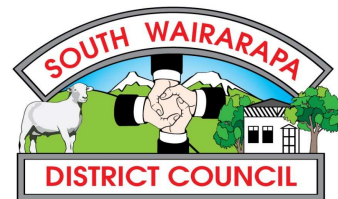


SUBDIVISION RESOURCE CONSENT APPLICATION

Please submit completed form to:
Planning Department
South Wairarapa District Council
PO Box 6
Martinborough 5741

Tel. 06 306 9611
 enquiries@swdc.govt.nz



Rec'd date	
Fee	
RC no.	

Standard fee deposit for non-notified subdivisions: \$1,125.00

SITE

Please attach a current (up to three months old) Certificate of Title and any Easement, Consent Notice or Covenant documents listed on the title. These can be obtained from LINZ (0800 665 463) or Council can generate full titles and associated documents for \$20.

Street address of the proposed activity
Legal description of site
Valuation number (if known)

APPLICANT

The applicant is responsible to Council for all costs associated with this application, including any bonds and financial contributions attached to the consent.

Full name of owner/applicant			
Organisation			
Postal Address			
Street Address			
Phone numbers	w.	h.	m.
Email			

AGENT

Address for service, if different to that of applicant.

Name			
Organisation			
Postal Address			
Street Address			
Phone numbers	w.	h.	m.
Email			

Signature of Applicant or Agent

Signature	
Name	
Date	

PROPOSAL



Please attach a fully dimensioned and to-scale site plan. Refer to the checklist for site plan requirements.

Please provide a clear description of the proposed activity. Attach additional pages if necessary.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

An assessment of effects **MUST** be completed detailing the scale and impact that the proposed activity may have on the environment.

Environment includes: ecosystems and their constituent parts, including people and communities; all natural and physical resources; any amenity values; and the social, economic, aesthetic and cultural conditions which affect these matters.

Factors to consider include: effects on neighbouring properties (visual, noise, fumes, dust), landscape issues, the scale of the project, parking issues, potential contaminants, any effects on (or introduction of) plants and animals, landscape, and any historical, scientific or cultural values.

Please contact a Planner at the South Wairarapa District Council if you require assistance, or refer to the RMA website: <http://www.mfe.govt.nz/publications/rma/aee-guide-aug06/index.html>

1. Brief description of the proposed activity:

2. Discussion of the actual and potential effects the activity may have on the environment:

3. Methods for avoiding, remedying or mitigating any adverse effects:

4. Description of alternative methods considered:

5. Identification of people affected by the proposal, consultation undertaken (if any) and outcomes from that consultation:

6. Discussion of how effects could be controlled and/or monitored:

AFFECTED PARTIES



Please attach a Written Approval form for each affected party.

Examples of affected parties:

- A neighbour whose privacy would be reduced by an increase in housing density.
- A community group whose interests in protecting a nature reserve could be affected by the development of a subdivision.
- The local iwi may have a particular interest in effects on land and water.

Please contact a Planner at the South Wairarapa District Council if you need help determining who is an affected party. Please note that written approvals with conditions will not be accepted.

CHECKLIST

Tick each box that is relevant to your application and attach all information. Please write "N/A" for those that do not apply.

√ or N/A	
	Completed application
	<ul style="list-style-type: none"> all sections completed, including a full description of the proposal and an assessment of effects on the environment (AEE)
	Copy of a current Certificate of Title (less than 3 months old),
	<ul style="list-style-type: none"> or copy of purchase agreement where the CT has not yet been issued
	Application fee
	<ul style="list-style-type: none"> See attached fee schedule
	Assessment of Environmental Effects
	<ul style="list-style-type: none"> filled out as part of the application or attached as a separate report
	Written Approvals from any affected parties.
	Fully dimensioned or to scale site plan (A3 or A4) showing:
	<ul style="list-style-type: none"> The position of all new boundaries Numbers, areas and dimensions of proposed allotments, including net areas and evidence of compliance with shape factor requirements The location of all existing and proposed structures and their distances from all boundaries The location and areas of new reserves to be created, including any esplanade reserved to be set aside on a survey plan under section 230 of the Act Proposed easements (drainage, rights of way etc) with a memorandum and/or schedule The location and areas of esplanade strips to be created under section 232 of the Act The location and areas of any existing esplanade reserves, esplanade strips, or access strips The location and areas of 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 to be shown on a survey plan as land to be vested in the Crown The location and areas of land to be set aside as new road Existing roads, carriageways, and pathways to which connection will be made Proposed areas of excavation and filling, together with proposed finished contours where earthworks involving cuts and/or fills in excess of 1 metre are proposed Proposed roads, access ways, service lanes, access lots and private ways with relevant widths, areas and proposed gradients.
	The Site Plan should also include the following items (where relevant):
	<ul style="list-style-type: none"> Abutting and underlying title boundaries and existing building line restrictions The balance area of the subdivider's property showing any proposals for future development Contours at an interval sufficient for the design of services Topographic and geological details, including areas of loose fill and depth of soil Areas of land subject to flooding, inundation, erosion, landslip or subsidence Precise locations of any Notable Trees or trees to be protected Historical use and description of the land for orchards, horticulture, sheep dip, or other potential sources of persistent contamination All watercourses having average normal waterway width greater than 3 metres average width, including water races and storm water channels Existing sanitary sewer and stormwater drainage systems with invert and manhole levels Existing power and telegraph poles and services Existing groundwater bores Existing and proposed septic tanks, irrigation systems and soak pits associated with existing and proposed dwellings Existing fences All wetlands.

