

SECTION 5:

INFORMATION

REQUIREMENTS

The Plan Change I: Increasing Housing Supply & Choice Decision points have been incorporated into the Operative District Plan and are identified by blue text.

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5. INFORMATION REQUIREMENTS

5.1 Requirement for Information

For Council to be able to process an application for a resource consent, an applicant must provide adequate information, in accordance with S88 of the Resource Management Act 1991 to enable the effects of the activity to be assessed.

In accordance with Section 88(3) the Council can return an application within 10 working days if it does not have all the required information. Under Section 88(4) of the Act, if a returned application is lodged again it will be treated as a new application.

5.2 Further Information

Section 92, 92A and 92B of the Act also allows Council to seek more information about an application to ensure that it better understands the nature of the activity for which consent is sought, the effects it will have on the environment or the ways in which any adverse effects may be mitigated.

If further information is required, the Council may postpone:

- a. notification of the application, or
- b. determination of the application, or
- c. hearing of the application.

At any reasonable time before a hearing for an application or a decision to grant or refuse an application, the Council can request the applicant to provide further information or commission somebody to write a report. The applicant can provide the information, tell the Council on a written notice they agree to the commissioning of a report, or tell the Council in a written notice that they refuse. If the applicant refuses, fails to provide the information within the decided time period, or does not respond, the Council must consider the application under Section 104 of the Act.

The purpose of a commissioned report is either to peer review or assess information supplied by the applicant, or to undertake an assessment of certain effects that the applicant has not addressed in their application. The cost of any commissioned report may be at the applicant's expense.

A request for further information may result in the application being put on hold and the processing timeframe stopped until the information is received and assessed as being adequate.

5.3 Making an Application

Any person may apply to the Palmerston North City Council for a Resource Consent to undertake any activity other than an activity which is specifically prohibited by District Plan. A Resource Consent application shall be in the prescribed form and shall include the following information as appropriate to the scale and significance of the effects of the activity on the environment. Applications should be in the same or similar format as Form 9 of the Resource Management (Forms, Fees and Procedure) Regulations 2003. Copies of this form can be obtained from the Council's offices.

Applications should be discussed with Council staff before they are formally lodged to ensure that the requirements of this Plan are met. This enables any minor difficulties to be resolved in an informal way and will avoid delay caused by formal requests for more information.

5.4 Land Use Consents

Subject to Section 88 of the Resource Management Act 1991, an application for a land use consent to establish or alter an activity or to construct or reconstruct a building shall include the following information. Prior to lodging the resource consent application, applicants are advised to discuss the information to be provided with Council staff to ensure that the appropriate information is supplied to allow a complete and fair assessment of the proposal. Applicants are also advised that, where the information is insufficient, Council staff can request further information under Section 92 of the Resource Management Act 1991.

(a) Site Information

Where relevant, information showing:

- i. The full name and address of the applicant
- ii. The full name and address of each owner or occupier of the site
- iii. The correct street/road address.
- iv. Legal description/s of the site.
- v. Copy of Certificate/s of title (not more than 6 months old), including copies of documents relating to any encumbrances covenants, easements and leases, licences to occupy, building line restrictions imposed on land

NOTE TO PLAN USERS

Where a rural property does not have a street/road number, applicants shall provide additional information to allow accurate identification of the property or properties subject to the resource consent application. The following information would be suitable:

- Aerial photographs with the property subject to the resource consent application highlighted; or
- Copy of the certificate of title showing the property as a diagram; or
- Copy of the "block sheet" or District Plan Planning Maps showing the property highlighted.

Block sheets, District Plan maps and aerial photographs are available from the Council offices during business hours.

(b) Site Plans

NOTE TO PLAN USERS

The following plans must be supplied drawn to a metric scale on A3 or A4 size paper. Where plans are larger than A3 size, copies reduced to A3 must also be provided.

