

Applying for consent for your existing retaining and erosion protection wall



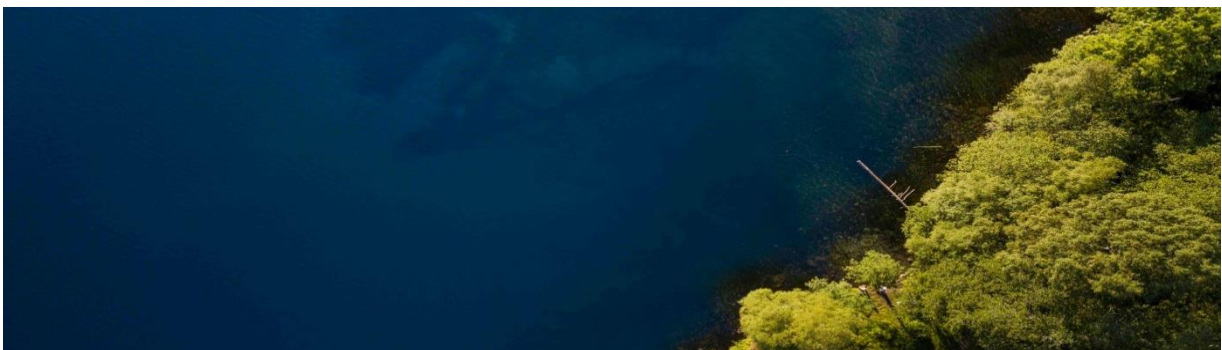
By applying for consent for your retaining and erosion protection wall while you're applying for consent for your other lake structure, you'll save money in the long run.

The purpose of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources. When it comes to protecting the natural beauty of the Rotorua Lakes, the Act says that all structures including retaining walls on lake edges impacting this natural environment need to be managed by the resource consent process. This helps ensure the number of structures is limited, they are kept to a safe standard and any environmental impacts are kept to a minimum.

In the Rotorua Lakes area, the majority of resource consents for existing lake structures are due to expire. To simplify and streamline the replacement consent process for lake structure owners we have been working on their behalf with all the relevant parties. As part of this process, we are also encouraging lake structure owners with unconsented retaining walls to apply for consent.

By applying for consent for these structures now landowners can be assured their structure is sound and fit for purpose. It also means that if and when the structure fails (becomes unsafe), and maintenance work is required and resource consent is required to carry out these works, they won't need to apply for resource consent in the future. It also means they avoid paying an additional application deposit fee (currently \$775) as part of that process, and they may need to individually approach the various affected parties themselves (it's not guaranteed the blanket affected parties approvals obtained as part of the replacement consent process will be available in the future).

We have detailed this consent process [here](#).



The process

When applying for consent, you will need to use our application forms and possibly some of online tools to help. To apply for consent for an existing lake structures like retaining walls, you need to complete the online form called Applying for a Resource Consent for Unconsented Existing Retaining and Erosion Protection Walls available at www.boprc.govt.nz/consentforms. Further information specific to lake structures can be found at www.boprc.govt.nz/lakestructure.

Engineering report

As part of your consent application, you will need to include an engineering report for the existing structure. This report needs to include the following information:

- Dimensions.
- Materials.
- Components.
- Whether the structure is sound and fit for purpose.
- Any effects on the natural character of lake beds, the surrounding landscape, bank and bed stability.
- Whether any work is required on the structure and in conjunction with meeting building code requirements what this entails.

Environmental effects

An assessment of environmental effects is a key component of a resource consent application, and the requirements are set out in the Resource Management Act 1991. As part of the reconsenting process for lake structures in the Rotorua lakes all parties considered 'affected' have provided blanket assessments as outlined below.

Blanket assessments by other affected parties

Te Arawa Lakes Trust

Lakes Rotorua, Rotoiti, Ōkāreka and Tarawera are some of the Lakes owned by Te Arawa Lakes Trust (TALT). If your retaining wall existed prior to the lakebed settlement (18 December 2004) there is no need to obtain separate affected parties consent from TALT. This is because TALT have agreed to include all lake structures that existed prior to the Te Arawa Lakebed Settlement in their extensive Cultural Impact Assessment they are currently undertaking Lake by Lake. There will be a small cost associated with them carrying out this assessment on behalf of all consent holders and applicants. On your form please note 'TALT undertaking blanket Cultural Impact Assessment.'

If you have erected your structure post the Te Arawa Lakebed Settlement (18 December 2004), you need to contact the Regional Council to discuss the way forward.

Department of Conservation

The Department of Conservation (DOC) have provided a blanket affected parties approval for all Lake structures that existed prior to the Te Arawa Lakebed Settlement with the provision that structures retain the existing foot print and any maintenance works be undertaken outside of bird breeding season. There is no need to obtain separate affected parties consent from DOC. On your form please note 'DOC has already provided blanket approval'.

Landowner approval is different to an affected party's approval. For all structures (retaining walls, jetties, boat sheds, etc.) located on DOC administered Crown land, an approval is required from the Department. These approvals will be processed on a case by case basis. To find out more information about this process contact:

Rotorua Department of Conservation Community Team Supervisor
Email: rotorua@doc.govt.nz

Rotorua Lakes Council

A blanket affected parties approval has been provided by Rotorua Lakes Council for all lake structures that existed prior to the Te Arawa Lakebed Settlement; regardless of them being previously consented or not.

The Council's 'Right to Occupy' will be issued in conjunction with the resource consent for any Lake structures located within the Council's lake/land parcels that existed prior to the Te Arawa Lakebed Settlement.

Land Information New Zealand

Land Information New Zealand (LINZ) has provided Regional Council with blanket affected parties approval for all Lake structures that existed prior to the Te Arawa Lakes Settlement; therefore there is no need to obtain separate affected parties consent from LINZ.

If the existing structure is situated within the Crown Stratum (water and air space) and a resource consent is approved, LINZ (as the administering department) will issue a lease in the name of the resource consent holder.

Fish and Game New Zealand

Fish & Game are more than happy to offer blanket approval to 'Retaining Walls' that were preexisting prior to the Te Arawa Lakebed Settlement (18 December 2004), as long as the retaining walls are structurally sound and fit for purpose – e.g. have accompanying engineering report

Submitting your form

Please ensure you have all the required documentation before lodging your application with Regional Council. This includes:

- An engineering report.
- Completed consent application form.

Once complete, you need to submit your application and supporting material to the Regional Council and pay the \$775 application deposit fee (your application will not be accepted for processing until this is paid). By applying for consent for your retaining and erosion protection wall while you're applying for your other lake structure, you'll save money in the long run. Information around how to submit your form and pay this deposit can be found on the application form.