

SECTION 20: RESOURCE CONSENT INFORMATION REQUIREMENTS AND ASSESSMENT MATTERS

To enable the Council to process an application for resource consent, an applicant must provide adequate information in accordance with Section 88(3) of the RMA. The information should be appropriate to assess the environmental effects of the proposal in a professional and unbiased manner and if it does not have all the required information, the Council can return the application within 10 working days. Section 92 of the RMA also allows the Council to seek more information about an application, so that it can better understand the nature of the activity in respect of which the application is made, the effect it will have on the environment, or the ways in which any adverse effects may be mitigated. Compliance with the information requirements will speed up the consideration of applications and ensure the appropriate conditions are attached where these are necessary.

Forms and guidelines to assist in preparing an application can be obtained from the Council.

NOTE: This information complements the provisions of Section 88 and Schedule 4 of the Act.

The information requirement set out in this section will normally be required in consideration of a resource consent application.

20.1 LAND USE CONSENTS

An application for resource consent for an activity must include the following:

- (a) The full name and address of each owner or occupier of the site.
- (b) The location of the site, including the street address, rural number, legal description, and the name of the owner of the land (copies of the current certificate of title must be provided).
- (c) A full description of the activity for which the consent is sought:
- (d) Relevant objectives, policies and rules (including plan changes).
- (e) Relevant National Policy Statements, National Environmental Standards, Regional Plans and Iwi Management Plans.
- (f) Intended use of the land/or site.
- (g) A description of any other resource consent that may also be required and whether the applicant has applied for such consents.
- (h) Plans which sufficiently show:
 - (i) A north point and the address of the proposed development.
 - (ii) The location of all site boundaries and all existing and proposed buildings, fences, parking areas, accessways and vegetation on the site.
 - (iii) The location of any adjacent activities, particularly residential dwelling units.

- (iv) The location of nearby community uses, including community buildings, housing, schools, reserves, public transport services, and the public roading network.
 - (v) The location of utilities and services on or adjacent to the site, including the supply of water, electricity, gas, communication services, and the disposal of stormwater and of solid and liquid wastes, including hazardous wastes.
 - (vi) The location of electricity transmission lines.
 - (vii) The location of any designations, heritage items, sites of significance to tangata whenua, statutory acknowledgements areas, or other features of public interest on or in the immediate vicinity of the site.
 - (viii) Topography, noting significant landforms and natural features.
 - (ix) Watercourses and catchment orientation.
- (i) Other relevant information, including:
- (i) Details of the appearance of any building(s), elevations and relationship with surrounding area.
 - (ii) Floor plans, including height of floor levels.
 - (iii) Landscape design, site planting and fencing.
 - (iv) Location of vehicle parking, loading circulation and manoeuvring areas and accessways and anticipated transportation movements.
 - (v) Signs.
 - (vi) Hours of operation.
 - (vii) Lighting.
 - (viii) Earthworks, including excavation and fill.
 - (ix) Relocated buildings.
- (j) An assessment of environmental effects should accompany the plans which adequately describes the effects of the proposed activity. Every assessment should include:
- (i) A written description of the proposal.
 - (ii) An assessment of the actual or potential effect of the activity on the environment.
 - (iii) The estimated timing and duration of the proposed activity.
 - (iv) A description of the measures taken to avoid, remedy or mitigate the actual or potential effects and, where the activity includes risk from the use of hazardous substances, any contingency plans, safety programmes or management plans.
 - (v) A list of those persons potentially affected by the proposal as advised by the Council.
 - (vi) A description of how any effects of the proposed activity will be monitored.
 - (vii) A description of alternative locations that were considered for the proposed activity, and why they were rejected.
 - (viii) A description of the natural environment including (where relevant) plants and wildlife, historic, scenic, archaeological or scientific sites or buildings, local air quality, water quality (both surface and underground), noise, odour, dust, landslip, erosion, flooding and earthquakes. In certain circumstances an archaeological survey may be required.

