

Otorohanga District Council



The Environmental Services Manager
Otorohanga District Council
PO Box 11
OTOROHANGA

Resource consent application form (subdivision)

Fees (Including GST)

Three new allotments or less	\$1900.00 (deposit)
Other Non-Notified Applications	\$2250.00 (deposit)
All Notified Applications (Limited)	\$2500.00 (deposit)
All Notified Applications (Full)	\$3300.00 (deposit)

NOTE: Notified and other Non-Notified application fees are deposits against which all actual & reasonable costs incurred will be charged.

.....
office use only

Date Received: _____

Fees Paid: _____

Receipt No: _____

Valuation No: _____

Have you attached the Information to accompany this application if applicable?

Applicant Please Tick	Office Use Only	
<input type="checkbox"/>	<input type="checkbox"/>	Application deposit fee.
<input type="checkbox"/>	<input type="checkbox"/>	Current Certificate of Title(s) and any relevant documents referred to on the title (e.g. Consent Notice, Easement document)
<input type="checkbox"/>	<input type="checkbox"/>	Plan of property showing: <ul style="list-style-type: none"> • position of all existing and proposed boundaries; • existing buildings and any proposed building platforms; • existing & proposed entrances; • location and areas of any proposed reserves including esplanade reserves; • and any other features of the site relevant to the application, including topographical features, hazards, archaeological sites, existing easements, farm tracks etc.
<input type="checkbox"/>	<input type="checkbox"/>	Photos as appropriate—(aerial, vehicle entrances, future building platforms etc)
<input type="checkbox"/>	<input type="checkbox"/>	Evidence of consultation as appropriate, and the written approval of any persons who may be adversely affected by the proposal.
<input type="checkbox"/>	<input type="checkbox"/>	Assessment of Environmental Effects. (I have filled out the Subdivision Checklist in this form and attached an assessment of the actual or potential effects that may result where I have answered YES to any of the questions.
<input type="checkbox"/>	<input type="checkbox"/>	An assessment of the value of any archaeological, historic or cultural site.
<input type="checkbox"/>	<input type="checkbox"/>	Letter from Transit if property fronts a State Highway.
<input type="checkbox"/>	<input type="checkbox"/>	Letters from relevant Utility providers.
<input type="checkbox"/>	<input type="checkbox"/>	Results of discussions with appropriate Council Engineering staff concerning roading issues, sewer and water, and reserves.

Form 5

Resource consent application form

I/We _____ apply for the
(full name /s)
resource consent described below.

Address/Location of Subdivision:

Legal Description: _____

Area of Site: _____

A Description of the Subdivision to which the Application Relates is:

The owner/occupier of the subject site (other than the applicant).

Owner: _____ Occupier: _____

Address: _____ Address: _____

The following additional resource consents are required in relation to this proposal and have or have not been applied for:

- | | | |
|--|------------------|--------------------------|
| <input type="checkbox"/> Have been applied for | Landuse | <input type="checkbox"/> |
| <input type="checkbox"/> Have not been applied for | Coastal permit | <input type="checkbox"/> |
| | Water permit | <input type="checkbox"/> |
| | Discharge permit | <input type="checkbox"/> |

<input type="checkbox"/>	I attach an assessment of any effects that the proposed activity may have on the environment in accordance with Section 88, and the Fourth Schedule to the Act.
<input type="checkbox"/>	I attach other information required to be included in the application by the District Plan. (See subdivision checklist)

I certify that the information contained in this application is true and correct and I agree to pay all actual and reasonable costs incurred by Council in processing this application.

Signature of applicant or person authorised to sign on behalf of Applicant

Date

Contact Phone & Fax Number:
Phone: _____
Fax: _____

Address for Service: (mailing address)

Subdivision checklist

The following checklist details each question in the District Plan on subdivision and is designed to help you to prepare a subdivision application. Please note that it may not cover absolutely every situation and further information may be required by Council staff on specific applications. If you have any questions please feel free to contact the District Planner at this office.

Where you have answered yes to the first question, your assessment of the issue should cover matters raised in the further questions relating to that issue.

You should answer every question for both new allotments AND the balance areas, in any application for subdivision.

1 Will any additional new titles be created? Yes/No

How many new titles will be created? _____
(do not include the balance lot or titles for access, network utility operation or reserve purposes)

For each new title/allotment a reserve contribution of \$990 (GST inclusive) is payable

2 Does the site front onto a State Highway (and will not gain legal access from another road)? Yes/No

If you answered Yes please provide the written comments and recommendations of Transit New Zealand with respect to your proposal.