Where appropriate, the site plan must show:

- i. A north point accurately orientated.
- ii. A specified metric scale (e.g. 1:100, 1:200, or 1:500)
- iii. A unique plan number and title describing the proposal and the site.
- iv. All certificate of title boundaries and their lengths. The applicant must provide a site plan detailing, where relevant, the existing situation, including:
 - topography, noting significant landforms and natural features;
 - watercourses and catchment orientation;
 - all significant vegetation, including any vegetation located on adjacent road reserves or surrounding properties;

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- any part of the site which is, or which may be, of archaeological significance, including any areas known to be of significance to Tangata Whenua;
- approximate distances to buildings on adjoining lots or buildings in the vicinity of the proposal;
- road frontages;
- existing buildings and structures, driveways, parking areas and landscaping;
- the position of all network utilities, including underground pipes and cables, and overhead electric lines and conductors service connections;
- changes in the physical slope of the property (See Note 1).

NOTE TO PLAN USERS

- 1 Measurements shall be shown as either contours or spot heights at intervals appropriate to the application. Applicants should discuss the plans with Council staff prior to the submission of the application to ensure that the method of displaying the changes in slope or height is appropriate to ensure a complete and fair assessment of the proposal.

(c) Proposed Development Information and Plans

Where relevant, the applicant must provide the following information and plans of the proposed development, including:

- A description of the activity for which consent is sought and its location.
- Details of the appearance of any buildings.
- Floor plans.
- A calculation of site coverage, [permeable surface and landscaping coverage](#), and the area of each building in square metres.
- All landscape design, site planting and fencing.
- Location of proposed activities, including vehicle and cycle parking, loading, circulation and maneuvering areas and provision for pedestrian and vehicle access.
- Elevations of any buildings and structures showing their relationship to the street and any buildings on adjacent sites.
- Height relative to existing ground level.

(d) An Assessment of the Effects on the Environment

Where an application is for a Controlled, Discretionary or Non-Complying Activity, the Council requires applicants to provide more detailed investigations of potential effects of the proposed activity on the environment by way of an Assessment of Environmental Effects Report (prepared at the expense of the applicant). The level of detail required will depend on the scale and nature of the proposal as well as the magnitude and extent of anticipated effects on the environment (see also the Note below). This assessment must address the matters detailed in the Fourth Schedule of the Act and the following matters:

- The effects, both positive and adverse, on any wetlands indigenous vegetation with a closed canopy over 3m high or any indigenous birds, plants or animals.
- Any positive or adverse effects on sites of archaeological or cultural significance, including sites of special significance to tangata whenua.
- The compatibility of the proposal with the existing style of development and the existing landscape and amenity values and general ambience of the area.

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- iv. The risks associated with the use, storage or movement of hazardous substances on, to, or from the site.
- v. The effects on the safe and efficient operation of the transport system, including roads, railways and the airport.
- vi. The effects arising from noise, dust, vibration or odour.
- vii. The effects on soils, land stability and the effects arising from any modification of the land and/or landforms.
- viii. The effects on the economic and social life of the community, including the effects on recreational activities.
- ix. Details of how identified adverse effects are to be avoided, remedied or mitigated, including the use of covenants on land titles.

Any application should be discussed with neighbours or persons likely to be affected, or other public bodies such as New Zealand Transport Agency (NZTA) (where the property concerned is on a State Highway), KiwiRail Holdings Limited (KiwiRail) (where the proposal is adjacent to or may affect the rail network, including changing or increasing the use of level crossings), Transpower NZ Limited (where the application is in the National Grid Yard), Horizons Regional Council (for example where a discharge permit is necessary), New Zealand Pouhere Taonga (where an item listed by the Heritage New Zealand Pouhere Taonga may be affected) or the Department of Conservation. Tangata Whenua may also need to be consulted. The details of the consultation undertaken, and the outcomes of this should be included with the assessment of effects. Council staff will assist in identifying those people or bodies likely to be affected.

