

Form 2: Application for Subdivision Consent

V2

Pursuant to Section 88 of the Resource Management Act 1991

PART A - APPLICANT'S DETAILS		
Full Name:		
Address for Service: (correspondence will be sent to this address)		
Telephone		
Facsimile		
Email (all correspondence will be sent electronically unless stipulated in <i>Part G - Checklist</i>)		
Applicant is the _____ of the property <i>(state whether owner, lessee, potential buyer etc.)</i>		
Name and Address of Property Owner: (if different from above)		
Contact Details for Property Owner:	Telephone	
	Email	
<p>I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct.</p> <p>I undertake to pay all actual and reasonable application costs incurred by the Grey District Council in processing the application regardless of whether or not the application is granted.</p> <p>In the event of a default in payment, the customer will be charged interest on any overdue amount at the rate of 1.5% per month from the due date until full payment is made, and shall repay Grey District Council on demand any monies which Grey District Council may expend to make good any failure by the customer to comply with the payment terms.</p> <p>If you do not make any payment when due, in addition to any other remedies, we may recover from you any costs, expenses or disbursements incurred by us in recovering money from you, including without limitation, debt collection agency fees and legal fees.</p>		
Applicant's Signature: (or person authorized to sign on applicant's behalf)		
Name: (please print)		Date:
<p>Please note:</p> <ul style="list-style-type: none"> If the minimum Deposit Fee does not cover the full cost incurred by Council in processing the consent application(s), then the balance will be invoiced either on an interim basis, or at the time the decision on the consent application(s) is released; GDC reserves the right to suspend delivery of further goods and/or services if the terms of payment are not strictly adhered to by the Customer. 		

PART B – PROPERTY AND SITE LOCATION DETAILS

<p>Address of Site: (give full details including street number)</p>	
<p>Legal Description: (Lot, DP number etc)</p>	
<p>Size of Property</p>	
<p>Location (The area or site in which the activity is to occur is commonly, or generally, known as)</p>	
<p>Provide details of any consent notices, land covenants or other encumbrances currently registered on the Certificate(s).</p>	
<p>What is the current use of the site and surrounding area? (rural, residential, commercial, natural)</p>	
<p>What is the topography of the site? (flat/rolling etc)</p>	
<p>What vegetation types are on the site? (domestic lawns & gardens/pasture/indigenous forest/wetland etc)</p>	
<p>Is this subdivision located within 100 m of Mean High Water Springs? (If yes, state the distance, and explain how MHWS mark was defined)</p>	

PART C - NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH (NESCS):

The NESCS applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (*HAIL*) is, has been, or is more likely than not to have been undertaken. The current *HAIL* is attached to the back of this application form. The *HAIL* can also be found at the Ministry for the Environment’s website www.mfe.govt.nz.

To help determine whether or not the *NESCS* will apply to your activity please answer the following questions:

	Yes	No
Is an activity described on the <i>HAIL</i> currently being undertaken on the piece of land to which this application applies?	<input type="checkbox"/>	<input type="checkbox"/>
Has an activity described on the <i>HAIL</i> ever been undertaken on the piece of land to which this application applies?	<input type="checkbox"/>	<input type="checkbox"/>
Is it more likely than not that an activity described on the <i>HAIL</i> is being or has been undertaken on the piece of land to which this application applies?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

If ‘yes’ to ANY of the above, then the *NESCS* may apply. Please answer the following questions:

Activities	Yes	No
Is the activity you propose to undertake removing or replacing a fuel storage system or parts of it?	<input type="checkbox"/>	<input type="checkbox"/>
Is the activity you propose to undertake sampling soil	<input type="checkbox"/>	<input type="checkbox"/>
Is the activity you propose to undertake disturbing soil <ul style="list-style-type: none"> ○ Disturbance of soil more than 25m³ per 500m²? ○ Will the duration of the activity be longer than 2 months? 	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Is the activity you propose to undertake subdividing land?	<input type="checkbox"/>	<input type="checkbox"/>
Is the activity you propose to undertake changing the use of the land?	<input type="checkbox"/>	<input type="checkbox"/>

If ‘Yes’ to ANY of the above activities, then the *NESCS* is likely to apply.