- (ix) Effects of the proposed activity on the Coastal Protection Area or areas of Outstanding Natural Landscapes/Areas/Character.
 - (x) A description of the social, cultural and spiritual environment of local residents where relevant, especially that of the Maori in respect of Tāngata Whenua values, their traditions and relationship with ancestral lands, including identified sites of significance to Tāngata Whenua.
 - (xi) Comments of the New Zealand Transport Agency where the proposed activity takes access and frontage from a State highway, or where the activity will significantly increase the number of turning vehicles at an intersection with a State highway;
 - (xii) Comments of Transpower New Zealand Limited where the proposed activity is located within the National Grid Corridor. An electrical engineering assessment prepared by a suitably qualified person may be required.
 - (xiii) Comments of any other relevant network utility operator where the proposed activity could adversely affect the safety, efficiency, operation, maintenance or upgrading (including reverse sensitivity effects) of an existing network utility (Note: this includes telecommunications and gas and liquid petroleum pipelines).
 - (xiv) Evidence of consultation with the relevant Tāngata Whenua in respect of activities within or adjacent to any statutory acknowledgement areas attached to this plan.
 - (xv) A list of any rights or permits required for any proposed activity (if any) from the Council and other consent authorities.
- (k) Consultation with affected persons.

Applications should be discussed with neighbours or persons likely to be affected, or other organisations such as Transpower New Zealand, the New Zealand Transport Agency (NZTA), New Zealand Railway Corporation/KiwiRail, Heritage New Zealand, Vector Gas, and all Network Utility Operators or the Department of Conservation. Tangata Whenua may also need to be consulted.

The Council will also expect that, in the preparation of such an assessment of effects where significant impacts are anticipated, such as for a stand-alone industrial development in a rural setting, the applicant will undertake an extensive programme of information gathering and dissemination in the public arena to assure the Council that the views of the local community are understood and that, as far as possible, any concerns raised can be dealt with adequately.

20.2 SUBDIVISION CONSENTS

In addition to the information requirements stated above, subdivision applications must include the following information, as applicable:

- (a) The full name and address of the applicant.
- (b) The location of the site, including the street address, rural number, legal description, and the name of the owner of the land to be subdivided (copies of the current certificate of title must be provided).
- (c) Plans which sufficiently show:
 - (i) A scaled plan of the subdivision proposal showing position of all existing and new lot boundaries including adjoining titles

20.5.12 Large-Scale Renewable Electricity Generation Activities

The following assessment matters will be used in assessing land use applications relating to Large-Scale Renewable Electricity Generation Activities:

- (a) The local, regional and national benefits to be derived from the use and development of renewable energy resources, including the contributions the proposal will make to:
 - (i) Achieving energy policy objectives and/or renewable electricity generation targets of the New Zealand Government;
 - (ii) Securing electricity supply for current and future generations;
 - (iii) Increasing energy independence for the communities of South Taranaki;
 - (iv) Reducing dependency on imported energy sources; and
 - (v) Reducing greenhouse gases.
- (b) The landscape and visual effects of the proposal, including:
 - (i) The extent to which the proposal will impact on the natural character of the coastal environment, waterbodies and rural environment;
 - (ii) The extent to which the proposal will adversely impact on dwellings, sensitive activities, key public places including major roads and recreation areas;
 - (iii) The extent to which any aspects of the proposal can be sited or designed to reduce the visibility of any structures, including the potential to locate facilities underground.
- (c) The extent of the ecological effects of the proposal, including:
 - (i) The extent to which significant indigenous vegetation and significant habitats of indigenous fauna are affected;
 - (ii) The potential effects on birds or other fauna, either migratory species or resident populations on site;
 - (iii) The sensitivity of the site to disturbance;
 - (iv) The extent of any proposed earthworks and their potential impact on natural landforms;
 - (v) The degree to which stormwater runoff and the effects on local catchments can be managed.
- (d) The actual and potential noise effects of the proposal, and the ability (if relevant) to meet NZS 6808:2010 "Acoustics Wind Farm Noise," and other relevant standards such as NZS 6802: 2008 "Assessment of Environmental Sound."
- (e) The effect of the location, scale and design of the proposed development, including the number of structures, their height, the visual effect of the development as a whole, staging of the development and temporary effects as a result of construction.
- (f) The practical constraints associated with the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities.
- (g) The extent to which the proposal will affect amenity values of the surrounding environment with particular regard being had to the impact of the proposal on existing residential dwellings and other sensitive activities.