NOTES TO PLAN USERS

1. Where an activity is provided for as a Controlled Activity or as a Restricted Discretionary Activity, the assessment of effects need only address those assessment policies or matters specifically stated in the District Plan for the particular activity that requires the resource consent application. For example: a dwelling that cannot comply with the rules for a Permitted Activity in the Residential Zone is considered a Restricted Discretionary Activity regarding the effects on adjoining residential neighbours, design and appearance, site layout and the safe and efficient operation of the roading network. The assessment of effects that would be submitted needs to address these matters as well as those policies documented in R10.6.3.1.
2. Where an activity is provided for as a Discretionary Activity or a Non-Complying Activity, the assessment of effects shall consider those matters documented in the Fourth Schedule of the Resource Management Act 1991, those matters documented in Section 5.4(d) of the District Plan, and those assessment policies documented for the particular activity that requires the resource consent application.
3. Schedule 4 Clause 2(3)(e) of the Resource Management Act 1991 requires assessments of effects to have detail that corresponds to the scale and significance of the actual and potential effects of the activity on the environment.

(e) Other Consents

All applications will include a statement specifying all other resource consents that the applicant may require from any consent authority in respect of the activity to which the application relates and whether or not the applicant has applied for such consents.

Applicants should be aware that some proposed activities, subdivisions or developments may require additional consultation and/or consent from other consent authorities. The Manawatū-Wanganui Regional Council should be consulted if the proposal is likely (but is not limited) to do any of the following:

- i. Discharge contaminants onto land, water, or into air;
- ii. Take, use, dam or divert water;
- iii. Affect the bed of a lake or river;

- iv. Affect natural or physical resources in a way that contravenes a Regional Plan or Proposed Regional Plan;
- v. Excavation within 8 metres of a stopbank;
- vi. Excavation on Class VI or VII land.

Applicants shall provide such information necessary to ensure that appropriate advice can be given regarding the necessity of applying to other consent authorities to ensure that the proposal is complying with the full requirements of the Resource Management Act 1991. Incomplete information may result in a request for further information under Section 92 of the Resource Management Act 1991.

(f) Special Information Requirements for Relocated Houses

In addition to the information supplied for a Controlled Activity, consent to relocate a house must be accompanied by the following:

- i. A site plan at a 1:100 scale showing the house sited on the new site and its means of complying with the appropriate Residential Zone provisions.
- ii. Photographs of the house to be relocated.
- iii. A plan showing elevations of the house, its floor plan and the pile layout.
- iv. A building inspector's report indicating the structural soundness of the building.
- v. Details of the removal of any trees necessary to get the house off its existing site, or onto the new site.

(g) Special Information Requirements for Heritage Buildings, Sites or Objects Listed in Appendix 17A: Schedule of Buildings and Objects of Cultural Heritage Value, and Appendix 17B: Schedule of Objects and Sites of Cultural Heritage Value to Tangata Whenua.

In addition to the information supplied in terms of the information requirements for a land use resource consent documented in Sections 5.4(a) through 5.4(e) inclusive, applications involving any heritage resource listed in Appendix 17A or 17B shall, where appropriate, provide the following information:

- i. A statement as to whether the activity will affect the whole/part of the heritage resource;
- ii. Where it is likely a significant adverse effect will result, a description of any possible alternative location or methods of undertaking the activity;
- iii. The preferred option for protecting the heritage resources;
- iv. What consultation (if any) has occurred with tangata whenua (if it relates to a wahi tapu and/or wahi tapu area); and
- v. A statement of the actual and potential effects of the proposal on heritage values.

NOTE TO PLAN USERS

For Applications Affecting Archaeological Sites:

Applicants should check on the NZ Archaeological Association website and/or with the archaeologist of HNZPT for any previous surveys/assessments or additional sites and with iwi. Where no archaeological assessment has been conducted for a particular property/area an assessment should be done by the applicant to determine the effects of the proposal and provide for the avoidance, remedy and mitigation of effects (pursuant to Section 46 of the Heritage New Zealand Pouhere Taonga Act 2014). Applicants should note that if an archaeological site is to be modified, an application must be made to the New Zealand Heritage Pouhere Taonga for an authority to destroy, damage or modify the site (pursuant to Sections 44, 45 and 46 of the Heritage New Zealand Pouhere Taonga Act 2014).