If the site you are subdividing is listed on the *HAIL* and a preliminary site investigation (PSI) is completed, then subdividing is permitted activity under the NES and no separate land use consent is required.

If you do not provide the PSI and a detailed site investigation (DSI) report is provided then the subdivision under the NES is controlled activity and a separate land use consent is required.

If the other matters relating to subdividing are not provided then a NES application for discretionary activity is required.

PART D – PROPOSAL DESCRIPTION

Describe in as much detail as possible, the nature and extent of the proposed subdivision, including the number, size and intended use of the allotments, any new roads or reserves to be created, where building sites have been identified on allotments.

Will you seek to have any allotments vested with the Grey District Council as legal road? If yes, please describe below and indicate the size, area and location on the subdivision scheme plan.

Will you seek to have any allotments vested with the Grey District Council as a reserve? If yes, please describe below and indicate the size, area and location on the subdivision scheme plan.

Will the subdivision be carried out in stages? If yes, please describe the different stages proposed, and the reasons for staging the subdivision.

Are any earthworks proposed in relation to the subdivision? If yes, please describe the nature and extent of the proposed earthworks.

Is there sewerage reticulation available to service the subdivision? Please explain how you intend to dispose of effluent on the allotments.

Is there water reticulation available to service this subdivision? Please explain how you intend to provide potable water to each of the allotments.

Is there stormwater reticulation available to service this subdivision? Please explain how you intend to dispose of stormwater on the allotments.

Will street lighting be installed? Please explain.

Are electricity and telecommunications services available to service this subdivision? Please explain how you intend to provide connections to these services.

Will any new entranceways be formed? If yes, please describe the location of each new entranceway, and whether the entranceway will be formed on a State Highway or a local road. Please also state the minimum sight distance for visibility of the entranceway from the road in each direction.

Will any new right of ways be formed? If yes, please describe the proposed legal and carriageway widths, and how many allotments will be served by the right of way.

Are any new roads to be created? If yes, please explain.

Are any existing roads proposed to be upgraded to provide access to this subdivision? If yes, please explain.

Are any link or point strips proposed? (Refer to rule 25.2.8) If yes, please explain.

Are any easements proposed for the provision of access and services? If yes, please explain. Please provide details of any existing easements, and whether these easements must be varied or cancelled.

Are any allotments required to be amalgamated? If yes, please explain the reasons for the amalgamation.

Are there any esplanade reserves/strips required to be created in conjunction with this subdivision? If yes, please describe.

What measures are proposed to supply water for fire fighting purposes? (In accordance with SNZ PAS 4509:2008) *Please provide a letter from the West Coast Area Fire Station IF you propose anything less than 25'000 litres. Contact Mark Boere Ph: 768 – 0313.*

Is vegetation clearance proposed in relation to the subdivision? If yes, please describe the nature and extent proposed. Also is the vegetation within an SNA, ONL, ONF, NC Area or the Coastal Environmental?

PART E – ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (AEE)

The AEE should discuss all the actual and potential effects of your proposed subdivision on the environment. The questions below are intended as a guide, and the amount of detail provided must reflect the scale and nature of the effects. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects should also be included in the AEE. It may require the provision of information from specific experts (e.g. a traffic engineer). If the effects of the proposal are very minor, then a less detailed AEE can be submitted.

- a) Consider and explain the effects on your property and / or other properties (e.g. shading of their property, stormwater flow, increased noise). How can these effects be avoided, remedied or mitigated?

- b) Consider and explain the effects on the wider community (e.g. increased traffic generation). How can the effects be avoided, remedied or mitigated?

- c) Consider and explain the effects on natural ecosystems (e.g. habitats for animals/ wetlands/ indigenous vegetation/waterways). How can these effects be avoided, remedied or mitigated?

d) Consider and explain the effects on the landscape and visual amenity of the environment (e.g. buildings seen from the coast, vegetation clearance). How can these effects be avoided, remedied or mitigated?

e) Consider and explain the effects on archaeological sites, historic buildings, notable trees and culturally significant values associated with the area. How can these effects be avoided, remedied or mitigated?

f) Consider and explain any existing or potential natural hazards? How can the effects of these hazards be avoided, remedied or mitigated?

g) Are there any effects resulting from the proposed subdivision that should be monitored? How will the effects of the activity be monitored? Who will monitor these effects?

h) Have you undertaken any consultation in relation to your proposal? If yes, please explain. Please attach any completed Approval of Affected Party forms to your consent application.

i) The reason for the application, and choosing this site are:

j) Were other alternative sites considered? If yes, please explain.

k) State any additional effects of your subdivision here, and ways in which the effects can be avoided, remedied or mitigated. Continue on separate sheet if necessary.