Please note that this checklist is a general guide only. Please check with a Planner at the Council if you are unsure of the requirements for your particular application.

PRIVACY INFORMATION

All the relevant information in this form is required under the Resource Management Act 1991. Under this act information contained in this application must be made available to the public. You have the right to access the information held about you by the Council that can be readily retrieved. You can request that the Council correct any personal information it holds about you.

WHAT HAPPENS WHEN FURTHER INFORMATION IS REQUESTED?

Under section 92 of the Resource Management Act 1991, after an application has been accepted, Council can request further information from the applicant to better understand the nature of the proposed activity. The application will be placed on hold until the further information is received.

IMPORTANT NOTES FOR THE APPLICANT

1. Please ensure your application is complete. If information is omitted Council will return the application to you within five working days under s88(3) of the RMA. Contact the Planning department with questions about application requirements on 06 306 9611 prior to lodgement.
2. Please check the accuracy of the information supplied. If the Planning department has to request further information, the application will be placed on hold until that further information is received.
3. The required **application fee** must be paid before processing will start. If the application requires notification, the applicable notification fee must be paid prior to notification.
4. If resource consent is granted, the applicant is legally required to comply with any conditions of the consent once they commence the activity. Any bonds or contributions may be required prior to any work commencing.
5. If the cost to process the application exceeds the application fee paid, a further invoice will be sent to the applicant. If you are an agent and do not want to be liable for fees, please ensure the owner/applicant signs the form.
6. Resource consents are **in addition to** any building consents required for your project. Building may not commence until the building consent **and** resource consent have been granted.
7. Consultation with neighbours and other affected parties is the responsibility of the applicant.
8. When this application is lodged with Council it becomes public information and is available for public inspection. If there is commercially sensitive information in the proposal, please let us know at the time of lodgement.



South Wairarapa District Council
19 Kitchener Street, Martinborough
PO Box 6, Martinborough
Tel: (06) 306 9611
Fax: (06) 306 9373
Email: enquiries@swdc.govt.nz

RESOURCE MANAGEMENT ACT 1991

WRITTEN APPROVAL OF AFFECTED PARTIES ON APPLICATION FOR RESOURCE CONSENT

I / We *(Name and Address of Neighbour / Affected Party) :*

Name *(All names as listed on the Certificate of Title if jointly owned):*

Address *(or property/valuation):*

Relation to property *(Owner/Tenant):*

hereby grant my/our consent to *(Name of Applicant):*

for *(Description of Application) :*

Please note: Both owners and tenants are considered to be affected parties

- I/We confirm that we have been shown the application, the plans of the proposal and the assessment of environmental effects prepared by the Applicant to be submitted as the application.
- I/We also understand that this consent can, in certain circumstances, be withdrawn.
- I/We confirm that I/we have the authority to sign on behalf of all the other owners of the property and all the occupiers.

Print Name: _____

Signature: _____

Date: _____



Guide to Resource Consent Fees 2011-2012

APPLICATION	DEPOSIT
Change to a District Plan	\$2,250.00
Non-notified land use consent, Certificate of Compliance, minor boundary adjustment (where no additional saleable lots are created) or right of way.	\$680.00
Limited notified land use consent.	\$1,125.00
Non-notified subdivision.	\$1,125.00
Limited notified subdivision (up to 4 lots – add \$100 for each additional lot beyond the 4 th lot).	\$1,535.00
Publicly notified resource consents and requests for designations or heritage orders.	\$2,250.00
Change/cancellation of conditions pursuant to s127.	\$340.00
Hearing fee – per hour (staff time at hearings is additional to this fee).	\$360.00
Objections to consents.	\$340.00
Planner's hourly rate (for time spent above the costs covered by the above fee deposits).	\$115.00

If resource consent is granted the following costs may also apply:

CERTIFICATION	FEE
s.221 Certificate <i>(any consent notices that need to be listed on the title)</i>	\$115.00
s.223 Survey Plan approval <i>(certifies that the final survey plan is in accordance with the resource consent granted)</i>	\$225.00
s.224 Certificate <i>(certifies that all of the conditions of the resource consent are in compliance)</i>	\$515.00
All other Certificates or Approvals associated with or resulting from subdivision or development.	\$225.00

Financial Contributions – Development pays a proportion of the costs to upgrade and expand existing infrastructure:

CONTRIBUTION	Urban zone	Rural zone
Reserve Contribution *	3% of land value (plus GST)	2% of land value (plus GST) up to a combined cap of \$7,500.00 with roading contribution.
Roading Contribution *	2% of land value (plus GST)	3% of land value (plus GST) up to a combined cap of \$7,500.00 with reserve contribution.
Infrastructure	\$5,000.00 (plus GST)	N/A
<i>Example estimates</i>	<i>(For a lot valued at \$120,000.00): \$11,000.00 (plus GST)</i>	<i>(For a lot valued at \$300,000.00): \$7,500.00 (plus GST)</i>

* *These contributions may be required in the form of money, land or any combination thereof*

The above fees are typical but are intended as a guide only. Any processing costs incurred by Council that are additional to the deposits listed will be payable by the applicant. In addition, other financial contributions, fees or costs may be incurred. The above fees are current as of 1 July 2011.

Please be aware that subdivision is likely to incur other costs such as forming and sealing entrance ways and right of ways, connecting water and sewer in urban areas, testing septic tank systems, engaging a surveying/engineering service and creating new titles.

For more information please phone 06 306 9611, fax 06 306 9373 or email enquiries@swdc.govt.nz.