(h) Special Information Requirements for Hazardous Facilities requiring a Resource Consent

- (a) A risk assessment which encompasses the following matters:
- i. Assessment of the probability and potential consequences of an accident leading to the release or loss of control of hazardous substances. This assessment should focus on the ability of the design and management of the site to avoid accidents, such as spill containment measures, fire safety and fire water management, emergency management, site drainage and off-site infrastructure (e.g. stormwater drainage system, sewer type and capacity) and the disposal of waste containing hazardous substances.
 - ii. Potential risk and effect on people and neighbouring activities, with emphasis on sensitive activities such as residential zones, educational facilities and community facilities.
 - iii. Potential risk and effect on natural ecosystems and the life supporting capacity of land and water, waterbodies and sources of potable water.
 - iv. Potential risk and effect on sites of significance to Tangata Whenua, or sites of historical or archaeological significance.
 - v. The potential for natural hazard to impact on the operation of the hazardous facility.

(i) Special Requirements Relating to Applications for Building Construction Where Noise Attenuation Standards Apply.

In addition to the information supplied in terms of the information requirements for a land use consent documented in Sections 5.4(a) to 5.4(f) inclusive, any resource consent application pertaining to noise attenuation shall be accompanied by the following additional information:

- i. identification of the method of construction to be used for the purpose of noise attenuation; and
- ii. Provision of a report by a suitably qualified and experienced acoustical consultant to demonstrate how the aircraft noise insulation requirements are to be met or if no sound insulation is provided how much the requirements are being deviated from and what effects there will be.

(j) Special Information Requirements for Activities in the North East Industrial Zone.

In addition to the information supplied in terms of the relevant information requirements for a land use resource consent documented in Sections 5.4(a) through 5.4(e) inclusive, applications in the North East Industrial Zone shall, where appropriate, provide the following information:

- i. For activities requiring consents relating to planting and/or landscaping of setbacks along roads or site boundaries, a detailed landscape plan prepared by an appropriately qualified professional, specifying species, mature heights, expected rates of growth, planting details, site preparation, and specific maintenance requirements.
- ii. For activities requiring consents relating to building layout, design and appearance, information on exterior building materials and anticipated colours, and a statement on building design and location in relation to mitigation of noise and visual effects.
- iii. For all applications, a statement explaining how the application is relevant to and consistent with the North East Industrial Zone Design Guide and Map 7.2 in Section 7, and if there is a lack of consistency, an explanation as to why.

- iv. For all landuse applications, a noise assessment report prepared by an appropriately qualified acoustical engineer addressing the matters outlined in Section 12A shall be provided.

(k) Special Requirements Relating to Applications for Drive Through Facilities

In addition to the information supplied in terms of the relevant information requirements for a land use resource consent documented in Sections 5.4(a) to (e) inclusive, applications for drive through facilities must provide a Traffic Impact Assessment incorporating the following information:

- i. Traffic surveys of other similar activities including information on predicted queue lengths, service rate, parking demand and turnover.
- ii. Predicted traffic generation associated with the proposed activity.
- iii. Site plan displaying the design of the drive through facility including location of access points and adjacent on-street features.
- iv. Pedestrian safety measures.
- v. Traffic management practice to accommodate for parking and queued traffic at peak periods.
- vi. Demonstrate that there are adequate internal signage and road markings to efficiently direct vehicles through the drive-through lane(s).
- vii. Demonstrate how internal signage and advertising targeted at on site drive-through customers will not cause distraction to passing traffic.

(l) Special Information Requirements for Activities in the Fringe Business Zone

In addition to the information supplied in terms of the relevant information requirements for a land use consent documented in Sections 5.4(a) through 5.4(e) inclusive, applications in the Fringe Business Zone shall, where appropriate, provide the following information:

- i. For activities requiring consents relating to the establishment of buildings (including alterations and additions to existing buildings) and/or car parking areas, a detailed site landscape plan must be prepared by an appropriately qualified professional. The site landscape plan must be to scale, and identify the location of all landscape elements, surfaces and plant species. A landscape specification must be provided which includes the following information:
 - Plant species;
 - Size of specified plants;
 - Establishment of growing conditions; and
 - Provision for watering and maintenance.