3 Will a new vehicle entrance be needed or will the existing vehicle entrance have to be relocated or upgraded? Yes/No

What is the length of road frontage of each lot/balance area? _____
Will 2 or more lots use the same entranceway/ROW or access lot? Yes/No
Does a public road serve each lot? Yes/No
Are existing entranceways designed and formed to Council Standards? Yes/No
Will each entranceway (existing & new) achieve the required site distances? Yes/No

You should discuss entranceway requirements with Otorohanga District Council Engineering staff (for District roads) prior to making a subdivision application.

4 Does the site contain any archaeological, historic or cultural sites? Yes/No

If yes, what type of site is it? _____

Is the site registered on the title of the property to be subdivided or is it legally protected in some other way? Yes/No

If yes, please provide details.

If no, please provide an assessment of the value of the site and the written comments and recommendations of the Historic Places Trust, iwi or the New Zealand Archaeological Association (as appropriate) with respect to your proposal. The assessment should include the physical location of the site as identified (by one of the above or by a suitably qualified expert) and the site should then be shown on the subdivision plan in relation to lot boundaries.

Please note that the District Plan identifies some known archaeological, historic and cultural sites, but these are not the only heritage sites within the District and any other known sites or sites discovered during subdivision whether registered or not requires an authority from the NZ Historic Places Trust under the Historic Places Act 1993 before any damage or modification can take place.

5 Is there a stream or river over 3 metres wide, or a lake, on or adjoining the site? Yes/No

Will the subdivision create allotments of less than 4 hectares? Yes/No

Do any of the following rivers/streams adjoin or flow through any allotment of the subdivision?

Waipa River	<input type="checkbox"/>	Puniu River	<input type="checkbox"/>
Mangatutu Stream	<input type="checkbox"/>	Waipapa River	<input type="checkbox"/>
Ngakoaohia Stream	<input type="checkbox"/>	Moakurarua Stream (south of SH31)	<input type="checkbox"/>

If yes, please provide an assessment of the effect of the proposal on public access and conservation values in the river/stream including the written comments and recommendations of the Department of Conservation, Environment Waikato and the Auckland/Waikato Fish and Game Council (as appropriate) with respect to your proposal.

6 Is the site located within 20 metres of the Coastal Marine Area? Yes/No

Will the subdivision result in allotments of 4 hectares in area or less? Yes/No

If yes, please provide an assessment of the effect of the proposal on public access and conservation values in the coastal environment plus the written comments and recommendations of the Department of Conservation and Environment Waikato with respect to your proposal.

7. Does the site lack a reticulated sewage treatment system or will sewage be disposed of on the site? Yes/No

Is the allotment being created for reserve, road, access, or public utility purposes? Yes/No

Where sewage can be disposed of via an existing sewage treatment reticulation system, is a connection to the system provided at the boundary of each allotment? Yes/No

Where sewage cannot be disposed of via an existing sewage treatment reticulation system, is each allotment greater than 2500 m² in area? Yes/No

If yes – please provide details of the method by which sewage will be disposed of on each allotment (the location of existing and proposed sewage disposal areas should be shown on the plan of subdivision).

If no – you must demonstrate that a suitable method of disposal is available for each allotment (this may include soil percolation tests or alternative treatment systems) and provide the written comments and recommendations of the Otorohanga District Council Environmental Health Officer and Environment Waikato with respect to your proposal.

8. Does the site lack a water supply? Yes/No

Where water can be supplied via an existing urban reticulated water supply system, is a connection to the system provided at the boundary of each allotment? Yes/No

Where water cannot be supplied to each allotment from an urban reticulated system please provide details of how water will be supplied to each allotment.

Have existing water supply lines (their location should be shown on the plan of subdivision) which cross proposed allotment boundaries been disconnected, or has their status been protected by an easement registered against the title of the land? Yes/No

9. Are electricity and/or telephone services still to be connected to the site? Yes/No

Is the property traversed by existing aerial power supply or telephone lines? Yes/No

If yes, please show the location of the lines on the scheme plan.

Where the allotments are located within an urban services or urban limited services effects area which is serviced by an existing electricity supply and telephone system, is an underground connection provided at the boundary of each allotment? Yes/No



Where the allotments are located within the rural effects area is a connection to an existing telephone system and electricity supply system provided at the boundary of each allotment?

