (including social economic and cultural effects.) A description of the physical effects on locality (including the landscape and visual effects.) A full description of the effects on the ecosystem (including effects on plants or animals and any physical disturbance of habitats).A description of any effects on the natural and physical resources (those with aesthetic, recreational, scientific, historical, spiritual, cultural or special value). A description of any discharge of contaminants (including noise, and options for treatment and disposal). A description of any risks through natural hazards.

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(any further information should be attached to your application)

HAZARDOUS ACTIVITIES AND INDUSTRIES LIST (HAIL)

Is the site on which the land use activity relate to a HAIL site?

Yes No

Please note that as well as industrial type activities this HAIL list also includes, but is not limited to, agricultural and horticultural activities.

If the answer is "Yes" you must provide an assessment of the proposal against the National Environmental Standard for Assessing and Managing Contaminants in Soils. Mitigation measures to reduce actual or potential effects.

The Ministry for the Environment have a number of publications for guidance on applications such as: "A Guide to Preparing a Basic Assessment of Environmental Effects", the Hazardous Activities and Industries List (HAIL) as well as the National Environmental Standard for Assessing and Managing Contaminants in Soils (NES) which can be found on their website at www.mfe.govt.nz.

DRAWINGS AND PLANS

Drawings should show the location of the site with road name, property number, north point and any significant features.

A site plan of the property, at a scale of not less than 1:200, would show:

- A side boundary lengths and other dimensions in metres.
- Distances to side boundaries of all existing and proposed buildings and structures on the site
- The proposed use of each building, position over any easement over the site, location of roads adjacent to the site and the formation status of the road and any footpaths.
- The location of all vehicle access points and driveways at the street boundary, position, location and dimensions of every parking and loading space.
- Description of kerb lines adjacent to the site and the position of any street trees, levels on the site boundaries; around any buildings the contours of the site (except where the site area is less than 100m² or has a uniform grade of less than 1:10).
- Any proposed retaining walls, excavations and landfill, existing trees and proposed landscaping and the dimensioned areas of the landscaping. Also, all existing and proposed sealed areas.
- Plans should also include indigenous vegetation areas, streams, wetlands and heritage items.
- Where relevant recession line diagrams or models, watercourses, drainage and sewerage pipes within and adjacent to the site.
- A description of the means proposed to deal with all storm water and sanitary drainage and to provide water supply.
- Any location of any water supply bores and effluent disposal areas on the site and on adjoining sites.

ADDITIONAL PLANS AND DRAWINGS

Floor plan of each proposed building at a scale of not less than 1:100 should show:

Use of all parts of the building and the room layout of the building, if known and the use of the different rooms.

A diagram of the elevations of each proposed building (at a scale of not less than 1:100) should show:

The external appearance of the building including doors and windows, the number of floors and their proposed usage as well as the building height in relation to each boundary.

A deposit fee must accompany your application. If the costs incurred in processing this application exceed the deposit, the applicant will be invoiced for the balance.

I enclose the required **DEPOSIT FEE** of:

- \$300.00 deposit for **controlled activity fast track consent** application
- \$800.00 deposit for a **Non-Notified** application
- \$3000.00 deposit for a **Limited Notified** application (likely to exceed \$3000.00 deposit)
- \$6000.00 deposit for a **Notified** application (likely to exceed \$6000.00 deposit)

NOTE: PLEASE RESEARCH THE FULL EXPECTED COST OF YOUR APPLICATION PRIOR TO LODGEMENT. FAILURE TO APPRECIATE THE POTENTIAL COST LIABILITY BY AN APPLICANT PRIOR TO LODGEMENT OF AN APPLICATION WILL NOT BE A BASIS FOR LATER ARGUMENTS ABOUT COSTS.

Signature of applicant(s) or person authorised to sign on their behalf



Sign:

Date: 22 October 2020

COUNCIL PLANNING OFFICER TO COMPLETE

Pre-application meeting Y / N (Circle one)

A phone call or front counter discussion is not considered a pre-application meeting

Date & Time for pre-application meeting:

This is important information for MfE Report

Accepting Planner initials: **Date:** **Time:**

- Internal Depts (circle as appropriate):
- Roading
 - Water and Sewage
 - Drainage
 - Building
 - Health

INFORMATION REQUIRED FOR ALL APPLICATIONS IN RELATION TO ASSESSMENT OF ENVIRONMENTAL EFFECTS (AEE)

In the AEE you <u>NEED</u> to include	The description of the activity or proposal	X
	List any other consents that are required i.e. subdivision, Regional Council consents	X
	Identify the relevant District plan rules	X
	Discuss the relevant assessment of objectives and policies for the zone and activity	X
	Discuss the relevant assessment against Part 2 of the Resource Management Act sections 5-8	X
	Describe any National Environmental Standards that may be applicable such as contaminated soils	X
	Illustrate whether there are any Regional Policy Statements, National Policy Statements or any other regulations/documents that need to be considered in the application	X
Information that <u>MUST</u> be addressed by the AEE	Any effects that are identified on the neighbourhood and wider community this includes social, economic and cultural effects	X
	Describe any physical effects on the locality including landscape and visual effects	X
	Discuss any effects on ecosystems including the effects on plants or animals and any physical disturbance of habitats	X
	Describe any effects on natural or physical resources, those with aesthetic, recreational, scientific, historical, spiritual, and cultural or any other special value.	X
	Discuss whether there will be any discharge of contaminants such things as noise, and the options for treatment and disposal	X
	Describe any risks created through natural	X
Information that is <u>REQUIRED</u> in the AEE	Any alternative locations or methods that were considered for activities resulting in significant adverse effects	X
	Discuss whether any assessment of actual or potential effects ensure that the details correspond with the scale and significance of effects	X
	Identify any hazardous substances or installations that are likely to be a risk	X
	Illustrate what the mitigation measures are to reduce actual or potential affects from the activity	X
	Make sure to identify and consult with any affected person and information on the consultation and response to views of the persons consulted	X
	Identify any monitoring requirements that may be required	X
	Discuss any effects on a protected customary right including any possible alternative locations or methods	X