Where an activity can be viewed from the street, elevations or perspectives are to be also provided that display the landscaping and related buildings as viewed from directly across and along the street.

NOTE TO PLAN USERS

Council may not require the provision of landscaping plans for alterations and additions to existing buildings where it is satisfied that the visual effects will be adequately mitigated by existing landscaping treatments.

- ii. For activities requiring consents relating to building layout, design and appearance, information on exterior building materials and anticipated colours, and a statement on building design and location in relation to mitigation of visual effects.

(m) Special Information Requirements for Activities in the Napier Road Industrial Precinct

In addition to the information supplied in terms of the relevant information requirements for a land use resource consent documented in Sections 5.4(a) through 5.4(e) inclusive, applications in the Napier Road Industrial Precinct (as shown on Structure Plan 12.1) shall, where appropriate, provide the following information:

- i. For activities requiring consent relating to planting and/or landscaping of planted buffer areas alongside Napier Road or specified site boundaries, a detailed landscape plan prepared by an appropriately qualified professional, specifying species, mature heights, expected rates of growth, planting details, site preparation, and specific maintenance requirements.
- ii. Evidence that the Napier Road Industrial Precinct has been afforded protection from a 0.2% annual exceedance probability flood event (1 in 500 year flood), including details on how this level of protection has been provided, prior to the commencement of any building work on any part of the Napier Road Industrial Precinct

(n) Special Information Requirements for Activities within the proximity to Gas and Electrical Infrastructure

In addition to the information supplied in terms of the relevant information requirements for a land use resource consent documented in Sections 5.4(a) through 5.4(e) inclusive, applications for activities in proximity to Gas and Electrical Infrastructure shall provide, as relevant the following information:

- i. Identify the location and nature of any existing gas and electrical infrastructure on the site, or neighbouring sites.
- ii. Demonstrate that the proposal can comply with the restrictions regarding the location of structures and activities around electricity poles and lines contained within the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001).
- iii. Demonstrate that the applicant has given due consideration to the Electricity (Hazards from Trees) Regulations 2003.
- iv. Demonstrate that all works will comply with utility operator separation distances.

Any application involving activities in proximity to gas and electrical infrastructure should be discussed with the relevant network operator. The details of the discussion undertaken, and the outcomes of this should be included with the application.

(o) Special Information Requirements for Wind Farms

In addition to the information required for a land use resource consent in Sections 5.4(a) to 5.4(e), any resource consent application for a wind farm must include the following information:

- i. Noise Assessments prepared by an appropriately qualified acoustical engineer, including:
 - Acoustic Noise Assessment Report for the Turbines
 - Noise Prediction Report
 - Noise Compliance Monitoring Procedures.
- ii. Landscape Assessments prepared by an appropriately qualified landscape professional, including:
 - Assessment of Landscape and Amenity Effects, including cumulative visual effects and any adverse visual effects on the characteristics and values of

- iii. A Social Impact Assessment Report prepared by an appropriately qualified professional.

(p) Special Information Requirements for a Domestic Wind Turbine

In addition to the information required in Sections 5.4(a) to 5.4(e), a restricted discretionary activity application for a domestic wind turbine, must include the following information:

- i. Drawings and photographs of the wind turbine;
- ii. A site plan at 1:100 scale showing the proposed location of the turbine, existing vegetation on site, with species identified, and the distances to neighbours houses, public roads and reserves in the vicinity of the site;
- iii. An aerial photograph that shows all the view shafts out from the proposed turbine location and photographs of each of these views;
- iv. Where there are consented turbine sites within 500m of the proposed turbine, the aerial photograph must also show the consented and proposed turbine(s) with 1 m topographic contours;
- v. What consultation (if any) has occurred with immediate neighbours (who have been shown the above material).

NOTE TO PLAN USERS

1. Photographs, measurements and topographic contours shall be submitted as described in (p)(i)-(iv), to enable Council to accurately assess the visual effects of the proposed turbine or other wind generating devices particularly where there are potential cumulative visual effects.
2. Applicants should discuss the plans and information requirements with Council staff prior to lodging an application to ensure that the quality of the information is appropriate to ensure a complete and fair assessment of the proposal.
3. Aerial photographs are available from the Council Offices during business hours.

