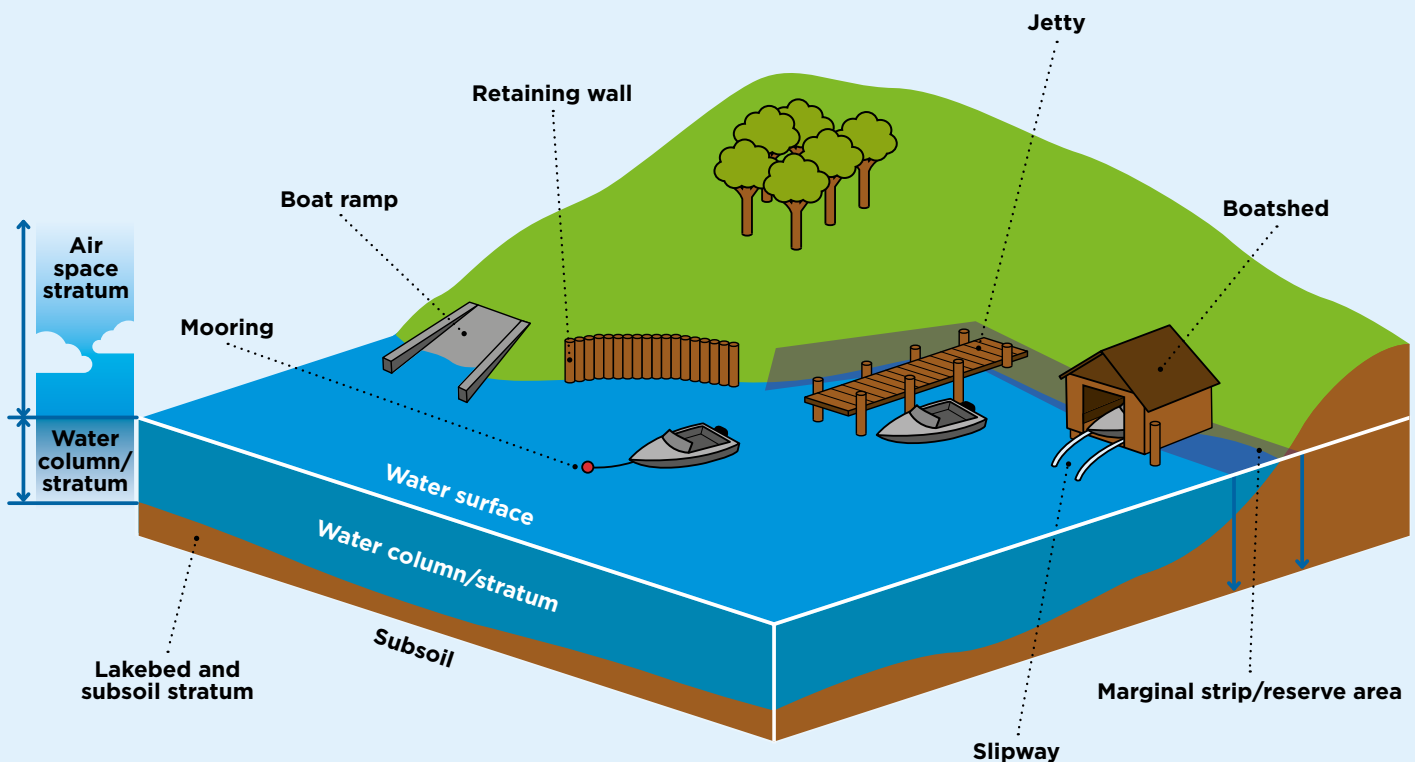


All you need to know

about jetties, boatsheds and other structures in the Rotorua Te Arawa Lakes.



Any temporary or permanent structure where some part sits in, on, under or over a lake is considered a lake structure. Examples include jetties, boat ramps, boatsheds, moorings and retaining walls.



Lake structures need consent

The purpose of the Resource Management Act 1991 (RMA) is to promote the sustainable management of natural and physical resources. Resource consents are issued under this act to help manage activities that affect the environment.

To minimise the impact of lake structures to their environment, the construction and maintenance of lake structures requires a resource consent from the Bay of Plenty Regional Council.

This also helps ensure that structures are appropriately maintained and safe, are not eyesores and do not interfere with important cultural aspects of the Rotorua Te Arawa Lakes.