Yes/No

If no, please provide written evidence from the appropriate service providers that each allotment is capable of being serviced by an electricity supply system and telephone system; or demonstrate that an alternative supply of energy and/or external telecommunication can be made available for each allotment.

10. Does the site contain, or is it located within 20 metres of, a gas pipeline or high voltage transmission line?

Yes/No

Are any of the allotments located within 20 metres of a gas pipeline or high voltage transmission line?

Yes/No

If yes – have building line restrictions in respect of the lines been registered on the title of the property/properties to be subdivided?

Yes/No

If no - please provide as assessment of the effect of the design of each allotment on the gas pipeline and/or high voltage transmission line plus the written comments and recommendations of the relevant line authority.

11. Is the site liable to flooding by fresh water or seawater?

Yes/No

Are the allotments protected by flood protection works?

Yes/No

If no – are habitable room floor levels 0.5 metres (minimum) above the 1% annual exceedance probability level or if this level is not known the highest known flood level?

Yes/No

Where sewage is disposed of on-site is it able to be undertaken on an area of each allotment that is not liable to flooding?
(Areas liable to flooding should be shown on the plan of subdivision)

Yes/No

If no – please provide details of how sewage will be disposed of without contaminating water sources.

12. Is there any evidence of erosion, falling debris, subsidence or slippage on the site?

Yes/No

If yes – please provide an assessment of the effect of erosion, subsidence or slippage on the design of each lot plus the written comments and recommendations of a registered engineer with respect to your proposal. Please include a plan of the proposal showing areas liable to natural hazards. The assessment should propose measures to avoid, remedy or mitigate any identified adverse effects

13. Is there fill on site, or will any part of the site be filled? **Yes/No**

If yes – please provide an assessment of the effect of fill on the design of each lot (including upon stormwater drainage and ponding areas) plus the written comments and recommendations of a registered engineer with respect to your proposal. Please include a plan of the proposal showing areas of fill, and/or areas to be filled. The assessment should propose measures to avoid, remedy or mitigate any identified adverse effects

14. Will the new lot boundaries mean that existing buildings do not comply with the provisions of the District Plan? **Yes/No**

If yes – please explain which aspects of the existing buildings will not comply with Question 7 of the Land Use Section of the District Plan.

15. Does the site lack an identified suitable building platform? **Yes/No**

Does each building platform have dimensions of not less than 14 metres by 10 metres? **Yes/No**

In areas not protected by flood protection works will the building platform on each allotment enable a residential habitable floor level to be constructed at 0.5 metres above the 1% annual exceedance flood level or if this level is not known, the highest known flood level? **Yes/No**

Are the allotments being created for reserve, road, access, or public utility purposes? **Yes/No**

Does an alternative to the provision of a complying building platform exist? **Yes/No**
Please provide details in your application.

16. Will any new road be created in the proposed subdivision? **Yes/No**

If yes – please provide an assessment of the effect that the road may have on the environment. This should propose measures to avoid, remedy or mitigate any identified adverse effects. In addition a road development plan is to be submitted with the application setting out the following information:

- Scale plans showing the area of land on which the road is to be developed including contours and natural features;
- The design, method and standard of road construction;
- Provisions for stormwater disposal, kerb and channelling, footpaths, fire hydrants, road markings, landscaping and street lighting;
- Timetable of road development costs and liability responsibilities.

The written comments and recommendations of Otorohanga District Council Engineering staff should also be provided with the application

17. Did you answer no to questions 1 – 16 on the subdivision checklist? Yes/No

If yes – your subdivision will be a permitted activity. Your surveyor should prepare a survey plan for the Council's approval and submit a report providing all necessary information to prove that none of the questions on the subdivision checklist apply to your subdivision.

If you wish to amalgamate any lots or portions under Section 220 of the Resource Management Act 1991 the Otorohanga District Council will consult with the District Land Registrar to obtain the relevant wording of the amalgamation condition(s) to be shown on the survey plan.

Upon payment of the appropriate certification fees the survey plan will be signed by authorised Council officers and released to you, your surveyor or agent.

The answers to the above questions, and the information provided in response to them, are a true and correct record of my intentions.

Signature _____ (to be signed by or on behalf of the Applicant)





Otorohanga District Council

PO Box 11
Otorohanga