(q) Special Information Requirements for an Assessment of Noise

In addition to the information supplied in terms of the information requirements for a land use consent documented in Sections 5.4(a) to 5.4(e), any noise assessment should be in sufficient detail to satisfy the purpose for which it is required. The following sets out the information that would normally be expected in an assessment of environmental effects for noise:

- i. A description of the proposed activity;
- ii. A description of the site and surrounding area, with particular attention to the aural environment and residual sound levels;
- iii. A description of any other activities that are part of the proposal and any other noise generators in the locality;
- iv. A brief description of relevant District Plan Objectives, Policies and Rules;
- v. The location, proximity and sensitivity of noise sensitive neighbours;
- vi. The nature and character of the locality and the background sound;
- vii. Where sound measurements are undertaken then the LAeq, LA90 and Lmax of the residual sound shall be determined at relevant times and of sufficient duration to adequately describe the aural environment;
- viii. The monitoring report shall include the additional information required by Section 9 of NZS 6802:2008;

- ix. The topography of the area and presence of any structures which may help to reduce the noise emissions;
- x. A prediction of the likely noise levels at noise sensitive activities;
- xi. The characteristics of the noise sources, for example whether the noise has tonality (hums or screeches) and/or impulsiveness (crashes and bangs);
- xii. The normal operating times of noise sources at the facility and any possible variations or irregular emissions that may be overly intrusive;
- xiii. An assessment of the actual or potential effect on the environment of the noise including the likelihood of annoyance or disturbance being caused; and
- xiv. Further practicable noise mitigation or noise management measures (including safeguards and contingencies) that are available.

(r) Special Information Requirements for an Assessment of Signs and Advertising Devices

In addition to the information required in Sections 5.4(a) to 5.4(e), a restricted discretionary or discretionary activity application for a sign or advertising device, must include the following information:

- i. The proposed dimensions, height, lettering and location (freestanding or attached to buildings) of any signs and devices.
- ii. For applications for illuminated signs, the following additional information must be provided;
 - Full specification of the proposed installation, both in terms of construction and proposed lighting method.
 - A Design and Installation Philosophy Report, detailing the proposed light levels, intensities, and controls.
 - Modelling of existing ambient light levels and comparison with proposed light levels with the sign in operation.
 - Detail of any monitoring of the sign that will be undertaken.

5.5 Subdivision Consents

(a) In addition to any information required by the Act or any Regulations, every application for subdivision consent shall be accompanied by the following information in such detail as is necessary to determine the actual and potential effects that the subdivision may have on the environment:

- i. The address and legal description of the property and a copy of the Certificates of Title for the land to be subdivided, (not more than 6 months old), including copies of documents relating to any encumbrances covenants, easements and leases, licences to occupy, building line restrictions imposed on land.
- ii. Any deed of grant access via private level crossing.
- iii. Abutting and underlying title boundaries and existing building line restrictions.
- iv. The balance area of the subdivider's property showing any proposals for future development.
- v. Contours or spot heights, as appropriate, at an interval sufficient for the design of services. Applicants should discuss the plans with Council staff prior to the submission of the application to ensure that the method of displaying the changes in slope or height is appropriate to ensure a complete and fair assessment of the proposal.