For structures on Te Arawa owned lakes that were installed pre settlement (24 October 2006), while it is not currently a legal requirement for lake structure owners to apply for a lease with Te Arawa Lakes Trust (TALT) it does form part of their internal policy. **More information can be found here.**

EXISTING STRUCTURES

When your resource consent is due to expire

The majority of resource consents for lake structures in the Te Arawa Rotorua Lakes area are due to expire by 2020. Consent holders need to apply for a **replacement consent** before their current consent expires. To simplify and streamline the replacement consent process the Regional Council are sending out packs to consent holders advising what needs to happen by when.

The packs will be sent in batches, lake by lake, based on consent expiry date. If you are unsure when your resource consent expires **click here** and using the mouse navigate to your property, or alternatively phone the Regional Council on **0800 884 880**.

Consent holders would normally need to apply for a replacement consent before their current consent expires.

Because the replacement consent process for lake structures is being streamlined, and consents are being managed in batches, there is more flexibility. Instead consent holders must return the relevant forms within six weeks of receiving them.

How much will a replacement consent cost?

A deposit of \$775 (Inc GST) is required with all resource consent applications, including replacement consents. The total costs are unknown until consents are actually processed, but Council will minimise costs as much as possible. Total costs for applications that do not raise specific issues are not expected to exceed \$1500 per application.

Compliance

Lake structures are currently inspected on a 10-yearly basis and consent holders will receive one charge at this time. All charges are on an actual and reasonable basis including those arising from a complaint or compliance issue.

INSTALLING A NEW LAKE STRUCTURE

The Rotorua Lakes are a national treasure and a jewel of the Bay of Plenty. They are not something people want to see covered in lake structures. For that reason, before you consider applying for a resource consent for a new structure, make sure you check out what existing structures are around.

If you still want to go ahead with a new lake structure, start by giving the Regional Council's Duty Consents Officer a call about getting a resource consent. The first hour is free, and they can help you make an informed decision. This can save you time and money in the long run.

Getting resource consent

When it comes time to apply for resource consent, we recommend the first thing you do is discuss your proposal and obtain written approval from the relevant lake owner(s)/administer(s) and affected parties. This will reduce the processing time and costs associated.

Resource consent applications for new lake structures will be assessed against the Regional Natural Resources Plan, Tarawera River Catchment Plan and the Rotorua District Plan.

Building consent

These consents are issued by the Rotorua Lakes Council. Jetties are exempt from the building consent process if height above the waterline is less than 1.5m or they form an integral part of another structure. Note: boat sheds do require building consent and for all structures, including maintenance works, you need to ensure that building code requirements are met.

Who are the lake/lakebed owners I need approval from?

There are a number of parties you may need approval

from if your structure occupies a lake/lakebed they own, manage or administer. They include:

- Te Arawa Lakes Trust, owners of the lakebeds for the majority of Rotorua's lakes. Lakebed owner approval in the form a lease from Te Arawa Lakes Trust is required prior to installing a new (post settlement 24 October 2006) lake structure on a Te Arawa owned lake.
- Land Information New Zealand, administers of the water and air space above the lake beds (referred to as columns or stratums) on behalf of the Crown.
- Department of Conservation (DOC), administers reserves and marginal strips at various locations around the lake/lakebeds.
- Rotorua Lakes Council, owners of reserves at various locations around the lakes.

Approval may be via letter or lease/right to occupy form or contract.

Who are the affected parties?

Affected parties are people or organisations who might be more interested in, or more affected by, your activity than the general public. They are usually your immediate neighbours, but can also include people who are farther away. Approval from the affected party may be by letter or by filling in an **Affected Persons Form**. This form, as well as a list of suggested affected parties, can be found online at **www.boprc.govt.nz/lakestructure**

What will a resource consent for a new lake structure cost?

It is not easy to estimate the time and costs associated with obtaining a resource consent because every resource consent application is different. Note: a deposit of \$2,700 is required with all resource consent applications.

You can however save yourself time and money by ensuring that when you lodge your application you have discussed your proposal and obtained written approval from the relevant lake owner(s)/administer(s) where appropriate.

For more information visit **www.boprc.govt.nz/lakestructure** or phone the Regional Council on **0800 884 880**

