

6 GENERAL RULE

6.2 INFORMATION REQUIREMENTS FOR RESOURCE CONSENT APPLICATIONS FOR SUBDIVISION

6.2.1 PLAN REQUIREMENTS

In addition to the matters set out in sections 88 and 219 of the Act, all applications for Subdivision Consent shall be accompanied by a plan clearly showing the proposal, together with a report describing how compliance with the relevant sections of the Act can be achieved. The plan drawn to scale must clearly show the intentions of the applicant and shall include, where applicable, all of the following:

- (i) The whole of the land comprised in the Certificate(s) of Title(s) affected by the proposed subdivision.
- (ii) The area and dimension of all new allotments.
- (iii) The location and areas of any land below mean high water springs of the sea, or any part of the bed of a river or lake, which is required under section 237A of the Act to be shown on a survey plan as land to be vested in the Crown.
- (iv) New roads, with their widths and areas (and grades if on sloping ground) service lanes, pedestrian accessway and private ways or access lots.
- (v) All topographical information including levels to determine the grade of the land; or whether or not lands needs to be filled to achieve stormwater drainage or avoid inundation from any source.
- (vi) All existing underground services, springs, bores, field tiles and existing buildings with notes to show if any buildings are to be removed.
- (vii) Any significant trees, areas of indigenous vegetation, landscaping or natural areas on the site.
- (viii) Any archaeological sites, scheduled buildings, places, trees or objects.
- (ix) Proposed and existing easements for any service, high pressure water, power, telecommunications, sanitary sewer and stormwater drainage.

- (x) Proposed and existing rights of way easements including Rights of Way.
- (xi) The effect of hazard risks on the site e.g. areas of fill or potential flooding.
- (xii) Any other information which may assist the Council in its consideration of the subdivision consent.

6.2.2 REPORTS

Applications shall be accompanied by a report explaining the proposal and the manner in which it will comply with the objectives, policies, and rules of the District Plan and the relevant sections of Resource Management Act 1991.

The matters that must be addressed are as follows:

- (i) Section 106 of the Act relating to erosion, subsidence, slippage, or inundation from any source.

Where any application involves previously filled land a suitably qualified person shall report on the suitability of the land for the subdivision.

- (ii) **Reserve Contribution**

Where land is to be vested for reserves, the results of prior consultation with the Council.

- (iii) **Stormwater Drainage**

The application must show where the existing buildings obtain their outfall for stormwater, the outfall for all proposed allotments, the volume that will be discharged, taking into account the catchment served by that respective outfall, and how the stormwater discharge is to be achieved and the timing of its installation.

- (iv) **Sewage Disposal**

All connections from existing buildings to any sewage disposal system shall be shown together with the proposed method of sewage disposal from the additional allotments, and the timing of connection to public sewer or outfall.

(v) **Filling Requirements**

The location, depth and nature of any fill. A certificate in accordance with the Code of Practice for Earthfill for Residential Purposes NZS 4431;1978 shall be provided.

(vi) **Cost Sharing**

Where the installation of a service such as roading, stormwater outfalls, water supply or sanitary sewer is proposed that will provide a benefit to other land, and a share in the installation is proposed, the applicant shall supply details of the cost sharing proposal.

(vii) **Water Supply**

The application shall show the existing water supply system; where existing buildings are connected to a reticulated supply; the location and alignment of the pipelines; any pipelines crossing proposed boundaries and those proposed to be the subject of easements; the proposed timing of any lines to be severed; and the results of any prior consultation with the Council.

(viii) **New Roads and Engineering Plans**

Where new roads and formed private ways are included in a subdivision proposal, the results of any prior consultation with the Council and the approximate alignment of essential services.

(ix) **Road or Right-of-Way Names**

Where new roads or fully formed rights-of-way are included in the application, a selection of proposed new road names or lane names.

(x) **Private Ways or Rights-of-Ways**

A description of the formation proposals shall be supplied for private ways.

(xi) **Amalgamations**

Where the subdivision application proposes amalgamation of land with adjoining allotments, such proposals shall be clearly shown on the face of the plan and referred to in the report. The

approval of the District Land Registrar to such proposals shall be considered to be information to be supplied for the purpose of commencement of time limits under s115 of the Act.

(xii) **Corner Splays and Road Widening**

All designated road widening shall be shown on the plan together with corner splays required by the District Plan.

(xiii) **Building Demolition**

Information as to demolition or removal of any building astride common boundaries or on individual lots shall be identified as part of the information supplied with the application.

(xiv) **Tree Protection and Natural Areas**

Where any significant trees or natural areas are present on the land under consideration, these shall be shown along with a report if applicable on the indigenous flora and fauna, tree quality and condition.

(xv) **State Highways**

Where the application has frontage to a state highway the result of any consultation with Transit New Zealand.

(xvi) **Electric Power Supply**

The method of existing electricity reticulation shall be indicated both on the plan and in the report; the proposals for the supply of electricity to the proposed allotments and the results of prior consultation with the electricity supply authority.

(xvii) **Telecommunications**

The proposed method and installation of telecommunications.

(xviii) **Heritage and Archaeological Sites**

Where any sites are identified as having heritage or archaeological significance the result of any consultation or investigation with the relevant controlling authority and details of conservation measures to be invoked. Applications affecting archaeological sites will be referred to the New Zealand Historic Places Trust inviting comments.

Where an archaeological site is to be modified or damaged in the course of development, an Authority under the terms of sections 11 and 12 of the Historic Places Act 1993 must be sought from the Trust (includes previously unrecorded sites uncovered in the course of development).

(xix) **Flooding**

Where a site is identified as being prone to inundation by flooding or subject to coastal erosion an assessment of frequency and depth or rate, avoidance or mitigation measures proposed, and results of consultation with the Canterbury Regional Council.

(xx) **Copies of all affected Certificates of Title**

Further Information

In addition to any of the above the Council may require the submission of such technical or other reports prepared by suitably qualified specialists as are considered necessary to address matters pertaining to or arising from the proposal or a report or review by an independent consultant. In accordance with section 92 of the Act Council may require additional information to address any adverse effect which may result from an activity and postpone the notification, determination or hearing of the application accordingly.

Footnote: Resource consent applications in respect of Timaru District Council will be considered as combined consents wherever possible.