- vi. Topographic and geological details, including areas of loose fill and depth of soil; land with a slope exceeding 20°, as measured between two points no more than 10m apart; and at Aokautere, a plan showing the areas of developable and development limited land.
- vii. Areas of the land that are, or may be, subject to flooding, inundation, erosion, landslip or subsidence.
- viii. Existing vegetation, including street trees, significant areas of bush and significant individual trees.
- ix. Areas of vegetation and/or individual trees to be retained and/or protected.
- x. All watercourses having average normal waterway width greater than 1m.
- xi. Existing sanitary sewer and stormwater drainage systems with invert and manhole levels.
- xii. The location and nature of any existing power and telegraph poles, lines and services and gas pipelines on the site and information as required within Section 5.4(n).
- xiii. Existing groundwater bores.
- xiv. Existing and proposed septic tanks, evapotranspiration systems, and irrigation systems.
- xv. Existing roads, carriageways, and pathways to which connection will be made.
- xvi. Existing buildings and other structures with description of uses and materials and whether such buildings or structures are intended to be retained, relocated, or removed.
- xvii. Numbers, areas, and dimensions of proposed lots, including net areas and evidence of compliance with shape factor requirements.
- xviii. Proposed roads, vehicle accesses, service lanes, access lots, and private ways with relevant widths, areas and proposed gradients.
- xix. Proposed reserves with suggested classifications and proposed improvements (pathways, rest areas, play areas, landscaping, etc.).
- xx. Proposed esplanade reserves and esplanade strips.
- xxi. Proposed easements (drainage, rights of way etc.) with a memorandum and/or Schedule.
- xxii. Proposed areas of excavation and filling, together with proposed finished contours where earthworks proposals should be accompanied by a report and certificate from a registered engineer or other suitably qualified person with experience in soil mechanics or geotechnical matters as to the effects of the proposed works.
- xxiii. In the Rural and Race Training Zones, information on the Land Use Capability as classified in the New Zealand Land Resource Inventory (NZLRI) of the land concerned with particular reference to the identification of areas of Class 1 and Class 2 versatile soils.
- xxiv. In the Rural Zone and Race Training Zone, information relating to the disposal of domestic sewerage effluent shall be supplied in accordance with **Appendix 5A**, Council policy RM 30/91 entitled "Domestic On-Site Effluent Disposal Policy" (dated 12 December 1991) and subsequent amendments, prior to certification under Section 224 of the Resource Management Act 1991.

- xxv. Identify areas of the land which are, or of which there is reason to suspect may be, of archaeological significance, including any areas known to be of significance to tangata whenua.
- xxvi. In the North East Industrial Zone, framework planting and landscaping proposed for the area to be subdivided, including planting and landscaping of roads, open spaces and setback areas.
- xxvii. In the Napier Road Industrial Precinct, a detailed landscape plan prepared by an appropriately qualified professional, specifying species, mature heights, expected rates of growth, planting details, site preparation, and specific maintenance requirements. In the Napier Road Industrial Precinct, evidence that all buildings and structures within the Napier Road Industrial Precinct will be afforded protection from a 0.2% annual exceedance probability flood event (1 in 500 year flood), including details on how this level of protection will be provided, prior to the commencement of any building work on any part of the Napier Road Industrial Precinct.
- xxviii. In the Rural Zone, where the dimension of the proposed lot is undersized (refer to R7.15.1.1(b) (i)), a Rural Productivity Report, which is prepared by a person suitably qualified and experienced in agricultural science, rural economics, or a related field of expertise, which addresses but is not limited to the following information:
 - i. Specific property information such as drainage features, watercourses, vegetation cover, existing land use associated with the rural farming enterprise – tenure and subdivision pattern, buildings and structures, access arrangements, as appropriate;
 - ii. A detailed assessment of soil types (1:10,000 – 15,000 map scale) and Land Use Capability Classes;
 - iii. An assessment of the productivity of the land proposed to be subdivided, with particular reference to the soil types and the current and potential usage of the land, based on these soil types;
 - iv. An analysis of the suitability of the proposed subdivision, in terms of the lot size and arrangement, as well as its future utility for a range of other primary production activities. A Gross Margins Options Assessment is an example of such analysis; and
 - v. An assessment of the impact of the subdivision on the productive capability of rural land especially land containing Class 1 and Class 2 versatile soils.

(b) An Assessment of the Effects on the Environment

An application for a controlled, discretionary or non-complying activity must provide an assessment of the effects on the environment (see also the Note below). This assessment must address the matters detailed in the Fourth Schedule of the Act and the following matters:

- i. The effects, both positive and adverse, on any wetlands, indigenous vegetation with a closed canopy over 3m high or any indigenous birds, plants or animals.
- ii. Any positive or adverse effects on sites of archaeological or cultural significance, including sites of special significance to Tangata Whenua.
- iii. The compatibility of the proposal with the existing style of development and the existing amenity values and general ambience of the area.
- iv. The effects on the safe and efficient operation of the transport system, including roads, railways and the airport.