PART F - ADDITIONAL RESOURCE CONSENTS

Are any additional Resource Consents, including Regional Council consents, or other authorisations, like concessions from Department of Conservation, required for your proposal and have they been applied for?

Type of Consent	Consent Authority	Applied for	
		Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

PART G – CHECKLIST

Please fill out the checklist:

	Yes	No
✓ Completed application form, including a full description of the proposal and an assessment of effects on the environment which includes sufficient detail for Consent Authority and any other interested party to fully understand the effects of the proposed subdivision.	<input type="checkbox"/>	<input type="checkbox"/>
✓ Resource consent fee/deposit	<input type="checkbox"/>	<input type="checkbox"/>
✓ Certificate of Title (including copies of relevant interests) (a copy of this can be obtained by Council for a fee. Please advise if want Council to provide)	<input type="checkbox"/>	<input type="checkbox"/>
✓ Subdivision Scheme Plan (showing the following information) <ul style="list-style-type: none"> • amalgamation conditions • areas of new allotments • position of new boundaries • legal description of the property • adjoining and underlying title boundaries • where appropriate – contours or site levels, excavation or fill areas • existing power, telephone and gas services • location and areas of new reserves to be created • any conservation, heritage or archaeological features • areas of indigenous vegetation and outstanding landscape • principal geological features, including fault lines and hazards • location and area of proposed easements, with a memorandum • balance of the property showing proposals for future development • any features proposed to be protected by covenant or other means • existing storm water and sewage systems, septic tanks, effluent disposal fields • existing buildings line restrictions, easements, designations and covenanted areas • location and areas of land below mean high water springs of the sea, or bed or a river or lake • location and areas of proposed roads, access points, service lanes, with gradients and widths • all watercourses with average normal waterway width greater than 3m (even if above 4 hectares) • existing structures (buildings, fences, bridges & whether they are remaining being removed) 	<input type="checkbox"/>	<input type="checkbox"/>
✓ Geotechnical report from a Chartered Professional Engineer addressing section 106 of the Resource Management Act 1991, any natural hazards present on the site and a description of any engineering works required for the subdivision. This should include a Statement of Professional Opinion as to the suitability of the land for building development.	<input type="checkbox"/>	<input type="checkbox"/>
✓ Approval in Principle for wastewater disposal and/or earthworks from the West Coast Regional Council	<input type="checkbox"/>	<input type="checkbox"/>
✓ Written confirmation from network utility operators i.e. Electronet/Chorus that electricity can be provided to the boundary of all allotments.	<input type="checkbox"/>	<input type="checkbox"/>
✓ Copies of relevant additional resource consents already approved.	<input type="checkbox"/>	<input type="checkbox"/>

✓ Copies of correspondence with Council’s Asset Management and Engineering Division regarding roading and servicing for the allotments.	<input type="checkbox"/>	<input type="checkbox"/>
✓ Photographs.	<input type="checkbox"/>	<input type="checkbox"/>
✓ Approval of affected party form(s) and signed subdivision plans (owner(s) and occupier(s) of affected properties).	<input type="checkbox"/>	<input type="checkbox"/>
✓ Completed Part C - NESCS information and signed the HAIL at back of this application	<input type="checkbox"/>	<input type="checkbox"/>
✓ Indicate here by ticking yes if you would like to see draft conditions prior to a decision being issued on your resource consent application. In making this request you agree to an extension of the statutory processing time limits pursuant to section 37 of the Resource Management Act 1991 in order to accommodate this request.	<input type="checkbox"/>	<input type="checkbox"/>
✓ Indicate here by ticking yes if you require paper copies (i.e. posted) of correspondence relating to this application.	<input type="checkbox"/>	<input type="checkbox"/>

CONTACT DETAILS

GREY DISTRICT COUNCIL
 105 Tainui Street
 PO Box 382, Greymouth
 Phone: 03 769 8607 Fax: 03 769 8610 Email: planning@greydc.govt.nz
www.greydc.govt.nz

Grey District Council Hazardous Activities and Industries Checklist

Prior to any changes in the use of land including constructing/altering buildings, creating foundations, undertaking earthworks, soil sampling or subdivision, the National Environmental Standard (NES) for Assessing Contaminants in Soil to Protect Human Health requires the land owner to identify whether or not any of the activities listed below have previously, currently or are going to be undertaken on the site.