- (h) The proximity of the proposal to dwellings and sensitive activities, and existing and future residential urban growth areas.
- (i) The effects on archaeological and sites of significance to tangata whenua, heritage and cultural values, including understanding of accidental discovery protocol, and the need for archaeological authorities under the Heritage New Zealand Pouhere Taonga Act.
- (j) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
 - (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.
- (k) The effects of the proposal on traffic safety-
- (l) The assessment of the effects of traffic on the safety and efficiency of the transport network, taking into account consistency with the transport standards.
- (m) The effects of traffic and vehicle movements as a result of the proposal and the extent that traffic or site management plans can be implemented to mitigate effects.
- (n) The extent to which the activity may exacerbate or be adversely affected by natural hazards.
- (o) The extent of any required earthworks, including access tracks, roads and building platforms and the rehabilitation proposed.
- (p) The nature and details of any proposed mitigation and rehabilitation works.
- (q) Cumulative effects of the proposal in the context of wider and ongoing renewable energy development, and the utility of review conditions to manage these effects.
- (r) Where the adverse effects on the environment are significant due to practical constraints of the activity, the suitability of the site and the extent to which alternative locations or methods have been considered.
- (s) Where the adverse effects of renewable energy activities cannot be practically avoided, remedied or mitigated, the relevance and appropriateness of any offset measures and/or environmental compensation that is of benefit to the local environment and affected community.
- (t) Where particular adverse effects of renewable energy are not fully known or are uncertain, the relevance and appropriateness of any adaptive management measures to avoid, remedy or mitigate any such effects.

20.5.13 Wind Farms

In addition to the assessment matters in 20.5.12, the following assessment matters will be used in assessing land use applications for wind farms:

- (a) The provisions for safeguards and contingencies in relation to noise effects, particularly concerning:

- (i) The confirmation of the manufacturer's noise emission levels for the actual turbines to be used at the wind farm when these have been determined;
 - (ii) The early identification and remedy of any special audible characteristics present when the wind turbines commence operation;
 - (iii) Changes to background sound levels that may occur between the time consent is granted and when the wind farm is constructed;
 - (iv) Effective noise monitoring programmes to demonstrate compliance, beyond the commissioning stage;
 - (v) Procedures for addressing turbine malfunctions;
 - (vi) Community liaison and methods of dealing with complaints;
 - (vii) Reporting these matters to the Council.
- (b) The ability to manage and control construction noise using the provisions of NZS 6803:1999 Acoustics – Construction noise.
- (c) The extent of any consultation with the appropriate iwi having regard to Kaitiakitanga, and taking into account the principles of the Treaty of Waitangi, including:
- (i) Whether the applicant has had regard to the matters raised by the relevant iwi during consultation.
 - (ii) Whether the applicant has addressed any adverse effects raised by the relevant iwi through consultation.
 - (iii) Whether the relevant iwi has had the opportunity to visit the proposed development site prior to lodgement of the resource consent application.

20.5.14 Network Utilities

The following assessment matters will be used in assessing land use applications for network utilities:

- (a) The degree, extent and effects of the non-compliance with the requirements and standards in the Plan.
- (b) Risks to public health and safety.
- (c) Visual and amenity effects, including:
 - (i) Landscape and streetscape values.
 - (ii) Adjacent land-use.
 - (iii) The extent to which the proposal will be visible from residences, key public places, public viewing points and the Coastal Protection Area.
 - (iv) Design and external appearance.
 - (v) Size and scale compatibility with other development in the area, including measures to mitigate the bulk and scale of the activity (e.g. through screening, recessive colours and sensitive design).
- (d) Noise, odour, vibration, dust, earthworks and lighting effects.
- (e) Adverse effects on vegetation.