- v. The effects arising from noise, dust, vibration or odour.
- vi. The effects on soils, land stability and the effects arising from any modification of the land and/or landforms.
- vii. The effects on the economic and social life of the community, including the effects on recreational activities.
- viii. Details of how identified adverse effects are to be avoided, remedied or mitigated, including the use of consent notices on land titles.
- ix. In the North East Industrial Zone, an explanation of how the application is relevant to and consistent with the North East Industrial Zone Design Guide and Map 7.2 in Section 7, and if there is a lack of consistency, an explanation as to why.

NOTES TO PLAN USERS

1. Where an activity is provided for as a Controlled Activity or as a Restricted Discretionary Activity, the assessment of effects need only address those assessment policies or matters specifically stated in the District Plan for the particular activity that requires the resource consent application.

For example: a dwelling that cannot comply with the rules for a Permitted Activity in the Residential Zone is considered a Restricted Discretionary Activity regarding the effects on adjoining residential neighbours, the site layout, design and appearance, and the safe and efficient operation of the land transport network. The assessment of effects that would be submitted needs to address these matters as well as those policies documented in R10.6.3.1
2. Where an activity is provided for as a Discretionary Activity or a Non-Complying Activity, the assessment of effects shall consider those matters documented in the Fourth Schedule of the Resource Management Act 1991, those matters documented in Section 5.4(d) of the District Plan, and those assessment policies documented for the particular activity that requires the resource consent application.
3. Schedule 4 Clause 2(3)(e) of the Resource Management Act 1991 requires assessments of effects to have detail that corresponds to the scale and significance of the actual and potential effects of the activity on the environment.
4. Where a subdivision is proposed in the Residential Zone, information relating to all above-ground public infrastructure (including utilities) such as street trees, signs, street furniture, gardens, street lights, bus stops and equipment cabinets shall be shown for either:
 - 10m to either side of access points, or
 - The entire frontage plus 10m either side.This shall generally only be required for the same side of the road as the proposed subdivision.

Appendix 5A Information to be submitted for a subdivision consent in the Rural and Race Training Zones

(a) Information requirements for subdivision consent applications in the Rural Zone and Race Training Zones where proposed allotments are equal to, or greater than, 2 hectares.

The following information is required as a minimum at the subdivision consent stage:

- i. Identification of relevant topographic and drainage features, including water courses, flood plains and winter water table.
- ii. Identification of areas where special constraints apply regarding the management of the effluent disposal system.
- iii. Description of soil type(s) and/or LUC classes.
- iv. A plan confirming the areas of land provided on site for effluent disposal and treatment.
- v. A copy of any Discharge to Land Resource Consent issued by the Manawatu-Wanganui Regional Council for the on-site wastewater treatment system.

(b) Information requirements for subdivision consent applications in the Rural and Race Training Zones where proposed allotments are less than 2 hectares.

The following information is required as a minimum at the subdivision consent stage:

- i. A description of the soil type(s) and/or LUC classes.
- ii. Percolation rates, in accordance with NZS4610:1982 or a similar approved method, which are representative of each lot.
- iii. Identification of relevant topographic and drainage features, including water courses, flood plains and winter water table.
- iv. The potential for contamination of individual water supplies and existing bores.
- v. An assessment of the movement of effluent residuals into ground water together with any other likely environmental impact.
- vi. An assessment of the likely volumes of waste water to be treated for a typical site.
- vii. A copy of any Discharge to Land Resource Consent issued by the Manawatu-Wanganui Regional Council for the on-site wastewater treatment system.
- viii. Identification of areas where special constraints may apply regarding design of effluent disposal systems.
- ix. Recommendation as to appropriate on-site disposal systems which would be able to match the above points.
- x. For the purpose of R7.15.2.1(b)(ii) (surplus dwelling), a report from a registered engineer experienced in the design, installation, operation and management of domestic on-site wastewater systems which certifies that the effluent disposal system (and discharge area) is within the proposed allotment and is in good condition and working order.