Further information on the NES and the Ministry for the Environment’s Hazardous Activities and Industries List (below) can be found at www.mfe.govt.nz.

Using information from the West Coast Regional Council, Grey District Council’s property files, anecdotal evidence and any other reference, **read through the following list and please tick if the activity has previously occurred or will occur on the site.**

Hazardous Activities and Industries List (HAIL)

Chemical manufacture, application and bulk storage	Y	N
Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application		
Chemical manufacture, formulation or bulk storage		
Commercial analytical laboratory sites		
Corrosives including formulation or bulk storage		
Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents		
Fertiliser manufacture or bulk storage		
Gasworks including the manufacture of gas from coal or oil feedstocks		
Livestock dip or spray race operations		
Paint manufacture or formulation (excluding retail paint stores)		
Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds		
Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application		
Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides		
Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground		
Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges		
Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)		
Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products		
Storage tanks or drums for fuel, chemicals or liquid waste		

Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside		
Electrical and electronic works, power generation and transmission	Y	N
Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores,		
Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment		
Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices		
Power stations, substations or switchyards		
Explosives and ordnances production, storage and use	Y	N
Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging		
Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors		
Training areas set aside exclusively or primarily for the detonation of explosive ammunition		
Metal extraction, refining and reprocessing, storage and use	Y	N
Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material		
Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds		
Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds		
Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals		
Engineering workshops with metal fabrication		
Mineral extraction, refining and reprocessing, storage and use	Y	N
Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition		
Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)		
Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process		
Commercial concrete manufacture or commercial cement storage		
Coal or coke yards		
Hydrocarbon exploration or production including well sites or flare pits		
Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings		
Vehicle refuelling, service and repair	Y	N
Airports including fuel storage, workshops, washdown areas, or fire practice areas		
Brake lining manufacturers, repairers or recyclers		

Engine reconditioning workshops		
Motor vehicle workshops		
Port activities including dry docks or marine vessel maintenance facilities		
Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas		
Service stations including retail or commercial refuelling facilities		
Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances		
Cemeteries and waste recycling, treatment and disposal	Y	N
Cemeteries		
Drum or tank reconditioning or recycling		
Landfill sites		
Scrap yards including automotive dismantling, wrecking or scrap metal yards		
Waste disposal to land (excluding where biosolids have been used as soil conditioners)		
Waste recycling or waste or wastewater treatment		
Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment		
Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment		

If you have answered yes to any of the above, the NES applies to the land. Please consult the NES and if you have any questions, contact the Planning Department.

Statement:

I hereby certify that to the best of my knowledge the information given is true and correct.

Name:

Signature:

Date:

Copy of Part 2 of the RMA

5 Purpose

The purpose of this Act is to promote the sustainable management of natural and physical resources.

- 1) In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
 - a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
 - b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
 - c) avoiding, remedying, or mitigating any adverse effects of activities on the environment

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- (f) the protection of historic heritage from inappropriate subdivision, use, and development;
- (g) the protection of protected customary rights.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) kaitiakitanga:
 - (aa) the ethic of stewardship;
 - (b) the efficient use and development of natural and physical resources;
 - (ba) the efficiency of the end use of energy;
 - (c) the maintenance and enhancement of amenity values;
 - (d) intrinsic values of ecosystems;
 - (e) *[Repealed]*
 - (f) maintenance and enhancement of the quality of the environment;
 - (g) any finite characteristics of natural and physical resources;
 - (h) the protection of the habitat of trout and salmon;
 - (i) the effects of climate change;
 - (j) the benefits to be derived from the use and development of renewable energy

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the [Treaty of Waitangi](#) (Te Tiriti o Waitangi).